

Local Planning Scheme No.7 – Schedule of Submissions

No.	Reference	Capacity	Summary of Submission	Officer Response
1	4409217	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Supports proposed density changes from R20/30 to R30 to enable development of property owned by submitter.	Noted.
			2. Manning Road Urban Corridor, Angelo Street Neighbourhood Centre, Preston Street Neighbourhood Centre Supports proposals.	Noted.
			3. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concerned requirements would restrict development. Would support requirements to provide landscaping and tree planting if a tree is removed.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
2	4410667	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Queries whether there will be provision for commercial uses along Canning Highway. Proposes shift to greater commercial development along this corridor.	LPS 7 proposes to increase densities along the Canning Highway corridor which offers redevelopment opportunities including for commercial development within the Mixed Use nodes.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Does not believe this is a valid planning control for private landowners.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS 7 comments Supports the proposed changes.	Noted.
3	4410764	Landowner and resident	1. Tree preservation Unsure about planning controls to preserve large trees over 8m in height on private property.	Noted.
			2. General LPS 7 comments Owns a property on Wandarra Close in Karawara and requests zoning changes given proximity to Curtin University to help revitalise the area.	This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings.
4	4410817	Landowner and resident	1. General LPS 7 comments Supports R40 density for No. 50 Swan Street, South Perth from R15. Notes proposed density makes the streetscape consistent. Supportive of draft LPS 7 provided the necessary facilities, traffic control etc. is in place to support the extra population.	Noted.
5	4410934	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Supports higher density in this area.	Noted.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property to enhance natural beauty of the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
6	4411037	Landowner and resident	1. Bentley/Curtin Specialised Activity Centre Supports high density in this area to R80 with a 5-metre setback from the front boundary.	The BCSACP contains indicative building height and development considerations, with detailed requirements to be contained within future precinct planning documents for the area. Street setbacks are determined by the R-Codes for each density.
			2. Canning Highway Places 3, 4 and 5 Supports high density in this area to R80 with a 5-metre setback from the front boundary and double glazing to windows.	A range of densities are proposed within this growth area consistent with the Strategy. Street setbacks are determined by the R-Codes for each density. State Planning Policy 5.4 - Road and rail noise stipulates noise mitigation design and construction standards for properties in proximity to freight and major traffic routes.
			3. Henley/Canavan Urban Corridor Supports high density with more townhouse type development.	Noted.
			4. Manning Road Urban Corridor Supports high density in this area with a 6-storey height limit and double glazing of windows.	A range of densities are proposed within this growth area consistent with the Strategy. Building height is determined by the R-Codes for each density. State Planning Policy 5.4 - Road and rail noise stipulates noise mitigation design and construction standards for properties in proximity to freight and major traffic routes.

			5. Angelo Street Neighbourhood Centre & Preston Street Neighbourhood Centre Supports high density in this area with a 6 storey height limit and double glazing near shops etc.	A range of densities are proposed within this growth area consistent with the Strategy. Building height is determined by the R-Codes for each density.
			6. Welwyn Neighbourhood Centre Supports high density in this area with a 6-storey height limit and double glazing of windows.	A range of densities are proposed within this growth area consistent with the Strategy. Building height is determined by the R-Codes for each density.
			7. Canning Highway Places 1 and 2 Supports high density in this area with a 12-storey height limit and double glazing of windows and 2.7 metre high internal ceilings since they can't open windows due to noise and pollution.	Noted. A range of densities are proposed within this growth area consistent with the Strategy. Building height is determined by the R-Codes for each density. Minimum ceiling height is determined by the R-Codes Vol. 2. State Planning Policy 5.4 - Road and rail noise stipulates noise mitigation design and construction standards for properties in proximity to freight and major traffic routes.
			8. Waterford Triangle Supports high density in this area with a 6-storey height limit and double glazing of all windows.	Noted. The density codes for this Growth Area have already been implemented as part of previous amendment to TPS 6.
			9. South Perth Activity Centre and Canning Bridge Activity Centre Comments all internal ceilings should be 2.7 metres high and double glazing of all windows.	Minimum ceiling height requirements are contained within the respective Activity Centre Plans and R-Codes Vol. 2.
			10. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Suggests trees above 8m in height are not compatible with small blocks and only suitable for larger lots.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities
			11. General LPS 7 comments States garage driveways should be 5m from front boundary so that parked driveway cars do not protrude onto the footpath. However, the house can still be 4.5 metres from front boundary.	Noted. Street setbacks are determined by the R-Codes for each density.
7	4411015	Landowner and resident	1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concerns relate to safety.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities
			2. General LPS 7 comments States solid fencing should be removed around parks to improve amenity and safety.	This is outside of the scope of LPS 7.
8	4411123	Landowner and resident	1. Angelo Street Neighbourhood Centre Requests R15 density is replaced with R20 or R25 throughout the whole of South Perth to provide for redevelopment opportunities. Requests No. 3 and 5 Rae Street be modified from R15 to R25/40. Notes subdivision of neighbouring properties into two lots which were also R15. Notes benefits of subject sites, including lot frontage, age of housing stock, no impact on views or traffic.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. Request not supported. This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes private property rights.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
9	4411353	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Supports density increases in this area which are important to create a successful transit corridor. States densities are at the lower end of what is required.	Noted.
			2. Tree Preservation Unsure about planning controls to preserve large trees over 8m in height on private property. Concerns relating to limitations on redevelopment and achieving density outcomes.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.

10	4411558	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Believes bus stops and facilities are required to cope with demand.	The increases in density are generally within a walkable catchment to major transport corridors, activity centres or along local bus routes and this is conducive to the operation and growth of the Transperth network and enabling the success of active and public transport.
			2. Angelo Street Neighbourhood Centre & Preston Street Neighbourhood Centre Believes adequate parking options or bus/cycling options are required.	The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			3. South Perth Activity Centre and Canning Bridge Activity Centre States improvements are required to access the train and bus and cycle paths along the freeway in the Canning Bridge Area.	The future Canning Bridge Bus interchange project will improve pedestrian connections to public transport options.
			4. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Reasons relate to character, shade, privacy, and biodiversity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property..
11	4411593	Resident	Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. The City's tree canopy must be protected.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
12	4411866	Landowner and resident	1. Bentley/Curtin Specialised Activity Centre, Henley/Canavan Urban Corridor, Manning Road Urban Corridor, Angelo Street Neighbourhood Centre, Preston Street Neighbourhood Centre, Canning Highway Places 1 & 2 Supports proposals.	Noted.
			2. Canning Highway Places 3, 4 and 5 Supports proposed rezoning. Does not support digital billboard signage on Canning Highway.	Noted. A new local planning policy framework is being developed concurrently with LPS 7. The Signs policy will address matters relating to digital billboard signage.
			3. Welwyn Neighbourhood Centre Undecided about changes proposed but not opposed to it.	Noted.
			4. Waterford Triangle Doesn't see benefit in doing anything with this area.	A Scheme Amendment has already been approved to TPS 6 to increase density within this Growth Area.
			5. South Perth Activity Centre and Canning Bridge Activity Centre Does not support the digital billboard signage in this area which has no benefit to the community.	Noted. A new local planning policy framework is being developed concurrently with LPS 7. The Signs policy will address matters relating to digital billboard signage.
			6. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property which preserve amenity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property..
13	4411912	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Large tree canopy provides greenery and shade and are not easily replaced. Notes in Holland almost every tree is registered and there are prizes that are spent on tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS 7 comments Requests increase to the density of properties in Kensington to match South Perth. Believes opposition to zoning changes are due to State Housing ownership and fear that there will be more State Housing constructed should a zoning change occur. Notes Kensington is close to the City and bus stops and in walking distance from the foreshore. Corner lots are appropriate to be subdivided to provide for more housing.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
14	4412034	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Objects to proposed density increase to current R15 blocks on Canning Highway to R80 which back onto R15 blocks on Campbell Street: <ul style="list-style-type: none"> a. The proposal will result in privacy issues with 4 storey buildings overlooking rear neighbours. b. The proposal does not provide appropriate transitional building heights between the densities. c. Concerned for loss of property values for houses on Campbell Street due to the future high-density dwellings on Canning Highway. Queries whether compensation will be provided by the City. d. Concerns regarding impact to the character and history of the area. 	<ul style="list-style-type: none"> a. Overshadowing, solar access & visual privacy are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. b. A 3 storey building height has been imposed for those properties on Canning Highway with a rear boundary to Campbell Street. c. Property values are not a planning matter and are outside the scope of LPS 7. d. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.

				Policy P351.5 Streetscape Compatibility – Precinct 5 ‘Arlington’ and Precinct 6 ‘Kensington’ will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. As part of this process the potential for wider application of this policy and scope can be investigated
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Supports character and heritage.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
15	4412407	Landowner	General LPS 7 comments Requests increased density at No.357 Mill Point Road to provide for subdivision into two lots. Notes many other properties along Mill Point Road have the zoning to permit this. Many units have already been constructed on Mill Point Road.	Supported. LPS 7 is proposed to be modified to increase the density of properties fronting Mill Point Road, bound by Way Road and Hovia Terrace, to R40.
16	4412661	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Concerned there is no height limit for the R100 properties along Canning Highway, which back on to low rise residential property. Requests 12m height limit.	The building height limit is contained within the R-Codes. The maximum height for R100 density is 4 storeys. Those properties zoned R100 with a rear boundary to Campbell Street have a reduced building height of 3 storeys to appropriately interface with R15 properties.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concerns relate to development opportunities and property value. States the City already has access to green space and can control these public areas as required without impacting the property rights of homeowners.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
17	4412606	Landowner	1. Canning Highway Places 3, 4 and 5 Supports rezoning of this area, among the others listed in draft LPS 7. Concerned for lack of housing supply within Como and South Perth and impact on affordability. Believes LPS 7 will provide for families and young buyers looking to purchase in areas near schools, parks, and other amenities. Supports removing red tape and obstacles such as restrictive zoning (i.e. R20 or R20/30).	Noted.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property provided trees can be removed on a case by case basis. States a need for tree preservation with increased development.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
18	4412854	Landowner and resident	1. South Perth Activity Centre and Canning Bridge Activity Centre Concerns for increased traffic given the Civic Heart Project being constructed. Concerns for traffic at the intersection of Labouchere Road, Mill Point Road and the Freeway. Concern for traffic speeds along Mends Street. Requests another freeway exit ramp south at Richardson Park.	Both the intersection of Mill Point Road and Mends Street, and intersection of Labouchere Road, Mill Point Road and the freeway will be designed as raised plateau intersections for traffic calming. This upgrade work will include optimising traffic signals to improve pedestrian crossing for vulnerable road users. A number of horizontal deflection devices are also planned to be implemented on roads within the Peninsula including Mill Point Road North and on Mends Street to assist with traffic management. As is identified in the City’s South Perth Activity Centre Plan, local traffic speeds will ultimately be reduced to 40 km/hour.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
19	4413593	Resident	1. All Growth Areas Believes the density should be much higher than proposed with respect to sustainability.	Noted. The densities proposed are consistent with the Local Planning Strategy and meet the City’s dwelling targets.
			4. South Perth Activity Centre and Canning Bridge Activity Centre Supports the initiatives for targeted development opportunities which should be expanded across the City.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
			5. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Urban tree canopy and habitat is important for amenity, reducing heat and providing habitats for animals. However, there needs to be a balance between providing density and development opportunities close to the City which will draw development away from the fringe where many more trees are removed for each cut down in an infill environment.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

20	4413893	Landowner and resident	1. Canning Highway Places 3, 4 and 5. Does not support density changes of lots adjoining Campbell Street fronting Canning Highway. Concerns relate to overlooking, impact to amenity and safety Requests maximum 2 storey height limit. Queries whether compensation will be provided for financial losses on Campbell Street.	The proposed density increase is consistent with the Local Planning Strategy. A reduced three storey building height limit has been applied in addition to greater rear setback requirements. This will create an appropriate transition to the rear lots. Visual privacy is controlled through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. Property values are not a planning matter and are outside the scope of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m on private land. Trees improve the liveability of the City and make it more appealing.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
21	4413898	Resident	1. Canning Highway Places 3, 4 and 5. Does not support proposed R100 to R15 transition on Canning Highway. Concerns over the future impacts to liveability and financial loss for existing residents.	Those properties zoned R100 with a rear boundary to Campbell Street have a reduced building height of 3 storeys to appropriately interface with R15 properties. Property values are not a planning matter and are outside the scope of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees contribute to historic character of the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
22	4414260	Landowner and resident	1. Henley/Canavan Urban Corridor Does not support changes to Henley/Canavan corridor. Supports density along Manning Road.	Noted.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concern for damage or injury caused by falling trees. Supportive of tree preservation in parks but not for small residential properties.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
23	4414942	Landowner and resident	1. Angelo Street Supports the rezoning of properties on the southern side of Albert Street to R60.	Noted.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes trees are often not suitably located and too large for the urban environment. Also notes the impact on neighbours from falling leaves.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
24	4415986	Landowner and resident	1. Canning Highway Places 3, 4 and 5. Concerned about the impacts of increased density on land facing Canning Highway on Alston Avenue. Raises safety concerns associated with increased street parking and traffic. Requests limiting street parking along Alston Avenue down to the local school and parking requirements increased for future developments.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Controls prevent development and trees can be unsafe or are wrong for the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
25	4416102	Landowner and resident	1. Angelo Street Neighbourhood Centre Believes density increases proposed through the Angelo Street Neighbourhood Centre contradict the zone objectives, particularly the final point in the neighbourhood centre objectives. The proposed maximum height limits of up to 7 stories contradict the existing use of the area and will not lead to any desirable character.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. The proposed density codes within the Angelo Street Neighbourhood Centre reflect the desired future character of the area.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Supportive to the extent that the City should compensate landowners for damage to properties as a result of tree growth/roots.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
26	4416779	Landowner	1. Canning Bridge Activity Centre States draft LPS 7 allows large multistorey developments on small lots in close proximity to existing large buildings. Notes this would be acceptable with sensible plot ratios and separation requirements. States proposed 6 storey development on Davilak Street is an example of what should not be approved. Maximum height should be three storeys.	Changes to Canning Bridge ACP cannot be considered as part of the LPS 7 process.

			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental importance.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
27	4416947	Landowner	1. Manning Road Urban Corridor Does not support density increases. Concerns relating to traffic.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls for tree preservation over 8m in height on private land. Large trees attract birdlife and beautify the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS 7 Comments Queries why some areas between Gwentyfred Road & Berwick Street are not higher density given the proximity to Canning Highway and Public Transport.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
28	4417116	Landowner and resident	1. Manning Road Urban Corridor Concerned about inconsistency in proposed zoning of the properties one street back from either side of Manning Road. The properties on Pether Road are proposed R30 whereas the properties on Downey Drive are proposed R50. Proposes that the lots on the northern side of Downey Drive should be R30 which would be consistent with the northern side of Manning Road. Concerns for increased traffic.	The difference in density between the northern and southern sides of Manning Road is reflected in the Strategy. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. A large part of the appeal of living in the City is the established flora and fauna when compared to newer areas. Removal of trees that have been here for so long would be a huge loss, not only for street appeal but also for local wildlife and the shade they provide for nearby properties.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
29	4418036	Landowner and resident	1. Bentley/Curtin Specialised Activity Centre Plan, Canning Highway Places 3, 4 and 5, Angelo Street Neighbourhood Centre, Preston Street Neighbourhood Centre, Canning Highway Places 1 & 2 Object to the proposal.	Noted.
			2. Tree Preservation Does not support planning controls for tree preservation over 8m in height on private land.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
30	4418038	Landowner and resident	1. Canning Highway Places 3, 4 and 5, Manning Road Urban Corridor, Angelo Street Neighbourhood Centre, Canning Highway Places 1 & 2, South Perth Activity Centre and Canning Bridge Activity Centre Does not support proposed changes. Proposed changes will have a negative impact on existing residents' lifestyle and homes.	Noted.
			2. Tree Preservation Does not support planning controls for tree preservation over 8m in height on private land. Concerns relate to impact on private property rights.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
31	4420500	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Urban tree canopy is in decline and there are a number of reasons to preserve large trees including shade, carbon sink, history, and supporting wildlife. Large trees take years to replace. Concerned for loss of large tree on 32 Jubilee Street.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS 7 Comments Queries specific ASR 3 requirements relating to 32 Jubilee Street.	ASR3 notation relates to additional planning requirements that are applicable to the site within LPS 7.
32	4420894	Resident	1. Waterford Triangle Concerned about safety and crime in the area.	The design of comprehensive new developments, including apartment developments, must be consistent with Crime Prevention through Environmental Design principles.

			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. States the City does not trim trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS 7 Comments Requests removal of state housing. Requests streetlights in Karawara be fixed.	This is outside of the scope of LPS 7.
33	4426547	Landowner	1. Bentley/Curtin Specialised Activity Centre Supports changes in this growth area.	Noted.
			2. Manning Road Urban Corridor Supports proposed changes. Would support higher density than proposed.	Noted.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
34	4433769	Resident	1. Canning Highway Places 3, 4 and 5 Concerned about traffic implications from density increases. Requests upgrades to Canning Highway to accommodate turning vehicles.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Canning Highway Places 1 and 2 Concerned about traffic implications from density increases. Requests upgrades to Way Road and Berwick Street due to congestion.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees provide aesthetic value, reduces heat and aids carbon absorption. Tree Preservation is a key means of addressing the urban heat island.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
35	4433877	Landowner and resident	1. Preston Street Neighbourhood Does not support any changes. Concerned for amenity impacts.	Noted.
			2. Tree Preservation Support planning controls to preserve large trees over 8m in height on private property. Trees have a role in lowering temperatures and are aesthetically pleasing.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
36	4435662	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Does not support proposed R20 coding for No. 3 Monash Avenue. Request R50 density consistent with adjacent lots.	Not supported. Proposal is inconsistent with the City's Local Planning Strategy.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
37	4436860	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Large trees hold ecological significance and therefore require protection against development. Trees help keep the area cooler.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
38	4437270	Landowner and resident	1. Angelo Street Neighbourhood Centre, Preston Street Neighbourhood Centre, Welwyn Neighbourhood Centre, Waterford Triangle Does not support increased density or height limits. Concerned for impact to views and light.	Overshadowing & solar access are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter.
			2. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Depends on the tree and site context. Not a 'one rule fits all' solution.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS 7 comments Opposed to density increases. Concerns relate to costs and construction issues. Developers require more accountability.	Noted. Construction costs and developer accountability are out of scope for LPS 7.
39	4437741	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. South Perth has a high-quality tree cover canopy which provides amenity to the suburb and cooling to the environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

40	4438460	Landowner and resident	1. Preston Street Neighbourhood Centre Does not support higher density around Eric Street given concerns over impacts to existing traffic network. Concerned for increase in noise levels. Questions possible compensation loss of property values.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. Property values are not a planning matter and are outside the scope of LPS 7.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Supports private property rights.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
41	4438827	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Query regarding the accuracy of the submitters lot size on the public mapping system.	Lot area details can be confirmed by obtaining a copy of the Certificate of Title from Landgate.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concern for impact of root systems from large trees, safety issues from falling limbs and nuts on traffic, pedestrians and houses.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
42	4441573	Landowner and resident	1. Angelo Street Neighbourhood Centre Does not support rezoning of this area. Concern for traffic and parking impacts.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Supports private property rights. Already many trees in the verge that create mess and are an eyesore.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
43	4444188	Landowner and resident	1. Canning Highway Places 3, 4 and 5, Angelo Street Neighbourhood Centre, Preston Street Neighbourhood Centre, South Perth Activity Centre. Concerns about increased traffic as a result of new development.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees are good for the environment and make the neighbourhood leafy and nice.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
44	4451206	Landowner and resident	1. Welwyn Neighbourhood Notes concern for condition and age of public housing.	This is out of the scope of LPS 7.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concerns relate to management and neighbour issues.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
45	4453367	Landowner	1. Canning Highway Places 3, 4 and 5 Does not support R20 density for No.3 Monash Avenue which provides limited redevelopment opportunities. The lot is surrounded by higher density properties. Requests No. 1 and No. 3 Monash Avenue be modified to R80. This would allow for greater mixed-use development on Canning Highway increasing long term economic prosperity for south Perth residents.	Not supported. Proposal is inconsistent with the City's Local Planning Strategy.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS 7 Comments Supportive of mixed-use development and accommodating greater density on Canning Highway. Notes the potential to support economic opportunities for residents and future social growth.	Noted.
46	4454646	Landowner and resident	1. Angelo Street Centre Live in the area and supports of the proposed changes. Notes the precinct is well-suited for future development.	Noted.

			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Believes approval should be required for significant changes to large trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
47	4454670	Do not own a property or live within the City of South Perth	1. Canning Highway Places 3, 4 and 5 Supports greater density close to Canning Highway for more business and residential living opportunities. Requests property at No.10 Bessell Avenue be assigned an R80 density rather than R50.	Not supported. Proposal is inconsistent with the City's Local Planning Strategy.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property.	Noted.
48	4455371	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Preservation of trees avoids heat islands and contributes to the community and environment. New developments should be designed around existing trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
49	4456863	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees contribute to the character of South Perth, keep the temperature down and promotes carbon storage.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
50	4458220	Landowner	1. Angelo Street Neighbourhood Centre Supports apartment development towards eastern end of Angelo Street close to amenities.	Noted.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes they can be hazardous for adjoining neighbours.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
51	4458407	Landowner and resident	1. Bentley/Curtin Activity Centre, Henley/Canavan Urban Corridor, Manning Road Urban Corridor, Welwyn Neighbourhood Centre, Canning Highway Places 1 and 2, Waterford Triangle, South Perth Activity Centre and Canning Bridge Activity Centre Supports proposed changes.	Noted.
			2. Canning Highway Places 3, 4 Supports proposed changes which will result in replacement of older properties. Access to transport is good.	Noted.
			3. Angelo Street Neighbourhood Centres Support local business. Requests village feel of Angelo Street is maintained.	Noted.
			4. Preston Street Neighbourhood Centre Supports changes. Notes that better traffic management is required.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			5. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Benefits from large trees cannot be replaced by small trees. Notes education as playing a key role in future tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
52	4460621	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the environmental contribution to the area, mitigation of the urban heat island and commercial value to private land.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
53	4460835	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes climate change impacts and canopy to keep suburbs cool. Positive amenity contributions and habitat for birds.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
54	4462601	Do not own a property or live within the City of South Perth	1. Bentley/Curtin Specialised Activity Centre Requests preservation of trees with urban infill. Requests plants which are native to the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. Canning Highway Places 3, 4 and 5 Notes increased density requires access to green space for mixed recreation purposes.	The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7.

			3. Henley/Canavan Urban Corridor Notes example of Mexico City which has good urban canopy which provides shade and cooling.	Noted.
			4. Manning Road Urban Corridor Requests Manning Road as a green corridor with good pedestrian access.	Manning Road is identified as a Growth Area in the Local Planning Strategy. New developments are subject to tree canopy, deep soil and landscaping requirements.
			5. Angelo Street Neighbourhood Centre States the area needs improved access by public transport to the Swan River and Perth Zoo. Increased bus services such as Perth CAT system.	The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			6. Preston Street Neighbourhood Centre Supportive of green spaces and replanting.	Noted.
			7. Welwyn Neighbourhood Centre States to recognise importance of green spaces with trees.	Noted.
			8. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Suburban forest canopy must include trees on private property supported by Council arborists and increased planting.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
55	4462898	Landowner	1. Henley/Canavan Urban Corridor Concerns relating to traffic and public transport route along Henley Street. Impact on safety and liveability (noise). Rat runs need to be addressed.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supportive of preservation of trees greater than 8m in height. Notes trees decrease temperatures, are visually appealing and cannot be easily replaced.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
56	4465368	Do not own a property or live within the City of South Perth	1. Canning Highway Places 3, 4 and 5 Support proposed densities in this area.	Noted.
			2. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Provided tree preservation does not mean restricting future development.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
57	4470296	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes trees are needed for wildlife habitat, urban cooling and amenity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
58	4471240	Landowner and resident	1. Tree Preservation Planning controls to preserve large trees over 8m in height on private property are necessary.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments. Does not support density increase at 123 Forrest Street and neighbouring properties from R15 to R40. Concerns relating to loss of views and amenity as a result of future neighbouring development.	The proposed R40 density provides for two storey development, similar to the current two storey development permitted under the R15 density code under TPS 6.
59	4471975	Landowner and resident	1. Canning Highway Places 3, 4 and 5 To encourage people to use public transport the area must be more walkable. More crossings to Canning Highway and lighting for safety.	The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the environmental, social and aesthetic value. Also notes the contribution to the local character and commercial value of the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
60	4472149	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes trees are important to wildlife, limit urban heat island and are aesthetically pleasing.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

61	4475609	Landowner and resident	1. Bentley/Curtin Specialised Activity Centre Does not support R-AC0 density. Raises concern that area could be built with 15 storeys. Concern for loss of remaining pine plantation and impact of heritage.	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. The BCSACP contains indicative building height considerations, with detailed requirements to be contained within future precinct planning documents for the area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. City should maintain and enhance trees and greenspace for the environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. General LPS Comments Support retention of the R15 coding for the Avenues. Queries why there are two properties at 28 Bessel Avenue given R15 density.	Noted. There is only one dwelling located at No. 28 Bessel Avenue.
62	4481552	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Does not support changes. Density already being accommodated close to the train station. Concerns for increased traffic.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
63	4488260	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes large trees are valuable community asset.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
64	4488919	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree protection in contributing to reducing urban heat island effect and protecting native species. Trees of this size cannot be easily replaced.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
65	4462415	Do not own a property or live within the City of South Perth	1. Bentley/Curtin Specialised Activity Centre Suggests density needs to accommodate vegetation and trees.	Noted.
			2. Manning Road Urban Corridor Requests to preserve and maintain trees in this area.	New developments are subject to tree canopy, deep soil and landscaping requirements of the R-Codes.
			3. Angelo Street Neighbourhood Centre Requests to maintain village feel and amenity and improve pedestrian access.	It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.
			4. Welwyn Neighbourhood Centre Preserve trees and retain neighbourly character.	It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. New developments are subject to tree canopy, deep soil and landscaping requirements of the R-Codes.
			5. South Perth Activity Centre and Canning Bridge Activity Centre Supportive of maintaining vegetation and trees with redevelopment	New developments are subject to tree canopy, deep soil and landscaping requirements of the R-Codes and respective Activity Centre Plans.
			6. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits for health, wildlife habitat, climate and property values.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
66	4493050	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes importance of preserving urban canopy to maintain future amenity and provide habitat for fauna. Notes State Government involvement if Local Government is unable to achieve this	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

67	4493254	Landowner	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes trees provide shade, wildlife habitat and cool the suburb.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
68	4493459	Landowner and resident	1. Bentley/Curtin Specialised Activity Centre, Henley/Canavan Urban Corridor, Manning Road Urban Corridor Requests preservation of large trees.	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			2. Welwyn Neighbourhood Centre Requests large eucalyptus trees in Welwyn Avenue shopping car park to be listed as significant and protected.	The trees within the Welwyn Avenue car park are within the Road Reservation and are Street Trees managed by the City.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the recent decline of large trees and native species. Trees improve urban heat island effect, provide shade and contribute to the aesthetic value of the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
69	4494516	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Submitter references the environmental value. Notes the effects of old trees and their ability to propagate new vegetation growth, commercial and community value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
70	4504610	Landowner and resident	1. Canning Highway Places 1 and 2 Property at 14 Vista Street, Kensington proposed R50 under LPS7. Concerns relating to future development on rear Mixed Use R100 lots. Request the street block between Cliffe Street, Collins Street and Canning Highway is also zoned R100.	Scheme Amendment 57 was approved in June 2021 to implement the density increases identified within the Strategy for this growth area. The height limit for R100 density is four (4) storeys. The proposed R50 density is an appropriate transition to interface with the existing suburban areas.
			2. Tree Preservation Does not supports planning controls to preserve large trees over 8m in height on private property. Trees are a hazard in this area and pose danger with wilder weather.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS7 Comments Concern for overlooking and overshadowing impacts from future neighbouring development. Concerned site could build to 10 storeys.	The height limit for R100 density is four (4) storeys. Overshadowing, solar access & visual privacy are controlled through the planning framework. No changes to LPS 7 are required in relation to this matter.
71	4505996	Landowner and resident	1. Manning Road Urban Corridor Concerned for traffic impacts and access to Manning Road from increased density.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees reduce temperatures and provide bird habitat.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. General LPS7 Comments Concern for overshadowing impacts and requests appropriate building separation and additional outdoor spaces. Concerned for lack of provision for public open space in draft LPS 7.	Overshadowing, solar access & visual privacy are controlled through the planning framework. No changes to LPS 7 are required in relation to this matter. The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7.
72	4508061	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Does not support proposed R50 density for property at No. 8 Ryrie Avenue. Concerns relating to increased traffic. Concerned neighbours could develop apartments either side. Concern for impact to property values. Queries why No. 5 Ryrie Avenue is not impacted.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. Property values are not a planning matter and are outside the scope of LPS 7. The transition between densities is identified in the strategy.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes general value of trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
73	4508385	Landowner and resident	1. Bentley/Curtin Activity Centre Supports rezoning. Notes the significance of Curtin's growing population and need to accommodate this growth through walkable activity centres and importance of affordable student housing.	Noted.
			2. Canning Highway Places 3, 4 and 5 Notes South Perth's growing population. Infill in existing areas on transport corridors prevent Perth from sprawling and provide more affordable housing.	Noted.

			3. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Concerns for restrictions on future development.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			4. General LPS7 Comments Supports fast implementation of LPS 7 to avoid housing shortage.	Noted.
74	4509509	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of trees for environment, streetscape, shade, habitat.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments Notes the significance of trees on street verges.	All street trees are protected against unauthorised damage and removal under the City's Public Places and Local Government Property Local Law 2011. The City is also in the process of reviewing its Street Tree Management Plan which provides a coordinated approach to increase street tree planting.
75	4511709	Landowner and resident	1. Canning Highway Places 1 and 2. Supports higher density for block on the corner of 2 Meadowvale Avenue and 38 Meadowvale Avenue, South Perth. Supports density increase proposed along Canning Highway.	Noted.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Tree on neighbouring lot blocks views. Owner should be able to remove it.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
76	4512297	Landowner and resident	1. Preston Street Neighbourhood Centre Requests R50 density for lots on Ednah Street consistent with Local Planning Strategy.	The Local Planning Strategy identifies this street block for 'up to R50'. The proposed R40 density is consistent with the Strategy.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concern for damage to property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS7 Comments Draft LPS 7 does not reflect the Local Planning Strategy. Suggests zoning approved by WAPC has been deleted.	The Strategy identifies this street block 'up to R50'. Council endorsed LPS 7 with this street block identified as R15. Prior to advertising, the WAPC directed the City to modify the block to R40. The advertised version of LPS 7 reflects the WAPC modifications.
77	4512930	Landowner and resident	1. Preston Street Neighbourhood Centre Concern for increased street parking and impact to bus route along Robert Street, Thelma Street and Labouchere Road.	New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes contribution to the character of the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. General LPS7 Comments Concerned for impacts associated with traffic and suggests greater traffic management. Notes apartments should require 2 bays per apartment.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. Residential car parking is in accordance with the R-Codes Vol.2.
78	4513991	Resident	1. Angelo Street Neighbourhood Centre Does not support increased density in this area. The existing densities are sufficient, and any increase will impact village feel of the area. Does not support large buildings in this area. Concern for the proposed density around the school and increased traffic issues.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Will prevent removal for increased density.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
79	4513991	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Queries why the area has been selected for increased density. Concerned for conflicts between properties with different R-Codes.	The density increases and transitions have been guided by the Strategy.

