

ATTACHMENTS

Attachments for the Ordinary Council Meeting

15 April 2014

NOTES

Council Agenda Briefing 18 March 2014

Venue: Council Chamber
Date: Tuesday 18 March 2014
Time: 5.30 pm

Present

Chair - Mayor Sue Doherty

Councillors

G Cridland	Como Ward (from 5:50pm)
V Lawrance, JP	Como Ward
S Hawkins- Zeeb	Manning Ward
C Cala	Manning Ward
C Irons	Mill Point Ward
M Huston	Mill Point Ward (from 5:55pm)
F Reid	Moresby Ward
K Trent, OAM, RFD, JP	Moresby Ward

Officers

C Frewing	Chief Executive Officer
M Kent	Director Financial and Information Services
M Taylor	Acting Director Infrastructure Services
D Gray	Manager Financial Services
P McQue	Manager Governance and Administration
R Kapur	Manager Development Services
R Bercov	Strategic Urban Planning Adviser
A Albrecht	Governance Officer

Gallery

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

Opening

The Mayor opened the Agenda Briefing at 5.35pm and welcomed everyone in attendance.

Leave of Absence

Nil

Apologies

V Lummer

Director Development and Community Services

Declarations of Interest

The Chief Executive Officer declared an impartiality interest in Item 10.7.1. The CEO disclosed that the City's Auditors (Macri Partners) are also his personal accountants.

The Chief Executive Officer also declared a financial interest in Item 15.1.1. The CEO is the subject of this report.

Deputations

The Mayor opened deputations at 5:40pm.

- 1) **Geoff Griffiths, 40A Sulman Avenue, Salter Point and Michael Cazalet, XX Sulman Avenue, Salter Point** – Request to speak FOR Agenda Item 10.0.2 (*Possible Modifications to Council Policy P306 'Development of Properties Abutting River Way' – Consideration of Preliminary Consultation Submissions*)
- 2) **Sukhwant Singh, 17A Salter Point Parade, Salter Point** - Request to speak FOR Agenda Item 10.0.3 (*Proposed Amendment No. 42 to Town Planning Scheme No.6 'Salter Point Building Height Limits' – Consideration of Preliminary Consultation Submissions*)
- 3) **Richard Loiacono, 10 Susan Street, Kensington (the applicant)** – Request to speak AGAINST Agenda Item 10.3.3 (*Proposed Additions to Single-Storey Single House, Lot 293 No. 10 Susan Street, Kensington*).

Please note: The Mayor advised Councillors that a written deputation had also been received from Mrs J Kirby in relation to Item 10.3.2 (*Proposed Single Storey Single House with an Undercroft Garage – Lot 901 (No. 23) Salter Point Parade, Salter Point*). The Mayor advised that Mrs Kirby indicated that she did not wish to speak on the item, but that the deputation had been emailed to Councillors for their consideration (emailed 18/3/14).

Deputations closed at 6:10pm.

March 2014 Council Agenda Reports**10.0.1 SAT Request for review – Change of Use & Associated Signage (Shop to Café/Restaurant) – Lot 7 (No. 262) Canning Highway, Como**

This report seeks Council reconsideration of specific conditions applied to a planning approval issued by the Council in December 2013 for a change of land use from Shop to Café/Restaurant for an existing commercial tenancy situated at No. 262 Canning Highway. The applicant lodged an appeal with the State Administrative Tribunal seeking a review of two conditions in January. This report is the result of that appeal.

10.0.2 Possible Modifications to Council Policy P306 'Development of Properties Abutting River Way' – Consideration of Preliminary Consultation Submissions

This report seeks Council consideration of consultation undertaken on the Council Policy P306 'Development of Properties Abutting River Way', to address concerns relating to the protection of views of the Canning River and Streetscape in this area.

10.0.3 Proposed Amendment No. 42 to Town Planning Scheme No. 6 'Salter Point Building Height Limits' – Consideration of Preliminary Consultation Submissions

This report seeks Council consideration of consultation undertaken on the planning provisions in place for River Way and Salter, to address concerns relating to the protection of views of the Canning River and Streetscape.

