



# NOTES

## August Council Agenda Briefing Held in the Council Chamber Tuesday 21 August 2007 Commencing at 5.30pm

### Present:

Deputy Mayor Maddaford (Chair)      Mill Point Ward

### Councillors:

J Best	Civic Ward (from 5.53pm)
B W Hearne	Como Beach Ward
L J Jamieson	Manning Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward (until 7.14pm)
R Wells, JP	McDougall Ward
D S Smith	Mill Point Ward
S Doherty	Moresby Ward

### Officers:

Mr C Frewing	Chief Executive Officer
Mr G Flood	Director Infrastructure Services
Mr M Kent	Director Financial and Information Services
Mr S Cope	Director Strategic and Regulatory Services
Ms D Gray	Manager Financial Services
Mr S Camillo	Manager Environmental Health & Regulatory Services (until 7.22pm)
Mr N Kegie	Manager Community, Culture and Recreation (until 7.26pm)
Mr R Kapur	Acting Manager Development Assessment
Mr M Taylor	Manager City Environment
Mr R Bercov	Strategic Urban Planning Adviser
Mr S McLaughlin	Legal and Governance Officer
Mrs K Russell	Minute Secretary

### Apologies

Mayor, J Collins, JP	
Cr G W Gleeson	Civic Ward
Cr K R Trent, RFD	Moresby Ward - leave of absence

### Gallery

12 members of the public and 1 member of the press were present.

### OPENING

The Deputy Mayor opened the Agenda Briefing at 5.30pm and welcomed everyone in attendance. He advised on the format of the Briefing stating that Deputations would be heard first followed by any questions on the Deputation items and then the remaining August Council Agenda reports would be presented and discussed.

## **DEPUTATIONS**

The Deputy Mayor opened Deputations at 5.35pm

**Ms Rosa McCartney, applicant, 69 Strickland Street, South Perth - Agenda Item 10.3.6**

Ms McCartney spoke against the officer recommendation on the following:

- background on development proposal
- overshadowing to neighbouring vacant lot
- boundary wall
- compatibility/harmony with streetscape

**Note:** Applicants submission/photographs circulated to Members

**Mr Carl Babato of Premier One Construction representing applicant 69 Strickland Street, South Perth - Agenda Item 10.3.6**

Mr Babato spoke against the officer recommendation in relation to:

- background on initial plans
- dialogue with officers / modification of existing plans to meet all requirements
- site coverage issue
- overshadowing to neighbouring vacant lot / impact of overshadowing
- design of adjoining lot
- performance criteria
- seek allowance on overshadowing issue

### **COMMENT ON DEPUTATION**

The Deputy Mayor requested an officer comment on the Deputation.

Director Strategic and Regulatory Services stated that in relation to the overshadowing issue that the standard practice of planning officers is to require compliance of overshadowing in line with the R Codes. He said that it is noted that the Performance Criteria cannot be meaningfully used in this particular case.

**Note:** Cr Best arrived at 5.53pm

**Mr Greg Rowe of Greg Rowe & Associates. Agenda Item 10.0.4 "Waterford Plaza"**

Mr Rowe spoke against the officer recommendation, provided background on the proposal and gave a power point presentation on the following:

- current application
- SAT option to present amended plans
- on site car parking
- landscaping

**Mr Stewart Johnson of Greg Rowe & Assoc. - Agenda Item 10.0.4 “Waterford Plaza”**

Mr Johnson spoke against the officer recommendation and gave a power point presentation on:

- landscaping proposed for the centre (in accordance with previous approvals)
- proposed treatment re lighting, bollards, planted areas, bin enclosures etc
- roof-deck areas

COMMENT ON DEPUTATION

The Deputy Mayor requested an officer comment on the Deputation.

Director Strategic and Regulatory Services stated that in relation to car parking and based on the removal of floor space and the provision of additional car parking that 825 bays would be required to satisfy the requirements. He said that the dimensions shown could not be confirmed as being compliant and there are established principles from SAT which state that local governments should not impose conditions on planning approvals unless the conditions can be satisfied. The best way to be satisfied is to receive amended plans to show compliance. In relation to the landscaping he said there were a few areas that were deficient as identified in the officer report.

**Mr David Sutton of Oldfield Knott Architects representing the owner, Ms Fran Tempest, 56 Ley Street, Como re Agenda Item 10.3.2**

Mr Sutton spoke for the officer recommendation on the following points:

- development proposal
- car parking bays required for development
- public car parking available in vicinity
- end of trip facilities

**Mr Greg Rowe, representing his wife, Pamela Rowe the applicant - Agenda Item 10.3.5**

Mr Rowe spoke against the officer recommendation on the following topics:

- background of development site
- application for refurbishment
- difficulties in complying with all requirements of TPS6, R Codes, policies etc
- proposed modification to site plan
- car parking / plot ratio / setbacks / roof pitch

COMMENT ON DEPUTATION

The Deputy Mayor requested an officer comment on the Deputation.

Directory Strategic and Regulatory Services commented that it was not only an officer suggestion that the bathrooms go to the first floor. He said that the Design Advisory Consultants (DAC) considered the proposal in July and recommended a number of broad modifications be made to the proposal with a view to improving the amenity of the existing dwellings and that larger outdoor living areas be provided for Dwellings 2 and 3 in accordance with of the R-Codes requirements.

**Mr Rod Titheradge Addns 41 Hope Avenue, Salter Point - Agenda Item 10.3.9**

Mr Titheradge spoke against the officer recommendation on the following points:

- proposed garage / boundary wall
- visual privacy
- finished floor levels
- scheme objectives

**Note:** Copies of photographic examples of other similar proposals circulated to Members

COMMENT ON DEPUTATION

The Deputy Mayor requested an officer comment on the Deputation.

Directory Strategic and Regulatory Services said that in relation to the comment during the Deputation, that the statement in the officer report.... *that the owners of the adjoining property are not the occupiers...* is incorrect, advised that this information had been taken from the City's records. The Acting Manager Development Assessment further advised that the boundary wall setback would need to be increased to comply with Council's "Boundary Wall Policy".

Close of Deputations

The Deputy Mayor closed Deputations at 7.14pm and thanked everyone for their comments.

MEETING ADJOURNED

The meeting was adjourned at 7.15pm to allow for a 5 minute break.

MEETING RESUMED

The meeting resumed at 7.20pm All those present before the adjournment returned to the Chamber with the exception of Cr Cala.

ITEMS THE SUBJECT OF THE AGENDA BRIEFING

The Deputy Mayor commenced the presentation and gave a brief summary of each of the following reports on the August 2007 Council Agenda. Questions and points of clarification were raised by Members and responded to by the officers.

**10.0.1 Planning Approval and Building Licence processes and Applicants' Responsibilities**

This report provides an update on the progress of 'actions' to improve assessment procedures relating to applications for planning approval and building licences and is in response to Council's February 2007 resolutions concerning buildings at 21 South Perth Esplanade and 12 Stone Street, South Perth.

**10.0.2 Ecological Sustainable Development in Buildings**

This report is in response to a Notice of Motion adopted at the May 2007 Council meeting, in regard to the status of Ecologically Sustainable Development (ESD) policies, strategies and practices in the City of South Perth.

**10.0.3 Parking Review Project**

This report presents findings of a community consultation survey in relation to the introduction of paid parking at the City's, Richardson Reserve Car Park, timed free parking at Richardson Street embayed car parking bays and the provision of parking permits on South Perth Esplanade.

**10.0.4 Major Adds/Alts to Waterford Plaza (DEPUTATION)**

Following refusal of an application at the July 2007 Council meeting this report considers amended drawings for major additions and alterations to the Waterford Plaza

**10.2.1 City of South Perth Fiesta 2008**

This report consolidates the consultation undertaken and recommends the broad planning elements for Fiesta 2008.

**10.3.1 Thirteen Multiple Dwellings 31 Mill Point Road, South Perth.**

This report considers an application for a proposed 9 storey building containing 13 Multiple Dwellings.

**10.3.2 Two Storey Shop and Office 56 Ley Street, Como (DEPUTATION)**

This application is for a two storey commercial development with a shop located on the ground floor and an office located on the first floor.

**10.3.3 Four Multiple Dwellings 63 South Perth Esplanade, South Perth**

This application is for a four storey development comprising of four multiple dwelling units, constructed to the maximum allowable 13.0 metre height limit.

**10.3.4 Sales and Information Centre - Preston Street, Como**

This application is for a 'change of use' from Café / Restaurant to a Sales, Information and Display Centre.

**10.3.5 Adds/Alts to Single Bedroom Grouped Dwellings at 6 Brookside Avenue, South Perth DEPUTATION**

This report deals with the refurbishment of, and additions to existing Grouped Dwellings, and converting them to Single Bedroom Dwellings. Council's discretion is sought in regard to the proposed variations sought by the applicant.

**10.3.6 Two Storey Single House with Undercroft Parking 69 Strickland St, South Perth (DEPUTATION)**

This application proposes a two storey Single House with undercroft parking. The proposed development is in conflict with the provisions of the Residential Design Codes 2002.

**10.3.7 Two Storey Single House 37 Swanview Terrace, South Perth.**

This application for a two storey single house adjoining the Swan River reserve exceeds the 7.0 metre height limit prescribed by TPS6 and does not comply with Council's design guideline policy with respect to the design compatibility of the proposed roof form with the streetscape.

**10.3.8 Carport and Patio Addition to Grouped Dwelling 1/12 Ruth Street, Como.**

This application proposes the addition of a Dutch gable Colorbond carport and patio to the front of a Grouped Dwelling with tile roof. The proposal does not promote the objectives contained within Council's "Residential Design Guidelines" policy.

**10.3.9 Adds/Alts to Single House 41 Hope Avenue, Salter Point. (DEPUTATION)**

This application proposes the addition of a garage in the front setback area and additions to the rear of the existing Single House. The application is in conflict with the City's policies on "Residential Boundary Walls" and Visual Privacy".

**10.4.1 Provision of Cleaning Services for Community/Admin. Facilities, Public Toilets and Barbecues**

This report deals with the calling of Tenders for the provision of Cleaning Services for Community and Administration Facilities, Public Toilets and Barbecues.

**10.5.1 Applications for Planning Approval Determined Under Delegated Authority**

This report advises on planning approvals determined under delegated authority during the month of July 2007.

**10.5.2 Use of the Common Seal**

This reports lists the use of the Common Seal for the month of July 2007.

**10.5.3 Mayoral Portraits Policy**

This report considers adopting a Policy in relation to Mayoral Portraits.

**10.5.4 Inquiry into City of South Perth 2007 - Appointment of Mediator**

The purpose of this report is to appoint a mediator in response to Recommendation 1 of the Inquiry into City of South Perth 2007 Report.

**10.5.5 Local Government Sustainable Development Conference - Melbourne**

This report gives consideration to Councillor attendance at the Environs Australia Conference to be held in Melbourne in September.

**10.6.1 Financial Management Accounts for July 2007**

This report presents monthly management account summaries for July 2007.

**10.6.2 Monthly Statement of Funds, Investments and Debtors at 31 July 2007**

This report presents to Council a statement summarising the effectiveness of treasury management for the month.

**10.6.3 Warrant of Payments July 2007**

This report lists accounts paid by the CEO under delegated authority for July.

**10.6.4 End of Year Management Accounts - June 07**

This report presents management account summaries comparing actual performance against budget expectations for the 2006/2007 year.

**10.6.5 Capital Projects Review to June 2007**

This report presents a schedule of financial performance for all approved Capital Projects at 30 June 2007.

**10.6.6 Significant Financial Variances**

This report presents variances between actual performance and budget expectations.

**DECLARATION OF INTEREST : ITEM 10.6.7 : CR SMITH**

*"I wish to declare a Conflict of Interest in Agenda Item 10.6.7 - "Ingoing Lease Premium Collier Park Village Leaseholders" on the Council Agenda for the meeting to be held 28 August 2007. As a leaseholder of the Collier Park Village I will leave the Council Chamber at the Council Meeting on 28 August while Item 10.6.7 is discussed."*

**Note:** Cr Smith left the Chamber at 8.10pm

**10.6.7 Ingoing Lease Premium - Collier Park Village Leaseholders'**

This report reflects the outcome of an administrative review into the amount of the Lease Premium (Ingoing Contribution) that is paid by new residents taking up leasehold entitlements to independent living units at the Collier Park Village.

**Note:** Cr Smith returned to the Chamber at 8.11pm

**10.6.8 Purchase of Parcel of Land between 213 and 215 Mill Point Road, South Perth.**

this report deals with a request by the owners of 213 Mill Point Road, South Perth to purchase a parcel of land (owned by the City) between properties at 213 and 215 Mill Point Road, South Perth.

**Closure**

The Deputy Mayor closed the Agenda Briefing at 8.16pm and advised Members that due to the late finish of the Agenda Briefing that 'Member Question Time' would not be held.



# NOTES

CoSP Inquiry Recommendation  
Training - 'roles / responsibilities'  
**Held in the Council Chamber**  
**Wednesday 22 August 2007**  
**Commencing at 5.30pm**

Present:

Mayor, J Collins, JP (Chairman)

Councillors:

B W Hearne  
L J Jamieson  
L P Ozsdolay  
R Wells, JP  
B Maddaford  
D S Smith  
S Doherty

Como Beach Ward  
Manning Ward  
Manning Ward  
McDougall Ward  
Mill Point Ward  
Mill Point Ward  
Moresby Ward

Officers:

Mr C Frewing  
Mr G Flood  
Mr M Kent  
Mr S Cope  
Ms J Sethi

Chief Executive Officer  
Director Infrastructure Services  
Director Financial and Information Services  
Director Strategic and Regulatory Services  
Notes

Presenters:

Mr Paul Kelly  
Mr Garry Hunt

Deputy Mayor, Town of Claremont/WALGA State Councillor  
Chief Executive Office, City of Joondalup

Apologies:

Cr K R Trent, RFD  
Cr C A Cala  
Cr J Best

Moresby Ward - leave of absence  
McDougall Ward  
Civic Ward

OPENING

The Mayor opened the Training Session at 5.30pm and welcomed everyone in attendance.