			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Suggests trees should be relocated.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
80	4520386	Landowner and resident	1. Welwyn Neighbourhood Centre Supports proposal which will allow redevelopment of old housing, increase population and prevent urban sprawl. Requests consideration of densities higher than R30 around Welwyn Avenue shops.	Noted. Draft LPS 7 is consistent with the Strategy which identifies density increases within this area as being 'up to R30'.
81	4524452	Landowner and resident	1. Canning Highway Places 3, 4 and 5, Canning Highway Places 1 and 2, South Perth Activity Centre and Canning Bridge Activity Centre Concern for increased traffic. Road should be widened to 6 lanes. States Canning Bridge needs to be widened and additional freeway on-ramp north of Como.	Main Roads WA advised the City that the upgrade and widening of Canning Highway is not in the Main Roads current 4 year forward estimated construction program. All projects not listed are considered long term.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Suggests trees should be relocated.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
82	4527926	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits of trees in cooling environment, sequestering carbon, supporting biodiversity, increase property values, aesthetic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
83	4528335	Landowner and resident	1. Tree Preservation Support planning controls to preserve large trees over 8m in height on private property. Notes community value of trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
84	4528396	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Requests R40 density for lots at 42 Park Street and the adjoining rear lot 9 Baldwin Street to recognise existing unit development on the street. This also provides compensation for interface with social housing on the corner.	Support modification of R20 lots in street block bound by Park Street, Saunders Street, Baldwin Street and Cale Street to R30, consistent with Local Planning Strategy.
			2. Preston Street Neighbourhood Centre Supports increased density to create a neighbourhood village for this precinct.	Noted.
			3. South Perth Activity Centre & Canning Bridge Activity Centre Supports new development occurring across the Canning Bridge and South Perth Activity Centres. Notes renewal of old housing close to public transport.	Noted.
			4. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes trees attract birds, bring shade and provide aesthetic value. Requiring approval provides for assessment and accommodation of trees into future development.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			5. General LPS7 Comments Generally supportive of draft LPS 7 with the addition of the requested zoning change.	Noted.
85	4531324	Landowner and resident	1. Henley/Canavan Urban Corridor Concern for existing traffic on Canavan Crescent particularly associated with the nearby schools. Concerned increased density will increase traffic issues. Suggests entry into Canavan from Manning Road should be limited and to prevent turn right movements onto Manning road from Canavan Crescent due to safety concerns.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees contribute to character of the area. Too much clearing has occurred in Manning in recent years.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. General LPS7 Comments Notes traffic concerns in Manning and need to accommodate future development in line with the values of the community.	As above.
86	4538943	Resident	1. Bentley/Curtin Specialised Activity Centre Supports changes.	Noted.

			2. Canning Highway Places 3, 4 and 5 Supports LPS 7. Notes the need for traffic control.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			3. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Depends on the species and location of the tree.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
87	4539529	Landowner	1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
88	4545747	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Tree canopy is important to reduce summer temperature, clean the air and creates a welcoming environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
89	4548737	Landowner and resident	1. All Growth Areas Does not support high-rise buildings. Requests retention of existing vegetation and trees. Promote use of environmentally friendly building practices and materials. Notes for Preston Street Neighbourhood Centre, South Perth Activity Centre and Canning Bridge Activity Centre that health of the river should be a concern.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. Applications for new developments abutting the Swan Canning Riverpark are referred to DBCA for comments.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees are important to the environment, provide shade, animal habitat and increase property values. Trees are part of the local character. New developments should be designed around trees. Large trees cannot be easily replaced and take years to grow back.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
90	4549005	Landowner and resident	1. Bentley Curtin Specialised Activity Centre States development in the Centre presents the opportunity to fulfil Aim (c) of the Scheme - To support an urban environment that encourages healthy, active and sustainable living. The area is presently heavily treed with mature trees. The preservation of mature trees within the City provides multiple health, environmental, social and economic benefits. Development in the Centre should consider preservation of trees.	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			2. Canning Highway Places 3, 4 and 5 Notes the importance of trees and vegetation within Canning Highway Places 3, 4 and 5 and significance of preserving trees with the aims of the scheme. Notes the benefits of tree preservation and the need to balance future development with these considerations.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. South Perth Activity Centre & Canning Bridge Activity Centre Request investigation of incentives that can be given to developers to preserve existing trees on development sites.	As above.
			4. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes preservation regulations in other LGAs outside of WA. Notes the importance of preserving trees of significance. Notes City's declining canopy cover based on DPLH data. Requests City continue to advocate for the preservation of trees.	As above.
91	4550800	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Requests blocks from Hazel Street to McDonald Street in Como which back directly onto South Terrace should be changed to R25. Notes inconsistency of the proposed R15 coding with the local planning strategy which proposes coding up to R50. An R25 density would accommodate two storeys and allow trees to be preserved.	Not supported. R15 density proposed to remain in response to submissions.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location, and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.

92	4550964	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Tree protection exists across Australia. Concern for data which shows South Perth's declining tree canopy. Mature trees are essential to the health of residents and the sustainability of the city, of wider Perth and of the planet. The City should be doing more to protect trees.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
93	4550993	Resident	<p>1. Canning Bridge Places 3, 4 and 5 Supports increased densities which enable young professionals, retirees, and students to all live in an area with great accessibility in more affordable and suitable accommodation. Concerns for on-street parking and lack of visitor bays in new developments.</p>	New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees provide shade and privacy.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
94	4551139	Landowner and resident	<p>1. Preston Street Neighbourhood Centre Opposes density increases resulting from Amendment 63. The R-Codes apply an R-AC4 density to neighbourhood centre with maximum building height of 3 storeys. Preston Street is proposed R-AC-3 with additional criteria which allows 8 and 13 storeys which is inappropriate. Proposes deletion of ASR13 provisions for Preston Street so that development is consistent with the provisions for neighbourhood centres in the R-Codes. The building bulk associated with these requirements is inconsistent with objectives of the zone and will impact on surrounding residential areas.</p>	Amendment 63 to the Cygnet Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-AC0' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements.
			<p>2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes that it may lead to removal of large trees prior to the adoption of LPS7, remove trees before they reach 8m in height or plant trees which do not grow to that height.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			<p>3. General LPS7 Comments Support an increase in density from R20/30 on the southern side of Ednah Street (generally between Mary St and Labouchere Road) to R40. Do not support density increase proposed on northern side of Ednah Street (for land bounded between Mary Street and Labouchere Road), from R30/40 to R80. Concern for impact to amenity and traffic. An R50 or R60 density is more appropriate and consistent with the area. Do not support density increase proposed for lots on the south side of Ednah Street between Melville Parade and Mary Street and lots on Mary Street between Ednah and Thelma Street to R60. Requests R40 density in keeping with the general zoning of the residential blocks on the south side of Ednah Street and on the north side of Thelma Street for consistency and to preserve the residential amenity of the area.</p>	<p>Noted. An R80 density (4 storeys) provides an appropriate transition from Neighbourhood Centre Development on Preston Street to the north. The subject lots on the southern side of Ednah Street between Melville Parade and Mary Street are identified in the Strategy as 'above R50'. An R60 density is consistent with this.</p>
95	4551932	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Trees contribute to local character and heritage. Development and infill mean loss of character. By protecting and maintaining its green infrastructure and urban canopy through policies related to urban forest plans and green corridors, and street tree planting programs, South Perth could maintain some of its valued character. Trees reduce urban heat island effects and create and maintain habitable suburbs.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
96	4554886	Landowner and resident	<p>1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes trees can be damaging to infrastructure (sewer lines etc.).</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
97	4561874	Landowner and resident	<p>1. Welwyn Avenue Neighbourhood Centre Supportive of the proposed changes under LPS7.</p>	Noted.
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. States trees improve energy efficacy, reduce heat loading and contribute to streetscape.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			<p>3. General LPS7 Comments States positive step forward for the City.</p>	Noted.

98	4562177	Landowner	1. Henley/Canavan Urban Corridor Requests density increases beyond R30. R30 from R20 will not achieve anything. The area is close to public transport and is suitable for higher density.	The proposed R30 density is consistent with the City's Local Planning Strategy.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Concern for impact to properties from tree roots.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
99	4564041	Landowner and resident	1. Preston Street Activity Centre Requests setback for 4 storeys should be all around the block and be further than just 5m, such as 10m minimum. A 6-storey maximum height should apply which doesn't exceed the height of the Cygnet Theatre. A wind assessment should be undertaken for any future development and whether this could have impact on other properties. The setback to a future 8 storey building should be increased. Requests consideration as to how the privacy of existing houses will be maintained with the height of the development. Road upgrades should also be completed on Labouchere Road to improve streetscape.	Amendment 63 to the Cygnet Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-ACO' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements. Overshadowing, solar access & visual privacy are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. Road upgrades are planned for Preston Street, including provision of a public plaza as part of future redevelopment. The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Consideration should be given to impact of roots on services. Would support is the process wasn't expensive or lengthy.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
100	4564460	Landowner and resident	1. Manning Road Urban Corridor Concern for increased traffic as a result of increased density and safety concerns. R60 will result in four storey blocks on each side. Queries the difference in zoning between northern and southern side of Manning Road.	The proposed increased densities are consistent with the City's Local Planning Strategy. The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. R60 corresponds to 3 storey height limit. The proposed densities are guided by the Local Planning Strategy.
			2. Tree Preservation. Does not support planning controls to preserve large trees over 8m in height on private property. Concerns over potential hazards in event of a storm.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
101	4568635	Landowner and resident	1. Angelo Street Neighbourhood Centre Concerns relating to traffic. Angelo Street is narrow and close to schools.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Large trees provide character and encourage birds. Concern increase densities will put trees at risk.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
102	4569432	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Does not support a density higher than R25 for the blocks from Hazel Street in Como to McDonald Street in Como which back directly onto South Terrace. Concern for parking impacts. Development should be no greater than two storeys and trees retained.	Noted. Subject lots are proposed R15.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the aesthetic value of big trees and environmental importance.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

			3. General LPS7 Comments Concerns for traffic and parking as a result of density increases. Schools and shops are not big enough to cater to higher density population.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth.
103	4571257	Resident	1. Bentley/Curtin Specialist Centre Supports zoning for the Specialised Activity Centre. Notes the need for a walkable Centre in Bentley for students. Raises value of public transport to students and need for a Centre with greater provisions and activity than what's offered at Waterford Shopping Centre.	Noted.
			2. Canning Highway Places 3,4 and 5 Supports the proposed rezoning of Canning Highway 3, 4 and 5 to R100. Notes current residence can only accommodate two people on a 1000m2 lot. Does not support Special Control Area 1 (SCA1) provisions noting concerns about fragmented land ownership and constraints on redevelopment – noting development will take a long period of time. Also notes the added issues of recent subdivision for some of these recent properties. Requests the reconsideration of the SCA1 provisions.	Noted. SCA1 provisions are proposed to be retained to coordinate vehicle access along Canning Highway.
			3. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Support preservation of trees but should not restrict redevelopment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			4. General LPS7 Comments Supports LPS 7 but requests removal of SCA1 provisions given the limitations on coordinating redevelopment.	Noted. SCA1 provisions are proposed to be retained to ensure vehicle access is rationalised and coordinated to Canning Highway.
104	4572718	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Submitter notes removal of a significant tree by a new landowner on former property owned in South Perth as an example of the need to conserve local character and support the environment. Also notes the role of education/marketing regarding tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
105	4575421	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the contribution of trees in mitigating the urban heat island effect and the aesthetic value to the community.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
106	4575626	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Suggests a 30% minimum canopy cover as a threshold to provide effective cooling to the local area. Notes that South Perth was sitting on 17% canopy cover in 2020 with poor rates of preservation for trees over 8m. Highlights tree preservation as a valid planning consideration and refers to the potential economic benefits to land value presented by trees on private land, in addition to environmental and social benefits.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
107	4575684	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Suggests a 30% minimum canopy cover as a threshold to provide effective cooling to the local area. Notes that South Perth was sitting on 17% canopy cover in 2020 with poor rates of preservation for trees over 8m. Highlights tree preservation as a valid planning consideration and refers to the potential economic benefits to land value presented by trees on private land, in addition to environmental and social benefits.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments. Requests more trees be planted in the City. And to establish a register of significant trees greater than 8m in height.	As above. In addition, all new developments are subject to tree canopy, deep soil and landscaping requirements of the R-Codes. The City has an existing Significant Tree Register. The City is also in the process of reviewing its Street Tree Management Plan which provides a coordinated approach to increase street tree planting.

108	4575817	Landowner and resident	<p>1. Canning Highway 3, 4 and 5 Opposed to density changes in Como. Notes area already has townhouses and villas. Supports subdivision of larger 1000m2 lots into two to a maximum height of two storeys. Concerns relate to street parking, loss of trees and open space, capacity of schools and local amenities. Supports R15 density proposed at 111 Gardner Street. Notes Gardner Street, from Hazel Street to McDonald Street, are currently zoned R15/R25, would support an R20 or R25 density. Opposed to R50 density proposed blocks on McDonald St between Comer St and South Terrace. Concerns relate to narrow streets, on-street parking, traffic. Current R15/R25 should be maintained, or R20 or R25 at most.</p>	<p>Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.</p>
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of preserving large trees.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
109	4579991	Landowner and resident	<p>1. Bentley-Curtin Specialised Activity Centre, Henley/Canavan urban corridor, Manning Road Urban Corridor, Canning Highway Places 1 & 2 Does not support high rise development.</p>	<p>Noted.</p>
			<p>2. Canning Highway Places 3, 4 and 5 Requests high rise development to a minimum.</p>	<p>Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas.</p>
			<p>3. Angelo Street Notes an increase in traffic and parking demand since upgrades to the Coles centre on Angelo Street. Does not support continued development, noting potential negative impacts to the local village character.</p>	<p>The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.</p>
			<p>4. South Perth Activity Centre Does not support further development. Notes existing traffic issues.</p>	<p>Noted. As above.</p>
			<p>5. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property due to environmental and aesthetic factors. Also notes the significance of large trees to the local character of South Perth and contribution to mitigating the urban heat island effect.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
110	4586380	Landowner and resident	<p>1. All Growth Areas Notes support for urban consolidation and increased densities which is well designed to deliver high levels of environmental sustainability.</p> <ul style="list-style-type: none"> a. New development should incorporate reduced building footprints, increased deep soil areas and tree protection and planting in order for our suburbs to remain liveable and sustainable into the future. b. New development should also be required to incorporate passive solar design and address energy, water and waste conservation and recycling and sustainable transport. c. Specifically in relation to the Bentley/Curtin Specialised Activity Centre, it is noted that it accommodates many mature trees, including numerous pine trees that provide food and habitat for the endangered Carnaby Cockatoo. It is vital that these trees are protected and incorporated into any new development. 	<ul style="list-style-type: none"> a. New developments are subject to setback, plot ratio, tree canopy, deep soil and landscaping requirements of the R-Codes. b. Policy P350.01 Environmentally Sustainable Building Design applies ESD requirements to new developments which meet certain criteria. P350.01 will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. c. The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.

			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes current legislation to protect trees is inadequate, inconsistent and ineffective. Notes WA has existing legislation that reference trees and policy documents that encourage tree protection and planting however, unlike other States, we don't have specific legislation to protect urban trees on public and private land. A number of local governments have implemented measures to protect trees on private property but their effectiveness has been limited and tree canopy across Perth continues to decline. Significant Tree Registers are an example of this. Notes 176 trees are listed on the City of South Perth's Significant Tree Register and only 12 of these are located on private property. Notes removal of Scheme Provision approved by Council in August 2021 to protect trees as disappointing. The provision would have enabled an assessment to be undertaken by the City to determine if, based on the health and species of the tree etc, it should be retained. Supports reintroduction of provisions into the final version of LPS 7. States 30% minimum tree canopy is widely accepted overseas and in other Australian capital cities which provides a balance between development and preservation of trees. Notes canopy in City of South Perth is much lower with DPLH data showing the City of South Perth has 17% tree canopy cover compared to 16% over the Perth metropolitan area. The percentage of trees over 8m in height is only 6% in road reserves and private property. These trees provide the greatest environmental benefit. Once these big trees are gone, we can't easily replace them. Notes an effective canopy cover (ideally 30%) cannot be achieved unless trees are protected, and more trees are planted on private property. Trees provide health, environmental, social and economic benefits, lower temperatures, reduce greenhouse gas emissions, improve air and water quality, reduce the impact of storms and provide food and shelter for wildlife. Notes the approach taken by City of Nedlands regarding tree preservation within the scheme and recommends the City investigate this as part of LPS 7.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			<p>3. General LPS7 Comments Submitter references the aims of the scheme and requests the aims incorporate reference to the natural environment. Submitter references the impact of climate change and raises the need to prioritise environmentally sustainable development by giving it weight in the scheme.</p>	A modification is proposed to the aims of the scheme to include reference to the natural environment.
111	4588498	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Highlights tree preservation as a valid planning consideration and significance to local amenity. Notes the lack of legislative arrangements leading to lack of tree preservation in the WA context, also raises the significance of trees as essential infrastructure in the suburbs and expresses a need to improve controls, specifically for trees deemed significant. Concludes with the economic, social, and environmental value presented by trees, carbon absorption and mitigation of the urban heat island effect.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
112	4589325	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the decline of the City's tree canopy in recent years, and the impacts of this decline on local biodiversity. Notes the impacts of canopy loss to specific species the Carnaby Black Cockatoo listed as a vulnerable species and protected under the federal Environmental Protection and Biodiversity Conservation (EPBC) Act. Notes the impacts of vegetation loss to the City's character, environmental value and community wellbeing.</p> <p>2. LPS7 General Comments Notes the concerns of proposed LPS7 impacts on the existing character of the area and historical/heritage value.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p> <p>The City's Local Heritage Inventory and Heritage List are used to conserve cultural heritage.</p>
113	4589355	Landowner	<p>1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes potential to create unfair obligations on owners. Also raises questions around compensation for trees that become hazardous, or impact on buildings.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.

114	4589748	Landowner and resident	1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the concern presented by mature trees in potentially causing damage to properties and the associated cost. Highlights the planting of smaller trees as being more suitable given declining lot sizes.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
115	4590778	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Large trees are important in protecting biodiversity, reducing growing urban heat, combating climate change preserving the unique character of South Perth. Notes the preservation of trees as a valid planning consideration of local government.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
116	4590897	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Requests provisions regarding the preservation of the City's tree canopy.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
117	4591381	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the environmental value of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
118	4591551	Landowner and resident	1. Bentley-Curtin Specialised Activity Centre Notes the significance of existing mature trees in the Bentley-Curtin area and the need to be maintained.	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			2. Canning Highway Places 3, 4 and 5 Requests maximum 2 storey height limit. Does not support car parking reductions.	Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas.
			3. Manning Road Urban Corridor Requests that considerations of density make allowances for anticipated future Mid-Tier transit network on Manning Road.	Mid-tier transit investigations are ongoing and will be subject to further detailed planning.
			4. Angelo Street Neighbourhood Centre Raises concerns over the suitability of the existing road network in accommodating increased housing density.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			5. Preston Street Neighbourhood Centre Does not support high density development in this area.	Noted.
			6. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes importance of tree preservation in context of environmental considerations on balance with increasing density, support to local biodiversity, economic benefits and the established character of the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			7. General LPS7 Comments Ensure no council member or staff can financially benefit from supporting changes to the TPS either directly or indirectly from developers.	Council and City Staff are subject to a Code of conduct which prevents use of their position in order to gain undue or improper (direct or indirect) advantage or gain themselves or for any other person or body.
119	4591601	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the environmental value of preservation and in mitigating the impacts of the urban heat island effect.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
120	4591768	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the benefits the mitigating the urban heat island effect, environmental value, community benefits and to property values/character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
121	4591842	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Does not support the proposed density on Canning Highway Places 3, 4 and 5. Notes the density is excessive for the area and references concern regarding impacts to traffic and the character of the suburb.	Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.

			2. Angelo Street Neighbourhood Centre Does not support the proposes density increases along Angelo Street. Specifically references the southeast portion of the Angelo Street Neighbourhood Centre, notes specific concerns of <ul style="list-style-type: none"> a. increased density on the existing residential character b. safety over potential traffic impacts and c. parking demand. 	It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of South Perth's canopy cover in the context of mitigating the urban heat island effect and environmental value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			4. General LPS7 Comments Notes that LPS7 should focus on preservation of parks and public open space, references the importance of these spaces in South Perth in the context of changing land use, increasing population and environmental value.	There are no Public Open Space reserves proposed to be zoned for development purposes. The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7.
122	4591873	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the environmental and aesthetic benefits of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
123	4592107	Resident	1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the responsibility of the landowner in managing vegetation on private land. Acknowledges however, the importance of the City in preserving vegetation on public land.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
124	4592243	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental, social, and economic value - mitigates urban heat island effect and supports local biodiversity. Significance of larger trees in contributing towards these positive effects. Notes the importance of trees as a valid planning consideration.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
125	4592305	Landowner and resident	1. Tree Preservation Support planning controls to preserve large trees over 8m in height on private property. Notes environmental and climate significance. Notes importance of property values and slow regeneration.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
126	4592309	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes contribution to mitigating the urban heat island effect and further benefits to energy consumption. Notes support to local biodiversity, improvement to soil quality and salinity. Support the property value of suburbs.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
127	4592759	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes climate significance, sustains the local environment and supports property value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
128	4592960	Landowner	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to South Perth's character and property value. Reference is made to the Zoo being within the City which underlines a responsibility to preserve nature.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

129	4592967	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to local biodiversity, environmental value, and property value. References the pine plantations in Bentley as important habitat for the Carnaby Black Cockatoo Raises the need to balance infill development occurring in South Perth with tree preservation. And notes the significance of ensuring the Perth Zoo remains an attractive space. Raises the idea of tree corridors linked with Kings Park as nature preservation zones. Notes the significance of tree preservation to the City's character and destination for prospective purchasers and visitors. Requests the consideration of more programs centred on garden and tree maintenance.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
130	4593166	Resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises concerns the City is not meeting a required minimum 30% canopy cover to ensure adequate cooling of the local environment. Notes the rate of trees over 8m in height is alarmingly low, these provide the most benefit from an environmental perspective.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
131	4593226	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Reference to the aims of the scheme. Requests the aims incorporate reference to the natural environment. Notes the impact of climate change and raises the need to prioritise environmentally sustainable development by giving it weight in the scheme.</p> <p>2. General LPS7 Comments Submission includes link to EPA website, reference to the heat island.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p> <p>Noted.</p>
132	4593295	Resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the contribution to local amenity and environmental value of tree preservation. Notes the impacts of local vegetation to the character of individual houses.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
133	4593528	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the contributes to the City's local street character and as habitat for local fauna.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
134	4593547	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the contributes to the City's local street character and as a habitat for local fauna.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
135	4593562	Landowner and resident	<p>1. All Growth Areas Supports higher density/infill. Supports rezoning and removal of trees where appropriate to accommodate this.</p> <p>2. Angelo Street Neighbourhood Centre Supports the proposed coding to R40, for the property 31 Angelo Street, South Perth. Notes the consistency of the proposed recoding in the context of accommodating infill in the City. Suitable for the Angelo Street area and references the higher density construction that has commenced in the immediate vicinity over the past two decades. Requests the City consider an increased zoning of R50 for the site, noting the significant increase in development potential afforded by R50. R50 coding would provide an enhanced ability to take advantage of the existing lot elevation with minimal impacts on the amenity of existing adjoining dwellings, given the elevations and orientation of the adjoining lots.</p> <p>3. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the right of private property owners to manage their properties including removal of trees.</p>	<p>Noted.</p> <p>This area is not identified within the Angelo Street Growth Area under the Strategy to accommodate additional dwellings. Additional density above R40 is not supported.</p> <p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.</p>

			4. General LPS 7 comments Notes that provisions regarding increased density are overdue for the City. Recent development in Mends Street has significantly boosted the local vibrancy of the South Perth Activity Centre.	Noted.
136	4593559	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of the City's tree canopy to the general amenity of the area. Trees are a contributing factor to the City's property values. Notes the environmental significance in summer and winter.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
137	4593587	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes however, that a common-sense process for homeowners to modify or remove dangerous or damaged trees should be included in policy.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
138	4593710	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the need to preserve local biodiversity and support the streetscape amenity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
139	4593865	Landowner and resident	1. Preston Street Neighbourhood Notes inconsistency of Amendment 63 with requirements for a neighbourhood centre under the R-Codes which support a maximum 3 storey height limit. Raises concerns regarding the ASR13 provision which allows for up to 8-13 storeys. Notes new Coles development in Angelo Street and reduced demand for shopping and retail, therefore Preston should be left as a neighbourhood centre which services local area. Notes LPS 7 requires that neighbourhood centre development should not adversely impact adjoining residential areas which 13 storeys would do.	Amendment 63 to the Cygnet Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-ACO' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Raises concerns this provision may encourage residents to remove trees before they become too large, or prior to adoption of LPS7 – to the detriment of the environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS7 Comments Does not support the proposed R80 coding, for the north side of Ednah Street under LPS7. Notes that this is considered excessive coding for the area - disproportionate to the proposed coding increases in other areas surrounding Preston Street. Raises concerns over the impact of R80 coding on both amenity and local traffic. Requests the City consider R50 or R60 to the site. Also does not support the proposed R60 coding for lots on the south side of Ednah Street and Mary Street. Raises concerns that the proposed coding will not conform with the existing local street character. Requests the consideration of R40 coding to ensure this is consistent with local residential zoned lots in the area.	An R80 density (4 storeys) provides an appropriate transition from Neighbourhood Centre Development on Preston Street to the north. The subject lots on the southern side of Ednah Street between Melville Parade and Mary Street are identified in the Strategy as 'above R50'. An R60 density is consistent with this. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.
140	4593928	Landowner and resident	1. All Growth Areas Supports proposed higher density under LPS7.	Noted
			2. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Notes the importance of private property and significance of landowners to manage Tree Preservation. However, notes the need for this to be commensurate with the needs of the City.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.

			3. General LPS 7 comments Supports the proposed coding to R40, for the property at 31 Angelo Street, South Perth. Notes the consistency of the proposed coding and the capacity to accommodate future infill. Notes the proposed coding as suitable for the Angelo Street area and references the higher density construction that has commenced in the immediate vicinity over the past two decades. Formally requests the City consider an increased zoning of R50 for the site, given the improved development potential afforded by R50 coding. R50 coding would enhance the ability to take advantage of the existing lot elevation without impacting on the amenity of existing adjoining dwellings, given the elevations and orientation of the adjoining lots.	This area is not identified within the Angelo Street Growth Area under the Strategy to accommodate additional dwellings. Additional density above R40 is not supported.
141	4593981	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental and aesthetic value of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
142	4594250	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of trees as a unique part of South Perth's character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
143	4594443	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the environmental value of trees and positive influence on property values.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
144	4594863	Landowner and resident	1. General LPS 7 comments Formally requests the City to reconsider coding the property at 361 Mill Point Road, South Perth under LPS7 from R15 to R40 or R60 Notes the site characteristics of existing property.	Supported. LPS 7 is proposed to be modified to increase the density of properties fronting Mill Point Road, bound by Way Road and Hovia Terrace, to R40.
145	4595194	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of: <ul style="list-style-type: none"> a. Mitigating the heat island effect b. Liveability/wellbeing c. Reducing impacts of changing climate. 	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
146	4595635	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the decline in the established tree canopy of the local area. Notes the specific removal of two significant trees at 17 Hopetoun Street.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
147	4596209	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises the importance of tree preservation to: <ul style="list-style-type: none"> a. Local biodiversity b. Reducing the urban heat island effect c. City's aesthetic value/character d. Future liveability e. Limiting overdevelopment 	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
148	4596125	Landowner and resident	1. Bentley-Curtin Specialised Activity Centre Objects to the removal of mature pine trees in the Bentley-Curtin ACP Area. Notes the environmental benefits of pine trees and importance to local fauna including the Carnaby Black Cockatoo, protected under federal legislation. Requests that future design incorporates the retention of pine trees. Opposes the rezoning of RAC-0 (under the Bentley-Curtin Specialised Activity Centre). Raises concerns with the proposed height of buildings allowing up to 15 storeys, noting that heights should be in keeping with surrounding character. Requests increased setbacks be allocated to the buildings along Hayman Road to retain the existing natural character. Supports the conservation of biodiversity in the area.	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. The BCSACP contains indicative building height considerations, with detailed requirements to be contained within future precinct planning documents for the area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			2. Canning Bridge Activity Centre Concerned with the existing traffic congestion on Canning Highway and Canning Bridge. Raises concerns that the increased density around Canning Bridge will add to traffic congestion.	LPS 7 identifies higher densities abutting and in close proximity to major roads which have good access to frequent public transport options, which is consistent with the Local Planning Strategy.

			<p>3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. This is on the basis that root systems associated with tree preservation do not interfere with infrastructure or buildings and the tree may be modified if they become dangerous or present as a hazard. Also notes a request the City provide tree maintenance services to support residents with the maintenance of protected trees on private property. Notes the significance of tree preservation with:</p> <ul style="list-style-type: none"> • Environmental value • Reduction of urban heat island effects • Balancing infill development • Mitigating effects of climate change <p>Requests that more design by developers and builders incorporate tree preservation as design considerations. Recognises tree preservation of the Coles development on Angelo Street. Tree preservation is significant to the character of South Perth and makes the area unique compared with new Perth suburbs. Notes slow regeneration of mature trees which presents the need to protect what is here now.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			<p>4. General LPS7 Comments Concerned with existing traffic congestion. Raises concerns that this will worsen with increased urban density and future infill. Notes ineffectiveness of existing traffic calming measures – requests the City do more to address the impacts of traffic.</p>	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
149	4596455	Landowner and resident	<p>1. Angelo Street Neighbourhood Centre Requests the consideration of increasing the proposed coding of lots with Right of Way Access to minimise the impacts on existing movement networks and streetscapes..</p>	Lots on Coode Street with ROW access are proposed R60.
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the contribution to local amenity, supports local biodiversity, and reduces the urban heat island effect.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
150	4597602	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises the importance of tree preservation and the need to retain aesthetic value, local biodiversity, support the climate and sustain property value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
151	4597627	Resident	<p>1. Henley Canavan Urban Corridor Does not support the proposed coding for the Henley Canavan Neighbourhood Centre. Raises questions over the spread of R20 and R30 densities between properties of similar characteristics and access arrangements. Requests the reconsideration of density, proposing a consistent R30 across the extent of the Henley Canavan Growth Area.</p>	R30 densities are proposed for all properties within the Henley Canavan Urban Corridor growth area. Properties on Bickley are outside of the growth area.
			<p>2. Welwyn Neighbourhood Centre Notes poor public transport access from Manning to Canning Bridge.</p>	The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			<p>3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to the local environment.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
152	4597659	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Requests the consideration of recoding the area east of Throssell Street, Como around Collier Primary School. Does not support the proposed residential blocks remaining at R15 coding (in between Throssell St and Murray St) when residential lots on either side have increased to R20. Requests this is amended to make lots a consistent R20. Does not support proposed coding to remain at R15 across the City, on a general basis given South Perth's central location and existing amenities that support the accommodation of higher density.</p>	This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings.