**1. Training Stage One**

The Chief Executive Officer introduced the Presenters and reported that tonight's training session is in response to a Council resolution in relation to Recommendation 2 of the 'Report of the Inquiry into the City of South Perth May 2007' as follows:

*"That Council request the Chief Executive Officer to prepare a two-stage program for Elected Member training as outlined in report Item 6.3.2 of the Special Council Meeting of 10 July 2007 consisting of the following:*

***Stage One***

- *Evening workshop conducted by a (or both) current elected members identified on the confidential attachment;*
- *Condensed training program incorporating a refresher course on the respective roles of the Chief Executive Officer /Administration and the Council and individual councillors conducted by a WALGA service provider;*
- *Workshop on Ethics, Misconduct Reporting and Public Sector Standards which representatives from each of the Corruption and Crime Commission and the Office of Public Sector Standards would be invited to facilitate; and*
- *Refresher course on the City's Code of Conduct conducted by a WALGA service provider".*

**2. Deputation from the Deputy Mayor, Town of Claremont/WALGA State Councillor**

Mr Paul Kelly discussed the following topics:

- Governance
- Government
- Legislative framework
- Roles and responsibilities
- Meetings and decision making

A number of questions from Councillors followed the presentation seeking clarification on the following:

- Mayor's level of authority
- Preferred Preferential Voting
- Declaration of Interest
- Code of Conduct
- Unanswered questions relating to Planning issues
- Press Release about a Council resolution

At this point, the Mayor reminded Councillors that this workshop was being conducted for educational purposes only and personal remarks should not be targeted to any individual around the table. Issues of this nature could be dealt with at a separate forum in the future with an appointed mediator.

In addition to the above, the following questions were also received from Councillors seeking clarification:

- Administration - interference by Councillors
- Governance Charter
- Warrant of Payments

**Note:** Councillor Ozsdolay left the Chamber at 6.30pm and returned at 6.33pm



### **3. Deputation from the Chief Executive Officer, City of Joondalup**

Mr Garry Hunt discussed the “Functions and Role of the CEO” which included the following topics:

- Impacts of 1995 Legislation on relationships Elected/Selected
- Functions of the CEO
- CEO Role
- City Operations Role
- Council
- Council Members
- Council Focus
- Roles
- Jurisdictional Issues

A number of questions from Councillors followed the presentation seeking clarification on the following:

- Employment of Staff
- Administration of the City
- Staff Performance
- Service Delivery
- Demarcation
- Noses In Fingers Out (NIFO)

The Mayor thanked the Deputy Mayor of Claremont and the CEO of Joondalup and asked Councillors to give thought to their role as Elected Members.

### **4. Closure**

The presentation and associated questions concluded at 7.25 pm.



# NOTES

CoSP Inquiry Recommendation  
Code of Conduct Presentations  
**Held in the Council Chamber**  
**Wednesday 29 August 2007 at 5.30pm**

Present:

Mayor, J Collins, JP (Chairman)

Councillors:

J Best	Civic Ward
B W Hearne	Como Beach Ward
L J Jamieson	Manning Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
B Maddaford, Deputy Mayor	Mill Point Ward
S Doherty	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr M Kent	Director Financial and Information Services
Mr S Cope	Director Strategic and Regulatory Services
Ms J Sethi	Minute Secretary

Presenters

Mr Nick Wood	Executive Manager Corporate Services, WALGA
Mr John Philips	Executive Manager Workplace Solutions, WALGA
Mr Peter Upton-Davis	Manager Corruption Prevention, Corruption & Crime Commission
Miss Carol Sargisson	Senior Consultant, Corruption & Crime Commission

Apologies

Cr K R Trent, RFD	Moresby Ward - leave of absence
Cr D S Smith	Mill Point Ward
Mr G Flood	Director Infrastructure Services
Mr R Burrows	Director Corporate & Community Services

OPENING

The Mayor opened the Briefing at 5.30pm and welcomed everyone in attendance.

**1. Code of Conduct**

The Chief Executive Officer introduced the Presenters and reported that tonight's session is in response to a Council resolution in relation to Recommendation 3 of the 'Report of the Inquiry into the City of South Perth May 2007' as follows:

Elected Members observe and comply with the City of South Perth Code of Conduct and the future new rules of conduct for Elected Members under the Local Government (Official Conduct) Amendment Act 2007.

In relation to Inquiry Report Recommendation 3 above, Council considered its initial response at the Special Meeting held on 10 June 2007.

***Councils previous Resolution on Recommendation 3***

***Council agrees to adopt Recommendation R3 and resolves to engage a training provider to hold workshops for Elected Members on the City's current Code of Conduct and on the new rules of conduct which will apply to Elected Members after the October election.***

The CEO advised that as part of the Council resolution presentations would be heard on Code of Conduct from WALGA and the Corruption and Crimes Commission

**2. Presentation from WALGA**

Mr Nick Wood discussed the following topics:

- Purpose of the Code
- When does the Code apply
- Conflict of Interest
- Types of Interest
- Financial Interest
- Impartiality Interest
- Disclosure of Interests
- How to Disclose
- Actions following disclosure
- Personal Behaviour
- Access to Information
- Use of Official Resources
- Member and Employee Relations
- Dealing with Customers

A number of questions from Councillors followed the presentation seeking clarification on the following:

- Scale of participation
- Actions following disclosure - whether trivial? How big?
- Definition of "Reasonable"
- Confidentiality
- Delicate Internal Information
- Definition of "Against the Council"
- Attendance at Conferences - need to declare interest at Council? Participation in debate?
- Due Diligence
- Officers Reports
- Statutory Declaration

Mr Wood advised that the new edition of the Local Government (Rules of Conduct) Regulation was to take effect within the next two weeks. In view of this, discussion did not take place on this issue.

It was noted that a copy of WALGA's Guide for Elected Members which is currently being updated will be provided at a later date.

### **3. Presentation from Corruption & Crimes Commission**

Mr Peter Upton-Davis discussed the following topics:

- About the CCC
- What is Misconduct
- Agency notification responsibilities
- How the CCC deals with notifications
- About the Police Public Sector Investigation Unit (PSIU)
- Risk factors to consider
- High risk functions
- Elements of effective corruption prevention strategies

A number of questions from Councillors followed the presentation seeking clarification on the following:

- Resources
- Response time for complaints
- Definition of “Malicious” and “Vexatious”

Mr Upton-Davis concluded the presentation and stated that if there were any questions, he could be contacted during business hours for further information.

### **4. Closure**

The Mayor closed the Briefing at 7.15 pm.



# NOTES

CoSP Inquiry Recommendation  
Training - Dept. Local Government  
New Official Conduct Rules  
**Held in the Council Chamber**  
**Monday 3 September 2007**  
**Commencing at 5.30pm**

Present:

Councillors:

J Best	Civic Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
R B Maddaford	Mill Point Ward
D S Smith	Mill Point Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Cope	Director Strategic and Regulatory Services
Mr M J Kent	Director Financial and Information Services
Mr S McLaughlin	Legal and Governance Officer

Presenter

Mr Garry Martin	Department of Local Government and Regional Development
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Apologies

Cr B W Hearne	Como Beach Ward
Cr S Doherty	Moresby Ward
Cr K R Trent, RFD	Moresby Ward - leave of absence

OPENING

The Chief Executive Officer opened the Briefing at 5.30pm and welcomed everyone in attendance.

**1. New Official Conduct Rules**

The Chief Executive Officer introduced the Presenter and stated that the purpose of the session relates to the new Official Conduct Rules which will apply to Councillors from 21 October 2007.

Mr Martin commenced his presentation and covered the following topics:

- Amendment Act and Regulations will operate from 21 October 2007
- Legislation provides for Uniform Rules for all Council Members  
Legislation includes disciplinary measures against Council Members

- Rules of Conduct Regulations
  - General Principles
  - Enforceable Rules
  - General Principles to Guide Behaviour
  - Local Law as to Conduct (Standing Orders)
  - Conduct at Council / Committee meetings
  - Use of Information by Council Members
  - Securing personal advantage / disadvantaging others
  - Misuse of Local Government resources
  - Prohibition against involvements in administration
  - Relations with Local Government Employees
  - Disclosure of Interests
  - Receiving gifts from persons doing business with Local Government
  
- Minor Breaches
- Appointment of Complaints Officer
- Role of Complaints Officer
- Role of Standards Panel
- Provisions about Standards Panel
- Serious Breaches - Breaking Act or Regulations
- Role of Department
- Role of State Administrative Tribunal
- Role of Chief Executive Officer
- Mediation
- Code of Conduct

**Note:** During the course of the presentation questions were raised by Members and responded to by Mr Martin.

**2. Closure**

The Chief Executive Officer thanked Mr Martin for his presentation and closed the Briefing Session at 7.45pm.



**Strategic Plan Goal 3**  
Environmental Management

**POLICY P397**

'Battle-Axe' Residential Development:  
Matching Materials and Colours not  
Required

**Relevant Management Practice**  
Nil

**Relevant Delegation**  
Delegations DC 342 and DM 342

**Rationale**

For many years, the Council has had a policy requiring Grouped Dwellings situated on the same development site, and Single Houses on "battle-axe" lots, to match one another in terms of their external colours and roofing material. However, more recently, a change of community and Council attitude in this regard has led to the need to clarify the Council's position. This Policy provides the necessary clarity and revokes and supersedes Council's former policy requirements concerning matching colours and roofing material.

**Policy**

**1. Status**

This Policy is a planning policy prepared, advertised and adopted pursuant to the provisions of clause 9.6 of Town Planning Scheme No. 6 (TPS6). Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.

**2. Objective**

The objective of Policy P397 is to allow freedom of choice for the owners of dwellings situated behind one another, in relation to building materials and colours. This objective recognises the change of community attitude in this regard, and the anomalies and regulatory difficulties experienced when seeking to achieve matching materials and colours. This is largely due to the trend towards Single Houses and survey strata subdivisions where separate owners' independence is a strong preference.

**3. Revocation of previous Policy provisions relating to matching materials**

Pursuant to clause 9.6(5) of the City of South Perth Town Planning Scheme No. 6, this Policy hereby revokes and supersedes:

- (a) the following parts of Planning Policy P370\_T 'General Design Guidelines for Residential Development' -
  - (i) the words "*and to promote strong design compatibility between existing and proposed residential buildings*" within Policy Objective (a); and
  - (ii) Policy Provision 4(a).
- (b) the following parts of Planning Policy P377\_T 'Proposed Addition of Grouped Dwellings to Existing Single Houses' -
  - (i) Policy Objective (c);
  - (ii) the words "*subject to the re-coated tiles being of an identical colour match to the tiles of the proposed Grouped Dwelling(s)*", within Policy Requirement 10(b); and

- (iii) the words:  
 “(ii) roof colour;  
 (iii) roof materials; and  
 (iv) wall colour”  
 within Policy Requirement 13.

#### 4. Application

This Policy applies to all residential development proposals involving two or more Grouped Dwellings or Single Houses where the proposed dwellings are located behind one another, or behind an existing dwelling. The Policy is applicable irrespective of:

- (a) the number of dwellings involved; and
- (b) whether the development incorporates one or more existing dwellings.

#### 5. Matching materials and colours not required

In the circumstances identified in clause 4 of this Policy, it is not necessary for the dwellings incorporated in the proposed development to match one another in terms of their materials and colours.

#### 6. Streetscape compatibility remains important Council objective

This Policy in no way diminishes the Council's objective of preserving and enhancing the desired streetscape character, which forms part of Planning Policy P370\_T. All residential development proposals will continue to be critically examined against the objective and provisions of Planning Policy P370\_T relating to compatibility with desired streetscape character, where any proposed dwelling fronts directly onto a public street.

**NOTE: The City is currently preparing a Residential Design Policy Manual which will incorporate all of the City's policies relating to residential design. This Policy P397 and Planning Policies P370\_T and P377\_T referred to in this Policy, will be among those to be incorporated into the proposed Residential Design Policy Manual.**

##### Other in Force Documents

- Town Planning Scheme No. 6
- Residential Design Codes

##### Other related Policies

- Policy P370\_T General Design Guidelines for Residential Development
- Policy P377\_T Proposed Addition of Grouped Dwellings to Existing Single Houses

##### Stakeholders

- Developers
- Immediate neighbours and the wider community
- Council and City officers
- Architects, designers and builders

<b>Adoption for community consultation</b>	<b>24 July 2007</b>
<b>Final adoption</b>	<b>25 September 2007</b>
<b>Last Review</b>	<b>Nil</b>
<b>Date of Next Review</b>	<b>25 September 2008</b>



**CITY OF SOUTH PERTH**

**COMMITTEE** : ENVIRONMENTAL  
**MEETING DATE** : 13 AUGUST, 1996  
**AGENDA ITEM** : 5(b) RE FERAL CATS  
**DIVISION** : TECHNICAL SERVICES  
**REPORT DATE** : 6 AUGUST, 1996

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To: His Worship the Mayor and Councillors.

**1. ISSUE**

To investigate the financial ramifications associated with introducing controls over Cats into the City of South Perth.

**2. BACKGROUND**

At the meeting held on Wednesday 26 June 1996, Council resolved that...

- (a) the introduction of 'controls' for cats within the City of South Perth be supported in principle;
- (b) the Executive Manager, Technical Services Division be instructed to submit a report to the next meeting of this Committee detailing the financial ramifications, including costs associated with a public consultation/education program.

**3. COMMENTS**

It is estimated that there are approximately 6,700 cats residing within the City of South Perth. This figure has been calculated using data obtained by Reark Market Research Consultants in 1994. It should be emphasised that this is only an approximation based on a small survey, therefore should only be used as an indication of actual cat numbers.

The financial ramifications of introducing 'controls' for cats will vary greatly depending on the type of control introduced. For example, if the City of South Perth resolved to introduce similar controls on cats as are already exercised over dogs, an increase in the number of Rangers would be required to enforce the new local law. Considering the figure given for the number of cats in the City of South Perth, it becomes apparent that more than one extra Ranger would be required. An approximate costing follows:

- (a) The cost of public consultation, which is considered essential before and during the drafting of a new law, plus the costs involved in drafting the law, must be considered. Advertising in local papers would cost approximately \$1,000. Staff wages for time taken to draft a local law would amount to approximately \$3,000 and it would cost approximately \$500 for a legal opinion on the proposed local law.
- (b) Each additional Ranger would cost the City of South Perth approximately \$34,000 in salary and on-costs;
- (c) The leasing and operating cost of each extra vehicle would be approximately \$7,000;

**3 (cont'd)**

- (d) More office space and equipment would be required to house the extra Ranger staff. This would cost in the vicinity of \$2,000 per Ranger.
- (e) Additions and alterations would be required at the City Pound to house cats. This would cost in the vicinity of \$20,000;
- (f) There would be costs involved in producing registration forms, plus the additional administration workload for Customer Services Staff. An estimate provided by the Customer Services Manager is about \$5 per cat registered;

Some off-set to these costs would be achieved by the revenue received from cat registrations. A guide to the potential amount received from cat registrations can be taken from the Shire of Yarra Ranges (Victoria), which charges \$30 per year to register unsterilised cats and \$5 per year for desexed cats. This compares with the City of South Perth dog registration charges of \$30 per year for unsterilised dogs and 10 for desexed dogs. Using the previously given figure of 6,700 cats in the City of South Perth, but assuming only two thirds compliance with registration and that approximately 88% of cats are already sterilised (Reark survey 1994), one could assume an amount of approximately \$35,733 each year in revenue.

It is evident from the costing provided above, that the introduction of cat controls similar to those exercised over dogs could prove expensive to introduce and administer. **The difficulty and time involved in apprehending nuisance cats must also be considered**, as obstacles such as fences, which will generally trap a dog, are usually no problem for an average cat. Cats are also by nature nocturnal animals, subsequently most nuisance problems with cats, such as fighting and calling, occur during the night. Attempting to identify and apprehend offending cats becomes even more difficult as a result. It appears that further investigation is required to provide solutions to these issues.

Another factor that should be considered, before any decision is made about introducing a local law on cats, is that the State Government has already been investigating the introduction of legislation that will include 'controls' on cats. A report was released by the Department of Local Government about this issue in November 1994 which recommended that the State Government draft a specific Cat Act (*Proposals for the Development of Cat Control Legislation: Final Report of the Cats Advisory Committee, November 1994*). The report recommended that the purpose of this Act should be "to promote responsible cat ownership, to reduce community nuisance and limit the impact on wildlife". Some of the recommendations made in this document were discussed in a report to Council by the Environmental Officer in June.

Changes made to the Local Government Act altered this situation somewhat, as local authorities were given the opportunity to introduce local laws relating to cats. It was mentioned by an officer from the Department of Local Government, while researching this report, that the Department would prefer to wait and observe the outcome of local laws relating to cats before drafting their own legislation. The experience of the Shire of Sherbrooke (now Shire of Yarra Ranges) in Victoria was that it took several drafts and six years of public consultation before a satisfactory local law relating to cats was produced. Additionally, if the City of South Perth decided to proceed with the introduction of a local law relating to cats, it may be required to make alterations if it did not conform with later State legislation. In light of this, it appears prudent for the City of South Perth to wait and lobby the State Government to produce legislation before any move is made to introduce a local law.

**3 (cont'd)**

If the City of South Perth decided that a local law relating to cats is not the preferred option, there are other 'control' methods that could be undertaken which will still be appropriate for promoting responsible cat ownership. One such method is to introduce a voluntary sterilisation subsidy. Cat sterilisation is recommended by most pet agencies such as Cat Haven and Petcare Information and Advisory Service. Widespread sterilisation is highly desirable as it is considered to have clear benefits for protecting wildlife (by not contributing to the stray and feral populations), reducing nuisance (wandering, calling and spraying) and enhancing cat welfare (less fighting). The City of Perth and Town of Vincent already operate this scheme. Ratepayers/residents are subsidised \$30 by the municipality towards the cost of each sterilisation by the Cat Haven, which currently charges \$45 for male cats and \$55 for females. Officers from City of Perth and Town of Vincent indicate that the scheme has proved successful and highly popular with ratepayers and residents.

The trial introduction of this scheme was the subject of a report to Council by the Manager, Environmental Health Services in September 1993. It was resolved, in part, that:

- (a) A voluntary cat sterilisation subsidy scheme be conducted for a trial period of two months; and
- (b) Funds totalling \$5,000 be considered in the February Review for the implementation of a Cat Sterilisation Subsidy Scheme to be made available to residents/ratepayers of the City of South Perth.

Unfortunately, funds were not made available in the February budget review for a sterilisation subsidy scheme to commence and nothing further has occurred towards its introduction. The Environmental Officer believes that the City of South Perth should give new consideration to providing similar funds for the introduction and operation of a trial sterilisation scheme in either the 1997 February Review, or in the 1997/98 budget. A figure of \$4,500, enough to sterilise 150 cats should be considered for the trial.

The issue of public consultation and community education in relation to cat control is also the subject of this report. It has already been raised that extensive public consultation is considered necessary if a local law relating to cats is to be introduced. If a local law is not being considered then a community education program about responsible cat ownership should be introduced. This could be adequately disseminated by the production of an information brochure, as well as providing information in Council newsletters. A considerable amount of information already exists about responsible cat ownership and this could be easily and cheaply utilised by the City of South Perth. The Community Promotions Manager has indicated that the City of South Perth is already in the process of producing an information package and a brochure containing information pertinent to cats could be developed as part of this program. Money has already been allocated towards this task, so no additional funds are required.

In summary, the Environmental Officer believes that the City of South Perth should be initiating some action towards the 'control' of cats. As already stated in a previous report, it is widely accepted that cats do pose a threat to native fauna. Measures have already been undertaken in other states to counter this issue, with varying success. While a voluntary sterilisation scheme cannot be considered the final solution to all of the issues associated with cats, it could be viewed as a responsible move by the City of South Perth in its attempt to solve a problem without expending a lot of money.

Introducing a local law relating to cats will be time consuming as well as potentially controversial. Considering the wider view of controlling cats in a similar way to that exercised over dogs, it is quite clear from the investigations made that this would also prove to be expensive with some doubts about its overall effectiveness. If the City of South Perth decides to move towards a local law relating to cats, then it should be a joint exercise with other local authorities and the Western Australian Municipal Association.

**4. RECOMMENDATION**

IT IS RECOMMENDED that ....

- (a) an amount of \$4,500 be considered in conjunction with the February 1997 Budget Review or the 1997/98 Draft Budget to enable the implementation of a Cat Sterilisation Subsidy Scheme being introduced and made available to residents/ratepayers within the City of South Perth;
- (b) in order to promote responsible cat ownership, the Executive Manager, Technical Services Division be instructed to prepare an appropriate brochure relating to cat issues; such brochure being issued as part of the Customer Services Information Package together with information being provided in Council's newsletters; and
- (c) the Special Report of the Environmental Officer dated 6 August 1996 be received.

M W TAYLOR  
ENVIRONMENTAL OFFICER



## SPECIAL ELECTORS MEETING

**Minutes of the Special Electors Meeting Called to Discuss an Application from St Columbas School in Relation to Proposed Retaining Wall and Fence Addition to the Sports Oval  
Lot 95 (No.30) York St, South Perth  
Held in the Civic Centre, Main Hall, Sandgate Street, South Perth  
Tuesday 4 September 2007 Commencing at 7.00pm**

**1. DECLARATION OF OPENING**

The Mayor opened the meeting at 7.00pm welcomed John McGrath, Member for South Perth and everyone in the public gallery.

**2. RECORD OF ATTENDANCE / APOLOGIES**

Present

Mayor J Collins, JP (Chairman)

Councillors:

J Best	Civic Ward
L J Jamieson	Manning Ward
L P Ozsdolay	Manning Ward
C A Cala	McDougall Ward
R Wells, JP	McDougall Ward
R B Maddaford	Mill Point Ward
D S Smith	Mill Point Ward
S Doherty	Moresby Ward

Officers:

Mr C Frewing	Chief Executive Officer
Mr S Cope	Director Strategic and Regulatory Services
Mr C Buttle	Manager Development Assessment
Mr M Taylor	Manager City Environment
Mr A Carville	Planning Officer
Mrs K Russell	Minute Secretary

Apologies:

Cr B W Hearne	Como Beach Ward
Cr G W Gleeson	Civic Ward
Cr K R Trent, RFD	Moresby Ward - leave of absence

Gallery

Approximately 150 members of the public were present

STATEMENT FROM THE MAYOR

The Mayor stated that it was his intention to apply the City's Standing Orders Local Law to the running of the meeting and advised that there would be presentations from representatives of Council, St Columbas and the surrounding residents, following which he would call upon electors to speak for or against the proposal and then call for Motions from the floor. The following procedural points were then raised:

## Minutes Special Electors Meeting 4 September 2007-Development Application St Columba's School

- Only electors can speak or vote at the meeting
- Councillors are not obliged to attend Electors' Meetings but have chosen to do so to listen to the comments made by the residents of South Perth. Councillors will not respond to any questions.
- Council is not bound by any decision made at the meeting. Motions passed will be considered by Council at the first available Council meeting.
- Each speaker will be permitted 5 minutes and should restrict their comments to the proposed Retaining Wall and Fence Addition to the Sports Oval at St Columbas School, No.30 York St, South Perth
- Speakers should not repeat comments / points already raised by another speaker. There will be the opportunity to voice support in the vote when any Motion is put.
- Meeting protocol to be adhered to.

The Mayor then introduced the Council Members and staff present.

### 3. REPORT / PRESENTATIONS

#### 3.1 Presentation by Director Strategic and Regulatory Services - CoSP

The Director Strategic & Regulatory Services presented background on the proposal for a retaining wall and associated fencing around the existing school oval, along Alexandra, Hopetoun and Forrest Street frontages and covered the following points:

- Application received on 20 March 2007
- Preliminary assessment / site meeting conducted and applicant advised of potential impact on amenity of surrounding area
- Application advertised to surrounding residents for comment (submission closed 25 June)
- During advertising period, 19 submissions were received: (19 objections 0 in support)
- Application to be referred to Council for determination
- Site is a permanent entry on the Heritage Council of Western Australia's Register of Heritage Places - application referred to the HCWA
- Application also referred to an external planning consultant for independent assessment.
- Applicant made a presentation to Council at Major Developments Briefing 31 July
- Applicant offered opportunity to discuss options prior to preparation of report to Council.
- Revised drawings received 22 August 2007 showing modifications to:
  - Height of wall reduced by 350mm
  - 'Step' introduced into wall with incorporated landscaping
- Revised drawings advertised - submissions close 17 September
- Report to October Council Meeting.

Questions were raised in relation to the revised drawings as to whether those who have already made a submission should do so again in light of the re-advertising of the modified proposal. The Director Strategic and Regulatory Services stated that to avoid confusion it would be advisable for residents to re-send their submissions but confirmed that comments made the first time around will still be taken into account in the officer report to Council.

#### 3.2 Presentation by St Columba's School

Mr Chris Lamb, Principal of St Columba's Catholic Primary School and Mr Tony Tanna, Member of the School Board gave a presentation on the development application and spoke on the following topics:

- **How the project came about**
  - Current oval in state of disrepair.
  - Centenary celebration 2008.
  - Significant project to mark special event.
- **Current Use of Oval**

## Minutes Special Electors Meeting 4 September 2007-Development Application St Columba's School

- **Benefits**
  - Physical education and sports lessons as well as recess and lunch times.
  - Obesity of children can be addressed.
  - Build to entitled boundary to maximise the use of the school's grounds; current fence line is well inside the school's boundary.
  - Providing current and future generations a much needed facility for the next 100 years.
- **Modified Design**
  - Height of wall reduced by 350mm
  - 'Step' introduced into wall with incorporated landscaping
- **Removal of Trees / Impacts / Heritage Value**
- **Managing Environment**
- **Residents' concern**
- **Primary / Secondary View / Retaining Wall**
- **School owner of the land**
- **Modified design**

### 3.3 Presentation by Ms Barbara Harvey representing residents

Ms Harvey, stated that she was a resident of Alexandra Street, a Parishioner of St Columba's Church and that her children had attended St Columba's school. She commenced her presentation and covered the following points:

- **Initial Proposal / height of proposed wall / modified wall**
- **Current landscaping**
- **Neighbour Concerns**
- **Lack of Consultation**
- **Loss of Amenity**
- **Height of Proposal Wall**
- **Removal of Mature Trees**
- **Heritage Comment**
- **Amphitheatre style 'stepped' retaining wall supported**
- **Neighbours Seeking Reasonable Solution**

Following the presentations by St Columba's School and the residents' representative further questions were raised, particularly in relation to the proposed modified wall height and the maximum / minimum height proposed above natural ground level. The questions were responded to by the Director Strategic and Regulatory Services.

## 4. PUBLIC COMMENT PERIOD

The Mayor opened Public Comment Time and asked for speakers for an against the proposal.

### Mr Jim Cumins, Forrest Street

- residents' presentation gives the impression all mature trees are going to be taken down - that is not the case
- Ms Harvey stated she is representing the residents - how many residents is she representing?