			<p>2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes private property rights.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			<p>3. General LPS7 Comments Requests the City engage with State Government and Main Roads WA to upgrade Canning Highway over existing concerns. Notes it should be upgraded to align with specifications of Great Eastern Highway.</p>	Main Roads WA advised the City that the upgrade and widening of Canning Highway is not in the Main Roads current 4 year forward estimated construction program. All projects not listed are considered long term.
153	4598336	Landowner	<p>1. Preston Street Neighbourhood Centre Concern in relation to proposed R-Code and misalignment with permitted heights. Does not agree with 'Neighbourhood Centre' identification given permitted heights and contradiction with objectives of the zone.</p>	Amendment 63 to the Cygnet Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-AC0' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements.
154	4598768	Landowner and resident	<p>1. Tree Preservation Does not supports planning controls to preserve large trees over 8m in height on private property. Notes that provisions for the preservation of trees have the potential to impede development. Notes that this may lead to limitations in accommodating future redevelopment and increasing local density. Notes that tree preservation on private land should be managed by the owner. Supports protection of tree canopy on public land.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
155	4593232	Landowner	<p>1. South Perth Activity Centre Plan References the proposed height provisions of 5/12 Mill Point Road, South Perth. Does not support the proposed typology of the subject site as 'low' under the SPACP within LPS7 Requests the site is assigned a 'medium' typology under LPS7 to accommodate consistent height limits and form a uniform spine along Mill Point Road. Notes the redevelopment potential of 12 Mill Point given the age and condition of the existing property and highlights the significance of an applicable 'Medium' typology to support potential amalgamation. the business case and possible design outcome.</p>	Support modification to Medium typology, consistent with South Perth ACP.
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises the need for some flexibility in the maintenance of significant trees on private land noting that landowners should have the right to remove or modify trees if they become hazardous or impact property.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
156	4598990	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance to: Cooling of the local environment Supporting local biodiversity Preserving the aesthetic value/character of the City</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
157	4599397	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes recent patterns of development where sites have been cleared of all vegetation, leading to inadequate coverage. Raises the importance of tree preservation to mental health, local biodiversity and in mitigating the urban heat island effects.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
158	4599773	Landowner and resident	<p>1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the importance of tree preservation to the character of Salter Point, and importance of trees on public owned land. Notes that management of trees on private land is the responsibility of the landowners</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.

			2. General LPS7 Comments Requests R25 density code for No. 5 Redmond Street, Salter Point. Notes three different R-Coding's in the street which is unfair. Notes neighbour at 46 Redmond Street has subdivided.	The subject property is currently R15/20 under TPS 6. Under draft LPS 7 the street block is proposed to be rationalised to the higher R20 density code, as per the Strategy. This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings. The property at No. 46 Redmond Street was historically developed with a duplex in the 1970's. This enabled subdivision into two lots and ultimately redevelopment into two new single houses.
159	4600052	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Does not support built form outcomes associated with increased densities.	Noted.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to: Supporting the local environment Reducing the urban heat island effect Liveability Land value	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
160	4600196	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
161	4600271	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes importance of tree preservation to: Improve the local environment Reduce the impacts of climate change Prevent overdevelopment Align comparable jurisdictions	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
162	4600316	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits of trees and significance to the WA context. Notes the importance of tree preservation in the context of excessive urban heat island effect. Notes that trees on public land do not have the potential to achieve their full canopy which reinforces the need to protect trees on private land. Also notes lack of tree preservation across newer suburban areas of Perth. Requests greater involvement from the State Government to support local governments seeking to preserve tree preservation through schemes/policy.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments Expresses appreciation with the opportunity to comment. Notes the significance of the City's tree preservation reform to all who reside in WA, and the need therefore for more State Government involvement.	Noted. As above.
163	4600443	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the contribution of tree preservation to the liveability of the community, limiting to the urban heat island and improvement to the aesthetic value of the local area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
164	4600507	Landowner and resident	1. Angelo Street Neighbourhood Centre Does not support further increases in density. Notes existing concerns with traffic around the schools and shops.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of tree preservation to: <ul style="list-style-type: none"> • Preserving the character and amenity of streetscapes. • Limiting the urban heat island • Local biodiversity 	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

165	4600552	Landowner and resident	1. Preston Street Neighbourhood Centre Notes inconsistency of Amendment 63 with requirements for a neighbourhood centre under the R-Codes which support a maximum 3 storey height limit. Raises concerns regarding the ASR13 provision which allows for up to 8-13 storeys. Notes new Coles development in Angelo Street and Farmer Jacks in Como and reduced demand for shopping and retail. Therefore Preston should be left as a neighbourhood centre which services local area. Notes LPS 7 requires that neighbourhood centre development should not adversely impact adjoining residential areas which 13 storeys would do.	Amendment 63 to the Cygnet Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-AC0' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes trees as an integral part of our natural environment and raises the need to preserve them at all costs.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
166	4600558	Landowner and resident	1. Henley Canavan Urban Corridor Reference is made to specific property at 39 Crawshaw Crescent, Manning. Notes the proposed coding of properties to R30 on the east side of the street, while the properties on the west remain at R20. Also notes the proposed coding of properties at the rear to be R30. Raises concerns this will isolate the referenced property and affect future value.	Properties identified with R30 density are located within the Growth area. Those which remain at R20 density are outside of the growth area and are not identified to accommodate additional dwellings. The subject property and all other lots in the street block are proposed to remain R20. Note. Property values are not a planning matter and are outside the scope of LPS 7.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Comments on previous verge tree removal at subject property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
167	4600566	Landowner and resident	1. Waterford Triangle Queries whether additional footpaths will be built within Waterford. Concern for safety given lack of footpaths.	Noted. Provision of new footpaths are not in the scope of LPS 7.
			2. Tree Preservation Unsure about planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
168	4600563	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property Notes that trees on private property need more support than public land. Regards these as an asset. Notes the importance of tree preservation and mitigation of the urban heat island effect, raising the need to act on this now through appropriate policy before it threatens public health.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
169	4600609	Landowner and resident	1. Bentley-Curtin Specialised Activity Centre Raises concerns over the future density and population. References the example of the South Perth Activity Centre and local traffic impacts.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
			2. South Perth Activity Centre Reference is made to the proposed Recreational Aquatic Facility and distance from South Perth suburb.	Noted. This is outside scope of LPS 7.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises concerns with state government approach to preserving vegetation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
170	4600874	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the environmental significance, heritage value and aesthetic value of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
171	4601541	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental and aesthetic significance. Supports increasing density of the City on balance with the preservation of established tree and planting in parks and foreshore areas.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

172	4601721	Landowner and resident	1. Canning Highway Places 1 and 2 References proposed R50 properties on Darling Street. Notes previously the proposed boundary was a straight line from Hovia Terrace to Salisbury Avenue and this went across the streets rather than along the streets. Concerned with the transition of density across lot boundaries rather than the streetscape. Raises concerns that this difference will be amplified on Darling Street given the difference in NGL. References Brandon and Dyson Street with the most significant NGL variation and highlights concerns regarding increased density/height difference.	Density transitions are consistent with the local planning strategy.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises the need for provisions to accommodate considerations around hazardous trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
173	4601907	Landowner	1. All Growth Areas Supports LPS7.	Noted.
			2. Tree Preservation Support planning controls to preserve large trees over 8m in height on private property. Notes loss of tree canopy as larger lots in South Perth and in other parts of Perth are redeveloped for higher densities. Notes the importance of preserving canopy to: - Minimise heat sink - Increase property values - Reduce effects of climate change.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. General LPS 7 Comments <ol style="list-style-type: none"> Notes clear connection between the Local Planning Strategy, the Local Planning Scheme, the Activity Centre Plan and the Local Development Plans. Requests inclusion of minimum Bicycle parking standards within Clause 32(6). Concerned Clause 32(8) does not provide for redevelopment at the developed density if non-conforming. Suggests link between Clause 22 & 23. In relation to Schedule A - notes need for interpretation of the terms "significant Tree" and "worthy of preservation". Considers scope of consideration is too narrow. Should provide for registration of an avenue of trees as a group, which together create significance. Notes need for incentives such as reduced open space or increased plot ratio/building height as trade-off for retention of tree. Clause 60A, relating to the establishment of Design Review Panel needs to be supported by a statement of purpose to describe the reason for the Panel and what value it will add to urban design and development outcomes, in the interests of the community. Notes clauses 60A and 60B refer to the Council whereas 60C refers to the decision maker. Notes under ACR 2 requirements reference is made to design excellent and good design outcomes, but these should be defined in some way. 	<ol style="list-style-type: none"> Noted. Minimum bicycle standards are included in Clause 32(6). Clause 32(8) specifically permits a site to be redeveloped above the assigned density if it is a pre-scheme development that already exceeds the assigned density. Wording is consistent with other recently approved local planning schemes. The wording for Clause 60A was determined by the WAPC and is currently being considered under the Regulations review. Good design and Design Excellence is discussed in detail in the South Perth Activity Centre Plan.
174	4602484	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes concerns in relation to climate change and importance of retaining canopy going forward.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
175	4602489	Landowner and resident	1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes that it should be at the discretion of the landowner and neighbouring residents for trees affecting private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
176	4602681	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the historical significance of trees in South Perth. Notes that preservation should be considered on balance with impacts to private property and infrastructure.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
177	4602713	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

178	4602776	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Requests no tall buildings or billboards.	Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas.
			2. Angelo Street Neighbourhood Requests provisions for more restaurants/takeaway in the area.	The zoning table permits Restaurant/Café use in the Neighbourhood Centre zone.
			3. South Perth Activity Centre Requests the preservation of mature trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			4. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance in relation to of climate change, providing shade, aesthetic value and local biodiversity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
179	4603008	Landowner and resident	1. Welwyn Neighbourhood Centre Notes vacancy of tenancies. Queries rental price. Notes locals want restaurant or small bar.	LPS 7 permits a variety of uses within the Neighbourhood Centre zone, including restaurant/cafe and small bar.
			2. Canning Highway Places 1 and 2 Concerned with the process of clearing land to accommodate development in the area. References site clearing near McDougall Park.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes carbon absorption, environmental and aesthetic value.	As above.
180	4603303	Resident	1. Angelo Street Does not support the proposed coding of Angelo Street. Concerns about impacts to the areas character from higher density development. Notes concerns with increased traffic, parking, crime and pollution. Unsupportive of high density and impacts on older properties. Concerned with over development and trajectory of Angelo Street.	It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Preston Street Neighbourhood Centre Does not support increase to density over potential impacts to local traffic network. Notes that transport is an existing issue.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes aesthetic value and need to balance with increased density.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			4. General LPS7 Comments Raises concerns generally, with overdevelopment. Requests no change to densities at Angelo Street. Reiterates the importance of trees. Concerned with the impacts of development on the areas existing character over time.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. Angelo Street is one of these growth areas.
181	4603480	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Concern for traffic impacts on intersections of Canning Highway and South Terrace, Douglas Avenue and Thelma Street. Requests TPS 6 densities to remain.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the significance of private property in managing tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
182	4603590	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes significant to the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

183	4603606	Landowner and resident	<p>Canning Highway Places 3, 4 and 5 Objects to changes proposed under draft LPS 7. Notes traffic congestion along Canning Highway and intersections of Douglas Ave and Thelma Street. Lack of parking and increased street parking. Notes redevelopment of larger R15 lots within single houses and desire for retention of large lots. Concern for proposed R80 and R100 densities on Canning Highway and privacy impacts, boundary wall development, overshadowing, noise and increased parking. Concern for proposed R40 and R50 densities along Norton and Renwick Streets and on-street parking and traffic impacts. Objection to R50 density on McDonald Street. Notes existing noise impacts from childcare centre. Objection to increased density on Hobbs Avenue and increased street-parking issues. Request 2 storeys maximum height on residential streets to minimise overshadowing and traffic congestion/street parking issues.</p>	<p>Noted. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. Overshadowing, solar access, visual privacy and parking are controlled through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas.</p>
			<p>2. Henley/Canavan Urban Corridor Objects to density within this growth area. Concern for increased traffic and congestion.</p>	<p>The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.</p>
			<p>3. Angelo Street Neighbourhood Centre Notes need for traffic and parking management, particularly in light of Coles redevelopment and other proposals. Requests retention of village character of Angelo Street.</p>	<p>It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.</p>
			<p>4. Canning Highway Places 1 and 2 Continuing high density development around Canning Highway will only contribute to greater traffic issues. Concern for lack of information available on the Canning Hwy upgrades.</p>	<p>The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal. Main Roads WA advised the City that the upgrade and widening of Canning Highway is not in the Main Roads current 4 year forward estimated construction program. All projects not listed are considered long term.</p>
			<p>5. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the inconsistency of tree preservation and property rights.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.</p>
			<p>6. General LPS 7 Concern local road network cannot accommodate increased densities. Queries plans to upgrade signalised intersections on Canning Highway and Manning Road. States Car Parking Strategy is inadequate to deal with parking impacts of LPS 7. Queries whether traffic modelling has been undertaken to determine impacts of LPS 7. Concern for loss of Manning Senior Citizens, Men's Shed and Associated Carpark as a result of proposed zoning and density of the site. Concern for application of discretion applied through the R-Codes with respect to building height. Concern for lack of visitor parking provided within a development site and impacts to on-street parking. Concern for lack of infrastructure to support increased density including local schools.</p>	<p>The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. There are no plans to remove or repurpose the Manning Senior Citizens Centre/Men's shed. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth.</p>
184	4603606	Landowner and resident	<p>1. Tree Presentation Supports planning controls to preserve large trees over 8m in height on private property. Promotes the aesthetic value and character of the local area. Also notes the benefits to provision of shade, air quality, local biodiversity and urban cooling. Significance of tree preservation to the South Perth's heritage and prevailing character.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>

185	4603835	Landowner and resident	1. Tree Presentation Supports planning controls to preserve large trees over 8m in height on private property. Promotes the aesthetic value and character of the local area. Also notes the benefits to provision of shade, air quality, local biodiversity and urban cooling. Significance of tree preservation to the South Perth's heritage and prevailing character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
186	4603838	Resident	1. Tree Presentation Supports planning controls to preserve large trees over 8m in height on private property. Promotes the aesthetic value and character of the local area. Also notes the benefits to provision of shade, air quality, local biodiversity and urban cooling. Significance of tree preservation to the South Perth's heritage and prevailing character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
187	4603839	Resident	1. Tree Presentation Supports planning controls to preserve large trees over 8m in height on private property. Promotes the aesthetic value and character of the local area. Also notes the benefits to provision of shade, air quality, local biodiversity and urban cooling. Significance of tree preservation to the South Perth's heritage and prevailing character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
188	4604234	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Promotes the aesthetic value and character of the local area. Also notes the benefits to provision of shade, air quality, local biodiversity and urban cooling. Significance of tree preservation to the South Perth's heritage and prevailing character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
189	4604750	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Concerned over loss of natural tree canopy regarding the current rates of infill. Notes the pattern of high-density development leading to cleared sites which is contributing to the urban heat island effect and reduced visual amenity. Notes a need to preserve the existing tree canopy to contribute to cooling the local environment. Developers should be more accountable to replanting conditions relating to developments in the future.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
190	4604767	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the aesthetic and environmental value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
191	4604825	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the: <ul style="list-style-type: none"> - Aesthetic value - Environmental value - Cooling of the local environment - Biodiversity value - Slow natural regeneration of trees - Importance to local character - Need to balance with increased redevelopment 	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
192	4604991	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Concerned with the number of trees being removed during redevelopment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
193	4605046	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes support of canopy preservation to local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments Requests the City reconsider expanding the protection of heritage listed properties. Concern for loss of heritage value from demolition. Suggests heritage grants.	The City has a comprehensive Local Heritage Inventory and Local Heritage List. P313 Heritage List - provides heritage incentives including refund of Development Application fees and funds for Heritage Consultant advice. Grants are also available from the Heritage Council for places listed on the State Register of Heritage Places.

194	4605265	Landowner and resident	<p>1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
195	4606083	Landowner and resident	<p>1. Manning Road Urban Corridor Raises concerns around the potential for a significant increase in traffic, particularly around Ley Steet/Manning Road intersection.</p>	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises the significance of trees to the liveability of residents and local biodiversity value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
196	4606129	Landowner and resident	<p>1. Angelo Street Neighbourhood Centre Submission made in relation to Lot 85 (No. 58) Angelo Street, South Perth. The site is 1,022m² in area with a frontage of 35.2m to Angelo Street and a frontage of 29.57m to Rose Avenue. The site is currently zoned 'Neighbourhood Centre Commercial' under TPS 6 with an applicable residential density code of R50. The existing development on the site comprises a local gym and a hairdressing use with associated on-site parking. Although the existing uses on the site make a positive contribution to the activity centre, the subject site is generally underutilised and is ripe for redevelopment. Draft LPS 7 proposes to zone the subject site as 'Neighbourhood Centre' with a residential density code of R-AC4. Whilst the R-AC4 code provides a modest increase in plot ratio when compared to the current R50 coding, the R-AC4 coding would place a building height limitation of 3 storeys and a plot ratio limitation of 1.2 on the site which represents a significant impediment to redevelopment. The zoning table in draft LPS 7 references that Clause 18(6) of the scheme is to apply for development in the 'Centre' zone meaning that a Local Structure Plan or Local Development Plan can be utilised. There is no such provision or mechanism in draft LPS 7 which is applicable to the 'Neighbourhood centre' zone. Furthermore whilst Clause 31(1) part 2 of draft LPS 7 appears to facilitate an ability to vary development standards for non-residential development, there is no mechanism within the draft LPS 7 to vary standards for residential development. Notes land on the southern side of Angelo Street is identified as having a density coding on R-AC3, R-AC2 and R80 which allow building heights of between 4 to 7 storeys. Believes more intense development should be promoted on the northern side of Angelo Street to mitigate the impact of overshadowing on adjoining properties. Notes strategic actions relevant to the Angelo Street Neighbourhood Centre within the Strategy and detailed planning required to support future redevelopment. It is also noted that whilst there is reference to the provision of a Precinct Structure Plan, Structure Plan, Local Development Plan, or Local Planning Policy (limited only to non-residential development), there is no enabling mechanism in draft LPS 7 that facilitates the ability to prepare any of these documents for land within the Neighbourhood Centre zone. In view of the above is requested that LPS 7 is amended to: 1. include a provision that facilitates the ability for the preparation, adoption and application of a Precinct Structure Plan, Structure Plan, Local Development Plan, or Local Planning Policy for the Neighbourhood Centre zone; and 2. apply a residential density coding of R-AC3 to the subject site.</p>	<p>Clause 18(6) applies only in relation to consideration of land use permissibility in the Centre zone. The deemed provisions set out when a Precinct Structure Plan, Structure Plan or Local Development Plan may be prepared. A Local Planning Policy can be prepared by the City at any time. The City does not support development of ad-hoc LDP's within the Neighbourhood Centre zone to vary the development standards of the Scheme/R-Codes. Residential development proposed on land assigned a density code is subject to the R-Codes. The R-Codes provides a performance-based approach to guide development. A provision in LPS 7 is not required to 'vary' the R-Codes for residential development. An ad-hoc application of an R-AC3 density to the subject site is not supported. Based on the size of the lots on the northern side of Angelo street, vehicle access arrangements and interface with adjoining R60 lots, an R-AC4 density is considered appropriate.</p>
197	4606157	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to the local character of the area.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
198	4606234	Landowner and resident	<p>1. Angelo Street Neighbourhood Centre Supports redevelopment across the area with more diversity in land uses across Angelo Street. Supports accommodating mixed use developments with ground floor commercial/retail and residential above. Requests further alfresco use of pavements, less traffic and reduced parking from Coode Street to Anstey Street.</p>	Noted.

199	4606629	Landowner and resident	1. All Growth Areas Supports the proposed LPS7 coding for this area.	Noted.
			2. Henley Canavan Urban Corridor Notes street block bound by Henley St, Talbot Avenue, Coolidge St and Baldwin St is currently split with the Southern side of the block zoned R30 and the Northern side zoned as R20. Requests whole block to be R30.	The street block is currently split R20 on the north and R30 on the south. LPS 7 proposes to rezone the whole block R30.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes significance to local biodiversity and reducing the urban heat island effect.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
200	4607134	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the benefits of tree preservation to local fauna and liveability.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
201	4607538	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes aesthetic value, historical significance, and support to local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments Notes heritage and character are irreplaceable.	Noted.
202	4607617	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Significance of the local character to South Perth.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
203	4607636	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of mature trees to maintain a cool environment, support biodiversity and maintain property value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments Raises the importance of retaining existing public/green open spaces and to provide more in the future. Requests increase in street lighting.	The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7. Street lighting is out of scope of LPS 7.
204	4607692	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of trees canopy on private property in mitigating the urban heat island effect. Raises concerns of tree canopy rates with infill of residential properties. Needs to be managed carefully.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
205	4607695	Landowner and resident	1. Bentley-Curtin Specialised Activity Centre Objects to the proposed R-ACO coded area bounded by Kent Street, Hayman Road, George Street and Brian-Hay Court. Concerns over outcomes of over development. Notes that the City's environmental policy, focused on climate change mitigation and preserving biodiversity, is inconsistent with the Bentley-Curtin Specialised ACP. References the significance of the area to the Carnaby Black Cockatoo, protected under federal legislation. Notes past loss of fauna. Raises the importance of future design incorporating the remaining pine plantations.	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. The BCSACP contains indicative building height considerations, with detailed requirements to be contained within future precinct planning documents for the area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of mature trees and value to the local character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
206	4609569	Landowner and resident	1. Welwyn Neighbourhood Centre. Requests the City to consider parking and traffic management.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.

			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of mature trees and value to the local character	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
207	4609801	Landowner and resident	1. Welwyn Neighbourhood Centre Raises concerns with parking availability at Welwyn Shopping Centre since the completion of recent developments. Notes that the parking situation is leading to an impeded flow of traffic on Welwyn Avenue.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance to urban cooling, carbon absorption, local biodiversity	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
208	4610010	Landowner and resident	1. Manning Road Urban Corridor Concern for increased traffic as a result of increased density. Queries possible increases in public transport services.	The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			2. Welwyn Neighbourhood Centre Notes concerns with the parking situation regarding Welwyn Shopping Centre. Queries future City intentions to increase parking in line with increasing coding proposed under LPS7.	The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
209	4610912	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes their significance in reducing the urban heat island effect.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
210	4611533	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental/biodiversity significance.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
211	4611614	Landowner and resident	1. Manning Road Urban Corridor Supports the proposed density increases on Manning Road. Requests the City to retain and plant more vegetation in the future.	Noted. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. The City is in the process of reviewing its Street Tree Management Plan which provides a coordinated approach to increase street tree planting.
			2. Welwyn Avenue Supports the proposed density increase on Welwyn Avenue. Notes the importance of accommodating population growth with new retail opportunities and community services.	Noted.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the declining character of South Perth as being an area with a rich urban canopy. Notes the loss of native trees and subsequent effect on local biodiversity – links this with new development processes and the clearing of sites with existing vegetation. Requests the City engage in more street tree planting on public land.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. The City is also in the process of reviewing its Street Tree Management Plan which provides a coordinated approach to increase street tree planting.
212	4611730	Landowner and resident	1. Bentley/Curtin Specialised Activity Centre Supports the proposed zoning/density under LPS7. Notes the importance of accommodating intensive development to facilitate more efficient and specialised activity.	Noted.
			2. Canning Highway Places 3, 4 and 5 Supports density increases proposed. Changes are overdue. Requests City to purchase properties to facilitate contributions to affordable housing and creation of parks.	The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7. Noted. This is outside scope of LPS 7.
			3. Henley/Canavan Urban Corridor Supports the proposed zoning/density under LPS7. Notes changes as being overdue and potential to go further and supports the Canning Bridge-Curtin University high frequency bus route.	Noted.

			4. Manning Road Urban Corridor Supports the proposed zoning/density under LPS7. Notes changes as being overdue and potential to go further. Notes the context of supporting the facilitation of affordable housing.	Noted.
			5. Angelo Street Neighbourhood Centre Supports the proposed zoning/density under LPS7. Notes changes as being overdue and potential to go further. Notes the context of supporting local business and future public transport.	Noted.
			6. Preston Street Neighbourhood Centre Notes the City's support of the Preston Street Neighbourhood Centre could be strengthened.	Noted.
			7. Welwyn Neighbourhood Centre Supports the proposed zoning/density under LPS7. Notes changes as being overdue and potential to go further. Notes the context of supporting local business.	Noted.
			8. Canning Highway Places 1 and 2. Notes that Amendment 57 provided lack of support for transport corridor function. Requests City implements purchasing scheme to support the coordination of affordable housing and public open space.	Noted. This is outside the scope of LPS 7.
			9. Waterford Triangle. Supports proposed amendment 59 and amendment 60. Notes they should be pursued.	Noted.
			10. South Perth Activity Centre and Canning Bridge Activity Centre Notes the concentration of density in the South Perth Peninsula as unfortunate, noting the opportunity of other localities to accommodate greater density to achieve the wider regional goal of limiting sprawl.	Noted.
			11. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes Strata ownership of a significant tree at 202 Coode Street, Como which is comparable to similar register significant trees in Como.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
213	4611997	Do not own a property or live within the City of South Perth	12. Other LPS7 Comments LPS7 lacks an overarching preamble that proclaims a commitment to contributing "our bit" towards new era concerns about designing for more compact, better sustainable cities; about the crises in housing supply, especially affordable housing; and transitioning from the earlier eras of individualistic, quarter acre block thinking, into a modern era of community belonging in an inner metropolitan region. There are strong positives to be expressed, in contrast to the implied conservatism in this survey's focus upon "what is happening to my block of land".	Noted. LPS 7 is required to be prepared using the Model Scheme Template.
			1. All Growth Areas Raises concerns over increased density in relation to: <ul style="list-style-type: none"> a. Future school capacity for increasing population b. The existing road networks in relation to traffic and future congestion c. Declining rates of public open space. Notes a need for more green spaces to support cooling of the environment, liveability, and biodiversity d. Design of bicycle paths to allow commute. 	<ul style="list-style-type: none"> a. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth. b. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. c. The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7. d. The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			11. Tree Preservation Supports planning controls for trees greater than 8m in height. Supports preservation of vegetation if housing design can accommodate this on the site. Raises the possibility of using incentives such as faster approval and reduced rates to achieve this. Notes the importance of vegetation for biodiversity, to reduce the heat island and support liveability. Notes recent decline of Perth's canopy and the inconsistency of this with Perth's climate. Notes modern planning outcomes leading to decline in the urban canopy.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.

			12. General LPS7 Comments Notes the impacts of reduced canopy across Perth and the need for more public open space/green spaces. Significance of green spaces to supporting biodiversity, reducing the urban heat island and importance to liveability. Request the City address site coverage of lots with little vegetation and design elements including dark roofs. Expresses a need to limit the urban heat island effect and future public health considerations around this issue.	All new developments are subject to the Landscaping, Tree canopy and deep soil area requirements of the R-Codes Vol. 2.
214	4612442	Landowner and resident	1. Bentley-Curtin Specialised Activity Centre Raises the importance of preserving local fauna. Specific reference is made to the Carnaby Black Cockatoo and the importance of preserving the existing pine plantations as their natural habitat.	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes considerations to local climate, local fauna, liveability and aesthetic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
215	4613509	Resident	1. General LPS7 Comments Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of vegetation to liveability and the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
216	4612992	Landowner and resident	1. Preston Street Neighbourhood Centre Notes Preston Street Neighbourhood Centre as a great example of what developers can do when they have benefits for the community as a driver for the financial outcomes.	Noted.
			2. Waterford Triangle Notes provision of an aquatic facility at the George Burnet Leisure Centre would be an asset complementing the growth in this area.	This is outside of the scope of LPS 7.
			3. South Perth Activity Centre Concern for planning process and developers pushing boundaries.	Noted.
			4. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the City's tree canopy has been declining for years - notes urgency to preserve trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			5. General LPS7 Comments The draft LPS7 has added Schedules e.g. Schedule B - Additional site requirements". Notes details like this should be part of the relevant land schemes, or other provisions, thereby minimising the need to alter the overarching LPS if a local scheme is altered. Lot 61 (No. 20) Allen Street, South Perth (known as the Burch Street Car Park), shows as being Additional Use - Car Park, with Condition "P" use,, The online mapping tool shows this land as being Additional Use "A1". The Burch St Car Park needs to remain as covered by TPS6 - Parks and Recreation, Public Purposes	Schedule B carries over site specific requirements currently included in TPS 6 into LPS 7. The provisions may be varied in accordance with Clause 34 of LPS 7. Creation of Local Development Plans or Local Planning Policies to carry over these provisions is not consistent with orderly and proper planning. Table 2 of LPS 7 sets out 'Specified additional uses for land in local reserves in Scheme area'. Under Table 2, No. 20 Burch Street has an additional use for Car Park which is listed as Additional Use No. 1 in the Table - which corresponds with the A1 notation on the Scheme Map. Note the Parks and Recreation local reserve doesn't exist in the Regulations and is now termed Public Open Space. The Civic and Community local reserve, with additional use for 'Car park' permits the site to continue operation as a public car park.
217	4613935	Landowner and resident	1. Canning Highway Place 3, 4 and 5 Concern for size of growth area and proposed changes to properties which are a long way from Canning Highway.	The Growth Area is generally within a 400m (5 minute) walkable catchment from Canning Highway.
			2. Angelo Street Neighbourhood Centre Notes house at 127 Angelo Street is almost 1 km from the shopping/village area. Objects to density increase proposed from R15 to R25 in this area. Attached photo of house at No. 127 Angelo Street. Notes house was constructed in 1923 and so is almost 100 years old. Concern for impact of increased density on area. Requests an amendment stating that where the original home cannot be maintained, other dwellings should not be built on the block. Without this we will lose all heritage houses Attached photo of house at No. 127 Angelo Street. Requests an amendment stating that where the original home cannot be maintained, other dwellings should not be built on the block. Without this we will lose all heritage houses.	Note subject lot is 600m from Canning Highway and 450m from Angelo Street shops. This area is identified within a Growth Area under the Strategy to accommodate additional dwellings. The City's Local Heritage Inventory and Heritage List are used to conserve cultural heritage.