### Mr Don Brown, Hampden Street

- resident 60 years / town planner for 40 years
- children / grandchildren have attended the school
- have experience in assessing this type of development
- currently children at the school have to cross Mill Point Road to play sport
- see original/modified proposal as an owner wanting to develop their site
- have neighbours who say we do not like what you are doing
- topography is steep - reason for the wall

## Minutes Special Electors Meeting 4 September 2007-Development Application St Columba's School

- school has already compromised - they now need a flat surface to accommodate children in their sports
- adjoining owner has no right to claim proposal impacts on views
- Heritage Council have no objection - no impact on amenity
- other larger retaining walls in the area similar to the one proposed
- agree walls will change current amenity - however impact is not such that Council should not approve to current proposal
- current proposal is an owner just wanting to develop their site
- trees that are going to be taken down are on owners land - nothing in TPS against that
- issue raised re lack of consultation is irrelevant - consultation of modified proposal is currently taking place

### Ms Susie Annus, Alexandra Street

- resident of Alexandra Street / child at the school
- trees in Alexandra Street was an initiative of residents to Council asking for trees to be planted in the street to provide shade for the children
- following attendance at a school sports carnival when daughter in year 5 made a commitment to lift the standard of sport at St Columbas - submitted a proposal to the school and heard nothing - have to have a sports program
- school never considered impact of residents
- only way we heard about proposal was from Council information
- not against oval redevelopment - want school to get what it wants without impact of huge wall

### Mr Wally Green, Hopetoun Street

- against the proposal
- been involved in education all my life
- concerns re comments that as the owner of the land they can do what they want / views cannot be held
- residential developments consider overlooking of neighbours etc / need permission
- essential school has a good oval to be involved in team sports
- look at Wesley's oval - imagine the impact if that had been at the top of Coode Street
- cannot see why school cannot consider a plan where soil is removed rather than brought in - do not know about costs but it would certainly reduce wall building - view would remain up top with a natural step down - would much rather look at children playing sport than the view
- would hope that some of the trees on the boundary can be retained
- would like to see the school consider this option

### Mr Jeff Bett

- against the proposal
- currently no Council policy as to what people can/cannot do with trees on their property
- originally attracted to South Perth by its trees on property - these have been systematically destroyed - this also destroys habitat of fauna
- bird population does not necessarily come back when trees removed/replaced
- if you continue to allow trees to be removed from St Columba's school you will reduce birds in the area - please lets not do this

### Mr Andrew Lightman, Lawler Street

- support the proposal
- heard a lot of talk about walking dogs / trees etc - what about amenity of children
- why are we not supporting our children
- with a sloping site you have to have a training wall
- development proposed is about minimum risk
- can minimise risk by children not having to access Mill Point Road
- keep the children safe



## Minutes Special Electors Meeting 4 September 2007-Development Application St Columba's School

### Ms Fran Poole, Forrest Street

- support proposal
- long time resident of South Perth - attended St Columba's, now teach there
- acknowledge residents' concerns - know they love the trees/street amenity/birdlife
- every Friday I supervise sports on the lower oval - children trying to play sports while aware of balls going over the fence into Hopetoun Street - it is dangerous
- do not believe fair that children have to cross Mill Point Road
- South Perth Primary School have better facilities
- our children deserve better facilities - please do not sacrifice our children

### Ms Sally Cooke, York Street

- 20 year resident of South Perth
- not indifferent to children's needs at St Columba's School
- most sensible way is to excavate at Hopetoun Street - children could be seen playing and would be protected
- people who live in Hopetoun / Alexandra Streets would not be jeopardised
- do not believe anyone would like to look across to a retaining wall as high as the one proposed
- consider excavating the site, make it bigger and keep the trees around the boundary for shade

### Karen Tierney, Bessell Avenue

- school teacher
- make the point that St Columbas is a school
- anyone who buys in a residential area / opposite a school needs to be aware that schools have requirements - facilities/ landscaping
- residents around St Columbas are lucky with the aesthetics surrounding the school and the effort the school goes to in order to maintain the overall setting and amenity of the place; this includes maintaining mature trees where possible, reticulating verges and the overall presentation of the school grounds

Tony Tanna in relation to the suggestion of excavating - look up Forrest Street and consider how high the retaining wall would have to be.

### Mr Oliver Crosthwaite, Edinburgh Street

- against the proposal
- regard myself as a neighbour of the school/church - admire style of church - believe wrong to say it would not affect heritage value
- previous decisions by school/church have not always been best aesthetic decisions made - such as significant Italian Stone Pine tree adjoining Church that was cut down
- implore people making this decision to consider how better they can overcome these problems
- consider solutions for school children / satisfy everyone's needs
- suggest an additional 'step down' provision be put into wall
- modified proposal is a start but another step down may alleviate impact of wall
- important that Councillors consider views of all residents not just residents consulted in Alexandra, Forrest and Hopetoun Streets - important to everyone in the vicinity not just isolated to owner of land

### Ian Brumley, King Edward Street

- heard people talk about safety of children
- 3m high retaining walls proposed - kids will have to walk miles to retrieve balls that go over walls - safety issue
- trees proposed to be remove are 'landmark' trees - terrible to see them go
- there needs to be a compromise - nobody is against improving facilities for children
- what we want is a compromise

## Minutes Special Electors Meeting 4 September 2007-Development Application St Columba's School

### Ms D French, Market Street

- support the proposal
- teach at St Columbas and children attend school
- concerns about excavation suggested - would diminish views
- children benefit from views looking across to the City - excavation would diminish this
- believe fencing is a sad necessity for not only keeping balls in but also for security reasons in keeping undesirables out
- support the trees being retained but not ahead of safety of children

### Ms Kim Stanton, York Street

- long family history in South Perth
- is this proposal going to achieve what is needed in an oval for the children
- tree problem an issue - have seen many trees come down over the years / impacts on bird life
- would like to see some settlement of issues
- suggestion of excavation could be a compromise to keep the trees
- needs to be more consultation on issues raised

### Ms Freda Crucitti, Landsdowne Road

- Member of the School Board
- support the proposal
- assumption of meeting is that there has not been a lot of consideration re needs of the children
- have had a lot of external advice in relation to best options for children
- single stream school with a limited budget
- need huge money for excavation
- proposal as presented is the best 'affordable' development option for the children

### Mr Anthony Green, York Street

- against the proposal
- believe school could resolve the issue by resurfacing the oval
- issue of fence - does not matter where walls start/stop there will always be balls going over them
- streetscape - all needs should be taken into account
- believe this development is unnecessary - against it

### STATEMENT BY THE MAYOR

The Mayor stated that the debate could no doubt go on but that it was going over the same ground. He said that what he was hearing from the meeting was that the school should have an oval capable of holding sports but that there needs to be a compromise between the residents and the school in terms of the impact of the proposed retaining wall on surrounding residents. He advised that the modified proposal as presented tonight is endeavouring to achieve a compromise and that a report on the proposal taking into consideration submissions received will be the subject of an item on the October Council Meeting Agenda for determination.

The Mayor called for any Motions from the floor.

### MOTION

Move Ms Barbara Harvey, Alexandra Street, Sec Ms Sally Cook, York Street

That an independent facilitator be appointed to review this proposal with representatives from St Columba's School, residents in the immediate vicinity of the school and officers of the planning Department of the City of South Perth.

## Minutes Special Electors Meeting 4 September 2007-Development Application St Columba's School

### Ms Harvey opening for the Motion

- intention of the Motion is to come to a conclusion that the children need a good playing field
- there needs to be compromise and more discussion - through this Motion this could happen
- no disagreement about safety or children's needs etc

### Ms Cook for the Motion

- agree with Mrs Harvey's comments
- important to think of the children but also residents looking at huge retaining wall as proposed
- wall proposed will affect amenity of nearby residents
- do not believe current proposal is the right suggestion for all of the community

The Mayor put the Motion.

(LOST)

### MOTION

Moved Stuart Downing, Amery Street, Sec Mr Jim Cummings, Forrest Street

That Council hears the support of the community, as advocated in tonight's Special Elector's Meeting and approves the application submitted by St Columbas School.

The Mayor put the Motion.

(CARRIED)

## 5. **CLOSURE**

The Mayor thanked everyone in the gallery for their input and the way they had conducted themselves during the meeting. He then thanked Council Members and staff for their attendance and closed the meeting at 9.15pm

**These Minutes were confirmed at a meeting on 25 September 2007**

**Signed** \_\_\_\_\_

**Chairperson at the meeting at which the Minutes were confirmed**



Perspective of the compound from the North-East corner of the of the site.

Attachment 10.3.1 (b)



Burch Street perspective from the North-West corner of the site, towards the compound.

Attachment 10.3.1 (b)

**10.3.1 Proposed two-storey extensions and refurbishment to the South Perth Hospital.  
Lot 145 (No. 76) South Terrace and (Nos. 25 & 26) Fortune Street, South Perth.**

**SUMMARY OF SUBMITTERS' COMMENTS AND OFFICERS' RESPONSES**

**COMMENTS OBJECTING TO THE PROPOSAL**

	SUMMARY OF SUBMITTERS' COMMENTS	OFFICERS' RESPONSES
1.	<p><b>Consideration of this application</b></p> <p>It is not possible to comment on this proposal in isolation from the Hospital's stated objective of acquiring the land at the end of Burch Street for the purpose of housing the infrastructure equipment. There could be a major public outcry to such a proposal. The current development application is a real application, not just a temporary contingency plan, and must therefore be fully and properly processed.</p> <p>Council consideration of the current proposal should be deferred until it is known whether or not the land sale is proceeding, as the proposed infrastructure building is over-sized for use as a future Hospital bulk store room.</p>	<p>The City is processing the current application for planning approval fully and properly. Any future or different proposals which the Council might receive will also be treated seriously at the time, and each will be assessed and considered on its merit. The comment is <b>UPHELD</b> to this extent. However, it is not considered warranted to defer consideration until the outcome of the land sale request is known.</p>
2.	<p><b>Visual appearance and practical design of infrastructure building on Burch Street</b></p> <p>There is (by scale) a 14.3 metres wide × 4.8 metres high 'wall' facing Burch Street, broken only by massive 4.0 metres high and 3.0 metres wide swing doors for the oxygen storage vessel and 4.3 metres wide proposed new loading bay.</p> <p>The fire service water storage and fire pumps are planned to be one above the other which is not ideal, but dictated by the height of the oxygen vessel.</p> <p>The oxygen tank is 4.0 metres high. Are shorter tanks of similar volume available?</p> <p>The Burch Street elevation is very stark and of different appearance, scale and design from the adjoining tiled roof buildings of the Hospital. The proposed building should be 'softened' by inclusion of a tiled section of roof to improve compatibility and reduce the visual impact of the high wall facing the street.</p> <p>The courtyard behind the proposed construction is currently only used for water heaters and gas storage which can and should be relocated to enable this more major infrastructure to be located further from the street in a less conspicuous place. Relocation further south would reduce not only the visual impact of the building, but also</p>	<p>The street setback prescribed in TPS6 is 7.5 metres. The proposed infrastructure building would be set back 1.5 metres from Burch Street. This setback is considerably closer than would normally be required and the exercise of Council discretion is necessary.</p> <p>Both City officers and the City's Design Advisory Consultants (DAC) have concerns in regard to the appearance of the infrastructure building, and in particular, the façade facing Burch Street. The 4.8 metres height and minimal 1.5 metres setback of the building are not common, and it is noted that there is little ornamentation within the design.</p> <p>The matters raised in the submission have been referred to the applicant for comment. The project architect comments as follows:</p> <p><i>"... we believe the comments ... are made without the author understanding the factors that influence the current design.</i></p> <ul style="list-style-type: none"> <li>• <i>Whilst the (infrastructure building) structure in question is in fact 13.9 metres long × 4.8 metres high, the elevation has a combined opening measuring 7.3 metres long × 4.0 metres high which effectively reduces the visual impact of the 'wall'.</i></li> <li>• <i>The height of the wall is determined by the pumps and tanks not the oxygen vessel and it is required by regulation that the tanks are located adjacent or above the pumps. Given the lack of suitable site area at grade, sitting the tanks above the pumps is our only option.</i></li> <li>• <i>The oxygen requirements of the expanded Hospital</i></li> </ul>

**10.3.1 Proposed two-storey extensions and refurbishment to the South Perth Hospital. Lot 145 (No. 76) South Terrace and (Nos. 25 & 26) Fortune Street, South Perth.**

Comments objecting to the proposal (cont'd)