			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the poor design of developers in preserving trees and clearing of sites. Notes the slow regeneration of established trees and value they represent to the local environment. Request the City continue to advocate for tree preservation. Notes the smaller site characteristics of newer lots and the inability of these lots to accommodate trees of a reasonable size. Raises the importance of preserving established trees on larger properties. Also references the importance of vegetation with climate change and the responsibility of developers/builders in supporting tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
218	4614142	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to: <ul style="list-style-type: none"> a. Historical character of South Perth b. Real estate value c. Providing natural carbon absorption d. Climate e. Local biodiversity 	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
219	4614189	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes significance of tree preservation in regard to aesthetic value, property value and benefits to the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
220	4615117	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance to the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
221	4615782	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Notes No. 110 Gardner Street, Como has an area of 1012m2 and is coded R15/R25 under TPS 6. Notes the City's Local Planning Strategy indicates that that residential area surrounding the area bounded by Hazel Street to the west, South Terrace to the north and McDonald Street to the east, is to be "Up to R50" however the draft LPS7 map indicates that the residential coding of the subject property is to be changed to a single coding of R15. Notes properties immediately to the north, east and south are to be recoded to R30. Requests subject property be identified R30. Requests changing of the coding of the entire portion of Gardner Street which lies between Hazel Street and McDonald Street, to R30. Another factor worth considering is that the abovementioned portion of Gardner Street is in close proximity to Canning Highway, a regional road which is to be adjoined by properties with higher densities in order to facilitate higher density developments along the highway. It should also be noted that with the subdivision of my property into two lots, I would still be in a position to retain trees or plant trees on the lots in an effort to contribute towards the overall tree canopy in the area.	The R15 density is proposed to be retained given age of dwelling stock and local character assessment.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the height of verge trees leading to hazards and obstructions – requests maintenance for a maximum height of 4m.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
222	4616378	Landowner and resident	1. Manning Road Corridor Does not support density changes. States Downey Drive cannot accommodate traffic increase. Impacts to the local traffic network and Manning Road. Concerns in relation to parking demand at Welwyn Shopping Centre. Future property value decline Requests the City consider retaining the existing R20 coding.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. Note. Property values are not a planning matter and are outside the scope of LPS 7.
			2. Tree Preservation Unsure about planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

223	4616691	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Raises concerns regarding the future impacts to the local traffic network. Notes specific concerns to the impacts on Labouchere Road. Requests the City consider traffic and congestion in this area to a greater detail.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Support planning controls to preserve large trees over 8m in height on private property. Notes the need to preserve green spaces on balance with future development.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
224	4616741	Landowner and resident	1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Supports the responsibility of landowners in managing vegetation on private land and notes a currently sufficient rate of tree canopy.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
225	4616990	Do not own a property or live within the City of South Perth	1. All Growth Areas Ensure all mature trees are protected and more tree canopy is planted and planned for in this climate emergency we are in.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. All new developments are subject to the Landscaping, Tree canopy and deep soil area requirements of the R-Codes Vol. 2.
			1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Requests that all existing mature trees are to be protected, and more tree canopy planted. Notes the importance of environmental significance and biodiversity for tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
226	4617024	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of tree preservation to liveability, biodiversity, and local ecological value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
227	4617357	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental significance of tree preservation and value to liveability.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
228	4617492	Landowner and resident	1. Angelo Street Neighbourhood Centre Does not support the proposed residential density greater than two storeys.	The proposed densities are guided by the Strategy.
			2. Canning Bridge Activity Centre Concern with number of apartment developments being approved around the Canning Bridge Activity Centre.	The development of the Canning Bridge Activity Centre is in accordance with the Activity Centre Plan approved for the area.
			3. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes depends where the tree is situated. Landowners should be encouraged by not required.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
229	4617613	Do not own a property or live within the City of South Perth	1. Henley/Canavan Urban Corridor Notes importance of tree preservation in the Henley Canavan Urban Corridor.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. Manning Road Urban Corridor Notes importance of tree preservation in the Manning Road Urban Corridor.	As above.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of declining tree canopy with recent redevelopment.	As above.
230	4617688	Landowner and resident	1. Manning Road Urban Corridor Does not support the proposed R60 coding along Manning Road. Raises concerns that the proposed increase in density will negatively affect the local traffic network and impact the local character of Manning.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.

			<p>2. Welwyn Neighbourhood Centre Does not support the proposed increase in density under LPS7 around the Welwyn Neighbourhood Centre. Notes existing issues with local traffic demand and parking around the Welwyn Shopping Centre. Raises concerns with future access to Manning Road with anticipated increase in population based on density increases. Notes potential negative impacts to the local character.</p>	<p>The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.</p>
			<p>3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental value of tree preservation. Notes the impact of redevelopment processes and site clearing in regard to tree preservation. Notes impacts to adjoining landowners and community.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
231	4617702	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Does not support higher density residential.</p>	Noted.
			<p>2. Henley Canavan Urban Corridor Does not support higher density residential.</p>	Noted.
			<p>3. Manning Road Urban Corridor Does not support higher density residential.</p>	Noted.
			<p>4. Canning Highway Places 1 and 2 Does not support higher density residential.</p>	Noted.
			<p>5. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Note support to biodiversity, mitigation to urban heat island effect and aesthetic value</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
232	4618114	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Requests that future redevelopment on Canning Highway is restricted to two storeys and designed accordingly to not impact airflow to adjoining properties. Requests that mature trees are preserved based on the amenity they provide to existing properties.</p>	<p>Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas.</p>
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the cooling effect of trees to the local area. Requests more planting in the future.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
233	4618268	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of tree preservation to liveability within cities. Requests greater protecting for mature trees and increased planting rates. Notes the aesthetic value, environmental value and economic benefits of preservation.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
234	4618424	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes significance of preservation to the local character.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
235	4618477	Do not own a property or live within the City of South Perth	<p>1. South Perth Activity Centre Plan Requests the City preserve existing vegetation in the South Perth Activity Centre Plan.</p>	<p>Development within this growth area is guided by the South Perth Activity Centre Plan.</p>
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of tree preservation with slow generation and aesthetic contribution to the local area.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
236	4618669	Do not own a property or live within the City of South Perth	<p>1. All Growth Areas Preserve trees and green spaces.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of tree preservation to the local climate, fauna and aesthetic value.</p>	As above.

237	4618838	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental considerations, biodiversity, benefits to local climate, local character and property value. Notes tree preservation as a key planning consideration.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
238	4618965	Landowner and resident	1. Preston Street Neighbourhood Centre Requests the City support the Cygnet Theatre redevelopment and ensure its status as a functioning historical theatre.	Amendment 63 to TPS 6 was approved in 2021 to facilitate refurbishment of the Theatre and redevelopment of adjacent land. Development approvals have already been granted by the City for heritage restoration works to the theatre.
			2. Waterford Triangle Supports redevelopment at higher density in Waterford Triangle. Notes the existing site is well suited for redevelopment.	Noted.
			3. South Perth ACP Requests zoning/density limits are adhered to and discretion to developers is limited.	The application of discretion is subject to Clause 34 of LPS 7 and within the Schedule B provisions.
			4. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of planting species in suitable locations. Raises concerns regarding damaged or dying trees which may pose a hazard and need for policy to respond to these cases.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			5. General LPS7 Comments Does not support the proposed rezoning of the Burch Street Carpark under LPS7. Raises concerns over future potential development of the site and anticipated impacts to parking availability and access to the South Perth Hospital.	The Civic and Community local reserve, with additional use for 'Car park' permits the site to continue operation as a public car park. Any future changes to the use of the site are subject to Council determination.
239	4619039	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the benefits to local fauna and cooling of the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
240	4619042	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the benefits to local fauna and cooling of the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
241	4619045	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes recent decline of tree canopy, impact to local amenity and environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
242	4619367	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Raises concerns with the recent tree canopy decline in the context of Perth's climate. Notes the future impacts of this dynamic on Perth's climate which understates the significance of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
243	4619491	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
244	4619565	Do not own a property or live within the City of South Perth	1. Bentley-Curtin Specialised Centre Requests the City maintain the existing zoning under TPS6.	Modification to LPS 7 is required to implement the Bentley-Curtin Specialised Activity Centre Plan and Local Planning Strategy.
			2. Canning Highway Places 3, 4 and 5 Raises the importance of relocating power underground. Notes the poor aesthetic value of Canning Highway and need for more mature trees in the area.	Underground power is out of scope for LPS 7. The City is in the process of reviewing its Street Tree Management Plan which provides a coordinated approach to increase street tree planting.
			3. Manning Road Urban Corridor Requests the City preserve the existing mature trees on Manning Road.	All street trees are protected against unauthorised damage and removal under the City's Public Places and Local Government Property Local Law 2011. The City is also in the process of reviewing its Street Tree Management Plan which provides a coordinated approach to increase street tree planting.
			4. Angelo Street Neighbourhood Centre Does not support proposed zoning around Angelo Street. Notes the existing amenity of Angelo Street and the significance of preserving mature trees.	Noted. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			5. Preston Street Neighbourhood Centre Does not support proposed density under LPS7.	Noted.

			6. Canning Highway Places 1 and 2 Requests the City retain the existing zoning under TPS6. Notes the age of some existing dwellings and the wider area' suitability for redevelopment.	Amendment 57 was approved to TPS 6 in June 2021 to implement the majority of the density increases identified by the Strategy. There are minimal changes proposed between TPS 6 and LPS 7 for this growth area.
			7. South Perth Activity Centre and Canning Bridge Activity Centre Notes the CBACP is currently being reviewed by the City of Melville. Believes the CBACP needs to be split in two - rather than involving both Councils in any changes.	Noted.
			8. Tree Preservation Increased densification is leading to significant loss of tree canopy. Tree canopy is important for avoiding heat islands, refuge for wildlife, shade for pedestrians, cooling houses in summer and generally making for a pleasant and relaxed environment to live in. That's why people like leafy green suburbs.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
245	4619589	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits of tree preservation in supporting liveability, cooling, aesthetic value, and biodiversity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
246	4619617	Landowner and resident	1. Henley Canavan Corridor Does not support higher density along Cavan Crescent. Concerns relate to traffic and minimal uptake in public transport.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Canning Highway Places 1 and 2 Raises concerns with the local traffic flow across Canning Bridge.	Future construction of the planned Canning Bridge Bus Interchange will increase capacity, allow more efficient public transport scheduling in the Applecross/South Perth area, improve the safety and amenity of public transport journeys, and provide additional road capacity along the Canning Highway.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes value to local biodiversity and contribution to the aesthetic of the local area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
247	4619798	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes context of tree preservation in relation to reduction in urban heat island effect, liveability, carbon absorption, supports local ecosystem, assist with drainage, increase canopy cover.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
248	4619942	Landowner and resident	1. Tree Preservation Notes recent decline of tree canopy and impact of clearing during redevelopment, retaining minimal vegetation. Notes benefits of tree preservation to the local climate. Raises concerns with rate of infill leading to canopy decline and need to ensure replating for removal of mature trees. Makes specific reference to Nos. 42 and 44 Angelo Street, South Perth where its noted there is an imminent risk to existing oak trees on site.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
249	4620326	Landowner	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Requests the City work towards canopy retention	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
250	4620611	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes recent declining rate of canopy associated with modern residential redevelopment design. Raises the importance of retaining street trees in the future to combat this trend to support local fauna.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

251	4620849	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Does not support the proposed R50 density for Nos.34, 36 & 38 McDonald Street and 90 Comer Street, Como. Requests R25 as a more suitable density for the subject sites. Notes that this would provide uniform coding for lots on the north-east side of McDonald Street. Concerns relate to</p> <ol style="list-style-type: none"> Existing local traffic demand in McDonald Street - used for 'rat-runs' during peak hour Existing traffic calming measures have not appropriately mitigated speed of traffic Local businesses have placed increased pressure on parking demand; leading to on-street parking on McDonald Street Presence of significant trees on the subject lots; meaning R50 may lead to future clearing of these sites Proposed R50 coding will have adverse effects on the local character of the area 	<p>Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas. The subject lots at an R50 density provide an appropriate transition between the R100 density located on Canning Highway and the R30 density located on the western side of McDonald Street.</p> <ol style="list-style-type: none"> The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.
			<p>2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes that provisions for tree preservation on private property may work to discourage landowners from planting trees on their property in the future. Notes that it's preferable to encourage tree planting without impeding future development and property value. Notes other means of contribution to tree preservation through:</p> <ul style="list-style-type: none"> Increase planting of street trees Replace diseased/dying verge trees 	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.</p>
252	4620814	Landowner and resident	<p>1. General LPS7 Comments Does not support the proposed zoning of the Burch Street Carpark under LPS7.</p>	<p>The Civic and Community local reserve, with additional use for 'Car park' permits the site to continue operation as a public car park. Any future changes to the use of the site are subject to Council determination.</p>
253	4621019	Landowner and resident	<p>1. Manning Road Urban Corridor Concern in relation to increased density along Manning Road.</p> <ol style="list-style-type: none"> Increased traffic and congestion Lack of planning for public open space Capacity of local schools On-street Parking issues Notes support for higher density and social housing on Telstra site on Corner of Ley and Manning Road. 	<ol style="list-style-type: none"> The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. Noted.
			<p>2. Welwyn Neighbourhood Centre Notes existing parking issues at Welwyn Shops. Cafes generate longer stays than previous pop-in shops.</p>	<p>New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc</p>
			<p>3. South Perth Activity Centre & Canning Bridge Activity Centre Notes suitability of vacant land at corner of Paterson and Clydsdale for modest higher density development. Concern for increased traffic on Paterson Street and rat running.</p>	<p>Noted.</p>
			<p>4. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Supports preservation of trees where appropriate without unnecessary restriction. Subdivision should not be prevented by blanket ban on tree removal. Notes the importance of canopy retention in mitigating the urban heat island effect.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
254	4621069	Landowner and resident	<p>1. Manning Road Urban Corridor Notes the importance of the existing mature pine trees to local fauna. Requests these are preserved in the future to support the local population of the Carnaby Black Cockatoo, a species protected under federal legislation.</p>	<p>The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.</p>

		<p>2. Canning Highway Places 3, 4 and 5 Supports increased density. Notes benefits of optimal existing access to public transport. Requests future building design account for open space between buildings.</p>	Noted.
		<p>3. Henley/Canavan Urban Corridor Notes the public transport links to this area. Raises whether future infrastructure works are required to manage future vehicle use. States that hopefully this leads to increased public transport patronage.</p>	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
		<p>4. Manning Road Urban Corridor Notes the area may need to improve public transport services. Requests the City limit access directly off Manning Road. Suggests frontage to Downey Crescent will be required. Requests developers contribute more in the future, noting the provision for mature trees and community infrastructure as examples. Raises importance of recreational space rather than solely public open space.</p>	Supported. Modifications are proposed to rationalise vehicle access on Manning Road. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
		<p>5. Angelo Street Neighbourhood Centre Requests commercial buildings include residential facilities. Also notes the need for more public open space in the area – notes potential for a link to Sir James Mitchell Park.</p>	The Local Planning Strategy contains an action to review the City's public open space strategies in the context of the increased population growth occurring through LPS 7.
		<p>6. Preston Street Neighbourhood Centre Notes the need for greater active pedestrian networks and cycle related infrastructure.</p>	The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
		<p>7. Welwyn Neighbourhood Centre Notes sufficient level of open space. Reiterates building design to support open space. Raises importance of native flora in this area.</p>	Noted.
		<p>8. Canning Highway Places 1 and 2 Notes similar comments for previous growth area apply.</p>	Noted.
		<p>9. Waterford Triangle Amendment 59 Notes the suitability of student accommodation to this area.</p>	Noted.
		<p>10. South Perth Activity Centre Notes the possibility of developer levies in the future for community infrastructure/active transport infrastructure.</p>	Community Benefit Contributions are contained as a requirement for the South Peth Activity Centre Plan where additional building height and/or plot ratio is sought.
		<p>11. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes recent loss of native vegetation. Notes importance to local biodiversity, climate and supports local character/aesthetic.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
		<p>12. General LSP7 Comments Notes value of open space and vegetation to liveability. Supports the building height limits to Salter Point. Notes importance of retaining the vegetation on the Salter Point foreshore.</p>	Noted.

255	4621100	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Support rezoning Canning Highway to R80. Does not support three storey height limit. Notes no additional height restrictions placed anywhere else on Canning Highway.</p> <ul style="list-style-type: none"> a. Queries whether height limit supports noise mitigation requirements. b. Queries whether height limit meets the guidelines of Directions 2031. c. Do not support requirement for buildings greater than 3 metres in height requiring a minimum of 6.0 metres to any lot boundary of a site with frontage to Campbell Street. Canning Highway is a Red Road marked as Freight. Believes capped development of a privately owned parcel of land, on grounds of preference of use by another private land owner is unlawful. d. Do not support the proposed rezoning of Residential use for Canning Highway located between South Terrace and Campbell Ave (access road to Canning Highway), on the grounds there are only 10 properties on either side of Canning Highway that are performing currently as residential use. Note properties on the north side of South Terrace are proposed as mixed use. Note 128 Canning Highway is also proposed as mixed use. Project the demand of these existing services growing in line with the proposed increase in density and should be zoned accordingly. e. Do not support vehicle access requirements (SCA1) which relate to co-ordination of vehicle access. Supports both direct access to Canning Highway and access with adjoining properties pending the size and nature of the development. 	<ul style="list-style-type: none"> a. The proposed height limits have no connection with noise requirements associated with Canning Highway Corridor. b. Directions 2031 is a State strategic planning document and has been superseded by Perth and Peel@3.5million. c. The building height limits are proposed to manage the transition to the low density properties to the rear on Campbell Street. The Local Planning Scheme can legally impose these requirements. d. The zoning of the Highway (i.e. Mixed Use) reflects the Local Planning Strategy map. e. Vehicle access requirements are needed to rationalise the number of crossovers to Canning Highway as development intensifies on the Highway through LPS 7.
256	4621099	Landowner and resident	<p>1. Bentley-Curtin Specialised Centre Notes the significance of tree preservation for the Carnaby Black Cockatoo. Does not support development of 'whole scale housing'. Does not support development in the Bentley Curtin Specialist Activity Centre Plan that will lead to loss of habitat. Requests the City consider replanting to support the Carnaby species around the Collier Park Golf Course and near the Meath Care Retirement Village.</p>	The Bentley-Curtin Specialised Activity Centre Structure Plan (2018) guides future development of this growth area. As part of implementation of the BCSACP, further environmental investigations are required - which will include vegetation studies relating to roosting and foraging sites for Carnaby's and Forest Red Tailed Cockatoos.
			<p>2. Canning Highway Places 3,4 and 5 Does not support the proposed density on the east side of Canning Highway between South Terrace and Douglas Avenue. Notes potential negative impacts to the local traffic network. Notes potential for direct access to affect Canning Highway. Notes concerns with pedestrian safety for commuters needing to cross Canning Highway. Requests the City consider density in centres rather than the corridor of Canning Highway.</p>	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal. LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
			<p>3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental benefits of trees and value to local amenity. Notes the importance of siting in terms of tree preservation. Acknowledges some trees need to be removed or modified to avoid property damage however notes new builds should account for preservation of street trees. Notes approach taken by Councils in NSW regarding tree preservation and design elements to reduce the urban heat island. Notes the importance of street trees – requests more planting on the verge.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
257	4621393	Resident	<p>1. Preston Street Neighbourhood Centre Does not support the proposed R80 coding on the northern side of Ednah Street (for land bounded between Mary Street and Labouchere Road). Raises concerns over potential impacts of increased density to local character and increased traffic demand. Notes the increase in density as being inconsistent with the surrounding area, raises the potential of R60 as being more reasonable to the area east of Labouchere Road to Preston Street Neighbourhood Centre. Does not support the proposed R60 lots on southern side of Ednah Street between Melville Parade and Mary Street and between Ednah and Thelma Street. Notes inconsistency with local residential streets. Requests these areas retain an R40 coding. Note this is in keeping with the existing character of the area and support the residential amenity of the area. Unsupportive of outcome of Amendment No. 63. Notes a maximum building height of 3 – 6 storeys as being more appropriate.</p>	An R80 density (4 storeys) provides an appropriate transition from Neighbourhood Centre Development on Preston Street to the north. The subject lots on the southern side of Ednah Street between Melville Parade and Mary Street are identified in the Strategy as 'above R50'. An R60 density is consistent with this. Amendment 63 to the Como (Cygnet) Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-ACO' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements.

			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the possibility of unintended consequences of tree preservation provisions. May lead to residents planting species of smaller trees and removing of existing trees before growing to 8m in height. Notes the possibility of this negatively impacting the City's diverse tree canopy.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
258	4621424	Resident	1. Preston Street Neighbourhood Centre Does not support the proposed R80 coding on the northern side of Ednah Street (for land bounded between Mary Street and Labouchere Road). Notes impacts of increased density on local character and potential impacts to traffic volume. Notes the increase in density as being inconsistent with the surrounding area, raises potential of R60 as being more reasonable to the area east of Labouchere Road to Preston Street Neighbourhood Centre. Does not support the proposed R60 lots on southern side of Ednah Street between Melville Parade and Mary Street and between Ednah Street and Thelma Street. Notes inconsistency with local residential streets. Requests these areas retain an R40 coding. Note this is in keeping with the existing character of the area and support the residential amenity of the area. Unsupportive of outcome of Amendment No. 63. Notes a maximum building height of 3 – 6 storeys as being more appropriate.	An R80 density (4 storeys) provides an appropriate transition from Neighbourhood Centre Development on Preston Street to the north. The subject lots on the southern side of Ednah Street between Melville Parade and Mary Street are identified in the Strategy as 'above R50'. An R60 density is consistent with this. Amendment 63 to the Como (Cygnet) Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-ACO' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements.
			2. Tree Preservation Does not supports planning controls to preserve large trees over 8m in height on private property. Notes the potential for these provisions to detrimentally impact on the existing tree canopy as this may lead landowners to only planting smaller trees or removing vegetation before they reach 8m in length. Also notes potential impact to canopy prior to adoption of LPS7.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
259	4621560	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes significance of tree preservation to local climate, aesthetic value and importance to local fauna.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
260	4621564	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of retaining mature trees in the context of supporting the local climate, fauna and character of the area.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
261	4621660	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of tree preservation to the local climate and fauna.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
262	4621782	Landowner and resident	1. Angelo Street Neighbourhood Centre Does not support proposed R40 coding on Swan Street South Perth. Raises concerns around existing congestion and parking around Wesley College. Also concerns regarding local liveability/character in the context of height restrictions under R40 coding.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.
			2. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Notes that significance of preservation depends on species.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.

263	4622731	Landowner and resident	<p>1. Manning Road Urban Corridor Reference to 57 Downey Drive, Manning. Does not support proposed R30 recoding on Downey Drive. Requests a uniform coding on Downey Drive - proposed a R50 coding to support a uniform streetscape. Notes the transition of density should be at the rear of these lots rather than opposite sides of Downey Drive. Notes the validity of R50 coding to Downey Drive, noting the proximity to public transport, recreational spaces and appropriate parking. Notes the land sizes and wide verges would support further residential development. Supports increased density noting the links to sustainable housing design, transport-oriented development and environment. Notes suitability of R50 down to Conochie Crescent. Notes future planning theory and significance to limiting urban sprawl and improving the local environment.</p>	The proposed R30 density is consistent with the Strategy which identifies the southern side of Downey Drive 'up to R30'. Increased density beyond R30 is not supported.
			<p>2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Accepts contribution to the local environment – however, notes particular species of trees that are invasive. Notes trees may become hazardous or may impact property. Request planting more native vegetation to support local environment.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
264	4622964	Landowner and resident	<p>1. Manning Road Urban Corridor Supports the proposed density on Manning Road under LPS7. properties on the south of Downey Drive having the same zoning as those on the northern side of the road (i.e. R40) and that the transition to lower density being used to transition in Henning Crescent. Commends the City on the approach taken to accommodating higher density near to public transport on Manning Road.</p>	The proposed R30 density is consistent with the Strategy which identifies the southern side of Downey Drive 'up to R30'. Increased density beyond R30 is not supported.
			<p>2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the decline of the City's tree canopy.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			<p>3. General LPS7 Comments Strongly supports the proposed coding/zoning under LPS7.</p>	Noted.
265	4623019	Landowner and resident	<p>1. General LPS7 Comments Requests modifications to building heights under Tier 1 of the South Perth Activity Centre Plan to reflect an 18m maximum height at 5 storeys with no structures built on the roof. References advertising situation regarding property at 91, 97 and 99 Darley heights. Requests modifications to Hillside's 'Low' Typology to 17.5 m at 5 storeys.</p>	<p>Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'.</p> <p>Although height has been modified to 'storeys', it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.). With regard to LPS 7, prior to advertising, the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61 largely unchanged. Given Amendment 61 was recently approved, modifications to change the text to an earlier version is inconsistent with orderly and proper planning.</p>
266	4623018	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Concern proposed densities do not reflect changes approved to TPS 6. TPS 6 approved a density interface between R20 and 'up to R50', which has been changed to R20 and R50. Concern for impact on local character.</p>	<p>The 'up to R50' identification is contained within the Local Planning Strategy.</p> <p>Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas.</p> <p>It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.</p>

			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the recent reduction in canopy and impacts on local biodiversity. Notes benefits to local environment, climate and character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. General LPS 7 comment Queries why LPS 7 been introduced so soon after TPS 6 was approved by the South Perth Council. Notes it does not seem a good use of public money to start the whole review cycle again within a year or so of the last version being approved.	The Local Planning Strategy was endorsed by Council in July 2020 following public advertising in 2019. The Strategy was approved in February 2021. The Strategy is not a statutory document (and did not amend TPS 6, which was gazetted in 2003) and guides the preparation of LPS 7. It is a necessary step before LPS 7 can be prepared.
267	4624074	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the benefits of tree preservation in the context of mitigating the impacts of climate change.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
268	4624069	Landowner and resident	1. Manning Road Does not support the proposed density along Manning Road. Raises concerns relating to: <ul style="list-style-type: none"> a. Traffic b. Parking c. Infrastructure d. Adverse social implications. 	<ul style="list-style-type: none"> a. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. b. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. c. Note. Servicing agencies are aware of the dwelling growth proposed as part of LPS 7 and have not raised any objections to the increased densities. Servicing agencies will use the Strategy and LPS 7 to inform their forward planning to upgrade their infrastructure as required. d. Note this is out of scope of LPS 7.
			2. Angelo Street Neighbourhood Centre, Preston Street Neighbourhood Centre, Welwyn Neighbourhood Centre Does not support the proposed density increases. Raises concerns with loss of vegetation for development.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Requests further provision to modify or remove dangerous or damaged trees. Notes concerns relating practice of developers clearing lots for redevelopment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			4. General LPS7 Comments Notes, In recent years it has become more and more essential for planners to recognise the increase in heat generated from increases in residential density and the loss of keeping and protecting the greening of our suburbs.	Infill development reduces environmental impact and promotes resource and land conservation by making use of already urbanised land. By accommodating housing and population growth within inner-city local governments, such as South Perth, close to services, amenity, employment and education this limits unsustainable urban sprawl and encourages greater housing diversity to meet changing community needs.
269	4624137	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes slow natural regeneration and local ecological value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
270	4624150	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Does not support the proposed density of residential lots adjoining Canning Highway, specifically around Ryrie Avenue and impact of future development.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.
			2. Preston Street Neighbourhood Centre Please reconsider the proposal for multi storey development around the Cygnet Theatre. Tower blocks will ruin Preston Street.	Amendment 63 to the Como (Cygnet) Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. The City is losing much of its green canopy cover, as more and more properties are being subdivided and existing trees removed. Trees help to cool the suburbs, contribute to amenity and support biodiversity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

271	4624154	Resident	1. Canning Highway Places 3, 4 and 5 Notes properties within walking distance to public transport options should have increased density than proposed. Lots on Coode Street and Labouchere Road should be R40 as a minimum. Lots on Angelo Street should be a minimum of R50. Areas which have a choice of multiple public transport options should be minimum R60.	LPS 7 implements the Strategy which directs population and housing growth towards activity centres and urban corridors. The densities proposed reflect the Strategy and apply a transition from high intensity development to low intensity to interface with the existing suburban areas.
			2. Tree Preservation Unsure about planning controls to preserve large trees over 8m in height on private property. Notes issues associated with Queensland box trees and damage caused to footpaths.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
272	4623030	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the consideration of safety in regard to tree preservation. Notes following considerations shortage of canopy, ecological value, urban heat island mitigation, aesthetic value, increasing site coverage and hard services.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
273	4624375	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes importance of tree preservation for reducing dependence on power, environmental value, increases air quality and supports local biodiversity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
274	4624387	Landowner and resident	1. Manning Road Urban Corridor Does not support density increases on northern side of Downey Drive. Notes that the anticipated demand on the local traffic network from proposed density around Manning Road and Welwyn Avenue Neighbourhood Centre will combine to pose potential impacts/hazards to the local traffic network.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.
			2. Tree Preservation Does not supports planning controls to preserve large trees over 8m in height on private property. As an old established area there are many properties with trees over 8m in height. To facilitate density increases under LPS 7 tree removal is required.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
275	4624435	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Object to the rezoning of properties in this growth area. Specifically objects to proposed R20 density along Bessell ave. Notes families require larger lot sizes. Concern for traffic on narrow streets and increased on-street parking. Concern for overlooking and overshadowing.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes private property owner rights in the context of managing tree preservation on site. Notes the responsibility of local government in maintaining trees on public.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
			3. General LPS7 Comments Raises concerns with higher density and potential demand on existing infrastructure.	Note. Servicing agencies are aware of the dwelling growth proposed as part of LPS 7 and have not raised any objections to the increased densities. Servicing agencies will use the Strategy and LPS 7 to inform their forward planning to upgrade their infrastructure as required.