	SUMMARY OF SUBMITTERS' COMMENTS	OFFICERS' RESPONSES
	<p>the noise intrusion into the street.</p> <p>Noting that the infrastructure building will be highly visible from the house opposite, its visual appeal should be more sympathetic.</p>	<p><i>require a vessel of the dimensions nominated and it cannot be of lesser capacity or supplied in a more squat profile or positioned in a horizontal configuration. We have undertaken exhaustive discussions with the gas suppliers in this regard and we are advised the size, configuration and accessibility must comply with the Australian Standards and regulatory requirements.</i></p> <ul style="list-style-type: none"> <li>• <i>We do not agree with the comment in respect to a 'tiled section' softening the elevation. Firstly given the height requirements, a tiled roof would further increase the overall height of that section of the Hospital and secondly we believe it would not improve the aesthetic.</i></li> <li>• <i>With respect to using the existing courtyard the author again speaks without adequate knowledge of the existing condition. There are a number of significant in ground services that we cannot move or build over in that courtyard and servicing requirements dictate the location of specific pieces of equipment. Further, the fire pumps and tanks has to be sitting in such a position that they are fully accessible from the boundary to comply with the BCA. They are to be constructed in such a way that the fireman working on the pumps are completely screened from any radiation heat generated during the event of a fire within any point of the building. If we were to move these services into the courtyard, the structure that will be needed to achieve the fire rating of the pumps would result in an even higher structure to be built into the courtyard to screen the pumps properly from all wall openings and potential risk from roof areas, whilst access will not be sufficient.</i></li> </ul> <p><i>Whilst we support the process of community consultation it is imperative that when considering comments made, it is done with a clear understanding of how and why design decisions are taken."</i></p> <p>The responses of the project architect adequately address many of the design comments of the submitter and explain the particular design solutions for the fire equipment element of the proposal. It is acknowledged that the current location of the infrastructure building cannot easily be changed.</p> <p>However, as suggested by the DAC, City officers remain of the opinion that the streetscape would benefit from improved design and better integration of the infrastructure building, particularly in regard to the detailing of the front façade and landscaping of the 1.5 metre setback area in front of the building. Conditions to this effect are contained in the recommendation. To this extent, the submitter's comment is <b>UPHELD</b>.</p>
3.	<p><b>Increased machinery noise</b></p> <p>The kitchen, bedrooms, living areas and</p>	<p>The fire tanks and pumps, as well as the bulk oxygen vessel are proposed to be located on the Hospital site, opposite the side boundary of No. 10 Fortune Street. The air conditioning</p>

**10.3.1 Proposed two-storey extensions and refurbishment to the South Perth Hospital. Lot 145 (No. 76) South Terrace and (Nos. 25 & 26) Fortune Street, South Perth.**

Comments objecting to the proposal (cont'd)

	SUMMARY OF SUBMITTERS' COMMENTS	OFFICERS' RESPONSES
	<p>outdoor entertainment areas of the house at No. 10 Fortune Street are approx. 20 metres from the proposed location of the equipment generating noise. By shifting the proposed infrastructure building further south into the Hospital site, there is far greater opportunity to keep noise levels for 10 Fortune Street within acceptable limits.</p> <p>The upgraded air conditioning chillers are reported to emit a noise level of 78 dBA and the engine driven water pumps a level of 88 dBA, unattenuated. It is probable that the plant room will require ventilation, so will not be completely soundproof. The receiving noise level of the nearby property may therefore exceed the 35 dBA that is permitted in suburban areas by the <i>Environmental Protection (Noise) Regulations 1997</i>. This concern is shared by the project architect, who stated in a letter to the City dated 27 June 2007: <i>"Equipment generated noise may also become an issue if located closer to existing residence"</i> than the eastern end of Burch Street.</p>	<p>equipment is not proposed to be located within the same infrastructure building, but will remain in its current position in the north-eastern corner of the Hospital site.</p> <p>When applying to purchase the additional Council land at the end of Burch Street, the Hospital advised that, if successful, they would relocate all of the new fire equipment, the oxygen tank and the new air conditioning chillers, onto that land. However, the Council cannot assume that this will occur until after all of the necessary statutory processes have been completed.</p> <p>The project architects have advised that the diesel fire pumps would be the most significant noise source. They will need to be tested weekly for a duration of five minutes in accordance with Australian Standard AS 1851. The actual noise level would be attenuated, being housed in a roofed, brick-walled enclosure. The electric pumps on the water tanks would generate far less noise than the diesel pumps. Therefore, any noise emanating from the fire equipment should be for no longer than five minutes each week, plus vehicle noise.</p> <p>Comments from the Manager, Environmental Health and Regulatory Services regarding noise from the infrastructure were obtained at the time of the land purchase request in relation to the same equipment. At that time, the Manager considered the noise levels and advised that there would be no adverse amenity impact in this respect, as the noise levels are well within the acceptable range.</p> <p>Noise levels relating to the current proposal have also been assessed by the Manager, Environmental Health and Regulatory Services and will be required to be contained within acceptable levels. The Senior Environmental Health Officer recommends that an acoustic report be submitted at the time of application for a building licence to demonstrate compliance.</p> <p>The submitter's comment is <b>UPHELD</b> to the extent that a condition of approval is recommended which will require the proposed infrastructure building to be designed so as to comply with the relevant provisions of the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
4.	<p><b>Increased delivery noise</b></p> <p>There is daily noise disturbance in Burch Street from trucks delivering Hospital supplies, collecting waste, etc, the extremes reported by submitters being as early as 4:00am and as late as 11:00pm. This is clearly audible from nearby residential properties in Fortune Street. All Hospital deliveries and collections should be restricted to 9:00am to 5:00pm Monday to Saturday</p>	<p>This matter has previously been referred to the City's Manager, Environmental Health Services for investigation. On that occasion, it was recommended that, to avoid unreasonable disturbance to nearby residents, deliveries be restricted to the period between 7:00am and 7:00pm Monday to Saturday and 9:00am to 7:00pm Sundays and public holidays. To this extent, the comment is <b>UPHELD</b>.</p> <p>Comments have again been sought from the City's Environmental Health department. To avoid unreasonable disturbance to nearby residents, all deliveries will be</p>



**10.3.1 Proposed two-storey extensions and refurbishment to the South Perth Hospital. Lot 145 (No. 76) South Terrace and (Nos. 25 & 26) Fortune Street, South Perth.**

Comments objecting to the proposal (cont'd)

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	<p>and 10:00am to 5:00pm on Sunday and public holidays. This would also avoid peak pedestrian and traffic activity in Burch Street.</p> <p>Concern expressed that the location and orientation of the proposed loading bay in Burch Street will result in increased noise levels, as any vehicles will have to reverse into or out of the bay. The noise from trucks' reversing alarms, truck braking systems and unloading activities will further add to the already unacceptable noise disturbance.</p>	<p>required to be conducted between the hours of 7:00am and 7:00pm Monday to Saturday and 9:00am to 7:00pm Sundays and public holidays. Further, another condition of approval requires the submission of an expert acoustic report at the time of any application for a building licence for the proposed infrastructure building. This report will need to address all of the infrastructure proposed to be introduced as part of this development application.</p>
5.	<p><b>Pedestrian safety in Burch Street</b></p> <p>Residents of Fortune Street regularly walk along Burch Street to reach the Ernest Johnson Reserve. Another loading dock in Burch Street will further increase traffic congestion between delivery vehicles, car park vehicles and other users of the street, and may compromise pedestrian safety. There are no footpaths in Burch Street, forcing pedestrians onto the road. The proposed loading dock should be refused.</p>	<p>While the proposal will cause significant modifications to the design of the southern side of Burch Street, the proposed loading bay itself will not necessarily cause the number of commercial deliveries to increase. The current proposal shows the loading bay servicing only the proposed fire water tanks and pumps and deliveries of Hospital supplies. This would have the effect of achieving the more orderly delivery of supplies by accommodating service vehicles on site, rather than on the road outside the Hospital, as at present. A delivery bay has twice been approved by the Council in this location, and the effect will be little different from those previous proposals. Having regard to the similarity of the three proposals in this respect, there is no reason to refuse the loading bay now. The Manager, Engineering Infrastructure is currently examining the feasibility of incorporating a footpath into Burch Street. In the meantime, when walking along Burch Street, residents visiting the park are able to use the northern verge of the street where there are fewer vehicular crossovers.</p> <p>Burch Street could possibly be further modified to accommodate the intended delivery of oxygen by means of an 18.0 metre long articulated tanker. At this stage, the design of possible modifications within the road reserve has not been finalised.</p> <p>To the extent of the need for some redesign of Burch Street, possibly incorporating a footpath, the comment is <b>UPHELD</b>.</p>
6.	<p><b>Traffic flow and proposed loading bay in Burch Street</b></p> <p>(a) Delivery vehicles will need to back into the loading bay in Burch Street. This will disrupt the traffic (Hospital staff, patients, visitors and other users of the car park). Has a traffic study been undertaken?</p> <p>(b) Delivery and service vehicles using the proposed loading bay might need to manoeuvre into position by using the residential crossover on the north side of</p>	<p>The design of the loading bay will involve delivery vehicles reversing either into or out of the bay. There is no opportunity for a vehicle to turn on site, but the manoeuvre can easily be made without the need to use the residential crossover opposite. A traffic impact study was undertaken by David Porter and reviewed by the City's Manager, Engineering Infrastructure in 2005 in relation to a similar proposal by the Hospital. Although the Manager did not agree with every aspect of the study, he concluded that, with appropriate improvements, Burch Street could cope with the expected amount of use. Road and parking improvements have since been undertaken by the City.</p>

**10.3.1 Proposed two-storey extensions and refurbishment to the South Perth Hospital. Lot 145 (No. 76) South Terrace and (Nos. 25 & 26) Fortune Street, South Perth.**

Comments objecting to the proposal (cont'd)

	SUMMARY OF SUBMITTERS' COMMENTS	OFFICERS' RESPONSES
	<p>Burch Street, opposite the loading bay. This would be unreasonably intrusive and inconvenient for the owner of that house.</p> <p>(c) Many delivery trucks are longer than the proposed loading bay (i.e. 8.35 metres). Such longer trucks would protrude into Burch Street and could cause a traffic hazard or obstruction to pedestrians.</p> <p>(d) The loading bay is located only a few metres from the Hospital's main entrance to Burch Street. The movement of large delivery vehicles in this location may increase the risk to pedestrians. Conditions relating to delivery times should be imposed by Council.</p>	<p>The City is also seeking to have the gates across the loading bay open away from the Hospital entrance so as to minimise the impact of the facility on the entrance. The applicant has agreed to this modification.</p> <p>To this extent, the submitter's comment is <b>UPHELD</b>.</p>
7.	<p><b>Delivery and storage of flammable gas</b></p> <p>The proposed gas tank will be approximately 20.0 metres from the nearest residence. The current gas cylinder storage is approximately 50 metres from the house. The Hospital has previously had a major fire in the laundry, which is close to the proposed flammable gas storage vessel, so the fire risk should be carefully assessed.</p> <p>Are there any guidelines relating to the storage of flammable gases in close proximity to dwellings?</p> <p>The Hospital should provide details of their gas delivery logistics, including whether the truck can be accommodated within the loading bay.</p>	<p>The City has no by-laws relating to the storage of oxygen in bulk containers close to residential properties. However, the storage facility will be required to be designed and constructed to comply with all relevant State government requirements.</p> <p>In relation to the bulk storage of oxygen at the Hospital, the project architect comments as follows:</p> <p><i>"Regarding the distance from the neighbouring houses, oxygen is not a flammable gas and is therefore not considered as a high risk gas in terms of ignition. The structure enclosing the oxygen vessel is two hour fire rated and blast proof. In its current position with the gates to the street and not adjacent to the building, the best level of protection can be obtained from any radiation heat in the event of a fire within the building. This will not be achieved if the vessel is moved next to the laundry with the gates exposed to possible radiation heat from the building itself."</i></p> <p>The accompanying Officer's report contains details which have now been provided by the project architect regarding the delivery logistics. The City's Manager, Engineering Infrastructure has responded to this information in that report. All care will be taken by the City to ensure that the delivery vehicles can reach the site safely. The Hospital is also responsible for ensuring that delivery vehicles follow the safest and most appropriate route to and from the site. The concerns of the submitters are <b>NOTED</b>.</p>
8.	<p><b>Alternative location for new service infrastructure</b></p> <p>A more appropriate location for the new equipment should be found. A possible location could be within the Hospital grounds in the north-eastern corner of the site near the reserve, where the oxygen cylinders and</p>	<p>The project architect has advised that other locations on the main Hospital site have been examined and have found that there is no better location which equally serves the maximum efficiency and operations of the Hospital, while also complying with all of the necessary logistical and safety requirements of relevant legislation.</p>

**10.3.1 Proposed two-storey extensions and refurbishment to the South Perth Hospital.  
Lot 145 (No. 76) South Terrace and (Nos. 25 & 26) Fortune Street, South Perth.**

Comments objecting to the proposal (cont'd)

	SUMMARY OF SUBMITTERS' COMMENTS	OFFICERS' RESPONSES
	air conditioning chiller are currently located. This would be more desirable as it is further from the No. 10 Fortune Street house.	
9.	<p><b>Loss of residential amenity</b></p> <p>Concern is expressed at the reduction of the residential amenity for residents of Fortune Street through increased traffic, noise and commercial deliveries. The residential nature of this street should not be further eroded.</p>	<p>The Hospital has been located on the current site since 1954. The land has been zoned in the City's Town Planning Schemes for Private Institution purposes since 1972. With growth of population and demand for medical services it is inevitable that the functions of the Hospital will grow. To date, they have been adequately accommodated on the site. The City is mindful of associated problems, but at this stage, there is no proposal to limit Hospital traffic in Fortune Street or Burch Street. Traffic figures provided by the Manager, Engineering Infrastructure in 2005 indicate that the growth of traffic is still at an acceptable level. The situation will continue to be monitored by the City. To this extent, the comments are <b>PARTIALLY UPHELD</b>.</p>

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**SUMMARY OF SUBMITTERS' COMMENTS AND OFFICERS' RESPONSES**

**COMMENTS OBJECTING TO THE PROPOSAL**

	SUMMARY OF SUBMITTERS' COMMENTS	OFFICERS' RESPONSES
1.	<p><b>Consideration of this application</b></p> <p>It is not possible to comment on this proposal in isolation from the Hospital's stated objective of acquiring the land at the end of Burch Street for the purpose of housing the infrastructure equipment. There could be a major public outcry to such a proposal. The current development application is a real application, not just a temporary contingency plan, and must therefore be fully and properly processed.</p> <p>Council consideration of the current proposal should be deferred until it is known whether or not the land sale is proceeding, as the proposed infrastructure building is over-sized for use as a future Hospital bulk store room.</p>	<p>The City is processing the current application for planning approval fully and properly. Any future or different proposals which the Council might receive will also be treated seriously at the time, and each will be assessed and considered on its merit. The comment is <b>UPHELD</b> to this extent. However, it is not considered warranted to defer consideration until the outcome of the land sale request is known.</p>
2.	<p><b>Visual appearance and practical design of infrastructure building on Burch Street</b></p> <p>There is (by scale) a 14.3 metres wide × 4.8 metres high 'wall' facing Burch Street, broken only by massive 4.0 metres high and 3.0 metres wide swing doors for the oxygen storage vessel and 4.3 metres wide proposed new loading bay.</p> <p>The fire service water storage and fire pumps are planned to be one above the other which is not ideal, but dictated by the height of the oxygen vessel.</p> <p>The oxygen tank is 4.0 metres high. Are shorter tanks of similar volume available?</p> <p>The Burch Street elevation is very stark and of different appearance, scale and design from the adjoining tiled roof buildings of the Hospital. The proposed building should be 'softened' by inclusion of a tiled section of roof to improve compatibility and reduce the visual impact of the high wall facing the street.</p> <p>The courtyard behind the proposed construction is currently only used for water heaters and gas storage which can and should be relocated to enable this more major infrastructure to be located further from the street in a less conspicuous place. Relocation further south would reduce not only the visual impact of the building, but also</p>	<p>The street setback prescribed in TPS6 is 7.5 metres. The proposed infrastructure building would be set back 1.5 metres from Burch Street. This setback is considerably closer than would normally be required and the exercise of Council discretion is necessary.</p> <p>Both City officers and the City's Design Advisory Consultants (DAC) have concerns in regard to the appearance of the infrastructure building, and in particular, the façade facing Burch Street. The 4.8 metres height and minimal 1.5 metres setback of the building are not common, and it is noted that there is little ornamentation within the design.</p> <p>The matters raised in the submission have been referred to the applicant for comment. The project architect comments as follows:</p> <p><i>"... we believe the comments ... are made without the author understanding the factors that influence the current design.</i></p> <ul style="list-style-type: none"> <li>• <i>Whilst the (infrastructure building) structure in question is in fact 13.9 metres long × 4.8 metres high, the elevation has a combined opening measuring 7.3 metres long × 4.0 metres high which effectively reduces the visual impact of the 'wall'.</i></li> <li>• <i>The height of the wall is determined by the pumps and tanks not the oxygen vessel and it is required by regulation that the tanks are located adjacent or above the pumps. Given the lack of suitable site area at grade, sitting the tanks above the pumps is our only option.</i></li> <li>• <i>The oxygen requirements of the expanded Hospital</i></li> </ul>

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Comments objecting to the proposal (cont'd)

	SUMMARY OF SUBMITTERS' COMMENTS	OFFICERS' RESPONSES
	<p>the noise intrusion into the street.</p> <p>Noting that the infrastructure building will be highly visible from the house opposite, its visual appeal should be more sympathetic.</p>	<p><i>require a vessel of the dimensions nominated and it cannot be of lesser capacity or supplied in a more squat profile or positioned in a horizontal configuration. We have undertaken exhaustive discussions with the gas suppliers in this regard and we are advised the size, configuration and accessibility must comply with the Australian Standards and regulatory requirements.</i></p> <ul style="list-style-type: none"> <li>• <i>We do not agree with the comment in respect to a 'tiled section' softening the elevation. Firstly given the height requirements, a tiled roof would further increase the overall height of that section of the Hospital and secondly we believe it would not improve the aesthetic.</i></li> <li>• <i>With respect to using the existing courtyard the author again speaks without adequate knowledge of the existing condition. There are a number of significant in ground services that we cannot move or build over in that courtyard and servicing requirements dictate the location of specific pieces of equipment. Further, the fire pumps and tanks has to be sitting in such a position that they are fully accessible from the boundary to comply with the BCA. They are to be constructed in such a way that the fireman working on the pumps are completely screened from any radiation heat generated during the event of a fire within any point of the building. If we were to move these services into the courtyard, the structure that will be needed to achieve the fire rating of the pumps would result in an even higher structure to be built into the courtyard to screen the pumps properly from all wall openings and potential risk from roof areas, whilst access will not be sufficient.</i></li> </ul> <p><i>Whilst we support the process of community consultation it is imperative that when considering comments made, it is done with a clear understanding of how and why design decisions are taken."</i></p> <p>The responses of the project architect adequately address many of the design comments of the submitter and explain the particular design solutions for the fire equipment element of the proposal. It is acknowledged that the current location of the infrastructure building cannot easily be changed.</p> <p>However, as suggested by the DAC, City officers remain of the opinion that the streetscape would benefit from improved design and better integration of the infrastructure building, particularly in regard to the detailing of the front façade and landscaping of the 1.5 metre setback area in front of the building. Conditions to this effect are contained in the recommendation. To this extent, the submitter's comment is <b>UPHELD</b>.</p>
3.	<p><b>Increased machinery noise</b></p> <p>The kitchen, bedrooms, living areas and</p>	<p>The fire tanks and pumps, as well as the bulk oxygen vessel are proposed to be located on the Hospital site, opposite the side boundary of No. 10 Fortune Street. The air conditioning</p>

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	<p>outdoor entertainment areas of the house at No. 10 Fortune Street are approx. 20 metres from the proposed location of the equipment generating noise. By shifting the proposed infrastructure building further south into the Hospital site, there is far greater opportunity to keep noise levels for 10 Fortune Street within acceptable limits.</p> <p>The upgraded air conditioning chillers are reported to emit a noise level of 78 dBA and the engine driven water pumps a level of 88 dBA, unattenuated. It is probable that the plant room will require ventilation, so will not be completely soundproof. The receiving noise level of the nearby property may therefore exceed the 35 dBA that is permitted in suburban areas by the <i>Environmental Protection (Noise) Regulations 1997</i>. This concern is shared by the project architect, who stated in a letter to the City dated 27 June 2007: "Equipment generated noise may also become an issue if located closer to existing residence" than the eastern end of Burch Street.</p>	<p>equipment is not proposed to be located within the same infrastructure building, but will remain in its current position in the north-eastern corner of the Hospital site.</p> <p>When applying to purchase the additional Council land at the end of Burch Street, the Hospital advised that, if successful, they would relocate all of the new fire equipment, the oxygen tank and the new air conditioning chillers, onto that land. However, the Council cannot assume that this will occur until after all of the necessary statutory processes have been completed.</p> <p>The project architects have advised that the diesel fire pumps would be the most significant noise source. They will need to be tested weekly for a duration of five minutes in accordance with Australian Standard AS 1851. The actual noise level would be attenuated, being housed in a roofed, brick-walled enclosure. The electric pumps on the water tanks would generate far less noise than the diesel pumps. Therefore, any noise emanating from the fire equipment should be for no longer than five minutes each week, plus vehicle noise.</p> <p>Comments from the <del>City's Manager</del>, Environmental Health <del>and Regulatory</del> Services regarding noise from the infrastructure were obtained at the time of the land purchase request in relation to the same equipment. At that time, the <del>Manager</del> <del>City Officers</del> considered the noise levels and advised that there would be no adverse amenity impact in this respect, as the noise levels are well within the acceptable range.</p> <p>Noise levels relating to the current proposal have also been assessed by the <del>City's Manager</del>, Environmental Health <del>and Regulatory</del> Services and will be required to be contained within acceptable levels. The <del>Senior Environmental Health</del> <del>City Officers</del> <del>recommend</del> <del>Officer recommends</del> that an acoustic report be submitted at the time of application for a building licence to demonstrate compliance.</p> <p>The submitter's comment is <b>UPHELD</b> to the extent that a condition of approval is recommended which will require the proposed infrastructure building to be designed so as to comply with the relevant provisions of the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
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Comments objecting to the proposal (cont'd)

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	<p>to 9:00am to 5:00pm Monday to Saturday and 10:00am to 5:00pm on Sunday and public holidays. This would also avoid peak pedestrian and traffic activity in Burch Street.</p> <p>Concern expressed that the location and orientation of the proposed loading bay in Burch Street will result in increased noise levels, as any vehicles will have to reverse into or out of the bay. The noise from trucks' reversing alarms, truck braking systems and unloading activities will further add to the already unacceptable noise disturbance.</p>	<p>Environmental Health <del>Services department</del>. To avoid unreasonable disturbance to nearby residents, all deliveries will be required to be conducted between the hours of 7:00am and 7:00pm Monday to Saturday and 9:00am to 7:00pm Sundays and public holidays. Further, another condition of approval requires the submission of an expert acoustic report at the time of any application for a building licence for the proposed infrastructure building. This report will need to address all of the infrastructure proposed to be introduced as part of this development application.</p>
5.	<p><b>Pedestrian safety in Burch Street</b></p> <p>Residents of Fortune Street regularly walk along Burch Street to reach the Ernest Johnson Reserve. Another loading dock in Burch Street will further increase traffic congestion between delivery vehicles, car park vehicles and other users of the street, and may compromise pedestrian safety. There are no footpaths in Burch Street, forcing pedestrians onto the road. The proposed loading dock should be refused.</p>	<p>While the proposal will cause significant modifications to the design of the southern side of Burch Street, the proposed loading bay itself will not necessarily cause the number of commercial deliveries to increase. The current proposal shows the loading bay servicing only the proposed fire water tanks and pumps and deliveries of Hospital supplies. This would have the effect of achieving the more orderly delivery of supplies by accommodating service vehicles on site, rather than on the road outside the Hospital, as at present. A delivery bay has twice been approved by the Council in this location, and the effect will be little different from those previous proposals. Having regard to the similarity of the three proposals in this respect, there is no reason to refuse the loading bay now. The Manager, Engineering Infrastructure is currently examining the feasibility of incorporating a footpath into Burch Street. In the meantime, when walking along Burch Street, residents visiting the park are able to use the northern verge of the street where there are fewer vehicular crossovers.</p> <p>Burch Street could possibly be further modified to accommodate the intended delivery of oxygen by means of an 18.0 metre long articulated tanker. At this stage, the design of possible modifications within the road reserve has not been finalised.</p> <p>To the extent of the need for some redesign of Burch Street, possibly incorporating a footpath, the comment is <b>UPHELD</b>.</p>
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	<p>residential crossover on the north side of Burch Street, opposite the loading bay. This would be unreasonably intrusive and inconvenient for the owner of that house.</p> <p>(c) Many delivery trucks are longer than the proposed loading bay (i.e. 8.35 metres). Such longer trucks would protrude into Burch Street and could cause a traffic hazard or obstruction to pedestrians.</p> <p>(d) The loading bay is located only a few metres from the Hospital's main entrance to Burch Street. The movement of large delivery vehicles in this location may increase the risk to pedestrians. Conditions relating to delivery times should be imposed by Council.</p>	<p>improvements have since been undertaken by the City. The City is also seeking to have the gates across the loading bay open away from the Hospital entrance so as to minimise the impact of the facility on the entrance. The applicant has agreed to this modification.</p> <p>To this extent, the submitter's comment is <b>UPHELD</b>.</p>
7.	<p><b>Delivery and storage of flammable gas</b></p> <p>The proposed gas tank will be approximately 20.0 metres from the nearest residence. The current gas cylinder storage is approximately 50 metres from the house. The Hospital has previously had a major fire in the laundry, which is close to the proposed flammable gas storage vessel, so the fire risk should be carefully assessed.</p> <p>Are there any guidelines relating to the storage of flammable gases in close proximity to dwellings?</p> <p>The Hospital should provide details of their gas delivery logistics, including whether the truck can be accommodated within the loading bay.</p>	<p>The City has no by-laws relating to the storage of oxygen in bulk containers close to residential properties. However, the storage facility will be required to be designed and constructed to comply with all relevant State government requirements.</p> <p>In relation to the bulk storage of oxygen at the Hospital, the project architect comments as follows:</p> <p><i>"Regarding the distance from the neighbouring houses, oxygen is not a flammable gas and is therefore not considered as a high risk gas in terms of ignition. The structure enclosing the oxygen vessel is two hour fire rated and blast proof. In its current position with the gates to the street and not adjacent to the building, the best level of protection can be obtained from any radiation heat in the event of a fire within the building. This will not be achieved if the vessel is moved next to the laundry with the gates exposed to possible radiation heat from the building itself."</i></p> <p>The accompanying Officer's report contains details which have now been provided by the project architect regarding the delivery logistics. The City's Manager, Engineering Infrastructure has responded to this information in that report. All care will be taken by the City to ensure that the delivery vehicles can reach the site safely. The Hospital is also responsible for ensuring that delivery vehicles follow the safest and most appropriate route to and from the site. The concerns of the submitters are <b>NOTED</b>.</p>
8.	<p><b>Alternative location for new service infrastructure</b></p> <p>A more appropriate location for the new equipment should be found. A possible location could be within the Hospital grounds in the north-eastern corner of the site near</p>	<p>The project architect has advised that other locations on the main Hospital site have been examined and have found that there is no better location which equally serves the maximum efficiency and operations of the Hospital, while also complying with all of the necessary logistical and safety requirements of relevant legislation.</p>



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	<p>the reserve, where the oxygen cylinders and air conditioning chiller are currently located. This would be more desirable as it is further from the No. 10 Fortune Street house.</p>	
9.	<p><b>Loss of residential amenity</b> Concern is expressed at the reduction of the residential amenity for residents of Fortune Street through increased traffic, noise and commercial deliveries. The residential nature of this street should not be further eroded.</p>	<p>The Hospital has been located on the current site since 1954. The land has been zoned in the City's Town Planning Schemes for Private Institution purposes since 1972. With growth of population and demand for medical services it is inevitable that the functions of the Hospital will grow. To date, they have been adequately accommodated on the site. The City is mindful of associated problems, but at this stage, there is no proposal to limit Hospital traffic in Fortune Street or Burch Street. Traffic figures provided by the Manager, Engineering Infrastructure in 2005 indicate that the growth of traffic is still at an acceptable level. The situation will continue to be monitored by the City. To this extent, the comments are <b>PARTIALLY UPHELD</b>.</p>



Our Ref: 4499

CITY OF SOUTH PERTH		
- 1 JUN 2007		
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GREG ROWE & associates

31 May 2007

Chief Executive Officer  
City of South Perth  
Civic Centre, Cnr Sandgate St and South Terrace  
SOUTH PERTH WA 6151

Attention: Mr Christian Buttle (Manager, Development Assessment)

Dear Sir

RE: FORM OF APPLICATION FOR PLANNING APPROVAL  
PROPOSED MODIFIED ROOF DESIGN  
KINGDOM APARTMENTS  
LOT 1 (No. 17) THE ESPLANADE, SOUTH PERTH

Greg Rowe & Associates act on behalf of the Owner of Lot 1 (No. 17) The Esplanade, South Perth - referred hereafter as the 'subject site'. We have been instructed by our Client to prepare and lodge a *Form of Application for Planning Approval* in relation to a modified roof design to that previously approved by Council.