276	4624465	Landowner and resident	1. Manning Road Urban Corridor Concerns relating to increased traffic and congestion. Concern for lack of transport planning to support population growth. Concern for safety in relation to direct access to Manning Road from businesses and dwellings.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes the complexity involved with tree preservation/removal and some examples from eastern states which have failed to address the intent of tree preservation provisions.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
277	4624509	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental benefits of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
278	4624522	Landowner and resident	1. Tree Preservations Supports planning controls to preserve large trees over 8m in height on private property. Notes that 8m tree height is sufficient enough for the suburbs.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments Notes the need for more vegetation in the City. Specific reference to Canning Parade. Notes value for liveability to existing residents and biodiversity.	The City is in the process of reviewing its Street Tree Management Plan which provides a coordinated approach to increase street tree planting.
279	4624538	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. To maintain green landscape and provide shade.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
280	4624596	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the value of tree preservation in mitigating the urban heat island effect, biodiversity, liveability and property values	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
281	4624735	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the reduction in mature tree canopy, which has impacted the local Carnaby Cockatoo population. Notes the actions of developers and site clearing from recent redevelopments. Provides vital service to cooling the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
282	4624785	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes tree preservation as a community asset and the validity of regulating mature tree removal or modification as a valid planning consideration. Notes the decline of tree canopy to 17% in 2020 from 20% in 2016 and the significance of preserving canopy as rates with the aims of LPS7. Requests the City to continue to advocate for the preservation of trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
283	4624833	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the aesthetic value and environmental benefits of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
284	4624948	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Promotes local cooling and supports biodiversity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
285	4625000	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental value, supports local biodiversity, and sustains property values.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

286	4625001	Landowner and resident	1. Manning Road Urban Corridor Do not support the proposed residential coding for lots along Manning Road. Notes existing congestion on Manning Road and raises concerns of anticipated increase in local traffic demand. Raises questions over the City’s past transport studies – if these can be made public. Raises concerns over future parking demand. Notes significance of Manning Road as a ‘Regional Road’. Notes possibility of mid-tier transport on Manning Road, suggests higher density on Manning Road with Public Transport in this form will be a safety issue.	In September 2021 Council approved an Integrated Transport Plan which is available on the City’s website. The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. Mid-tier transit investigations are ongoing and will be subject to further detailed planning.
			2. Welwyn Neighbourhood Centre Does not support proposed increases in density under LPS7. Notes the existing congestion and high level of parking demand in the area. Raises concerns with the increased demand on the local traffic network from construction of new dwellings and anticipated impacts to the existing character of the area.	The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the importance of mature trees as habitat for local fauna and local climate factors.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
287	4625024	Landowner and resident	1. Henley Canavan Urban Corridor, Manning Road Urban Corridor, Welwyn Neighbourhood Centre & Waterford Triangle Does not support proposed densities. Requests maximum 2 storey height limit. Concerns relate to existing antisocial behaviour, parking, and traffic.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes that some trees should not have been planted – preference for Eucalyptus.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
288	4625124	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to the local environmental value, importance as habitat for native fauna and local character. Notes the significance of canopy cover to the City’s character.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
289	4625148	Landowner and resident	1. Canning Highway Places 3, 4 and 5 Objects to LPS 7. Notes the Como area is already densely populated. Objects to R100 density proposed for properties on Canning Highway to the rear of McDonald Street. Concern for lack of schools. Concern for increased pollution and negative effects on mental health.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors such as Canning Highway. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth. In relation to pollution comments, the City’s long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising car use. Focusing increased density along Urban Corridors with good public transport also reduced reliance on cars.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes importance to local character and climate. Notes the significance of trees as habitat for native fauna.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
290	4625238	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes significance of trees in forming a ‘sense of place’. Notes slow natural regeneration of removal and strongly supports measures for preservation.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
291	4625423	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree canopy to the City’s local character.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

			Notes significance to reduction of the urban heat island effect, support to biodiversity, liveability, property value, climate factors.	
			2. General LPS7 Comments Requests high density accommodate parking on-site. Notes existing demand of on-street parking.	New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
292	4625657	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of tree preservation to the City's local climate, biodiversity, carbon reduction and aesthetic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
293	4625678	Landowner and resident	1. Bentley-Curtin Specialised Activity Centre, Canning Highway Places 3, 4 and 5, Henley/Canavan Urban Corridor, Manning Road Urban Corridor & Angelo Street Neighbourhood Centre Supports high density.	Noted.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes importance to amenity	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
294	4625722	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of canopy cover to the local climate. Also notes significance as habitat to local fauna.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
295	4625735	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the necessity of committing to the retention of mature trees in South Perth.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
296	4625767	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes significance of tree preservation to mitigating the urban heat island effect and support to the local climate. Significant trees are a common good, should be assessed prior to felling.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
297	4625834	Landowner and resident	1. South Perth Activity Centre Concern height limits have changed from metres to storeys by the City. Concern for impact to views. Requests consultation on any new development s that may occur in the vicinity of 91-97 South Perth Esplanade.	Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'. Although height has been modified to 'storeys', it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.). With regard to LPS 7, prior to advertising the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61, largely unchanged. Given Amendment 61 was recently approved, modification to change the text to an earlier version is inconsistent with orderly and proper planning.
298	4625854	Landowner and resident	1. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes impacts on resale property value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
299	4625982	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Supports local climate, improves health and supports biodiversity.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

300	4626153	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of retaining mature trees to environmental needs and warming climate.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
301	4625851	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes slow natural regeneration of mature trees and value to the local environment.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
302	4626263	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes support of tree preservation to local climate, environmental value, slow natural regeneration, WA lack of tree preservation legislation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
303	4626286	Landowner and resident	1.. Angelo Street Neighbourhood Centre Requests banks are re-opened, and retail shops are to occupy vacant tenancies, rather than gyms or nail shops.	This is outside of the scope of LPS 7 and control of the City.
			3. Preston Street Neighbourhood Centre Objects to new apartment development.	Noted.
			4. Canning Bridge Activity Centre Objects to apartment development on Robert Street and Lockhart Street. Impact on on-street parking.	New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.
			4. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes need of removal of trees if they become hazardous or damage property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
304	4626265	Landowner and resident	1. Canning Highway Places 3,4 and 5 Requests zoning and existing height limits to be maintained.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
			2. Angelo Street Neighbourhood Centre Requests existing height limits are maintained. Concern for impact to character, overshadowing, loss of trees, reduced parking. Queries need for affordable housing in South Perth. Notes we have a whole state to accommodate people and the state has successfully accommodated people elsewhere for decades.	It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. Overshadowing, solar access & visual privacy are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. Infill development reduces environmental impact and promotes resource and land conservation by making use of already urbanised land. By accommodating housing and population growth within inner-city local governments, such as South Perth, close to services, amenity, employment and education this limits unsustainable urban sprawl and encourages greater housing diversity to meet changing community needs
			3. Preston Street Neighbourhood Centre Notes LPS 7 disadvantages people who purchased in the area for the low density, river views, trees, the sunlight and the privacy.	Overshadowing, solar access & visual privacy are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter.
			4. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Supports private property rights. Lower density codes would result in more trees.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
305	4626528	Landowner and resident	1. Canning Highway Places 3, 4 and 5, Angelo Street Neighbourhood Centre & Canning Highway Places 1 and 2 Does not support high rise development.	Noted.
			2. Preston Street Neighbourhood Centre Requests the City retain older aesthetics of buildings where possible.	It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.

			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes support to local climate, biodiversity value, liveability and property values.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			4. General LPS7 Comments Requests the City retain older style buildings – as opposed to accommodating demolition and rebuilding.	The City's Local Heritage Inventory and Heritage List are used to conserve cultural heritage.
306	4626492	Landowner and resident	1. Angelo Street Neighbourhood Centre Requests Angelo Street is zoned appropriately to attract and support restaurants and small bars. Requests Small bars is modified to 'P' use in the zone. Requests maximum 2 storey building height.	Through the deemed provisions a small bar is exempt if it is a 'D' use (as proposed), and the lot does not directly adjoin a residential zone. Additional population growth within the Angelo Street Neighbourhood Centre will support local business.
			2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Notes support for landowners to retaining management rights over large trees. Notes trees may become hazardous and/or damaging to private property.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
307	4626581	Landowner	1. Canning Highway Places 1 and 2 & South Perth Activity Centre & Canning Bridge Activity Centre Requests that roads act as boundaries between different densities to avoid issues associated with density transition.	Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas. Transition in density is managed by the R-Codes.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the need for policy intervention to stop rate of clearing that's occurring. Raises the importance of regulating tree preservation. Notes the need for consistency. Notes the importance of offering incentives or planting requirements.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
308	4626571	Landowner and resident	1. Bentley-Curtin Specialised Activity Centre No comment on proposed zoning/density. Notes City to keep community informed with proposals for this area.	Noted.
			2. Canning Highway Places 3 and 4 Supports proposal for this growth area. Notes issue of widening and uncertainty of timing.	Noted. Main Roads WA advised the City that the upgrade and widening of Canning Highway is not in the Main Roads current 4 year forward estimated construction program. All projects not listed are considered long term.
			3. Henley/Canavan Urban Corridor Supports proposal for this growth area.	Noted.
			4. Manning Road Urban Corridor Requests greater consultation regarding zoning and density in this growth area. Notes concerns from wider community.	Extensive consultation was undertaken with the community for the Local Planning Strategy in relation to each growth area. The Scheme implements the densities approved by the Council in for this growth.
			5. Angelo Street Neighbourhood Centre Concern for rigid application of height requirements, and inclusion of roofs in height limits.	A range of densities have been applied to Neighbourhood Centre zoned land, providing for 3 - 7 storey development. The building height limits are in storeys as per the R-Codes and offer performance-based assessment. Separate requirements apply in R-Codes Vol 2 for roof design.
			6. Preston Street Neighbourhood Centre Supports the progress made under Amendment 63.	Noted.
			7. Welwyn Neighbourhood Centre Supports proposed changes under LPS7.	Noted.
			8. Waterford Triangle Notes the importance of offering landowners incentives to maintaining the local area/streetscape.	This is outside the scope of LPS 7.
			9. South Perth Activity Centre Supports proposed changes under LPS7.	Noted.

			<p>10. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes current practice to demolish everything on a block of land prior to building a new home, resulting in loss of trees. Benefits in retaining trees include cooling our suburbs, supporting biodiversity, improving our health, preserving property values and mitigating our changing climate. Notes most other States in Australia have tree protection in legislation, whereas Western Australia has nothing. Streetscapes and amenity are important, and trees are part of these. Notes importance to encourage private property listings on Significant Tree Register.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			<p>11. General LPS7 Comments Requests City to identify areas that contain characteristics that are valued by the community (e.g. Campbell and Monk Street). As part of developing a framework, the City would provide guidance on development in identified Character Retention Areas and Heritage Areas. Notes the City of Vincent and Town of Victoria Park both have undertaken these studies. Notes in South Perth, Californian bungalows in the Como Avenues, and workers cottages in Banksia Terrace in Kensington. In respect to using the Design Advisory Committee to make comment on proposed building applications, would like to have included in TPS 7, discretion for another group to make comment on plans when Council decides to do so.</p>	It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. Policy P351.5 Streetscape Compatibility – Precinct 5 'Arlington' and Precinct 6 'Kensington' will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. As part of this process the potential for wider application of this policy and scope can be investigated. Planning proposals are advertised in accordance with the City's Local Planning Policy. Due regard is given to the comments received during the advertising period. Unclear specifically what group is being requested to make comment.
309	4626758	Landowner and resident	<p>1. South Perth Activity Centre In relation to 101 South Perth Esplanade, South Perth notes prime position on the foreshore to accommodate 10 storey building height. Notes site location as the last block on the street, and requests potential for commercial development to service nearby park and playground.</p>	Modification to building height is not supported. Amendment 61 was approved in December 2021 following an exhaustive planning and engagement process. Modification to increase height is inconsistent with this process. Ground floor non-residential can be considered in accordance with the Land Use Permissibility Table.
			<p>2. Tree Preservation Does not support planning controls to preserve large trees over 8m in height on private property. Reference to property rights/landowners rights.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.
310	4626878	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Concern for increased traffic and congestion on Canning Highway and adjacent local streets. Notes lack of information in relation to Canning Highway widening. Notes increasing residential density before the infrastructure is upgraded to cope is an obvious case of "putting the cart before the horse". Higher density living along a major traffic corridor results in more cars entering and exiting an already congested route which in turn causes stop/start traffic. Concern for overshadowing and privacy issues Concern for increased street parking. Notes in relation to South Perth Activity Centre, increased density has occurred by no upgrades to surrounding infrastructure. Notes South Perth Train Station is still not built. Notes traffic and congestion issues associated with Mill Point Road/ Labouchere intersection. High density living is proposed without the supporting infrastructure (adequate roads, street parking, amenities open spaces, tree canopy etc).</p>	<p>The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. Main Roads WA advised the City that the upgrade and widening of Canning Highway is not in the Main Roads current 4 year forward estimated construction program. All projects not listed are considered long term. The density proposed by LPS 7 is not reliant on Canning Highway Road widening. The City's long-term goal, as identified in the Integrated Transport Plan, is to increase opportunities for residents, businesses and visitors to use cycling, walking and public transport as an optional mode of transport to assist in minimising the impacts of traffic congestion. The ITP includes a variety of actions to work towards this goal. Both, the intersection of Mill Point Road and Mends Street, and intersection of Labouchere Road, Mill Point Road and the freeway will be designed as raised plateau intersections for traffic calming. This upgrade work will include optimising traffic signals to improve pedestrian crossing for vulnerable road users. A number of horizontal deflection devices are also planned to be implemented on roads within the Peninsula including Mill Point Road North and on Mends Street to assist with traffic management. As is identified in the City's South Perth Activity Centre Plan, local traffic speeds will ultimately be reduced to 40 km/hour.</p>
			<p>2. Henley/Canavan Urban Corridor Concern for traffic, congestion, noise as a result of increased density.</p>	As above.

			<p>3. Manning Road Urban Corridor</p> <p>a. Notes density should be consistent the existing character of the suburb.</p> <p>b. Notes location will only attract first home buyers and therefore the developments will be priced and built as such. Concern for loss of property value.</p> <p>c. Suggests maximum R40 density to maintain existing two storey streetscape. The north side of Downey Drive should be increased to R30 only to match the proposed increase to the south side of Downey Drive.</p> <p>d. Queries funding for upgrades to intersections along Manning Road. Notes existing congestion and street parking issues.</p> <p>e. Concern for increase in number of cars entering/exiting Manning road between Ley St and Challenger Ave.</p> <p>f. Notes lack of public transport to service increase in population.</p> <p>g. Notes modification to Local Planning Strategy following advertising to remove Warner Court from the Manning Road Growth Area. Queries whether Downey Drive residents been offered the same consultative process. Notes Downey Drive is the same width or less than Warner Court.</p> <p>h. Requests Downey Drive to be maximum R30 density on both sides of the road.</p> <p>i. Requests confirmation that Marsh Avenue Reserve will be protected from residential and commercial development.</p> <p>j. Notes under LPS 6, Manning Senior Citizens, Men’s Shed and associated Carpark are zoned R20. Under LPS 7 an increase to R100 is proposed. Concern the City is intending to repurpose these facilities.</p> <p>k. Notes reference to coding creep in Council minutes. Concern density increases will continue further south into Manning and Salter Point.</p> <p>l. Concern for demand on local schools.</p>	<p>a. The densities proposed under draft LPS 7 are consistent with Council's approved local planning strategy.</p> <p>b. Property values are not a planning matter and are outside the scope of LPS 7.</p> <p>c. The densities proposed under draft LPS 7 are consistent with Council's approved local planning strategy.</p> <p>d. The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.</p> <p>e. as per d.</p> <p>f. The increases in density are generally within a walkable catchment to major transport corridors, activity centres or along local bus routes and this is conducive to the operation and growth of the Transperth network and enabling the success of active and public transport.</p> <p>g. All residents were consulted on the Local Planning Strategy and provided opportunity to comment. Downey Drive has a 20m road reserve width. Warner Court is a cul-de-sac with a 12m road reserve width.</p> <p>h. Not supported. Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas.</p> <p>i. Marsh Avenue Reserve is reserved for Public Open Space under LPS 7.</p> <p>j. There are no plans to remove or repurpose the Manning Senior Citizens Centre/Men's shed.</p> <p>k. The Local Planning Strategy guides future growth in the City for the next 10-15 years. At the expiration of the plan, it will be reviewed against the objectives of the overarching State Planning Framework.</p> <p>l. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth.</p>
			<p>4. Welwyn Neighbourhood Centre</p> <p>Concerns relate to increasing existing street parking, traffic noise and movement issues.</p> <p>Notes reference to coding creep in Council minutes. Concern density increases will continue further south into Manning and Salter Point.</p> <p>Concern for demand on local schools.</p>	<p>The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7.</p> <p>The Local Planning Strategy guides future growth in the City for the next 10-15 years. At the expiration of the plan, it will be reviewed against the objectives of the overarching State Planning Framework.</p> <p>The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth.</p>
			<p>5. Tree Preservation</p> <p>Does not support planning controls to preserve large trees over 8m in height on private property.</p> <p>Notes development of high density dwellings result in the destruction of tree canopy. Suggests protection of trees on private property does not offset impact of increased development on tree canopy. Concerns for limitation on use of property.</p> <p>Suggests development be limited to preserve tree canopy.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.</p>
			<p>6. General LPS7 Comments</p> <p>Concerns relating to consultation processes of LPS 7 and access to information.</p>	<p>The City has undertaken an exhaustive engagement process for draft LPS 7 which included:</p> <p>a. sending over 28,000 letters to all owners, occupiers, and local community groups detailing the advertising (and purpose) of draft LPS 7, including where to find out more information, ways to provide feedback and drop-in information session dates and locations.</p> <p>b. hosting 5 drop-in information sessions in various locations throughout the City (including Manning Library and GBLC) during evenings and weekends. Council’s Planning Officers were available at each session to provide information on individual properties in regard to the proposals in draft LPS 7.</p> <p>c. Strategic Planners were available by phone, in person, or via an online meeting during business hours throughout the 3 month engagement period.</p> <p>d. Hard copy information sheets and feedback forms were provided at the City administration building and libraries. Information in alternative formats was available upon request.</p>

311	4626898	Resident	<p>1. South Perth Activity Centre Plan Requests modifications to Schedule C – Additional Centre Requirements (ACR2 – Land subject to the South Perth Activity Centre Plan). References specific area of South Perth Esplanade between Mends Street and Sir James Mitchell Park. Does not support the provisions of Schedule C requiring buildings in this location requiring a podium/tower typology. Notes height controls limit development for referenced ‘low’ typology buildings at 4-5 storeys. Note the consideration of a ‘garden apartment’ typology for a single tower and space between the buildings to allow for ventilation, sunlight and view corridors. State that the intent of the podium/tower typology to limit building bulk at their upper levels is not warranted for low-rise development. Raises concerns with Schedule C - Table 5 Tower Maximum Gross Floor Plate. Notes the imposition of restrictions under this provision limit the built space of the top three buildings of a five storey building to occupying 30% of the site area. Raises concerns with this specific provision that this ‘unreasonably’ restricts the floorspace of new development. Also note concerns with the non-discretionary nature of this clause and impacts of presenting significant constraints on future development, leading to a built form that is inconsistent with the South Perth Esplanade.</p>	<p>Removal of the application of tower maximum gross floorplate area requirements is not supported.</p> <p>The following modification is proposed which reflects the original intention of Amendment 61 to facilitate development outcomes consistent with the ‘Low’ building typology fronting South Perth Esplanade within the Mill Point Character Area.</p> <p>Modify ACR2, Provision 5 ‘Development Requirements for New Development’, Element 5 ‘Tower Maximum Gross Floorplate Area’ to include following provision:</p> <p>1.3 Notwithstanding 5.1, all lots fronting South Perth Esplanade within the 'low' building typology in the Hillside Character area are subject to the following development requirements:</p> <p>a. A 50% maximum gross floorplate area where the Primary building height limit is to apply; and</p> <p>b. A 40% maximum gross floorplate area where the Tier 1 building height limit is to apply.</p>
312	4627000	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5 Opposed to LPS 7 and density increase along Canning Highway. Concern for impact to property prices. Concern for overlooking and building bulk impacts from new development. Suggests when property was purchased there were no density increases contemplated. Notes redevelopments in Applecross and impact to local area.</p>	<p>Noted. Property values are not a planning matter and are outside the scope of LPS 7. Overshadowing, solar access & visual privacy are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. The City’s Draft Local Housing Strategy (2012) first identified a direction to investigate and progress medium density coding increases for residential lots within 100 metres of Canning Highway. Noted.</p>
			<p>2.Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.</p>	<p>To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
313	4627018	Resident	<p>1. Canning Highway Places 3, 4 and 5 Concerned for privacy impact as a result of increased densities. Concern insufficient infrastructure to accommodate density (Schools and Roads).</p>	<p>Visual privacy is controlled through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth.</p>
			<p>2.Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property.</p>	<p>To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
314	4626964	Landowner and resident	<p>1.Tree Preservation Unsure of planning controls to preserve large trees over 8m in height on private property. Notes that it depends on how the policy is applied in respect to type of tree and impacts to other properties.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. LPS 7 and local planning policy provisions will address considerations such as tree species, location and health, particularly with regard to impact on infrastructure/services/buildings/safety, and redevelopment opportunities.</p>
			<p>2. General LPS7 Comments Supports the proposed density of Lockhart/Labouchere Road to R30.</p>	<p>Noted.</p>
315	4627087	Resident	<p>1. South Perth Activity Centre Requests protection of the rear of The Old Mill Theatre for use in production and operations of the Theatre and Heritage House.</p>	<p>LPS 7 does not apply to the Old Mill Theatre, Heritage House or Windsor Park which are reserved under the MRS.</p>
			<p>2. General LPS7 Comments Requests South Perth Post Office is recategorised to Management Category A. Includes details of post office and justification for reclassification. Submits that the Mends Street Precinct (CoSP LHI 2018 56, 15843) should have its management category raised from C to A and Windsor Park (CoSP LHI 2018 65, 3566) be reassessed from Category B to Cat A. Notes these buildings and places must be considered essential for the ongoing promotion and value of cultural heritage and tourism in the City of South Perth.</p>	<p>Modification to the City's Heritage list cannot be progressed as part of the LPS 7 process. The City plans to review the Heritage List and Local Heritage Inventory in the next three years and a consultative process will be undertaken. Requests and comments can be made at that time.</p>

316	4627184	Landowner and resident	1. Waterford Triangle Raises importance of potential flood levels.	Waterford Triangle is not prone to flooding.
			2. South Perth ACP Do not let developers drive the process.	New development will be subject to the requirements of LPS 7 and South Perth Activity Centre Plan. The development application process is set out in the Deemed Provisions.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes support if its carefully applied. Notes impacts to local climate, health and shade.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			4. General LPS7 Comments Supports the proposed density of Lockhart/Labouchere Road to R30.	Noted.
317	4627262	Landowner and resident	1. Manning Road Urban Corridor Concern for proposed R50/R60 on Manning Road and traffic impacts. Concern for proposed R160 coding to 73 Manning Road and 1/56 Ley Street and impact on existing character of the neighbourhood. Concern for proposed zone and density of Manning Men's Shed under LPS7 and continuity of land use. Concern for impact to character of area with increase of apartment and grouped dwelling developments. Queries how densities were determined for Manning Road Corridor.	The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. There are no plans to remove or repurpose the Manning Senior Citizens Centre/Men's shed. Proposed increased densities are consistent with the City's Local Planning Strategy which guides future development in the City for the next 10-15 years.
			2. Welwyn Shopping Centre Questions the reason for increasing density around Welwyn Avenue. Raises concerns over preservations of the existing residential character given the increase in density. Raises concerns regarding increases to local traffic demand and active pedestrian networks. Raises concerns over impacts to loss of vegetation with increased density.	Proposed increased densities are consistent with the City's Local Planning Strategy which guides future development in the City for the next 10-15 years. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. The City will assess increases in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			3. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Requests need for greater provisions around trees on private land and street verges, expand the urban tree canopy to support local climate benefits and biodiversity. Notes recent developer trend of site clearing whole lots, leading to decline canopy. Need for increased planting and protection. Significant tree register is limited in application.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
318	4627351	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the contribution to local native fauna habitats and significance to the City's character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
319	4627373	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental benefits of tree preservation.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
320	4627454	Landowner and resident	1. Manning Road Urban Corridor Supports proposed changes to the Manning Road Urban Corridor.	Noted.
			2. Welwyn Neighbourhood Centre Supports proposed changes to the Welwyn Neighbourhood Centre.	Noted.
			3. Tree Preservation Large trees are good for the environment, and healthy for humans, and preserve birds and wildlife.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
321	4627517	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes support to biodiversity, local climate, aesthetic value, and local character.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

322	4627651	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits to local climate, biodiversity, liveability, and property values.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
323	4627667	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits to local climate and aesthetic quality.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
			2. General LPS7 Comments References the proposed 'Local Centre' zoning on the corner of George Street and Kennard Street. Raises concerns with the proposed R40 'Local Centre' density, noting potential impact to the local traffic network and overshadowing to landowners' property at 139 Lansdowne Road.	The subject lots are currently zoned 'Local Commercial' under TPS 6. The proposed Local Centre zone is an appropriate designation based on use of the land, and identification in the Local Planning Strategy. Overshadowing, solar access & visual privacy are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter.
324	4627899	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes environmental, economic and aesthetic contributions.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
325	4627988	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes the significance of mature trees in providing substantial shade and to promote cooling.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
326	D-22-41817	Landowner and resident	1. Canning Highway Places 3, 4 & 5 Does not support R20 density proposed for areas around Bessel Avenue and Ryrie Avenue, close to Canning Highway. Concerns relate to: a. Capacity of local schools b. Preservation of larger lots c. Impact to environment.	Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas. a. The Department of Education is responsible for managing the capacity of public schools and increased delivery of services as required with population growth. b. LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas. c. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
327	D-22-41819	Landowner and resident	1. General LPS7 Comments. Requests density for No. 345 Mill Point Road, South Perth is increased from R15 to R40 to permit subdivision. Notes remainder of Mill Point Road has been proposed for density increases.	Supported. LPS 7 is proposed to be modified to increase the density of properties fronting Mill Point Road, bound by Way Road and Hovia Terrace, to R40.
328	D-22-41820	Landowner and resident	1. Canning Highway Places 3, 4 & 5 Does not support R80 density proposed for properties on Canning Highway directly adjacent to Campbell Street. Concerns relate to: a. Loss of privacy & overshadowing impacts b. Impact on local character and streetscape.	a. Overshadowing, solar access & visual privacy are controlled through the planning framework, in particular through the R-Codes for new residential development. No changes to LPS 7 are required in relation to this matter. b. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.
329	D-22-43579	Landowner and resident	1. General LPS7 Comments Does not support density at No. 369 Mill Point Road remaining at R15. Requests density increase consistent with the remainder of Mill Point Road. The area is close to future transport hubs, commercial developments, the river and local amenities. Requests increase to density to allow subdivision.	Supported. LPS 7 is proposed to be modified to increase the density of properties fronting Mill Point Road, bound by Way Road and Hovia Terrace, to R40.
330	D-22-44917	Landowner and resident	1. General LPS7 Comments Requests increase to density of property on corner of Labouchere Road and South Terrace from R40 to R50 to be consistent with density of lots on the south-western corner.	This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings. LPS 7 rationalises the dual density codes in this area.
331	D-22-44923	Landowner and resident	1. Canning Highway Places 3, 4 & 5 Supports proposed R30 density for No. 4 Lockhart Street and neighbouring lots.	Noted.
332	D-22-44933	Landowner and resident	1. Manning Road Urban Corridor Does not support density at No. 10 Challenger Avenue remaining at R20. Requests increase to the density for lots on the eastern side of Challenger Avenue to R50 to match western side.	This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings.
333	D-22-44936	Landowner and resident	1. Angelo Street Neighbourhood Centre Opposed to density changes in the area bounded by Mill Point Road in the north, Angelo Street in the south, Coode Street in the east and Onslow Street in the west.	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.

334	D-22-44940	Landowner and resident	<p>1. General LPS7 Comments.</p> <p>Supports retention of R15 density in the area of Hopetoun Street, South Perth. Does not support any increase to density in this area.</p> <p>Concern for increase on-street parking on local roads as a result of new apartment development around Mends Street and Parker Street, impacting traffic flow.</p> <p>Requests limitation of further apartment development until South Perth Train Station is constructed.</p>	<p>a. Noted. LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.</p> <p>b. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc.</p> <p>c. The City continues to advocate for the South Perth Train Station. The Station is not required prior to further development occurring.</p>
335	D-22-45001	Landowner and resident	<p>1. Preston Street Neighbourhood Centre</p> <p>Supports R-AC3 density for No. 11 Preston Street and others in the street block to enable redevelopment in accordance with R-Codes standards.</p>	Noted.
336	D-22-45422	Landowner and resident	<p>1. General LPS7 Comments</p> <p>Supports proposed R40 density for No. 26 & 28 South Terrace, South Perth.</p>	Noted.
337	D-22-45546	Agency	<p>1. General LPS7 Comments</p> <p>Notes alignment of the Scheme with City's local Planning Strategy and Perth and Peel @3.5million planning framework. Notes that residential growth and resultant student population must be balanced with public school provision in the locality.</p> <p>Currently, the public schools across the growth areas are either approaching or operating on limited accommodation capacity. Preliminary analysis indicates that the anticipated urban growth of at least 8300 additional dwellings will increase the student enrolment pressure of these schools.</p> <p>Notwithstanding this, the Department acknowledges that the redevelopment of the growth areas will occur over a long term period given the nature of brownfield sites.</p> <p>Accordingly, the Department will continue to closely monitor the student enrolment demand and if required, engage with the City to forward plan for the educational needs of the locality in line with the Western Australian Planning Commission's Operational Policy 2.4 – Planning for School Sites. The Department requests to be informed at earliest possible opportunity during the preparation of future localised planning instruments to ensure that the public education needs of the City is adequately met.</p>	Noted. The City will continue to engage with the Department of Education and assist to monitor population growth.
338	D-22-45548	Agency	<p>1. General LPS7 Comments</p> <p>Notes that the land use class for; 'resource recovery centre', 'waste disposal facility' and 'waste storage facility' were not included in draft LPS7. Encourages the inclusion of these land use classes into the land use definitions to enable a consistent approach in local governments across the State.</p>	The City of South Perth does not contain any appropriately zoned land to accommodate these uses and therefore, if included, they would be 'X' (not permitted) in all zones. As such it is not considered necessary for their inclusion in LPS 7.
			<p>2. Tree Preservation</p> <p>Notes the provision for increased density as part of draft LPS 7 and references the WAPC's Better Urban Forest Planning guide to assist the City in retaining canopy cover in urban areas on balance with medium and high-density urban development.</p> <p>Notes LPS 7 does not include reference to retaining and enhancing urban tree canopy, with the exception of significant trees listed on a register under heritage protection. Actions to promote, retain and enhance urban tree canopy more broadly than significant trees would have multiple beneficial outcomes for the City of South Perth. The Department recommends that the City of South Perth considers adopting the principles and actions of Better Urban Forest Planning.</p>	Supported. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
339	D-22-46982	Agency	<p>1. Manning Road Urban Corridor</p> <p>The City of Canning supports the higher densities along Manning Road and Canning Highway which are considered in keeping with modern planning principles. It is noted that much of the housing stock along Manning Road is relatively new and therefore there is little opportunity for higher density development in the short term. Further density increases along Manning Road should be considered in future reviews of the local planning scheme.</p> <p>The City of Canning is keen to explore a jointly funded Manning Road reservation study to explore the required reservation to accommodate the Mid-Tier Transport Network that identifies Manning Road as a key corridor</p>	Noted. The City continues to engage in mid-tier transit investigations which are ongoing and will be subject to further detailed planning.
340	D-22-47518	Landowner	<p>1. General LPS7 Comments.</p> <p>Submission made on behalf of the Royal Perth Golf Course (RPGC). The RPGC own lot 1 Labouchere Road in freehold. Lot 1 Labouchere Road does not have any easements, caveats, restrictive covenants or other notifications limiting its sale, use and development.</p> <p>The Royal Perth Golf Club holds a lease over the golf course, with 34 years remaining. The Royal Perth</p>	<p>It is understood the MRS Amendment request for Lot 1 Labouchere Road is currently on hold. The City does not support zoning under LPS 7 for Lot 1 Labouchere Road without appropriate community engagement.</p> <p>The appropriateness of the proposed Zone and associated development requirements are to be determined through a future Scheme Amendment process to LPS 7.</p>

			<p>Golf Club is committed to continuing to operate for the full lease term. This submission is made only in relation to Lot 1 Labouchere Road and does not affect the adjacent golf course within Crown Reserve 10250.</p> <p>The RPGC is seeking to diversify the land use and economic capabilities of their freehold land. There are emerging trends for golf clubs to look at complementary, compatible, mixed use development outcomes. In an inner suburb of a capital city, where land is limited, the vertical development of a range of compatible uses is a proposition for the club to investigate.</p> <p>Requests zoning of the subject land to 'Centre' on the following basis:</p> <ul style="list-style-type: none"> - Lot 1 Labouchere Road is situated at a gateway into the South Perth activity centre; - The golf club and facilities are a key visitor attraction in South Perth; - The site has an intrinsic relationship with the South Perth community; - The site is in a walkable distance to the proposed location of the future South Perth railway station, which is under investigation by the State government; - The site is unique, being freehold land, affording the Club opportunities to investigate ways to diversify their club operations and remain sustainable commensurate with their lease arrangements to run the adjacent golf course; - The Club has submitted a request to amend the MRS, to rezone Lot 1 to 'Urban'. There is the potential to concurrently rezone the lot under the City's Scheme at the appropriate time and this would provide potential for intensification of land use and additional activity consistent with its primary relationship with the golf course; - A Local Development Plan can apply to the land to guide use and development. The Local Development Plan would be considered by the local government for development approval for the land, pursuant to clause 18(6) of the draft LPS 7 text. <p>Notes the City does not have the ability to rezone Lot 1 Labouchere Road at this point in time as it would be inconsistent with the MRS. However, should the rezoning under the MRS occur prior to the gazettal of draft LPS 7 it is requested that the land be included in the draft scheme and rezoned to 'Centre' accordingly.</p> <p>Alternatively, should the MRS Amendment not be sufficiently progressed prior to finalisation of LPS 7, the City's support is sought for a concurrent amendment to the local planning scheme at the appropriate time.</p>	It is noted, the site is located outside of the South Perth Activity Centre Plan area and is not identified as a 'Centre' within the Local Planning Strategy.
341	D-22-47597	Landowner and resident	<p>1. General LPS7 Comments</p> <p>Does not support R20 density for No. 8A Howard Street, Salter Point. Requests an R30 density for the subject site (and lots between Cashel Way and Manning Road). The area is well serviced by public transport on Manning Road which provides access to Waterford Plaza.</p>	This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings.
342	D-22-48204	Landowner and resident	<p>1. Canning Highway Places 3, 4 and 5</p> <p>Does not support the proposed density changes on Elizabeth Street, South Perth from R15 to R25 under the draft LPS7.</p> <p>References previous history of engagement relating to this area as part of the Local Planning Strategy and objection to increased density.</p> <p>Queries why area was advertised with an R25 density after Council's adopted version of LPS 7 showed the area as R15.</p> <p>References attached petition from landowners on Elizabeth Street/Hampden Street, previously submitted to the City of South Perth in 2019 as part of Local Planning Strategy engagement</p> <p>Requests the area is modified to R15 consistent with views of local residents.</p>	Council adopted draft LPS 7 in August 2021 for public consultation. Prior to consultation, the WAPC considered the draft Scheme and directed the City to modify LPS 7 to increase the density of this area to R25, to align with the Local Planning Strategy.
343	D-22-48917	Landowner and resident	<p>1. General LPS 7 Comments</p> <p>Requests increased density for area between the Preston Street Neighbourhood Centre and Canning Bridge Activity Centre, including subject site at No. 45 Mary Street for following reasons:</p> <ul style="list-style-type: none"> - Old housing stock with minimal heritage value - proximity to City and public transport services. - increased demand for larger high quality units and apartments for downsizers - Access to parkland. <p>States LPS 7 has missed an opportunity to provide density bonuses for developers who want to build accessible and disabled housing, student housing, low income housing and over 55 developments.</p>	This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings. LPS 7 rationalises the dual density code of this lot to the higher R40 density.
344	D-22-48201	Landowner and resident	<p>1. General LPS7 Comments</p> <p>Supports proposed R40 density for No. 272 Mill Point Road, South Perth. Notes importance of accommodating increased density to prevent loss of bushland and agricultural land.</p>	Noted.