We enclose for your determination the following:

- Three (3) copies of the Modified Roof Plan;
- A completed *Form of Application for Planning Approval*, signed by the Owner; and
- A cheque for \$100.00, being the applicable lodgement fee.

**Description of Proposal**

The (current) approved roof design provides for a series of 'graduating' roof structures and also an exposed lift over-run protruding above the *building height limit*. The lift over-run has previously been considered by the City's Technical Officers - we refer to the City's correspondence dated 5 February 2007 (writer - Ms Gabriela Poezyn), that considers a modified design proposing a lift shaft over-run that protruded above the *building height limit*. The lift shaft was considered not to be in accordance with the provisions of the City of South Perth Town Planning Scheme No. 6 - referred hereafter as the 'Scheme'.

We acknowledge the City, based on drawings showing the same roof design depicted on the development application drawings, has issued a building licence.

Notwithstanding, the project design team set about creating a design considered to be sympathetic to the objectives identified by the City's Technical Officers and also significantly improved in terms of aesthetic appearance. Please note the aesthetic improvement forms substantial justification for the request to seek the City's support for a modified roof design.

PERTH OFFICE / LEVEL 3 / 369 / NEWCASTLE STREET / NORTHBRIDGE WESTERN AUSTRALIA 6003 / tel: (08) 9221 1991 / fax: (08) 9221 1919 / email: gra@greg-rowe.com / web: www.greg-rowe.com  
 MANDURAH OFFICE / SUITE 1 / LEVEL 2 / 69 / PINJARRA ROAD / MANDURAH WESTERN AUSTRALIA 6210 / tel: (08) 9582 8288 / fax: (08) 9581 2588  
 PO BOX 3406 / MANDURAH EAST WESTERN AUSTRALIA 6210

Greg Rowe and Associates submitted a modified roof design for approval as part of the existing Planning Approval. This submission was not supported by the City's Technical Officer's – we refer to the City's correspondence dated 28 May 2007 from the Manager (Development Assessment), Mr Christian Buttle.

The justification for not supporting the modification was as follows:

*"The revisions increase the overall height of the building from RL 17.20 to RL 17.60 and add greater overall mass to the roof of the building compared to the approved building licence drawings."*

We note the justification above does not make reference to the provisions of the Scheme and any non-compliance thereto. That is to say, whilst we acknowledge the 'top of roof' height has increased, explanation as to why the (new) modified height does not comply has not been provided.

It is important to note the modified roof design does not propose to alter the extent and/or height of the (approved) external walls.

### **Building Height Limits**

Section 6.2 *Building Height Limits*, provides for the calculation of maximum permissible building height within the Scheme.

The following clauses from the abovementioned section are considered pertinent to the calculation of *maximum permissible building height* in relation to the proposed modified roof design:

1. *"(1) (b) Notwithstanding the provisions of paragraph (a), any portion of a building which is not included in the measurement of its height pursuant to this paragraph, **may project higher than the prescribed Building Height Limit...**"*

The modified roof is not a determinant of building height therefore, the proposal is considered consistent with the provisions of the Scheme.

2. *"(1) (b) (iv) Subject to sub-paragraph (v), height shall be measured to the highest point of the external wall of the building which rises to the highest altitude."*

The (approved) exterior wall of the building at its highest altitude is RL 15.3. The modified roof design does not seek to increase the exterior wall height of the building therefore, the proposal is considered consistent with the provisions of the Scheme.

3. *"(1) (b) (v) (A) Notwithstanding sub-paragraph (iv), the Building Height Limit, provided that such wall is contained within a space enclosed by:  
(ii) planes forming a notional 25 degree hip roof shape, the lower edges of which meet the plane referred to in part (i) on the alignments of those external walls which project no higher than the Building Height Limit and which extend to the highest altitude;"*

As mentioned previously, the proposal does not seek to increase the height of any of the external building walls. Notwithstanding, the (approved) walls are within the notional 25 degree hip roof shape therefore, the proposal is consistent with the provisions of the Scheme.

4. (3) *The Council may impose a restriction on roof height where, in Council's opinion, the proposed height of a roof would have an adverse impact on, or be out of character with, development within the focus area.*"

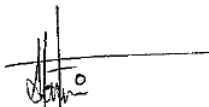
It is to be noted, that if a traditional 25 degree hipped roof was to be constructed assuming a 'plate' height at the (approved) *maximum permissible building height* (RL 15.3), the top of the roof would be at RL 17.9 i.e. **300mm above the 'top of roof' (RL 17.6) height proposed.** Whilst a traditional hipped roof would be sympathetic to the architectural character of the locality and in our view, permissible in accordance with the provisions of the Scheme, we consider the proposed modified roof design is aesthetically superior to that outcome, and for that matter, superior to the approved roof design.

Notwithstanding our view that the proposal complies with the Scheme, it should be noted the proposed modified roof design provides an opportunity to aesthetically enhance the streetscape and character of the locality. The opportunity to conceal the lift over-run as well as the 'graduating' roof structures should in our view, be supported by Council as the proposal is a significantly improved design outcome than that previously approved.

As advised previously, the approval of the modified roof design is a matter of urgency as its implementation is a construction 'critical path' matter. In this regard, we request the City's expeditious and favorable determination of the modified roof design.

Should you have any queries, please do not hesitate to contact the undersigned on 9221 1991.

Yours faithfully  
GREG ROWE AND ASSOCIATES



**ALAN FRANCIS**

Engl

CC: Mr Lex Kingdom  
Mr Barry Baltinas (V Architects)

SCANNED

Our Ref: 4499

14 August 2007

Chief Executive Officer  
 City of South Perth  
 Civic Centre, Cnr Sandgate St and South Tce  
 SOUTH PERTH WA 6151

CITY OF SOUTH PERTH	
15 AUG 2007	
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File No:	501/17
Original To:	PS
Action <input checked="" type="checkbox"/>	Info <input type="checkbox"/> File <input type="checkbox"/>

GREG ROWE & associates

**Attention: Mr Rajiv Kapur (Acting Manager, Development Assessment)**

Dear Sir

**RE: PROPOSED MODIFIED ROOF DESIGN  
 KINGDOM APARTMENTS  
 LOT 1 (No. 17) THE ESPLANADE, SOUTH PERTH**

We refer to the abovementioned development application and comments thereto arising from the (most recent) Design Advisory Committee (DAC) meeting held 23 July 2007. We also refer to our meeting held Wednesday 1 August 2007 at the offices of the City.

We note the following Advisory Architect's comments were made in the DAC meeting:

- (i) *When compared to the approved development, the proposed change to a steep roof pitch leads to an increased building bulk, which is visually undesirable. Reducing the pitch of the roof is preferred.*
- (ii) *The already approved roof form and design is preferred as it matches with the detail of the approved balconies.*
- (iii) *The section drawings provided are not to scale and need to be resubmitted to scale.*
- (iv) *Compliance with the permissible building height needs to be carefully examined.*
- (v) *The eaves overhang, as marked in a dotted line on the approved top floor plan, is also required to be modified to match the proposed roof.*

In regard to items (iii) and (v) above requiring the lodgement of further drawings, we attach for your consideration scaled section drawings and also a top floor plan (at scale) showing the eaves overhang line. We trust this documentation addresses these two (2) items. Please note we have also attached structural drawings as prepared by Wood and Grieve Engineer's that detail the structural requirements of the modified roof design.

We respond to items (i), (ii), and (iv) as follows:

- (i) The Scheme does not provide for the 'bulk' of a roof however should the modified roof design be of a traditional hipped roof design reflecting the style of the majority of roofing styles along The Esplanade, South Perth, the increase in bulk of the roof would far exceed that of the (subject) proposed modified roof design. Furthermore, a traditional hipped roof design at a pitch of 25 degrees would increase the roof height by a further (approximately) 300mm than that proposed.

PERTH OFFICE / Level 3 / 369 / NEWCASTLE STREET / NORTHBRIDGE WESTERN AUSTRALIA 6003 / tel (08) 9221 1991 / email gra@greg-rowe.com / fax (08) 9221 1919 / web www.greg-rowe.com  
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increase the lift overrun height by 550mm. Council's Technical Officer's would not accept the increase in height and requested the project team re-visit the roof design and come back with a more aesthetically pleasing proposal – the subject of this application.

(ii) We have reviewed the Scheme and policies and at this stage, have not been able to make reference to provisions relating to the 'matching' of balconies and roofs. We have also conducted an investigation on the focus area – The Esplanade, South Perth, and have not been able to clearly define a pattern of roof styles matching balcony styles.

We consider the inferred requirement to match the balcony style to the roof style as unreasonable and in relation to the Scheme – unjustified as a requirement.

(iv) Section 6.2 *Building Height Limits*, provides for the calculation of maximum permissible building height within the Scheme.

The following clauses from the abovementioned section are considered pertinent to the calculation of *maximum permissible building height* in relation to the proposed modified roof design:

*"(1) (b) Notwithstanding the provisions of paragraph (a), any portion of a building which is not included in the measurement of its height pursuant to this paragraph, **may project higher than the prescribed Building Height Limit...**"*

The modified roof is not a determinant of building height therefore, the proposal is considered consistent with the provisions of the Scheme.

*"(1) (b) (iv) Subject to sub-paragraph (v), height shall be measured to the highest point of the external wall of the building which rises to the highest altitude."*

The (approved) exterior wall of the building at its highest altitude is RL 15.3. The modified roof design does not seek to increase the exterior wall height of the building therefore, the proposal is considered consistent with the provisions of the Scheme.

*"(1) (b) (v) (A) Notwithstanding sub-paragraph (iv), the Building Height Limit, provided that such wall is contained within a space enclosed by:*

*(ii) planes forming a notional 25 degree hip roof shape, the lower edges of which meet the plane referred to in part (i) on the alignments of those external walls which project no higher than the Building Height Limit and which extend to the highest altitude,"*

As mentioned previously, the proposal does not seek to increase the height of any of the external building walls. Notwithstanding, the (approved) exterior walls are within the notional 25 degree hip roof shape therefore, the proposal is consistent with the provisions of the Scheme.

*"(3) The Council may impose a restriction on roof height where, in Council's opinion, the proposed height of a roof would have an adverse impact on, or be out of character with, development within the focus area."*

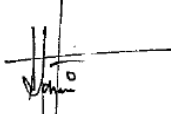
It is to be noted, that if a traditional 25 degree hipped roof was to be constructed assuming a 'plate' height at the (approved) *maximum permissible building height* (RL 15.3), the top of the roof would be at RL 17.9 i.e. **300mm above the 'top of roof' (RL 17.6) height proposed.**

Whilst a traditional hipped roof would be sympathetic to the architectural character of the locality and in our view, permissible in accordance with the provisions of the Scheme, we consider the proposed modified roof design is aesthetically superior to that outcome, and for that matter, superior to the approved roof design.

We trust the preceding and the attached documentation satisfies the latest comments and requirements from the most recent DAC meeting.

Should you have any queries or require any further information, please do not hesitate to contact the undersigned on 9221 1991.

Yours faithfully  
GREG ROWE AND ASSOCIATES



**ALAN FRANCIS**

Encl

CC: Mr Lex Kingdom  
Mr Barry Baltinas (V Architects)

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21/08 2007 TUE 8:27 FAX

001/004

**HARDY•BOWEN**  
LAWYERS

Our Ref: MJH:ICR:40436  
Email: irogers@hardybowen.com  
Your Ref: SO1.17

21 August 2007

The Chief Executive Officer  
City of South Perth  
Cnr Sandgate & South Terrace  
SOUTH PERTH WA 6151

9474 2425

**URGENT**

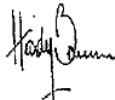
Dear Sir

**Proposed modified roof design: Kingdom Apartments, Lot 1 (No. 17) The Esplanade, South Perth**

Our amended letter of 20 August 2007 follows.

We apologise for any inconvenience occasioned.