345	D-22-50224	Landowner and resident	<p>1. Angelo Street Neighbourhood Centre Does not support proposed R40 density for area around Forrest Street. Concern for impacts to character and amenity.</p>	LPS 7 implements the Strategy which directs population and housing growth towards certain locations of the City; primarily activity centres and urban corridors, instead of spreading this growth out across existing lower density suburban areas.
346	D-22-51607	Landowner and resident	<p>1. General LPS7 Comments References area of land adjoining No.44 Godwin Avenue, Manning. Raises concerns over 'Canning Bridge to Curtin Bike Link' project and safety and crime impacts as a result of the development of neighbouring land for public use/seating.</p>	Note. Comments are unrelated to draft LPS 7.
347	D-22-52341	Landowner and resident	<p>1. General LPS7 Comments Raises concerns relating to increased density and impacts on local architectural character and natural environment. Suggests draft LPS 7 should not be adopted without the addition of a comprehensive Heritage plan or addition of a 'Authentic Character' register that addresses what is important in the built environment and establishes protections that maintain the architectural character of the region. This goes beyond the current approach to heritage protection that only recognises buildings of State significance.</p>	<p>It is noted, the City has an adopted Local Heritage Inventory and Local Heritage List. Policy P351.5 Streetscape Compatibility – Precinct 5 'Arlington' and Precinct 6 'Kensington' will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework.</p>
			<p>2. Tree Preservation Concerns relating to loss of vegetation and urban heat island effect as a result of increased density. Suggests draft LPS 7 should not be adopted without the addition of a comprehensive strategy for canopy retention and plans for reducing heat loading in the region. Requests development of a region plan that encourages residents to grow vegetation that supports the native bird and wildlife, in conjunction with a strategy for planting in public spaces that protect and feed native fauna.</p>	<p>The City has an approved Urban Forrest Strategy. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
348	D-22-52712	Landowner and resident	<p>1. General LPS7 Comments. Notes need to accommodate population growth within inner City locations close to existing infrastructure and public transport (as prescribed within Perth and Peel@3.5 million). This correspondingly will limit new greenfield developments on the outskirts of Perth's metropolitan boundaries which destroys native bushland. Notes properties along South Terrace, between McDonald and Hazel Streets, are changing minimally from R15/25 to R30. The proposed R30 density does not provide uniformity with other properties on South Terrace zoned R40 and R50. Requests an R50 density for the subject lots.</p>	Noted. The R30 density transitions appropriately with the R15 lots to the rear fronting Gardner Street.

349	D-22-53518	Landowner	<p>1. General LPS7 Comments Submission made on behalf of South Perth Hospital inc. (SPHI). <u>Lot 60 (No.26) Fortune Street South Perth</u> a. Notes that under Table 4 of LPS7, ‘Consulting Room’s’ and ‘Medical Centre’ are listed as ‘X’ land uses within the ‘Private Community Purpose’ zone, which is inconsistent with SPHI’s strategic aspirations for the site and is not supported. Requests change of permissibility of the uses to ‘A’ or ‘D’ (i.e. discretionary) land use within the ‘Private Community Purpose’ zone, or alternatively, the lot be identified with these uses as Additional Uses. The identification of these uses on the Hospital site is entirely appropriate and consistent with the existing Hospital facility.</p> <p><u>Lot 60 (No. 26) Fortune Street & Lot 44 (No.25) Fortune Street, South Perth.</u> b. Notes the portion of Lot 60 situated west of Fortune Street, and Lot 44 Fortune Street are identified as ‘Local Centre’, with a density code of R20 under LPS7. The lots are also designated with an ‘Additional Use (A1)’ for car park purposes. The proposed zoning of these lots is supported.</p> <p><u>Lot 40 (No. 70) & Lot 41 (No. 72) South Terrace, South Perth</u> c. Lots 40 and 41 South Terrace are identified under LPS7 as ‘Local Centre’, with a density code of R50. The proposed zoning of these lots is supported.</p> <p><u>Lot 61 (No. 20) Allen Street (Burch Street Carpark)</u> d. LPS7 proposes to amend the reservation of the Burch Street Car Park from ‘Public Purpose (Car Park)’ to ‘Civic and Community’, with a car park permitted as an Additional Use (‘A1’). The proposed reservation of the lot as ‘Civic and Community Purpose’ is not supported. It is understood that the designation of the Additional Use (for car park purposes) has been proposed to enable the car park to remain available for both Hospital patrons and the broader community into the future, as has been the case for many years. Whilst SPHI do not object to this in principle, the reservation of the site as ‘Civic and Community Purpose’ is not supported as it provides the opportunity for the wholesale redevelopment of the site for alternative purposes. If the site were to be redeveloped, it is likely that the extent of any car parking provided would be limited to the minimum required to meet the need of any new development (rather than as a broader ancillary offering). Notes the Strategy does not identify this area within a designated activity centre, hence the identification of additional community infrastructure (via the proposed reservation) would appear to be inconsistent.</p>	<p>a. Supported. Modifications are proposed to LPS 7 to include 'Consulting Room’s’ and as 'D' additional use for the subject site. Modified Medical Centre to ‘A’ in the Private community purpose zone. b. Noted. c. Noted. d. The Civic and Community local reserve, with additional use for 'Car park' permits the site to continue operation as a public car park. Any future changes to the use of the site are subject to Council determination.</p>
350	D-22-53834	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
351	D-22-53843	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
352	D-22-54144	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

353	D-22-54148	Landowner	<p>1. General LPS7 Comments</p> <p>Submission made by Allerding & Associates on behalf of landowners Nos. 154 (Lot 348), 156 (Lot 347), 158 (Lot 346), 160 (Lot 345) and 162 (Lot 344) Douglas Avenue, Kensington.</p> <p>Requests increase to the residential density code from R15 to R60 for the five properties fronting Douglas Avenue between Vista Street and King Street.</p> <p>Of the five property owners, four are in support of increased residential density and one property owner (No. 158) is neither in support nor against the submission and therefore would not object to the residential density code increase over their property.</p> <p>The density to R60, with a permissible building height of three (3) stories, would ensure:</p> <ul style="list-style-type: none"> - Improved built environment and amenity outcomes within a transitional area at the interface with a high-rise urban centre (R-AC3 - 6 storeys) to the immediate north and high density residential (R80-100 - 4 storeys) areas to the immediate west; - A reduced impact to adjoining lower density existing residential areas from new high density developments by screening impacts such as poor visual transition, streetscape character and visual privacy; - Greater consistency between the Local and State Strategic planning frameworks; and - An increased contribution to the strategic goals of providing urban consolidation to meet the requirements of a growing population and reducing car dependency. 	<p>This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings.</p> <p>Since 2015, the surrounding area has been subject to significant investigations, studies and public consultation to determine appropriate densities, development requirements and extent of changes and density transitions along the Canning Highway Corridor. The outcomes of these studies were implemented through approval of Scheme Amendment (No. 57) under Town Planning Scheme No. 6 in June 2021. Given the recent approval of Amendment 57 and the absence of justification within the Strategy for further increase of residential densities outside of the growth area boundaries, the request is not supported.</p>
354	D-22-54258	Agency	<p>1. General LPS 7 comments</p> <p>Requests LPS 7 recognise the interaction between the Swan and Canning Rivers Management Act 2006 and the Planning and Development Act 2005 for planning within and around the Swan and Canning Rivers.</p> <p>Recommends that the Swan Development Control Area (DCA) should be identified as an advisory note on the planning scheme maps. This will also assist proponents in recognising and identifying all relevant planning considerations. Reference within cl.12 Relationship with region planning scheme, should also be provided to identify approval requirements for development which impacts the Swan Canning DCA.</p> <p>Notes the proposed higher residential densities and increased population will require additional demands for recreational development close to foreshore areas. Recommends that the local planning framework be supported by the development of a Foreshore Interface Strategy to assist in addressing these concerns as the urban form intensifies with the implementation of LPS 7.</p>	<p>The request is inconsistent with the Model Scheme Text.</p> <p>The South Perth Activity Centre Plan and South Perth Foreshore Strategy and Management Plan addresses additional demand and diversity of use of public open space.</p>
355	D-22-54373	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
356	D-22-54374	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
357	D-22-54377	Landowner	<p>1. South Perth Activity Centre and Canning Bridge Activity Centre</p> <p>Does not support low typology identified for No. 12 Mill Point Road. Requests 7 storey building height limit consistent with neighbouring lot at No. 14 Mill Point Road. The changes would permit development of a more aesthetically pleasing development combining No. 12 and No.14 Mill Point Road.</p>	<p>Supported. Modification of the subject site to a Medium Typology, consistent with the South Perth Activity Centre Plan is proposed.</p>
358	D-22-54378	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
359	D-22-54379	Resident	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>

360	D-22-54381	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
361	D-22-54382	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
362	D-22-84386	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
363	D-22-84387	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
364	D-22-54388	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
365	D-22-54389	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
366	D-22-54391	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
367	D-22-54392	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
368	D-22-54394	Community Group	1. Growth Areas Requests increased deep soil areas and tree protection and planting for all new developments across all growth areas. With reference to the Bentley-Curtin Specialised Activity Centre, requests preservation of existing mature tree canopy, notes the significance of Pine Trees which provide food and habitat for Carnaby Black Cockatoos.	All new developments are subject to the Landscaping, Tree canopy and deep soil area requirements of the R-Codes Vol. 2. The Bentley-Curtin Specialised Activity Centre Plan acknowledges the Cockatoo habitat which would be a key consideration as part of any future precinct plan for the area.
			2. Tree Preservation Notes absence of legislation to protect trees on private land. Notes alternative mechanisms such as significant tree register which only contains 12 trees on private property. Notes removal of scheme provision endorsed by Council relating to tree preservation by WAPC as short-sighted. The provision would have allowed an assessment to be undertaken by the City to determine if, based on the health and species of the tree, it should be retained. Notes 30% minimum tree canopy as target adopted by other local and State governments. Notes DPLH data which shows the City has 17% tree canopy cover compared to 16% over metropolitan area. Notes number of trees over 8m in height is only 6%. Concerns that once trees of this size are removed, they are not easily replaced. Notes health, environmental, social and economic benefits of mature trees, including mitigating	Note the City has an approved Urban Forrest Strategy which includes 5-year targets. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

			<p>urban heat island effect. Recommends adoption of City of Nedlands tree retention provisions proposed under Amendment 12.</p> <p>3. General LPS 7 Comments Requests that the Aims should incorporate direct reference and greater recognition of the natural environment. Submission included petition from the community supporting planning controls to help reserve large trees over 8m in height on private property with 77 verified signatures.</p>	<p>Support. Aims of the Scheme have been modified to reference natural environment.</p>
369	D-22-54699	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
370	D-22-54700	Landowner and resident	<p>1. General LPS7 Comments. Requests the area bounded by Eleanor, Morrison, Britain and Axford Streets be included in the R30 zoning area. This area is well serviced by schools and public transport with bus services on Morrison St, as well as Barker Ave and Canning Highway. There are five blocks along Ruth Street that could utilise the R30 zoning. This not only fills in the square, but it also gives the same options that the surrounding area is afforded, and is not disadvantaged by not being excluded from rezoning.</p>	This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings.
371	D-22-54701	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
372	D-22-54702	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
373	D-22-54703	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
374	D-22-54828	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
375	D-22-54829	Landowner and resident	<p>1. General LPS7 Comments Concerned streetscapes and character places are not protected from the higher density that underpins the new scheme. Concerns relating to application of the Residential Design Codes and ability to subdivide in accordance with the relevant density code. Concerns there is no single residential code. Requests the City to engage with residents to identify residential character precincts with a view to the protection of character and heritage in these precincts. Notes the following as examples in Kensington for protection: Monk Street, Campbell Street, Hovia Terrace (between Canning Highway and Third Avenue), First Avenue and Second Avenue. Notes in Kensington there is a lack of common building form and respect of unifying streetscape elements that establish a recognisable visual character at a local scale. Suggests LPS 7 needs to be complemented by local planning policy to address this issue. Recommends Town of Victoria Park's Streetscape Local Planning Policy as an example. A review of the Heritage list is required with a view to provide better heritage protection in Kensington given current lack of listings. Concern LPS 7 does not address impacts of climate change, areas likely to be subject to flooding, and carbon footprint of design and construction, and loss of tree canopy.</p>	<p>It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. Policy P351.5 Streetscape Compatibility – Precinct 5 ‘Arlington’ and Precinct 6 ‘Kensington’ will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. As part of this process the potential for wider application of this policy and scope can be investigated. The Local Heritage Inventory and Heritage List will be reviewed following gazettal of LPS 7. As part of this process nominations can be made for individual properties. Policy P350.01 Environmentally Sustainable Building Design will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>

376	D-22-54830	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
377	D-22-54892	Landowner	<p>1. South Perth Activity Centre and Canning Bridge Activity Centre</p> <p>Submission is made on behalf of owners at 12 Mill Point Road, South Perth.</p> <p>Does not support the 'low' typology for the subject site under the SPACP within LPS7.</p> <p>Requests the site is assigned a 'medium' typology under LPS7.</p> <p>Notes that this would ensure consistency with the adjoining property at 14 Mill Point Road. An aligned building typology across both sites would provide an opportunity for future amalgamation given the similarities in the configuration of both lots and support wider development potential/business case for redevelopment of the property - notes the value of the site's location and lot characteristics.</p> <p>Notes the inconsistency of medium typology identified within the South Perth ACP map with the Low typology identified within LPS 7. Requests the typology is amended to align these documents.</p> <p>References the experience of the property owners in relation to the council's past decisions regarding height provisions affecting the site, previous feasibility assessment and independent review from planning consultants.</p> <p>Supporting points:</p> <ul style="list-style-type: none"> - Age and context of existing buildings on site - Location at the northern tip of the development spine on the South Perth peninsula - Being able to accommodate a design that contributes to a greater built form outcome - Support the northern end of Mill Point Road with a contemporary building design and enhance the City's wider skyline - Development spine and orientation of Mill Point Road - Little impacts on adjoining property and existing views - Design benefits of development of an amalgamated lot (including 14 Mill Point Road) - Site characteristics to support built form (consolidation of access/design, setbacks, etc) - Streetscape aesthetic and London Plane Trees - Need to support housing diversity and supply to achieve targets of population density - The ability to accommodate e traffic and parking demand with appropriate number of bays and visitor parking - Supports the commercial viability of redevelopment - Provide certainty during DA stage - Negligible impacts to amenity, overlooking, privacy - Sustainable planning principles and need to limit sprawl 	Supported. Modification of the subject site to a Medium Typology, consistent with the South Perth Activity Centre Plan is proposed.
378	D-22-54896	Landowner and resident	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
379	D-22-55178	Landowner and resident	<p>1. General LPS 7 comments</p> <p>Do not support proposed R40 density for No. 12 Moresby Street, Kensington from current R50 density. The R40 density will further restrict the future development and possible uses of this commercial property. Requests R50 density is retained and possible permitted uses in the zone increased.</p>	Under TPS 6 an R50 density and 7m height limit applies to the subject site. The proposed R40 density maintains the two storey height limit. The proposed change to the density code does not relate to use of the property. The zoning Table offers a variety of permissible and discretionary uses for the Local Centre Zone.

380	D-22-55330	Landowner and resident	<p>1. South Perth Activity Centre and Canning Bridge Activity Centre Makes specific reference to property at Unit 4/12 Mill Point Road, South Perth. Does not support the proposed typology of the subject site as ‘low’ under the SPACP within LPS7. Requests the site is assigned a ‘medium’ typology under LPS7. Notes that this would make the height provision consistent with 14 Mill Point Road. Notes the inconsistency of the typology under the SPACP within LPS7 with the original SPACP endorsed by the WAPC in 2021. Notes similar age and architectural design of the properties at 12 and 14 Mill Point Road as well as the site characteristics of each lot, uniform height would maximise the development potential the area and contribute towards a high level built form to create a northern tip of the central spine of the peninsula. Notes the street boundary setback provision as a limitation to the site and subject to the same requirements of ‘medium’ lot typologies, making the application of provisions inconsistent. Request on basis of fairness and equity given the historical manner the City has regulated previous development of the area and importance of high level planning to the tourism and local economy. Notes the consistency of the request with the South Perth Place and Design Report. Notes positive engagement experience with City staff. Reiterates the significance of LPS7 and request regarding the height provision in the future development context and built form value of the South Perth Peninsula.</p>	Supported. Modification of the subject site to a Medium Typology, consistent with the South Perth Activity Centre Plan is proposed.
381	D-22-55331	Landowner and resident	<p>Canning Highway Places 3, 4 and 5. Supports the proposed R25 density for No.30 Milson Street, South Perth.</p>	Noted.
382	D-22-55332	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
383	D-22-55335	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
384	D-22-55512	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
385	D-22-55511	Landowner and resident	<p>1. General LPS7 Comments Raises concerns in relation to Additional Site Requirements 12 (ASR12) – Salter Point Escarpment, Salter Point. Notes 3.5m building height limit for building on Salter Point Parade to the South of Letchworth Centre. Notes that properties on the corners do not fall within the same building limitation which seems to conflict with the purpose of the LPS 7. Suggests interpretation of the term ‘significantly obstruct’ is problematic and ambiguous. The provisions appear to favour lot owners who purchase properties further back from the river to have a protected view to the detriment of those who purchase properties close to the river to have such a view. Requests ASR12 requirements are not adopted.</p>	The proposed ASR12 requirements carry over the building height limits and significant view assessment from TPS 6, with minimal change.
386	D-22-55510	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
387	D-22-55782	Landowner and resident	<p>1. Manning Road Corridor Requests the City work with adjoining local governments to address the intersection of Centenary Avenue, Manning Road and Lawson Street which is poorly designed.</p>	Noted. This is outside of the scope of LPS 7.

388	D-22-55784	Landowner	<p>1. General LPS 7 comments</p> <p>Submission on behalf of the landowners of No. 32 Jubilee Street, South Perth. Subject site comprises 30 apartments on 6,541m2 separated by Watercorp easement towards north of the site. The site was the subject of Scheme Amendment No. 19 finalised in 2010, where the density was increased from R40 to its currently R40/60 density under TPS 6. To secure the upper density code of R60 the development had to satisfy all 10 criteria of Schedule 3, including the limitation of a maximum of 35 dwellings. Despite the building reaching the end of its economic life and requiring considerable maintenance, the additional five dwellings was not sufficient to allow for the demolition of 30 apartments.</p> <p>LPS 7 proposes to remove dual density coding and apply the upper R60 density to the site, subject to Additional Site Requirements (ASR3) in accordance with Schedule B.</p> <p>States with the current construction costs and combined cost of purchasing the existing owners interest, to achieve a yield that can make redevelopment of the strata titled site possible, a higher density is required.</p> <p>Requests a R100 density for the subject site to take advantage of riverside location, access to transport, employment and amenities. Notes size of site to accommodate additional density. States the existing streetscape along Jubilee Street will not be compromised by a four storey development as there are a number of existing four storey dwellings along the street.</p> <p>Requests following modification to ASR 3 requirements:</p> <ol style="list-style-type: none"> Replace Requirement 2 'Buildings shall be setback a minimum of 6.0 metres from the south-western boundary of the site. Land within this setback area shall provide a landscaped corridor between Jubilee Street/Weston Avenue and Sir James Mitchell Park' with 'No boundary walls are permitted on the southwestern boundary of the site abutting No. 28 (Lot 12) Jubilee Crescent'. Notes the original intent of this provision in the current scheme was to allow for a view corridor from Weston Street to the River, however this view corridor never existed and never will as fencing and landscaping will always obscure this view. Modify Clause 3 to measure setback distances from No. 26 Jubilee Street in lieu of No. 28 Jubilee. Notes the setback of No. 28 Jubilee Street is unusually large where they have elected to setback some 13 metres from their northern property boundary. States Taking the line from the adjoining neighbour at No. 26 is considered more reflective of the setback alignments in Jubilee Street. Requests deletion of Clause No. 4 'Notwithstanding the R-Codes, buildings on the site shall not reduce open space to less than 60% of the site area'. Notes SPP 7.3 generally relies on setbacks, plot ratio, deep soil and canopy cover to control site cover and open space <p>States R100 would have minimal impact on surrounding R40, R50 and R60 lots due to the site's location, and existing character and context.</p>	<p>The subject site is not identified within a Growth Area under the Strategy to accommodate additional dwellings. The R60 density is considered appropriate and is compatible with the surrounding area which does not feature any densities greater than R60.</p> <ol style="list-style-type: none"> Support. Modify Clause (1) with 'No boundary walls are permitted on the southwestern boundary of the site abutting No. 28 (Lot 12) Jubilee Crescent'. Modify to replace Clause (2) with 'Buildings, inclusive of balconies shall be no closer than 6m to the boundary with Sir James Mitchell Park'. Support. Delete Clause (4).
389	D-22-55784	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
390	D-22-55787	Resident	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Requests more protections for mature trees.</p> <p>Notes past vegetation loss on Milson Street which has negatively impacted the City's biodiversity and notes the environmental significance of preserving trees.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
391	D-22-55909	Landowner and resident	<p>1. Preston Street Neighbourhood Centre</p> <p>Notes inconsistency between R-AC4 density code applied to Preston Street which has a maximum height of 3 storeys, and the additional criteria which permits 8 to 13 storeys.</p> <p>Notes number of supermarket proposals in the area as alternative commercial centres. Requests deletion of ASR13 provisions. Notes objectives for Neighbourhood Centre zone in draft LPS 7.</p>	Amendment 63 to the Como (Cygnet) Theatre and adjacent sites within the Preston Street Neighbourhood Centre was approved in June 2021. LPS 7 proposes to carry over the development requirements from TPS 6 as approved. A minor modification is proposed to the density code of those properties subject to the ASR13 requirements, to an 'R-ACO' density. This aligns the site to the density approved under Amendment 63 and provides greater consistency with the applicable building height requirements.

			2. General LPS 7 comments Notes there is no density code for a single residential lot. Concern for absence of local planning policies for streetscape and heritage. Notes Town of Victoria Park streetscape policy.	Noted. All properties zoned Residential are assigned an R-Code. The R-Codes were first introduced in 1985 and superseded the application of single residential zoning. It is acknowledged that some change will occur in appropriate areas that are subject to higher density located close to activity centres and public transport to accommodate the expected population growth. This change will be gradual and guided by provisions within the Planning Framework. Policy P351.5 Streetscape Compatibility – Precinct 5 ‘Arlington’ and Precinct 6 ‘Kensington’ will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. As part of this process the potential for wider application of this policy and scope can be investigated.
			3. Tree Preservation Concern LPS 7 does not address impacts of climate change, areas likely to be subject to flooding, and carbon footprint of design and construction, and loss of tree canopy.	Policy P350.01 Environmentally Sustainable Building Design will be reviewed as part of the development of the new Local Planning Policy Framework under LPS 7. To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
392	D-22-56060	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
393	D-22-56398	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
394	D-22-56399	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
395	D-22-56400	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
396	D-22-56401	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

397	D-22-56403	Landowner	<p>1. Bentley-Curtin Specialised Activity Centre</p> <p>Submission made by Rowe Group on behalf of Midpoint Holdings Pty Ltd, the owners of the Waterford Plaza.</p> <p>The site is currently zoned ‘District Centre Commercial’ under TPS 6, forming part of the ‘Karawara Precinct’. The site is currently allocated a residential density coding of R30 on the Scheme Maps. The site’s existing zoning has generally operated well in terms of facilitating redevelopment of the Shopping Centre over the years and enabling various improvements. Notwithstanding this, the site’s current R30 density coding is considered overly restrictive and not conducive to promoting an appropriate residential outcome commensurate with contemporary planning principles.</p> <p>The site is proposed to be zoned ‘Neighbourhood Centre’ under the provisions of draft LPS7 and is allocated a proposed residential density coding of R-AC0 which is supported subject to modifications to the land use permissibility table discussed below.</p> <p>‘Liquor Store - Large’ is proposed to change from ‘DC’ in the ‘District Centre Commercial’ Zone under TPS 6 to an ‘X’ (not permitted) land use in the ‘Neighbourhood Centre’ Zone.</p> <p>‘Service Station’ is proposed to change from ‘D’ (discretionary) in the ‘District Centre Commercial’ Zone under TPS 6 to an ‘X’ (not permitted) land use in the ‘Neighbourhood Centre’ Zone.</p> <p>‘Tavern’ is proposed to change from a ‘D’ land use in the ‘District Centre Commercial’ Zone under TPS 6 to an ‘A’ (discretionary with consultation) land use in the ‘Neighbourhood Centre’ Zone under draft LPS7. These proposed changes in land use permissibility are not supported.</p> <p>Notes permissibility inconsistent with SPP 4.2. States uses are consistent with the zone and are appropriate.</p> <p>Requests ‘Liquor Store - Large’ as ‘D’ (discretionary) or ‘A’ (discretionary with consultation) land use in the ‘Neighbourhood Centre’ Zone.</p> <p>Requests ‘Service Station’ and ‘Tavern’ as ‘D’ land uses in the ‘Neighbourhood Centre’ Zone.</p> <p>No objection to the site's inclusion within the ACR 3 area.</p>	<p>Noted.</p> <p>Support modification of Tavern from 'A' to 'D' in Neighbourhood centre Zone.</p> <p>Support modification of Service Station from 'X' to A' in Neighbourhood Centre Zone.</p> <p>Do not support modification of ‘Liquor Store - Large’ permissibility in the Neighbourhood Centre Zone.</p>
398	D-22-56405	Landowner	<p>1. South Perth Activity Centre and Canning Bridge Activity Centre</p> <p>Request modification of No. 12 Mill Point Road from Low Typology to medium Typology. Reasons include:</p> <ul style="list-style-type: none"> - Consistency with development potential for No. 14 Mill Point Road. - Improvements to aesthetic of the area as a result of replacement of old building. - Proximity to the City and location of the site close to amenities. 	<p>Supported. Modification of the subject site to a Medium Typology, consistent with the South Perth Activity Centre Plan is proposed.</p>
399	D-22-56406	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
400	D-22-56407	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
401	D-22-56408	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
402	D-22-56543	Agency	<p>The City of Perth has no comments with respect to draft LPS 7.</p>	<p>Noted.</p>
403	D-22-56626	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>

404	D-22-56627	Landowner and resident	<p>1. General LPS 7 Comments Feedback provided from the landowners of the 4 adjoining properties at 254, 256, 258 and 260 Mill Point Rd, South Perth. The subject properties are currently zoned Residential R15 with a two storey height limit. Draft LPS 7 proposes a local Centre zone with R40 density with two storey height limit. Concern for two storey height limit and impact to feasibility of redevelopment. Site is restricted by high water table which would result in above-ground parking. Request a minimum R80 density with a four storey height limit which would activate the area and achieve the City's aims and maximise the potential of the precinct.</p> <p>States the sites are surrounded by roads which provides a buffer to nearby properties and alleviates overlooking issues. There are a variety of densities in the area (R15, R40, R50, R60) and so consistency is not an issue.</p>	Support modification to R60?
405	D-22-56628	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
406	D-22-56629	Landowner and resident	<p>1. General LPS 7 comments Suggest that LPS 7 reflect zoning densities outlined in SPP 7.3 Residential Design Codes Vol 1 (R-codes), in that the zoning of all residential blocks be updated in accordance with the minimum site areas set out in Table 1 of the R-codes. Notes many lots in the City are a size inconsistent with the assigned density which makes it difficult to achieve Deemed-to-comply requirements.</p>	Noted. The lot sizes for a large number of R15 lots are below the minimum site area and have been this way since the density codes were first assigned. This now reflects the predominant development form of the South Perth and Kensington areas (characterised by generous open space requirements and minimal boundary wall development).
407	D-22-56630	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
408	D-22-56631	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
409	D-22-56632	Landowner and resident	<p>1. Tree Preservation Supports requirement that all tree removal should be subject to council approval. Suggests a tree canopy target should be set. Trees are attractive and provide value to an area in addition to other environmental benefits.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
410	D-22-56709	Landowner	<p>1. Preston Street Neighbourhood Centre Supports increase in density from R80 to R-AC3 for No. 137 Melville Parade, Como which increases the range of possibilities for any future development of the site, should the owners wish to explore. The proposed changes will allow for an appropriate level of development given the area's proximity to the city and strategic location along public transport corridors.</p>	Noted.
411	D-22-56842	Landowner and resident	<p>1. Tree Preservation Supports planning controls to preserve large trees on private property. Notes the importance of trees in providing privacy, mitigating the urban heat island effect, environmental value, biodiversity value and contributions to local character.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
412	D-22-56844	Landowner	<p>1. General LPS 7 Comments Requests Nos. 302 & 304 Mill Point Road are increased from R40 to R60. Notes proximity of subject sites to shopping complex. States environmental benefits to infill. Requests that all residential properties within the City of South Perth that are under R60 be changed to a minimum of R60.</p>	The subject sites are not identified within a Growth Area under the Strategy and therefore density increase above R40 is not supported. Increasing base densities across the whole of the City is inconsistent with the State and Local strategic planning framework and is not supported.
413	D-22-56845	Landowner and resident	<p>1. Tree Preservation Support preservation of trees on private and public land. Suggests minimum tree cover is established per zone to enhance cooling of the area. Suggests City provide free small EV buses linking with ferries and other public transport and provide parking for the Acrod users, the elderly and those with specific physical requirements so that there is no need to enlarge any parking areas.</p> <p>Concerns for traffic at Freeway/Mill Point Road intersection, lack of train station and infrastructure to support high density development and lack of transport subsidies.</p>	<p>All new developments are subject to the Landscaping, Tree canopy and deep soil area requirements of the R-Codes Vol. 2.</p> <p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p> <p>The City's approved Integrated Transport Plan includes actions to encourage greater use of active transport modes.</p> <p>The City continues to advocate for the South Perth Train Station.</p>

414	D-22-56846	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
415	D-22-56847	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
416	D-22-56848	Landowner and resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
417	D-22-56849	Landowner	1. South Perth Activity Centre & Canning Bridge Activity Centre Requests No.12 Mill Point Road to be modified from a Low Typology to a Medium Typology consistent with No. 14 Mill Point Road. States the existing building is old and in need of replacement with a development fitting of its location. The current Low Typology is not feasible to facilitate redevelopment. The Medium Typology is consistent with the South Perth Activity Centre Plan which shows the site with this typology. Increased building height would permit views to the City. Consistency with No. 14 would permit a joint development opportunity.	Supported. Modification of the subject site to a Medium Typology, consistent with the South Perth Activity Centre Plan is proposed.
418	D-22-56850	Landowner and resident	1. General LPS 7 Comments Concerns relate to increased density, traffic and parking issues, loss of vegetation and trees. Concern for parking issues at Welwyn Avenue Shops. Concern for loss of the Manning Senior Citizens centre and loss of services.	Proposed increased densities are consistent with the City's Local Planning Strategy in that they apply a transition from high intensity development to low intensity to interface with the existing suburban areas. The City will assess increase in traffic generated by population growth as part of its routine review and upgrading of local road infrastructure having regard to the outcomes of LPS 7. New development is required to provide appropriate on-site parking in accordance with LPS 7 and the R-Codes. Street parking patterns can be monitored, and restriction options are available i.e. timed, paid etc. To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. There are no plans to remove the Manning Senior Citizens Centre.

419	D-22-56998	Landowner	<p>1. General LPS 7 Comments</p> <p>Submission on behalf of Penrhos College. Concerns relate to the building height and setback development provisions proposed within draft LPS 7 for the subject site and broader zoning of ‘Private Community Purposes’.</p> <p>This appears to contradict the following:</p> <ol style="list-style-type: none"> the extent of the land area available to Penrhos College and its capacity to be considered for greater height, particularly given neighbouring residential properties do not abut the subject site and all other properties are remote from developable land on the subject site the natural and finished ground level of the subject site, which rises dramatically to the south and central portions of the College the building height of existing development within the subject site, which is greater in scale than what would be enabled in future if the development provisions proposed were gazetted. <p>Request Boarding House be acknowledged within the ‘Educational Establishment’ land use class to provide a logical response to the function of the College and others within the local government area. Notes existing provisions under TPS 6 and intent to minimise impact to adjacent Residential Properties.</p> <p>Request the following changes having regard the context of the site and its buildings and the surrounding area:</p> <ol style="list-style-type: none"> The maximum wall height within 20m of the Thelma Street or Morrison Street lot boundaries, where directly opposite land zoned ‘Residential’ is 2 storeys up to 8m, measured from natural ground level. The maximum building height beyond 20m of the Thelma Street or Morrison Street lot boundaries is 6 storeys up to 24m, as measured from natural ground level. The minimum setback to the main building line of development from the Thelma Street lot boundary is 4m. Minimum side setbacks can be maintained at 4.5m as proposed by draft LPS 7. Recommend the following minor amendments (underlined) be made to the land use class definition for Educational Establishment: 'means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution, <u>and this may include boarding facilities for students who attend that school.</u>' 	<p>Support following modifications to provisions:</p> <ol style="list-style-type: none"> The maximum wall height within 20m of the Thelma Street or Morrison Street lot boundaries is 2 storeys (up to 8m), measured from natural ground level. The maximum building height beyond 20m of the Thelma Street or Morrison Street lot boundaries is 4 storeys (up to 16m), as measured from natural ground level. Buildings shall be setback a minimum of 4m from the Thelma Street boundary. Noted. Support modification to Educational establishment definition as per request.
420	D-22-57927	Agency	<p>1. General LPS 7 Comments</p> <p><u>Housing Diversity</u></p> <p>It is acknowledged that provisions relating to housing diversity are to be largely addressed under activity centre plans. However, there is no provision under LPS 7 to address housing diversity for other targeted growth areas that are unlikely to be subject to a separate planning instrument (i.e. Manning Road Corridor). Section 6.2 of the Local Planning Strategy also outlines that the City should encourage provision of more one-bedroom dwellings and fewer large (4+) bedroom dwellings to promote housing diversity. LPS 7 is silent on this provision. It is recommended that the City establish broad housing diversity provisions which address the Local Planning Strategy targets which will apply to all growth areas.</p> <p><u>Density</u></p> <p>The Department of Communities has reviewed all proposed density code changes affecting properties under its ownership and advises that all proposed changes are supported.</p> <p><u>Multiple Dwelling Restriction</u></p> <p>The Department of Communities supports the decision to remove the current restriction of Multiple Dwellings within R40 coded areas.</p>	<p>The R-Codes Vol.2 includes Dwelling Mix requirements for all multiple dwelling developments greater than 10 dwellings.</p> <p>Noted.</p> <p>Noted.</p>

421	D-22-57001	Landowner	<p>1. Canning Highway Place 3, 4 & 5</p> <p>Submission in relation to No. 21, 21A, 21B Alston Avenue and No. 239, 239A and 241A Coode Street. All properties are currently coded R20/30 under TPS 6 and proposed R60 under draft LPS 7. Requests increase from R60 to R80 to assists with the transition from the higher density areas proposed abutting Canning Highway. A higher R80 density would facilitate redevelopment with apartments, rather than low density terrace dwellings.</p> <p>The application of an R80 density code for the subject sites under LPS7 in lieu of the proposed R60 density code is in line with the strategic actions in the Strategy and will assist the City in achieving the Strategy's dwelling targets, noting that Canning Highway is identified as a high priority transport corridor where higher density should be encouraged.</p> <p>The subject site has a total land area of 3,505m2. The topography of the subject site and its surrounding is also unique as the subject site is located at the base of a large hill sloping away from Canning Highway. This allows the increased height requested under the R80 density code to maintain a 'transitional' height, the same as the intended function of the proposed R60 density code. Massing analysis and cross sections attached to submission illustrate how the changes in natural ground level organically facilitate this transitional building height, despite the additional storey requested through the R80 density code.</p>	<p>Not supported.</p> <p>The proposed R60 density is consistent with the City's Local Planning Strategy in that it applies a transition from high intensity development to low intensity to interface with the existing suburban areas.</p>
422	D-22-57002	Landowner	<p>1. General LPS 7 Comment</p> <p>Submission on behalf of Hall and Prior Aged Care Group in relation to Lot 1 (No. 18) Ley Street, Lot 120, (No 4) Kelsall Street, and Lot 1853 (No. 3) Bickley Crescent, Como.</p> <p>The subject site has a total site area of 4,978m2 , as well as being held under a single landowner. The main part of the subject site abutting Ley Street currently houses Hall & Prior's McDougall Park aged care facility, a single-storey development housing approximately 50 residents. The facility is reaching the end of its economic life having been developed in the late 1950's early 1960's. The two adjoining properties to the east are single residential dwellings of the same era and all also reaching the end of their economic life and in need of replacement.</p> <p>The subject site is currently zoned 'Residential' with a Residential Density Code (R-Code) of R20 under TPS 6, and is proposed to remain the same under draft LPS 7.</p> <p>Requests the proposed density code be increased ideally to an R-Code of R80, however if the City has interface concerns with properties to the east, then the two single residential dwellings abutting Bickley Crescent and Kelsall Street could be increased to R60 to ensure an appropriate interface and transition to the single R20 lots beyond.</p> <p>Refers to South Care as example of similar aged care site with 15m building height. The subject site features the following characteristics that are desirable and conducive to more intensive development including:</p> <ul style="list-style-type: none"> - Three street frontage allowing for different access and servicing strategies - Neighbouring properties only to the east, on the narrow side of development, allowing for development to transition down to lower density development - Being located directly opposite McDougal Park providing excellent outlook and amenity for residents and visitors and a more open streetscape where additional building height will not dominate the street - A significant northern frontage allowing for good solar penetration - Direct access from Ley Street to Manning Road, or north to Henley Street and to Canning Highway - The subject site is also within the 800m walkable catchment of the Canning Bridge Train Station and provided with direct access to bus routes 30, 148 and 510 connecting the subject site with Fremantle, Murdoch and Perth City Centres, allowing easy access for workers and visitors to a potential Aged Care development. 	<p>Not supported. This area is not identified within a Growth Area under the Strategy to accommodate additional dwellings or greater intensity of development.</p>

423	D-22-57003	Landowner	<p>1. General LPS 7 Comments</p> <p>Submission on behalf of Regis Aged Care, the landowner of Nos. 36-42 Talbot Avenue, Como. Subject site is currently zoned Residential R20. The site is currently occupied by an aged care facility comprising a single-storey development with 34 single rooms and 17 twin rooms. The site is proposed to be zoned Local Centre with an R40 density The increased development potential and rezoning is strongly supported.</p> <p>Requests an increase from R40 to R60 to allow for increased potential building height and plot ratio for the following reasons:</p> <ul style="list-style-type: none"> - Siting and land ownership (4,109m2 parcel in largest local centre in Como. The larger land size allows for a potentially more flexible development, incorporating more innovative and efficient design features in respect to vehicle access, building aesthetics, bulk and landscaping). - Connectivity (The subject site is situated on Talbot Avenue, which is reserved as a Local Distributor road under draft LPS7. This category of road reserve is suitable for higher development potential as more intensified development would benefit greatly and be well serviced by higher traffic volumes and diverse transport modes). - Surrounding Land Uses and Catchment (The surrounding residential areas to the north and south of the subject site appear to be lacking in defined activity centres. Therefore, it would be expected that the subject site would act as the main activity centre for the residents of these areas. This presents the potential need for greater commercial floorspace obtainable with a greater plot ratio under an R60 R-code). 	Not supported. The R40 density provides for a suitable intensity of future redevelopment for the subject site and interface to surrounding properties.
424	D-22-57074	Resident	<p>1. Tree Preservation</p> <p>Concern for loss of trees as a result of development and lack of protection on private land. Loss of trees results in increased warming.</p> <p>Concern of conversion of Sir James Mitchell Park adjacent to Coode Street into a car park.</p> <p>Requests policy to attain at least 30% tree coverage over the next decade and to protect all mature trees. Concern for removal of street tree at 19 Hopetoun Street.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property. There are no plans to build a car park on Sir James Mitchell Park adjacent to Coode Street. The City's approved Urban Forrest Strategy
425	D-22-57075	Agency	<p>1. General LPS 7 Comments</p> <p>It is unclear from the documentation provided if the City of South Perth has applied State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7) to this proposal.</p> <p>Any changes to scheme provisions relating to bushfire prone areas should be considered against the policy, and may require the preparation of the Bushfire Management Plan in accordance with the policy.</p> <p>Exemptions from the requirements of SPP 3.7 should be applied pragmatically by the decision maker and are identified in Guidelines for Planning in Bushfire Prone Areas (Section 2.6).</p>	Noted. There are no changes to scheme provisions for bushfire prone areas.

426	D-22-57077	Landowner	<p>1. Angelo Street Neighbourhood Centre</p> <p>Submission on behalf of Wesley College. Requests the following properties be zoned Private Community Purpose (from Residential) as they form part of the college operations:</p> <ul style="list-style-type: none"> - Lot 503 (No. 8) Leane Street, South Perth - Lot 7 (No. 12) Leane Street, South Perth - Lot 15 (No. 9) Tate Street, South Perth - Lot 9 (No. 98) Angelo Street, South Perth - Lot 8 (No. 100) Angelo Street, South Perth. <p>Notes draft LPS 7 proposes a two storey building height limit, 7.5m street setback and 4.5m side setback for the Private Community Purpose zone.</p> <p>Notes although TPS 6 identifies a 7m building height for the subject site, clauses in TPS 6 enable consideration for the existing height of developments within a property to guide appropriate built form.</p> <p>Notes the land area available to Wesley College, which totals over 10ha with a depth of approximately 400m and a width of 340m. This ensures the subject site has a distinct capacity to be considered for greater height.</p> <p>The subject site is located adjacent to the centre of the Angelo Street Neighbourhood Centre, which is zoned to allow up to seven (7) storeys under draft LPS 7. Given this fact, and that the neighbourhood centre is anticipated to accommodate additional dwellings and non-residential floor space, it is submitted that the subject site should also be permitted to include additional height.</p> <p>The subject site is almost entirely boarded by public roads, with the exception of the eastern boundary and a portion of the southern boundary. The majority of the residential properties to the eastern boundary, particularly all those south of Swan Street, and all of the properties abutting the southern boundary of the subject site, are located adjacent to active play spaces that will be unlikely to be developed given the value of playing surfaces in an inner city environment.</p> <p>The building height of existing development within the subject site, which is greater in scale than two (2) storeys. For example, the auditorium within the College is a three (3) to four (4) storey structure, with the recently constructed science block including three (3) storeys.</p> <p>A two (2) storey height limit is not appropriate or consistent with the orderly and proper planning of the locality. Importantly, while these proposed provisions can be varied, it will create uncertainty for the College and make investment decisions increasingly difficult to make in these challenging economic times.</p> <p>Requests inclusion of following clause under Clause 32 for the site:</p> <ol style="list-style-type: none"> 1. The maximum wall height within 10m of any lot boundaries, where directly opposite land zoned 'Residential' is 2 storeys up to 8m, measured from natural ground level 2. The maximum wall height beyond 10m of any lot boundaries is seven (7) storeys up to 28m, as measured from natural ground level. <p>In addition it is requested that Clause 6.2A Special Provisions for Pre-Scheme Developments be included within draft LPS 7 in its entirety. This provision enables existing developments, that were completed prior to the LPS 6 gazettal date, to be considered in order to vary building height development standards specified.</p> <p>Notes inclusion of following parking requirements for Non-residential (civic, community, clubs and institutions land use). In accordance with a Parking Needs Assessment.</p> <p>In principle, we have no objection with allowing for a performance based and flexible approach to car parking for the College. However, we are concerned that this provision could be applied in an adverse manner and restrict the ability to propose development at the subject site, without first having undertaken a Parking Needs Assessment for the entire College.</p> <p>Requests minor amendment to clarify its application</p> <p>'A Parking Needs Assessment is to support individual development applications, where considered appropriate by the City of South Perth'.</p> <p>Notes land use class of Educational Establishment, does not acknowledge the existence of boarding houses within the College and other similar schools within the local government area. Requests amendment to definition as follows: means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy, or other educational institution, and this may include boarding facilities for students who attend that school.</p>	<p>Support Private Community Purpose zone for Nos. 8 & 12 Leane Street & Nos. 98 & 100 Angelo Street.</p> <p>Do not support modification to No. 9 Tate Street.</p> <p>Modification to building height limits not supported.</p> <p>Support inclusion of Pre-Scheme Development Clause for non-residential development.</p> <p>Support modification to definition of Educational Establishment.</p>
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427	D-22-57083	Landowner	<p>1. General LPS 7 Comments</p> <p>Submission on behalf of landowners of Lot 791 (No. 14) and Lot 74 (No. 16) King Edward Street, South Perth.</p> <p>The site is currently zoned R50 under TPS 6. The proposed R40 density amounts to down-coding the subject site. In contrast, surrounding land either retains its current density code or in the case of the street block to the north of the subject site, the density code has increased from R15 to R40 and R60. There is no demonstrated rationale to explain why a reduction in residential density is needed within this street block and at the subject site, the Strategy does not outline this strategic intent. Having regard to the surrounding density codes existing and proposed and the lot configuration and size of properties, it is contended that a residential R60 density code should be enabled at the subject site and surrounding street block.</p> <p>Overall, the wide-ranging approach to the application of residential densities is considered inconsistent with the orderly and proper planning of the locality. Reducing residential density will not aid with supporting the Angelo Street neighbourhood centre and would not have regard to the locational qualities of the subject site, which is in close proximity to a number of different amenities.</p>	<p>Not supported.</p> <p>TPS 6 currently limits subject site to 7m building height limit. Proposed R40 density under LPS 7 maintains 2 storey height limit and ensures appropriate transition with R15 properties abutting to the rear.</p>
428	D-22-57084	Landowner	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Concerns in relation to height limit for properties on South Perth Esplanade has changed from 17.5m to a flexible description of 5 storeys with a possible roof garden.</p> <p>The provisions permit development of No. 91 & 97 to much higher buildings than currently exist. Such development would detrimentally impact views and be contrary to P350.09.</p> <p>Request Council to revert to a fixed height limit of 17.5m as previously proposed.</p>	<p>Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'.</p> <p>Although height has been modified to 'storeys', it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.).</p> <p>With regard to LPS 7, prior to advertising the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61, largely unchanged. Given Amendment 61 was recently approved, modification to change the text to an earlier version is inconsistent with orderly and proper planning.</p>
429	D-22-57084	Landowner and resident	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Submission on behalf of the owners and residents of Goldman Apartments at No. 10 Darley Street. Notes Policy P350.09 with respect to protection of views of significance.</p> <p>Notes potential for future developments on South Perth Esplanade to detrimentally affect amenity of owners and residents in the building.</p> <p>Notes change from 17.5m height limit in Hillside Low Typology to 5 storeys.</p> <p>Request a maximum height of 18m is implemented with no roof structures</p>	<p>Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'.</p> <p>Although height has been modified to 'storeys', it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.).</p> <p>With regard to LPS 7, prior to advertising the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61, largely unchanged. Given Amendment 61 was recently approved, modification to change the text to an earlier version is inconsistent with orderly and proper planning.</p>

430	D-22-57084	Community Group	<p>1. General LPS 7 Comments</p> <p>Notes under the Planning and Development (Local Planning Schemes) Regulations 2015, all local planning schemes are to be reviewed within six months of the five year anniversary of the date the scheme is approved. Given the societal and fiscal changes occurring in Western Australia, we believe this proposed scheme should be reviewed more regularly than 5 years.</p> <p>Notes Scheme Map legend does not include a zones heading.</p> <p><u>Burch Street Car Park</u> LPS7 (Page 4) proposes to rezone the Burch St Car Park from ‘Parks and Recreation, Public Purposes’ to ‘Public Open Space, Civic and Community’ with a car park permitted as an Additional Use (A1). This change is not supported as it very likely to lead to inappropriate developments including substantial buildings and minimal parking available to the South Perth Hospital and local community. Such developments would have a very detrimental effect on SP Hospital and community users of the car park and on the amenity of the surrounding residents. Notes inconsistency between online mapping and identified additional uses within LPS 7.</p> <p><u>Additional site requirements</u> Given that the area within the Preston Street Neighbourhood Centre to the West of Labouchere Road covers both sides of Preston Street (i.e. North and South), it would be preferable if an overall diagram was provided and to assist with the description and understanding of the Neighbourhood Centre. It is noted that ASR13 – Land within the Preston Street Neighbourhood Centre (Page 46) also outlines in detail the conditions that apply to “Site A” and that “Figure 1: Maximum building height and setbacks on ‘Site A’ “ is a map of Site A with colour coded building heights, but there is less information pertaining to “Site B”. “Figure 2” being a map showing the proposed allowable Building Heights & Setbacks should accompany the descriptions under Number (3).</p>	<p>As noted, the Regulations guide when a Scheme is to be reviewed. Scheme Amendments can be proposed as required to LPS 7 to ensure appropriate implementation and alignment with best-practice planning. A shorter timeframe for a full scheme review is not supported.</p> <p>Noted. The scheme maps were produced for the purposes of advertising. The final maps are prepared by the Department of Planning, Lands and Heritage in their approved formatting style.</p> <p>Noted. The Civic and Community local reserve, with additional use for 'Car park' permits the site to continue operation as a public car park. Any future changes to the use of the site is subject to Council determination.</p> <p>The ASR13 notation on the Scheme Map identifies the lots which are subject to these requirements within the Preston Street Neighbourhood Centre.</p> <p>The provisions applicable to Site B are set out in the provisions of the Schedule. Based on the nature and wording of the requirements, it would be difficult to clearly articulate in a diagram. Noting a diagram is not currently included in TPS 6 likely for this reason.</p>
431	D-22-57086	Landowner	<p>1. Preston Street Neighbourhood Centre</p> <p>Submission on behalf of Australian Property Collective (APC) the landowners of Lot 200 (No.16) and Lot 10 (No.201) Preston Street (‘the Como Theatre’) and Riverbrook Holdings Pty Ltd whom have recently acquired Lot 51 (No.25), Lot 80 (No.19) and Lot 79 (No.17) Preston Street, Como (the former ‘Burnett site’).</p> <p><u>a. Density Code</u> APC have a combined land holding area of 8,191m2 as well as having ownership of two strata units of No.10 Mary Street. The sites currently contain a split zoning under the current TPS 6. The first half of the site is zoned Neighbourhood Centre Commercial, with the remaining half fronting Eric Street being zoned Residential. The residential properties on the corner of Mary Street, Labouchere Road and Eric are also zoned ‘Residential’ however have an applied density code of R100. It is important to note, Lot 200 has an applied R-Code of R-AC0. This is commonly applied to sites where specific planning controls have been prescribed by either a Local Planning Scheme, Local Development Plan and/or Precinct Controls within a structure plan. Given the specific controls prescribed under LPS6, it was deemed appropriate for the site to be coded and adjacent properties to be coded R-AC0. Riverbrook Holdings Pty Ltd have a combined land holding area of 8,024m2. The land holding has frontage to both Labouchere Road and Preston Street. The subject site is zoned Neighbourhood Centre Commercial. The three lots (51, 79 and 80) were included as part of SA63 and have been prescribed specific development controls under the current scheme. Given this, the lots have an applied R-Code of R-AC0. Draft LPS7 is seeking to apply a density code of R-AC3 to both landholdings. This results in the primary controls of Table 2.1 of the R-Codes, Vol.2 being applicable, unless otherwise stated or varied within the provisions of Schedule B. Given the site specific nature of the development controls prescribed as part of Scheme Amendment 63 (SA63), the use of plot ratio as a tool to guide development on both sites was never considered necessary given the specific building envelopes set by the provisions of SA63. The imposition of the R-AC3 is a significant concern for both respective properties as this will undermine the built form outcome intended on both sites as it was never contemplated as part of the development controls. There is also a direct conflict between applying an R-AC3 density code and</p>	<p>a. Support modification to the density code of those properties subject to the ASR13 requirements, to an 'R-AC0' density. This aligns with the R-AC0 density approved under Amendment 63 (currently within TPS 6) and provides greater consistency with the applicable building height requirements in the Scheme.</p> <p>b. Clause 34 applies to Schedule B of LPS 7, through Clause 32(2) to allow consideration of variations through a DA. No changes proposed.</p> <p>c. Modification supported in part – clause modified to provide clarity that boundary wall development is permitted to an R100 site in accordance with R100 requirements.</p> <p>d. Clause 34 applies to Schedule B of LPS 7, through Clause 32(2) to allow consideration of variations. No changes proposed.</p>

			<p>the proposed heights.</p> <p>This analysis established the building envelope which was considered appropriate by the WAPC and the current Minister for Planning as part of a Complex Amendment process. A plot ratio control provides no benefit to this established envelope given the streetscape outcome and amenity considerations have already been considered as part of the controls.</p> <p>It is requested the City removes the R-AC3 density code and reverts back to R-AC0.</p> <p><u>b. Building Height</u></p> <p>Concern the general variation clause within clause 34 of draft LPS 7 does not apply to Schedule B of the scheme, therefore there is no discretion for the decision maker to approve any minor variations to building height. Request amendment to Clause 9 c) and d) to permit discretion to support minor variations to building height.</p> <p><u>c. Boundary Walls</u></p> <p>Under the current LPS6, a nil setback is permitted for Neighbourhood Centres up to a maximum height specified within the scheme. Prior to SA63, a 10.5 metre height was prescribed for the portions of Lot 200 Preston Street, and surrounding properties within the Neighbourhood Centre Zone. This was the expectation for landowners within the locality.</p> <p>The original Scheme Amendment contained a provision that was consistent with the 10.5 metre height. The provision stated:</p> <p>'For all lots excluding Lots 410 and 411, a parapet wall may be permitted and shall not exceed a height of 10.5 metres unless in accordance with an approved local development plan'.</p> <p>Despite LPS6 permitting boundary walls to 10.5 metres, the provision was amended to the following: 'For all lots excluding Lots 410 and 411, a parapet wall may be permitted in accordance with SPP 7.3'.</p> <p>This provision effectively limited boundary wall height to the R100 density code, but also its interpretation as to whether a parapet wall could be developed at all on Lot 410 and 411 was uncertain depending on how the clause was read.</p> <p>Recommends the following re-wording of the provision:</p> <p>For all lots in the Neighbourhood Centre zone, a parapet walls may be permitted and shall not exceed a height of 10.5 metres where a nil setback is shown in accordance with Figure 1. All remaining lots in the residential zone, parapet walls may be permitted in accordance with the relevant provisions of the R-Codes.</p> <p><u>d. Rear Setbacks</u></p> <p>Concern the general variation clause within clause 34 of draft LPS 7 does not apply to Schedule B and rear setback requirements requests provision of a general variation clause to permit site works and retaining within the 6 metre rear setback or exclude site works and retaining from being required to conform to the rear setbacks.</p>	
432	D-22-57087	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
433	D-22-57088	Landowner and resident	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Submission on behalf of the owners and residents of Bellray Apartments at No. 8 Ray Street.</p> <p>Notes P350.09 as current policy to protect views and privacy.</p> <p>Notes existing development on South Perth Esplanade encroach views of level 1 units.</p> <p>Notes potential of future development on South Perth Esplanade to affect amenity.</p> <p>Concern for impact to privacy given orientation of outdoor living areas to the north.</p> <p>Request 17.5m height limit be imposed on any new development on South Perth Esplanade from the east side of the junction between Ray Street and the South Perth Esplanade.</p>	<p>Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'.</p> <p>Although height has been modified to 'storeys', it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.).</p> <p>With regard to LPS 7, prior to advertising the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61, largely unchanged.</p> <p>Given Amendment 61 was recently approved, modification to change the text to an earlier version is inconsistent with orderly and proper planning.</p>

434	D-22-57094	Landowner	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Submission on behalf of the owners of No. 12 Mill Point Road. Requests No.12 be included within the Medium Building Typology.</p> <p>Notes error in Plot ratio limit for Tier 1 proposals between Map 2 and Table 6. Recommends modification to 2.3.</p> <p>References Place and Design Report and consistent heights identified for No. 12 and No. 14 Mill Point Road.</p> <p>Notes the following justification for modification to the Medium typology:</p> <ul style="list-style-type: none"> - Encourage amalgamation with No. 14 Mill Point Road - Greater setbacks can be achieved through amalgamation - Built form across both lots would not impact any views - Result in built form outcome consistent with other developments in locality - Opportunity for taller more slender development which will achieve greater setbacks to the north compared with lower, wider building. - Notes Part 1 of the adopted SPAC Plan shows both the subject site and abutting property at No.14 Mill Point Road in the Medium Building Typology, with the Low Building Typology limited to those properties fronting Mill Point Close and South Perth Esplanade. <p>Includes background report from landowners included in Submission No. 57.</p>	Support modification to Medium typology, consistent with South Perth ACP.
435	D-22-57095	Landowner	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Submission on behalf of the owners of Lots 2 and 180 (No.53) South Perth Esplanade and Lot 6 (No.1) Ferry Street. Supports provisions with respect to South Perth Activity Centre (as contained within Schedule C - Additional Centre Requirements). Supports applicable building height limits for the site approved by Amendment 61 and carried over into LPS 7.</p>	Noted.
436	D-22-57146	Landowner	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Requests modifications to Schedule C of draft LPS 7 as it relates to land fronting South Perth Esplanade between Mends Street and Sir James Mitchell Park.</p> <p>Notes Schedule C requires developments to take the form of a podium and tower. States this portion of South Perth Esplanade does not lend itself to a podium/tower typology.</p> <p>Concern in relation to the applicable ‘tower maximum gross floor plate area’ under Table 5 of Schedule C, which limits floorplate to 30% of site area for tower element (i.e. third, fourth and fifth storeys).</p> <p>Notes concern for non-discretionary nature of the clause and constraints to future development inconsistent with existing development along South Perth Esplanade.</p> <p>Requests modification to LPS 7 to exempt the subject properties from complying with the tower floorplate coverage requirements. Notation to be added to Table 5 to state 'Tower maximum gross floorplate area does not apply to the 'low' building typology in the Hillside Character area'.</p> <p>Notes setback, plot ratio and other controls are sufficient to control the bulk and scale of development and this additional layer of regulation is not required.</p> <p>Notes unintended consequences (pertaining to floorplate requirements) as a result of this area changing from the Mends Character Area to Hillside Character Area as part of Scheme Amendment 61 process.</p> <p>Notes historic development along South Perth Esplanade with buildings that are sited centrally on the lot to four or five storeys.</p> <p>States the proposed provisions result in the development of short, squat ‘towers’, which sit awkwardly above a token podium. Such outcomes would be visually unappealing and are an extremely inefficient to develop.</p> <p>Suggests the City’s development intent for the subject properties is not reflected in the ultimately approved Amendment 61 - as the Hillside provisions were premised on much higher buildings.</p> <p>States with setbacks and plot ratio limits in place it would be difficult for properties to achieve more than 50% coverage for their upper floors. Submit that the lack of a site coverage control would not result in buildings being overdeveloped or overly bulky.</p> <p>Suggest two storey boundary-to-boundary form of development is unsuitable for South Perth Esplanade. Request modification to permit maximum single storey boundary wall, subject to deletion of maximum floorplate limits for the subject sites.</p>	<p>Removal of the applicable tower maximum gross floorplate area requirements is not supported.</p> <p>The following modification is proposed which reflects the original intention of Amendment 61 to facilitate development outcomes consistent with the ‘Low’ building typology fronting South Perth Esplanade within the Mill Point Character Area.</p> <p>Modify ACR2, Provision 5 ‘Development Requirements for New Development’, Element 5 ‘Tower Maximum Gross Floorplate Area’ to include following provision:</p> <p>5.3 Notwithstanding 5.1, all lots fronting South Perth Esplanade within the 'low' building typology in the Hillside Character area are subject to the following development requirements:</p> <ul style="list-style-type: none"> c. A 50% maximum gross floorplate area where the Primary building height limit is to apply; and d. A 40% maximum gross floorplate area where the Tier 1 building height limit is to apply.