Yours faithfully



**Hardy Bowen**

Level 1, 28 Ord Street, West Perth WA 6005  
PO Box 1364, West Perth WA 6872  
Tel: +61 8 9211 3600 Fax: +61 8 9211 3690

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21/08 2007 TUE 8:27 FAX

002/004

**HARDY♦BOWEN**  
LAWYERS

Our Ref: MJH:ICR:40436  
Email: irogers@hardybowen.com  
Your Ref: S01.17

20 August 2007

The Chief Executive Officer  
City of South Perth  
Cnr Sandgate & South Terrace  
SOUTH PERTH WA 6151

9474 2425

**URGENT**

Dear Sir

**Proposed modified roof design: Kingdom Apartments, Lot 1 (No. 17) The Esplanade, South Perth**

We act for the owner and developer of the above property and confirm that our instructions are as follows:

1. Planning approval for the construction of the development was granted by the City on 28 September 2004. This approval allowed for a lift shaft overrun projection to a height of 17.0m AHD. A building licence was issued by the City on 5 January 2007. The drawings submitted in support of the building licence also allowed for the lift shaft overrun projection height of 17.0m AHD.
2. During the detailed mechanical design of the lift, it was revealed that the lift shaft as approved was not high enough to facilitate and conceal the required lift equipment. A height increase in the lift shaft of approximately 550mm was required.
3. On 31 May 2007 the project town planners (Greg Rowe & Associates) lodged a form of planning approval with the City seeking planning approval for the modified roof design incorporating a 550mm increase in the lift shaft height. The City acknowledged this application on 11 June 2007.
4. On 20 June 2007 the proposed modified roof design was presented to the City's Design Advisory Committee for review and comment. This Committee prescribed further requirements relating to the top floor wall heights to allow it to consider the increased bulk of the roof, the overall increased height of the building structure and the perceived steep roof pitch. In addition, the Committee requested two section drawings to determine if the proposal sought to increase the external wall heights.
5. The project town planners provided written confirmation when lodging the application that no increase in wall heights was sought and affirmed that the external wall heights were in accordance with the original approved drawings. Notwithstanding, the project architect prepared section drawings (providing diagrammatic confirmation) as requested which were lodged prior to the Committee's next meeting scheduled for 23 July 2007.

Level 1, 28 Ord Street, West Perth WA 6005  
PO Box 1364, West Perth WA 6872  
Tel: +61 8 9211 3600 Fax: +61 8 9211 3690

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**HARDY ♦ BOWEN**  
LAWYERS

The Chief Executive Officer  
City of South Perth

20 August 2007

6. On 23 July 2007 the proposal was again presented to the Committee. The Committee made the following comments:
1. *When compared to the approved development, the proposed change to a steep roof pitch leads to an increased building bulk which is visually undesirable. Reducing the pitch of the roof is preferred.*
  2. *The already approved roof form and design is preferred as it matches with the detail of the approved balconies.*
  3. *The section drawings provided are not to scale and need to be resubmitted to scale.*
  4. *Compliance with the permissible building height needs to be carefully examined.*
  5. *The eaves overhang, as marked in a dotted line on the approved top floor plan, is also required to be modified to match the proposed roof.*
7. On 13 August 2007 the project town planners responded in writing to the Committee's comments stated above as well as submitting a top floor plan drawing showing the eaves overhang line as requested.
8. Clause 6.2(1)(D) of the City's Scheme allows for minor projections outside the building height limit otherwise applied by that Scheme, as follows:
- "Minor projections which extend outside the space referred to in subparagraph (v)(A), including, but without in any way restricting the generality of this provision, such structures as vertical glass panes within the roof structure, dorma and sawtooth windows, and chimneys".*
9. The lift shaft overrun building extends into the notional space created by subparagraph (v)(A) and a portion of that overrun structure would protrude beyond that notional space. In other words, the whole of the lift overrun structure does not sit outside the notional space and there is no need to determine whether the whole of the lift overrun structure constitutes a 'minor projection' as that term is used in the Scheme.
10. In our view, the portion of the lift overrun structure which does sit outside the notional space is quite properly capable of being characterised as a minor projection and to treat it as such resolves the issue.
11. The City's technical officers have advised that the proposal needs to be determined by Council. Given that the application was lodged on 31 May 2007, it was expected that the application would be presented to the Council's next ordinary meeting scheduled for 28 August 2007. This would conform to the required determination period of 90 days under clause 7.11 of the City's Town Planning Scheme No 6 given that the application was advertised pursuant to clause 7.3.
12. The project town planners have been advised that the proposal has not been placed on the agenda for the 28 August 2007 meeting.

**HARDY ♦ BOWEN**  
LAWYERS

The Chief Executive Officer  
City of South Perth

20 August 2007

We request that this proposal be placed on the agenda for the Council's next meeting on 28 August 2007 for urgent consideration and determination. If the Council does not consider and determine the application at that meeting it will result in a deemed refusal of the application under the City's Scheme and our client will need to proceed with the appropriate review application before the State Administrative Tribunal.

We would appreciate your urgent advice that this matter has been placed on the agenda for the Council's forthcoming meeting

Yours faithfully



**Hardy Bowen**

## City of South Perth

## List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/08/2007 to 31/08/2007

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2006.00000124.001	WA8/16	29/08/2007	16 Waverley ST SOUTH PERTH	Mr K Yeoh	Approved	TWO STOREY SINGLE HOUSE
011.2006.00000607.001	MIS/284	28/08/2007	284 Mill Point RD SOUTH PERTH	TO1 Architecture & Interiors	Approved	ADDITIONS/ALTERATIONS TO GRPED DWELLING
011.2007.00000084.001	11/6337	31/08/2007	24 Banksia TCE SOUTH PERTH	Mr P Healey	Approved	Additions / Alterations to Single House
011.2007.00000130.001	11/6828	22/08/2007	Kirkby RGE SALTER POINT	Emporio Homes	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000187.001	BA2/7	27/08/2007	7 Banksia TCE SOUTH PERTH	Ms A Nguyen	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000196.001	HO3/32	1/08/2007	32 Hopetoun ST SOUTH PERTH	Palazzo Homes Pty Ltd	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000212.001	KI8/6	22/08/2007	6 Kirkby RGE SALTER POINT	Emporio Homes	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000219.001	DA7/27	29/08/2007	27 Davilak ST COMO	Mr C C Houghton	Approved	Additions / Alterations to Single House
011.2007.00000227.001	GR2/70	30/08/2007	70 Griffin CRES MANNING	Mr J Mirco	Approved	TWO STOREY GROUPED DWELLING
011.2007.00000232.001	1/794.24	30/08/2007	127 Manning RD MANNING	Gemmill Homes Pty Ltd	Approved	ADDITIONAL DWELLING TO FORM 2 GROUPED
011.2007.00000237.001	KL1/28	31/08/2007	28 Klem AVE SALTER POINT	Mr I T Bayley	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000238.001	11/6114	31/08/2007	28 First AVE KENSINGTON	Kalmar Factory Direct	Approved	Additions / Alterations to Single House
011.2007.00000244.001	11/6254	16/08/2007	84A Lockhart ST COMO	Quality Patios & Carports	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2007.00000251.001	EL3/21	22/08/2007	21 Elizabeth ST SOUTH PERTH	Ms B L Hosmer	Approved	Additions / Alterations to Single House
011.2007.00000260.001	RO2/11	20/08/2007	11 Roebuck DR SALTER POINT	JWH Group Pty Ltd	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000279.001	11/1707	21/08/2007	75 Thelma ST COMO	RJ Knott, PT Ker & Associates	Approved	ADDITIONS/ALTERATIONS TO GRPED DWELLING
011.2007.00000288.001	AN4/38	17/08/2007	38 Anstey ST SOUTH PERTH	Viva Developments	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000301.001	WE2/3	21/08/2007	3 Westbury RD SOUTH PERTH	Mr P E Platt	Approved	Additions / Alterations to Single House
011.2007.00000310.001	11/5205	15/08/2007	30A Norfolk ST SOUTH PERTH	Half Price Patios	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000328.001	11/5315	10/08/2007	9 Kenneally CC SALTER POINT	Highline Ltd	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000330.001	11/1372	16/08/2007	8 York ST SOUTH PERTH	Elite Outdoor	Approved	PATIO ADDITION TO GROUPED DWELLING
011.2007.00000333.001	11/5878	31/08/2007	119 Manning RD MANNING	N Kraynev	Approved	CARPORT ADDITION TO GROUPED DWELLING

**List of Application for Planning Consent Deterimed Under Delegated Authority for the Period 1/08/2007 to 31/08/2007**

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2007.00000334.001	11/6739	10/08/2007	121 Lansdowne RD KENSINGTON	Webb & Brown-Neaves Pty Ltd	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000336.001	HO6/5	24/08/2007	Hogg AVE SALTER POINT	Perceptions	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000339.001	11/6786	20/08/2007	4 High ST SOUTH PERTH	Webb & Brown-Neaves Pty Ltd	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000340.001	DY1/86	21/08/2007	86 Dyson ST KENSINGTON	Mr M Baker	Approved	Additions / Alterations to Single House
011.2007.00000357.001	11/1286	26/08/2007	37 Walanna DR KARAWARA	ID Interior Designers	Approved	ALTERATIONS/ADDITIONS TO SHOPPING CENT
011.2007.00000358.001	11/5803	22/08/2007	127 Lockhart ST COMO	Pine Sales WA	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000359.001	GE3/16	20/08/2007	16 Gentilli WY COMO	Bella Casa Developments	Approved	TWO STOREY SINGLE HOUSE
011.2007.00000367.001	- 11/198	29/08/2007	77 Canning HWY SOUTH PERTH	Planning Solutions (Aust) Pty Ltd	Approved	Additions / Alterations to Caf� / Restau
011.2007.00000368.001	11/3666	27/08/2007	48 Mary ST COMO	One Stop Patio Shop	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000372.001	SO2/45	10/08/2007	43 South TCE COMO	Buildex Construction Co	Approved	CAR PARK
011.2007.00000376.001	ST4/82	20/08/2007	82 Strickland ST SOUTH PERTH	Heritage Outdoor	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000379.001	AM2/8	20/08/2007	8 Amery ST COMO	Outdoor Transformations	Approved	PATIO ADDITION TO GROUPE DWELLING
011.2007.00000380.001	TH1/55	20/08/2007	55 Thelma ST COMO	Mr S G Sardelic	Approved	Additions / Alterations to Single House
011.2007.00000384.001	- 11/168	15/08/2007	61 Canning HWY SOUTH PERTH	Mr N Cunningham	Approved	CAR PARK
011.2007.00000386.001	GR2/36	21/08/2007	36 Griffin CRES MANNING	Mr Y K Chua	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000387.001	11/6817	27/08/2007	11 Renwick ST SOUTH PERTH	Precision Patios and Home Improvem	Approved	OUTBUILDING
011.2007.00000389.001	A1/28B	27/08/2007	28B Saunders ST COMO	Ms N R Beeton	Approved	PATIO ADDITION TO GROUPE DWELLING
011.2007.00000395.001	GW1/44	21/08/2007	44 Gwenzlyfred RD KENSINGTON	DRK Patios	Approved	PATIO ADDITION TO GROUPE DWELLING
011.2007.00000400.001	DA4/6	21/08/2007	6 Darlot CRES SOUTH PERTH	RTS Patios	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000401.001	BI3/57	24/08/2007	57 Birdwood AVE COMO	One Stop Patio Shop	Approved	PATIO ADDITION TO SINGLE HOUSE
011.2007.00000402.001	IE3/138	29/08/2007	138 Hensman ST SOUTH PERTH	Australian Renovation Group P/L	Approved	Additions / Alterations to Single House
011.2007.00000405.001	BO2/15	24/08/2007	15 Boongala CL KARAWARA	Plastow Nominees Pty Ltd t/a	Approved	Additions / Alterations to Single House
011.2007.00000412.001	TO1/74	29/08/2007	74 Todd AVE COMO	Mr A Petzke	Approved	Additions / Alterations to Single House
011.2007.00000413.001	HO1/28	29/08/2007	28 Hobbs AVE COMO	Eden Home Improvements	Approved	PATIO ADDITION TO SINGLE HOUSE

**List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/08/2007 to 31/08/2007**

<b>Application #</b>	<b>Ext. Ref.</b>	<b>PC Date</b>	<b>Address</b>	<b>Applicant</b>	<b>Status</b>	<b>Description</b>
011.2007.00000419.001	AN4/69	29/08/2007	69 Anstey ST SOUTH PERTH	Mr R. Kamhe	Approved	PATIO ADDITION TO GROUPED DWELLING

**LOCAL GOVERNMENT ACT 1995**

**City of South Perth**

**PARKING AMENDMENT LOCAL LAW 2007**

Under the powers conferred by the *Local Government Act 1995* and under all other powers, the Council of the City of South Perth resolved on 25 September 2007 to make the following local law.

**Part 1 - Preliminary**

**1.1 Citation**

This local law may be cited as the City of South Perth Parking Amendment Local Law 2007.

**1.2 Commencement**

This local law comes into operation 14 days after the day it is published in the *Government Gazette*.

**1.3 Application and intent**

The application and intent of this local law is to amend the Parking Local Law, to clarify the operation of, and enable the scheduling of, a General No Parking Zone in the City of South Perth for the more orderly conduct of the Red Bull Air Race 2007.

**1.4 Local Law Amended**

In this local law, the City of South Perth Parking Local Law as published in the *Government Gazette* on 23 December 2003, and amended as published in the *Government Gazette* on 17 December 2004 and 29 November 2005, is referred to as the principal local law. The principal local law is amended as follows.

**Part 2 - Clause 7.4 & Schedule 4 - General No Parking Zones**

**2.1** Sub-clause 7.4 (c) is amended by deleting the phrase “, other than in a parking stall or metered space,”; and

**2.2** Sub-clause 7.4 (d) is amended by deleting the phrase “, other than in a parking stall or metered space”.

**2.3** Schedule 4 - General No Parking Zones - is amended by inserting the following paragraph after the first paragraph:

From 5:00 a.m. to 6:00 p.m. on 3 & 4 November 2007, the area contained within the Wards of Civic and Mill Point in the City of South Perth which area is bounded by and includes South Terrace to the south, Canning Highway to the east and the Swan River foreshore to the west and north is declared to be a General No Parking Zone for the purposes of this local law.

The Common Seal of the City of South Perth  
is affixed by the authority of a resolution of the  
Council in the presence of:

---

John Collins JP  
Mayor

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Cliff Frewing  
Chief Executive Officer