437	D-22-57148	Landowner and resident	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Concern for modification to height limits in storeys rather than in metres for the South Perth ACP area.</p> <p>Concern specifically for height of future development on South Perth Esplanade and loss of views and amenity.</p> <p>Requests reinstatement of 17.5m building height limit.</p> <p>Requests Council of Owners of Esplanade Court, Bellray Apartments, Goldman Apartments and Darley Heights all in the Hillside area and overlooking the Esplanade be considered neighbours and consulted on any future planning proposals in this area.</p>	<p>Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'.</p> <p>Although height has been modified to 'storeys', it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.).</p> <p>With regard to LPS 7, prior to advertising the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61, largely unchanged. Given Amendment 61 was recently approved, modification to change the text to an earlier version is inconsistent with orderly and proper planning.</p>
438	D-22-57149	Landowner and resident	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Request maximum 17.5 metre fixed height limit for Tier 1 Low Typology within the Hillside Character Area. Requests the height limit does not allow structures to be built on the roof of the fifth storey.</p> <p>Requests consultation of any development on South Perth Esplanade within the Hillside Character area.</p>	<p>Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'.</p> <p>Although height has been modified to 'storeys', it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.).</p> <p>With regard to LPS 7, prior to advertising the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61, largely unchanged. Given Amendment 61 was recently approved, modification to change the text to an earlier version is inconsistent with orderly and proper planning.</p>
439	D-22-57170	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>
440	D-22-57242	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	<p>To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.</p>

441	D-22-57244	Landowner	<p>1. Angelo Street Neighbourhood Centre</p> <p>Submission on behalf of the landowner of Lot 2 (No. 83) and Lot 3 (No. 85) Angelo Street, and Lot 68 (No. 1) Waverley Street, South Perth.</p> <p>Lots at No. 83 and 85 Angelo Street are currently zoned 'Neighbourhood Centre Commercial' with an applicable residential density code of R50. No. 1 Waverley Street is currently zoned 'Residential' R15. Draft LPS 7 proposes to zone the Angelo Street lots as 'Neighbourhood Centre' with a residential density code of R80. The Waverley Street lot is proposed to be retained as Residential R15.</p> <p>Notes LPS 7 provision to require non-residential buildings to be designed in accordance with the building height, plot ratio and street and side setbacks of the applicable density code assigned to land within the Neighbourhood Centre zone. Concern in relation to application of discretion for variations for residential and mixed use development. Requests LPS 7 be clear over the ability to vary development standards related to residential and mixed use development within the Neighbourhood Centre zone.</p> <p>Notes inconsistency of LPS 7 with Strategy in relation to minimum target of Residential R30 for all land within the 200m walkable catchment of the activity centre.</p> <p>Notes unclear why a change from R-AC3 for the adjoining lot to R80 for the subject site was considered appropriate rather than using Waverley Street as this transition area.</p> <p>Notes scenario testing of the intended development standards should occur to ensure viable redevelopment is facilitated and that all the development standards work together to meet with the vision and objectives of the new scheme.</p> <p>Requests increased density for No. 1 Waverley Street to enable coordinated redevelopment of this site and the Angelo Street land, which have the ability to include multiple dwellings.</p> <p>States four to six storey development could occur on subject site and neighbouring land with only two storey dwellings able to be developed over adjoining properties to the south. This does not represent an appropriate built form transition. Requests all properties along the west side of Waverley Street be considered within the catchment of the Neighbourhood Centre and have increased density to facilitate appropriate transition.</p> <p>Requests that a minimum height of eight (8) storeys be enabled at the subject site to provide an opportunity for a logical “gateway” to the eastern end of the Neighbourhood Centre, similar to what is proposed to the western end of Angelo Street.</p>	<p>Support modification of No. 1 Waverley Street to Neighbourhood Centre Zone with an R50 density to align with the Strategy and provide suitable transition to neighbouring R15 lots.</p> <p>Do not support density/building height increase to Nos. 83 & 85 Angelo Street. An 8 storey building height is not considered appropriate for the subject site, based on its location in the Centre and associated amenity impacts to R15 properties on Waverley Street.</p> <p>Application of discretion to Clause 32 is through Clause 34 of LPS 7 and the Element Objectives of the R-Codes.</p> <p>The remainder of Waverley Street is not identified in the Strategy for density increases.</p> <p>Dwelling yield analysis has been undertaken on draft LPS 7 to ensure the City will meet its minimum dwelling targets.</p> <p>Through LPS 7 the Angelo Street Neighbourhood Centre achieves the desirable 25 dwelling per hectare as identified within SPP 4.2.</p>
442	D-22-57254	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
443	D-22-57246	Landowner and resident	<p>1. South Perth Activity Centre & Canning Bridge Activity Centre</p> <p>Notes P350.09 as current policy to protect views and privacy.</p> <p>Notes existing development on South Perth Esplanade encroach views of level 1 units.</p> <p>Notes potential of future development on South Perth Esplanade to affect amenity.</p> <p>Concern for impact to privacy given orientation of outdoor living areas to the north.</p> <p>Request 17.5m height limit be imposed on any new development on South Perth Esplanade from the east side of the junction between Ray Street and the South Perth Esplanade.</p>	<p>Amendment 61 to TPS 6, which introduced new planning requirements for the South Perth Activity Centre Plan area, was approved in December 2021. Prior to approval, the Minister directed the City to modify the building height limits applicable for each Typology from 'metres' to the equivalent height in 'storeys'.</p> <p>Although height has been modified to ‘storeys’, it should be noted that each proposal must still be assessed against the relevant planning requirements on its merits. Therefore, floor to ceiling heights (and overall building height) will be assessed having regard to a variety of considerations (including topography of site, neighbouring development context, established streetscape, building massing etc.).</p> <p>With regard to LPS 7, prior to advertising the WAPC directed the City to modify the scheme text to include the provisions approved through Amendment 61, largely unchanged. Given Amendment 61 was recently approved, modification to change the text to an earlier version is inconsistent with orderly and proper planning.</p>
444	D-22-27247	Do not own a property or live within the City of South Perth	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
445	D-22-57248	Resident	<p>1. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the</p>	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

			importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	
446	D-22-57249	Resident	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
447	D-22-57251	Landowner	1. Angelo Neighbourhood Centre The R15 density code on the northern side of York Street (between Forrest Street and Rose Avenue) is supported. The R40 density of Lots 3 and 4 (43) York Street is not supported. Considers density should be lower to provide a form of development consistent with the character of the street and to accord with the prevailing densities of York Street. Notes Strategy Action 4.1.1 and lack of study or work undertaken to analysis the character of the locality in support of the upcoding of 43 York Street or to provide guidance on appropriate controls for subdivision and development of the area. Notes under R40 density five apartments are possible for No. 43 York Street compared to two apartments under R30 density. Development of five apartments would irretrievably alter the character of the street through its sheer bulk and scale and the impact of additional traffic and parking on York Street. Recommend modification to R30 or less. The proposed densities along Rose Avenue should not be further increased given the impact of development on the character of the area and road capacity constraints. Notes lack of character analysis of Rose Avenue as required under Strategy 4.1.1(n). Notes there would also need to be analysis to confirm transport infrastructure and services could accommodate any increases in density.	Not supported. Proposed modification is inconsistent with local planning strategy.
448	D-22-57252	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
449	D-22-57254	Community Group	1. General LPS 7 Comments Notes support for Section 4.5 actions in the Local Planning Strategy. Requests changing timeframe of actions from 'ongoing' to 'short'. Notes and supports the inclusion of references to State Planning Policy 3.5 – Heritage Conservation (SPP3.5). Notes Section 5.4.2 in the Local Planning Strategy. Support the recognition that the City of South Perth includes regionally significant tourist sites and particularly the references to Mends Street as "...the City's primary high street". Suggests update of Local Heritage Inventory and P212 Local Heritage Listing should be a priority. Supports the inclusion of the LHI Category A places on the State Register. Suggests that the South Perth Post Office be considered immediately and added to the LHI as a Category A building. Supports and highlights the 'Constraint' with respect to Heritage, Character and Design identified in Section 6.5 of local planning strategy.	Modification to the Local Planning Strategy is not in the scope of draft Local Planning Scheme No. 7. Note comments on Local Planning Strategy.
450	D-22-27255	Landowner	1. Canning Highway Places 3, 4 and 5 Submission on behalf of landowner of Lot 18 (No.90) McDonald Street, Como. The site has an area of 3,895m2 with a frontage of 60 metres. The site is currently occupied by a Child Care Centre trading as the 'Como School of Early Learning.' Under TPS 6 the site is zoned Public Assembly and allocated a residential density code of R25. The existing Child Care Centre on the site is a discretionary ('DC') use in the Public Assembly zone. Requests that the site be included in the Residential zone and allocated a density code of R60. The justifications for this request are as follows: <ul style="list-style-type: none"> - All of the surrounding land is zoned Residential. - The optimal land use outcome for the site in the longer term is residential, as and when the existing Child Care Centre vacates the site. 	Support modification to Residential Zone with R50 density. Neighbouring R40 zoned land (Nos 80, 82, 84, 86, 96, 98, 100, 102 McDonald Street) are proposed to be modified to R50, to provide a suitable transition from the rear R100 density and provide a consistent streetscape to R60 and R50 densities currently bookending the street on the southern side of McDonald Street.

			<ul style="list-style-type: none"> - Including the site in the Residential zone will not result in the existing use becoming a nonconforming use, as a Child Care Centre is a discretionary use in the Residential zone. - The allocation of an R60 density code represents a suitable transition from the R100 coded land to the rear fronting Canning Highway and the R40 coded land to the south-west, northeast and west. - The R60 density code will accommodate building heights of three storeys as recommended by the Canning Highway Study. 	
451	D-22-57262	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
452	D-22-57274	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
453	D-22-57384	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
454	D-22-57385	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
455	D-22-57386	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
456	D-22-57387	Do not own a property or live within the City of South Perth	1. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Welcoming of better protections for trees on private land to support the future urban tree canopy. Notes the importance of trees in mitigating the urban heat island effect in addition to community value, environmental value, biodiversity value and economic value.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
457	D-22-57388	Do not own a property or live within the City of South Perth	1. Tree Preservation Notes tree protection is linked to good urban planning outcomes including environmental and biodiversity benefits and mitigating urban heat island effect. Notes Significant Tree Register does not meet needs to local community and relies on nomination and listing of specific trees. Concern for ongoing clearing of trees and vegetation as a result of new development. States new development largely includes hard surfaces and paving which contribute to flooding. Concern City has removed many public trees on verges and foreshore areas in recent times. Supports retention of trees on private land in the new Scheme.	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

458	D-22-57889	Agency	<p>1. Bentley/Curtin Specialised Activity Centre</p> <p>Notes Technology Park Stakeholder Working Group (TPSW Group) which is looking at future planning needs for the Bentley-Curtin Specialised Activity Centre (BCSAC).</p> <p>Notes importance of BCSAC as a unique specialised activity centre with education and technology focus.</p> <p>To cater for its anticipated growth, the planning framework for the BCSAC needs to be aligned with contemporary planning practice. As the BCSAC falls within two local authority areas, clearer coordinated provisions are necessary for ease of navigation as well as to remove undesirable barriers to development. It is a timely opportunity that the City and the Town of Victoria Park (the Town), both responsible for the planning of BCSAC, are concurrently reviewing its respective local planning instruments. The TPSW Group has also just been established to consider future revitalisation projects and planning within the BCSAC.</p> <p>Notes the City and Town of Victoria Park draft local planning schemes have adopted different approaches in setting out the planning requirements for your respective parts of the BCSAC. In order to encourage further development by making planning easier to understand, we recommend that the requirements of both local planning schemes are more consistent. The requirements should also support the BCSAC Plan while provide flexibility to allow any detailed planning to be progressed (as and when agreed by the TPSW Group).</p> <p>Notes provision in ‘Schedule C - Additional Centre Requirements’ relevant to ‘ACR3 - Land subject to the Bentley-Curtin Specialised Activity Centre (BCSAC) Plan’ and modification of the wording prior to advertising.</p> <p>Notes the formulation of a precinct structure plan may further assist in refining the broad / indicative concepts of the BCSAC Plan and to ensure the best development outcomes for the precincts within BCSAC. Of particular relevance will be providing some level of certainty around the densities, height and land use mix. For example, in the BCSAC Plan, the location that states ‘Investigation of a limited local centre to support new residential uses is encouraged’ needs to be elaborated and better informed.</p> <p>To facilitate future planning and assist with the implementation of the BCSAC Plan, the following wording for the provision (in Schedule C relevant to ACR3) is recommended to enable the TPSW Group to prepare a precinct structure plan, should it decide to:</p> <p><i>‘Where a site is coded RAC-0 and located within the Bentley-Curtin Specialised Activity Centre Plan area, all site and development requirements shall be in accordance with the Bentley-Curtin Specialised Activity Centre Plan in conjunction with any precinct structure plan and/or local development plan prepared’.</i></p>	<p>Support modification of ACR 3 provision to the following:</p> <p>‘Where a site is coded RAC-0 and located within the Bentley-Curtin Specialised Activity Centre Plan area, all site and development requirements shall be in accordance with an approved precinct structure plan and/or local development plan, prepared with regard to the Bentley-Curtin Specialised Activity Centre Plan’.</p>
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459	D-22-58312	Agency	<p>1. General LPS 7 Comments</p> <ul style="list-style-type: none"> a. Supports Special Control Areas related to vehicular access and other transport related matters. b. Supports the proposal to reduce carparking requirements which will reduce reliance on private vehicles and encourage the use alternative modes of transport. c. It is recommended the City ensures building setbacks are measured from the edge of the Primary Regional Road Reserve or Other Regional Road Reserve as identified in the Metropolitan Region Scheme (MRS). Setback requirements in the scheme text currently do not recognise the reserve requirements. Scheme text is recommended to be reworded to ensure the setback is measured from the edge of the reserve. d. Where alternative access is available, Main Roads' preference is for allotments to not have direct access onto the Primary Regional Road. This position is reflected within Development Control Policy 5.1 Regional Roads (Vehicular Access). From a planning perspective, access could be protected along Canning Highway and Manning Road via a number of planning mechanisms, including a statutory clause in the planning scheme. An example of how access to Primary Regional Roads could be controlled, via a statutory clause is the City of Belmont's Local Planning Scheme No. 15, where a clause has been introduced specifically to protect the integrity of the significant road. It is recommended the City considers introducing a similar provision to capture both Canning Highway and Manning Road frontage. e. With regards to the South Perth Hospital site, the requirement for a Local Development Plan (LDP) to outline provisions for traffic management, parking and pedestrian access, in addition to appropriate detailed assessments of traffic impacts and parking demands is supported. f. The Preston Street Neighbourhood Centre redevelopment area has potential to impact upon Canning Highway. There is no appears to be no requirement for a Traffic Assessment to support redevelopment of this area. Traffic Impacts associated with the redevelopment should be considered to ensure the impacts on Canning Highway and Kwinana Freeway are appropriately managed and considered. It is encouraged the City includes a provision within the Scheme which requires consideration of such matters similar to the South Perth Hospital site. g. Main Roads recommends prior to any increase in density alongside Canning Highway or Kwinana Freeway a TIA (Transport Impact Assessment) or Transport Study to determine the impact upon the road and movement network. h. Pre-consultation with the relevant referral agencies is encouraged to undertaken in accordance with the Transport Impact Assessment Guidelines (August 2016). This will ensure transport matters are addressed early in the process. Main Roads encourages such preliminary consultation when development impacts upon a State Road, to ensure transport planning matters are addressed upfront in the consultation process. i. The ultimate design of Canning Highway is depicted in plans 2011DOT040, 2011DOT041, 2011DOT042 and 2011DOT043. The upgrade and widening of Canning Highway is not in the Main Roads current 4 year forward estimated construction program. All projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided. 	<ul style="list-style-type: none"> a. Noted. b. Noted. c. The Scheme requirements only apply to zoned land. d. Draft LPS 7 contains Special Control Area provisions and provisions in Clause 32 to require alternative access to Canning Highway or rationalise number of crossovers prior to redevelopment. Modifications are proposed to LPS 7 to apply these requirements to properties with direct access to Manning Road. e. Noted. f. A TIA is a standard requirement for a comprehensive redevelopment. It is not considered this needs to be specifically stated within the Scheme provisions for Preston Street. g. A traffic and congestion forecast (which modelled dwelling and population forecasts) was undertaken as part of the City's Integrated Transport Plan and was approved by Council in September 2021. h. Noted. i. Noted.
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460	D-22-58409	Agency	<p>1. General LPS 7 Comments</p> <p>Notes that the Scheme incorporates special provisions for development on land in proximity to two Registered places - P2390 South Perth Police Station and P2404 Cygnet Cinema including:</p> <ul style="list-style-type: none"> - Schedule B Additional Site Requirements ASR13 Preston Street Neighbourhood Centre, which sets out modified heights and setback requirements for development on land adjacent to and surrounding Cygnet Cinema. - Schedule C Additional Centre Requirement ACR1 Civic Site, which sets out special provisions for Lot 688 (No.1) Mends Street South Perth, which includes the South Perth Police Station and South Perth Post Office. <p>With reference to Schedule B Clause 1(f), limiting the application of this clause to lots “directly abutting” the Cygnet Cinema site could be misleading. The Heritage Act 2018 provides for referral to the Heritage Council of any proposal that “if implemented would, or would be likely to, affect a registered place”. In the context of Cygnet Cinema, this may include development on lots proximal to, as well as directly abutting, the Registered place. It is recommended that the wording of this clause is amended to more accurately reflect this statutory provision.</p> <p>With reference to Schedule C, Part 7, Clause 7.4, the term “integrity” tends to be irregularly applied in heritage contexts, being variously used to describe the extent to which fabric is in its original state (or is “whole, entire or undiminished”) or as a measure of the likely long-term viability and sustainability of the values identified, or the ability of the place to restore itself or be restored. To avoid any ambiguity associated with the term, it is recommended that “integrity” is substituted for another term in this clause or that a definition is added into the Scheme to clarify the intent and meaning of “integrity” in this context.</p>	Noted.
461	D-22-58438	Agency	<p>1. General LPS 7 Comments</p> <ul style="list-style-type: none"> a. DoT is generally supportive of the main concept apparent in the Local Planning Scheme changes, that is, the raising of permitted residential development densities in and around centres and along corridors that are well-served by public transport (referred to in the Local Planning Strategy/Scheme as "Growth Areas"). DoT would like to see further supporting documentation to justify the controls adopted in the Scheme text (around car and bicycle parking in particular) and how they will achieve outlined objectives. DoT supports the LPS's approval if the recommendations outlined below are able to be addressed. b. DoT previously provided comments to DPLH (dated 26/10/2020) on the draft City of South Perth Local Planning Strategy. Noting the likely increased pressure on urban corridors (such as Canning Highway) in particular, and the need to enable more sustainable transport outcomes. DoT recommended the following (among other matters): <ul style="list-style-type: none"> - The development of a parking management plan (to establish a parking supply mix and ceiling) and an access strategy (to govern effective use of the parallel/adjacent road network) for each activity centre and urban corridor; - Submission of a parking management plan for individual developments, especially areas well-served by public transport; - Application of maximum parking allowances for development in activity centres and urban corridors. c. The adopted Local Planning Strategy contained the following potentially relevant actions: <ul style="list-style-type: none"> - In the part of the Canning Highway Corridor known as Canning Highway Places 1 and 2, ensure that "any new developments have adequate on-site car parking facilities so that demand for or use of street parking is minimised" - Strategy/Action 4.1.1 (f); and - Implement any recommendations from Canning Highway planning investigations for Canning Hwy Places 3, 4 and 5 "via Scheme provisions in a new Local Planning Scheme" - Strategy/Action 4.1.1 (g). - Development of "an 'Integrated Transport Plan' that considers measures to better manage parking supply and demand within new developments" – Strategy/Actions 4.3.3(a); - "Development and/or review Parking Management Plans (or equivalent) for each of the managed growth areas outlined in Strategy 4.1.1 as necessary" (Strategy/Actions 4.3.3(c)); and - "Establish appropriate vehicle parking controls for land within activity centres ... " - Strategy 4.3.3.(b). 	<ul style="list-style-type: none"> a. Noted. b. Noted. c. Noted. d. Noted. Parking requirements for private land are not determined by Parking Management Plans for the public realm. This is incorrect. LPS 7 contains Special Control Area requirements to rationalise vehicle crossovers to Canning Highway. Additional requirements are included in Clause 32 to require alternative access to Canning Highway prior to redevelopment. In addition, modifications are proposed to LPS 7 to apply the same SCA requirements to Manning Road. A Parking Management Plan is a standard development application requirement for a comprehensive new development (and generally forms part of a TIA). Residential Parking is determined by the R-Codes. It is recommended that DoT advocates it's suggested changes to DPLH in relation to the recommended car and bicycle parking rates. Appropriate zone based minimum parking rates are proposed to provide flexibility in change of use. e. As above. f. Noted. Modifications to the car parking requirements are proposed. g. Not supported. Manning Road is identified for increased density by the Local Planning Strategy, consistent with the Central Sub-Region Planning Framework. Manning Road is an urban transport corridor in proximity to the Canning Bridge Train Station and Curtin University. Properties on the northern side of Manning Road are largely within a walkable catchment of the bus stops on Canavan Crescent. The City's planned Canning Bridge to Curtin Bike Link will run through the northern side of the growth area and will service the area with a high-quality active transport route. In addition, Scheme provisions are proposed to rationalise the number of crossovers directly to Manning Road. h. Noted. i. Noted. j. Noted. As identified in the Integrated Transport Plan and South Perth Activity Centre Plan, the City will continue to advocate for a South Perth Train Station. k. Noted.

			<p>d. Some of DoT's previous comments on the draft Local Planning Strategy have not been adequately addressed in this Scheme. For example:</p> <ul style="list-style-type: none"> - parking provisions in the Scheme text are not underpinned by parking management plans for each growth area, or parking ceilings established for each growth area; - the Scheme does not direct strategies for access to development along the Canning Highway corridor, which is important as it is an existing red road and referrals to Main Roads on crossovers will continue to apply. - major individual developments are not required to submit parking management plans; and - no maximum parking allowances are set for residential or non-residential development. <p>e. DoT recommends that the City/DPLH:</p> <p>Provide further documentation explaining:</p> <ul style="list-style-type: none"> - how movement and parking access along the Canning Hwy corridor and other Urban Corridors will be managed in the context of planned intensification of development, and how provisions of the Scheme are used to support this. - how the Scheme's parking provisions have been influenced by parking management plans for each growth area. - the choice of controls adopted in the Scheme text, around car and bicycle parking in particular, and how they will achieve desired outcomes. - Incorporate into the Scheme text, at least for priority transit corridors, maximum parking allowances for residential and non-residential development, as well as a requirement for Parking Management Plans for major individual developments. <p>f. DoT suggests that the City consider the following particular changes to the Scheme:</p> <ul style="list-style-type: none"> - The setting of maximum parking provision controls for non-residential development, assuming the minimums in the draft Scheme are to be retained. - For example, other Local Governments requires a maximum of 5 bays per 100 sqm NLA (or 1 bay per 20 sqm NLA) for shops, and fewer for other uses. - A reduction in the minimum parking provision required for offices, from 1 bay per 25 sqm plus at least two visitor spaces in the Draft Scheme, to 1 bay per 40 sqm. DoT would note that office workers are often likely to be able to use public or active transport. - A reduction in the minimum residential parking provision required for apartments that provide spaces for car share vehicles, and any measures to encourage unbundled parking. - Increasing minimum residential bike parking requirements for apartments from the default 0.5 bays per dwelling, which are suggested as acceptable outcomes in the R-Codes Volume 2 - Apartments, to at least 1 bay per dwelling, in line with requirements in the nearby Canning Bridge Activity Centre Plan. <p>g. Further detail on Manning Road corridor</p> <p>The scheme significantly raises permitted dwelling densities in the Manning Road Corridor growth area, which is predominantly to the west of the intersection of Canavan Crescent with Manning Road. This growth area was originally identified for higher density development by the Department of Planning's 2018 Central Sub- Region Planning Framework, at least partly on the basis that it was a corridor for high frequency public transit at that time. However, the section of Manning Road west of Canavan Crescent is no longer served by any bus route (Canavan Crescent has become the main route to Canning Bridge Station), while traffic has since increased as a result of the recent introduction of access to the Kwinana freeway (southbound). The PTA has indicated that there are no current plans to re-introduce public transport to that section of Manning Road, although a basic service might be introduced with additional funding. DoT would also note that the section west of Canavan Crescent is not an obvious priority route for accommodating future high-frequency public transport services that connect to Canning Bridge Station. For example, past proposals for light rail between Canning Bridge Station and Curtin University anticipated use of a corridor further north (that included Jackson Road).</p> <p>DoT recommends that up-zoning of development densities in the "Manning Road Corridor" growth area be reconsidered (or delayed for possible future scheme amendment) until a</p>	
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			<p>clear role for public transport in the relevant section of Manning Road can be confirmed. <u>Public Transport Authority</u></p> <p>h. The draft LPS 7 is generally conducive to the operation and growth of the Transperth network. The PTA supports the vision of the draft LPS 7 to modify zones and densities in specified growth areas across the city, especially on existing corridors served well by public transport, to accommodate future increases in housing and population. The identified growth areas within the draft LPS .7 which include activity centres, neighbourhood centres and transport corridors are all generally well serviced by various bus routes with future connections to be provided when the upgrade to the Canning Bridge Bus Interchange is delivered. When the Canning Bridge Bus Interchange is delivered, modifications to the bus network will be made to provide for greater connectivity to Canning Bridge Station. Planned projects include the conversion and implementation of Superbus routes within the City. This will also support the densification of Activity Centres such as Bentley/Curtin, Canning Bridge and South Perth with improved connections to Canning Bridge Station and Perth CBD. While the planned upgrade to the Canning Bridge Bus Interchange is a State Government commitment, the final details around timing and funding is still subject to final State Government approval processes.</p> <p>i. The proposed density increases to the Manning Road Corridor and Welwyn Street Neighbourhood Centre would require the planning of additional or amended bus services to support development. Given the limited resources available, this may require future planning and changes to the existing bus network in the area.</p> <p>j. The PTA has previously provided comments relating to potential future South Perth Train Station when responding to other strategic and statutory planning documents produced by the City such as City of South Perth Local Planning Strategy (via email correspondence dated November 4, 2020). It is acknowledged the future station is identified in Perth and Peel @ 3.5 Million - Central sub-regional framework as a passenger station requiring further investigation. However, as outlined the correspondence, previous investigations around the viability of introducing a new station in South Perth found that the projected patronage of the station would be low, that existing public transport services (bus and ferry) from South Perth are adequate and that the cost, including the delay to other passengers on the Mandurah Line, would not warrant construction at this time (and possibly not be justifiable for quite some time). It therefore remains the PTA's preference to enhance access to the Mandurah Train Line for residents in the South Perth area by upgrading Canning Bridge Station and bus interchange.</p> <p>k. It is important to note that any future plans are subject to funding, the implementation of the planned upgrade to Canning Bridge Bus Interchange, road network development and community consultation. For this reason, the PTA believes that it is vital that the City of South Perth also encourages a high level of pedestrian connectivity for future development and precinct planning around the existing public transport network and especially high frequency routes.</p>	
462	D-22-61734	Agency	<p>1. General LPS 7 Comments <u>Wastewater</u> Notes primary wastewater asset through the City is the South Perth Main Sewer. States the Main Sewer is approaching its maximum design capacity and ongoing re-development in the South Perth catchment will increase sewer flows to the sewer. As such a minimum of 3km of the sewer must be duplicated by 2040. The project will be timed based on need and the availability of capital from the State Government.</p> <p>The Water Corporation has undertaken replanning of those parts of the City where higher density redevelopment is planned, including the growth areas indicated in the City's Local Planning Strategy, the Canning Bridge ACP, South Perth Activity Centre Plan, Bentley-Curtin Specialised ACP, and in response to the zoning changes undertaken by the Canning Highway 'Shape our Place' amendments. Planning identifies the need for some minor reticulation sewer upgrades, as well as a suite of major upgrades (also called headworks), including upgrades to local sewer pump stations and their sewer pressure mains, as well as the Perth Main Sewer discussed above. The Water Corporation will need to plan for and undertake the major sewer and pump station upgrades into the future. Some parts of the smaller diameter reticulation sewer network will need to be incrementally upgraded by development proponents as the redevelopment occurs.</p>	<p>Noted. The City will continue to refer comprehensive new development applications to WaterCorp for comment.</p>

			<p>The City is requested to refer development proponents to the Corporation early in the development process to obtain advice on the available sewer capacity to serve developments and to identify any local network upgrades to be undertaken as part of the development</p> <p><u>Water servicing</u></p> <p>The South Perth area is generally well supplied through an established network of water distribution mains and smaller diameter water reticulation mains.</p> <p>The Corporation has remodelled the South Perth water system based on the ultimate dwelling and population yields and ultimate wastewater flows arising from the development envisaged in the various strategies, studies and the City's scheme. This modelling has revealed that several of the smaller-diameter water reticulation mains within and adjoining the proposed high density development areas are likely to be undersized for the scale of building development proposed, particularly in the South Perth train station precinct, in several locations along the Canning Highway, and near the Canning Bridge precinct.</p> <p>These water reticulation mains may need to be upgraded to at least 100mm diameter and in some areas to 150mm diameter to meet the firefighting demands (flows) required for certain classes of high density and mixed use buildings.</p> <p>The need for a water pipe upgrade will be directly triggered at the building stage by the required demands and fire flow requirements of individual building developments fronting, or supplied by, these undersized mains.</p> <p>The Corporation has recently undertaken a program of selective replacement of some of the older cast iron water mains across the inner urban areas of Perth to address leaks and bursts. Many of the cast iron main replacements are located within residential areas in the City of South Perth. These pipe replacements will assist in maintaining adequate pressure and flow and improve reliability of supply to customers in the area.</p> <p>The City's planning department is requested to refer development proponents to the Corporation early in the development process to obtain advice on the available capacity to serve proposed development and to identify any water reticulation mains upgrades to be undertaken as part of the development</p>	
463	D-22-57134	Landowner and Resident	<p>1. General LPS 7 Comments</p> <p>Submission in relation to Lot 61 Allen Street, also known as Burch Street Carpark. Notes car park is currently well used by the community for a range of nearby businesses and activities, including for the South Perth Hospital. Believes car park should remain. Requests site is designated as 'Community Carpark'.</p>	The Civic and Community local reserve, with additional use for 'Car park' permits the site to continue operation as a public car park. Any future changes to the use of the site is subject to Council determination.
464	D-22-57136	Landowner and Resident	<p>1. Preston Street Neighbourhood Centre</p> <p>Support proposed R-Codes changes on Thelma Street.</p>	Noted.
			<p>2. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits relating to biodiversity, amenity, reducing heat island impacts and positive community contribution.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
465	D-22-57137	Resident	<p>1. Preston Street Neighbourhood Centre</p> <p>Support proposed R-Codes changes on Thelma Street to R40.</p>	Noted.
			<p>2. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits relating to biodiversity, amenity, reducing heat island impacts and positive community contribution.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
466	D-22-57138	Resident	<p>1. Preston Street Neighbourhood Centre</p> <p>Support proposed R-Codes changes on Thelma Street to R40.</p>	Noted.
			<p>2. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Positive contribution towards climate change and amenity.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
467	D-22-57139	Landowner	<p>1. Preston Street Neighbourhood Centre</p> <p>Support proposed R-Codes changes on Thelma Street to R40.</p>	Noted.
			<p>2. Tree Preservation</p> <p>Supports planning controls to preserve large trees over 8m in height on private property. Notes benefits relating to biodiversity, amenity, reducing heat island impacts and positive for mental health.</p>	To protect the City's urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.

468	D-22-57140	Resident	1. Preston Street Neighbourhood Centre Support proposed R-Codes changes on Thelma Street to R40.	Noted.
			2. Tree Preservation Supports planning controls to preserve large trees over 8m in height on private property. Notes there should be greater recognition of the natural environment and development should be environmentally sustainable	To protect the City’s urban tree canopy and in response to submissions, modifications are proposed to LPS 7 to require development approval prior to removing a large tree on private property.
469	D-22-58776	Landowner and Resident	1. Canning Highway Places 3, 4 and 5 Notes property at No. 52 Park Street is proposed to be retained at R20. Requests R40 or R60 density - notes increase in density of surrounding street blocks and consistency with orderly and proper planning.	Modifications are proposed to increase properties within the street block bound by Park Street, Saunders Street, Baldwin Street and Cale Street initially proposed R20 to R30, consistent with Local Planning Strategy.
470	D-22-59020	Landowner and Resident	1. General LPS 7 Comments As a long term resident of Como since 1988, fully support the proposed rezoning.	Noted.