10.0.4 Local Government Reform

This report provides an update on local government reform including the preparation of the Joint Submission by the City and Town to the LGAB and a summary of the outcome of the Town Hall meeting held Thursday 6 March 2014.

10.1.1 Request to Repeal a Tree Preservation Order and Remove a Street Tree

This report seeks Council approval to remove a tree on Waverley Street verge (29 Norfolk St), due to its potential to cause damage to property. The tree is listed as significant and is included on the City's Significant Tree Register.

10.3.1 Amendment (Balcony Addition) to Single House Under Construction. Lot 105 (No. 46A) Sulman Avenue, Salter Point

This report seeks Council consideration of an application for planning approval for a balcony addition to a single house on Lot 105 (No. 46A) Sulman Avenue, Salter Point. Council is not being asked to exercise discretion but the proposed balcony addition exceeds 3m in height, so has been referred to Council for determination. Officers recommend approval of the application subject to conditions.

10.3.2 Proposed Single Storey Single House with an Undercroft Garage - Lot 901 (No. 23) Salter Point Parade, Salter Point

This report seeks Council consideration of an application for planning approval for a single storey single house with an Undercroft garage, on Lot 901 (No. 23) Salter Point, Salter Point. Council is being asked to consider

and determine the application as delegation does not extend to applications in this area. Council is also being asked to exercise direction in some areas. Officers recommend approval of the application subject to conditions.

10.3.3 Proposed Additions to Single-Storey Single House. Lot 293 No. 10 Susan Street, Kensington.

This report seeks Council consideration of an application for planning approval for proposed additions to a Single-Storey, Single House at Lot 293, No. 10 Susan Street, Kensington. Council is being asked to exercise discretion in relation to Boundary Walls and Streetscape Compatibility. Officers recommend approval of the application with a specific condition requiring the proposed garage structure to be removed or converted to a 'carport'.

10.6.1 Monthly Financial Management Accounts – February 2014

This report presents the Statement of Financial Position, Financial Summaries, Schedule of Significant Variances and the Rate Setting Statement for the month of February 2014.

10.6.2 Monthly Statement of Funds, Investments and Debtors at 28 February 2014

This report presents a statement summarising the effectiveness of treasury management for the month of February 2014.

10.6.3 Listing of Payments

This report presents to Council the Listing of Payments (accounts paid under delegated authority) between 1 February 2014 and 28 February 2014.

10.6.4 Applications for Planning Approval Determined Under Delegated Authority

This report advises the Council of applications for planning approval determined under delegated authority during the month of February 2014.

10.6.5 Supply and Delivery of PVC and Polythene Associated Sprinklers and Fittings

This report seeks Council consideration of a tender submitted for the Supply and Delivery of PVC and Polythene Associated Sprinklers and Fittings up to April 2016.

10.7.1 Recommendations from the Audit and Governance Committee Meeting held 4 March 2014

This report seeks Council consideration of the recommendations arising from the Audit and Governance Committee meeting held 4 March 2014.

Confidential Report 15.1.1

15.1.1 Recommendations from the CEO Evaluation Committee Meeting held 11 March 2014

This report seeks Council consideration of the recommendations arising from the CEO Evaluation Committee meeting held 11 March 2014.

Closing

The Mayor closed the Agenda Briefing at 6:25pm and thanked everyone for their attendance.

NOTES

Concept Briefing

Requested Amendment No. 45 to Town Planning Scheme No. 6 Southcare Inc, Bickley Crescent, Manning

Venue: Council Chamber
Date: 8 April 2014
Time: 7:30 pm

Present

Councillor Cridland	Como Ward
Councillor Lawrance, JP	Como Ward
Councillor Cala	Manning Ward
Councillor Huston	Mill Point Ward
Councillor Reid	Moresby Ward

Officers

C Frewing	Chief Executive Officer
V Lummer	Director Development and Community Services
R Bercov	Strategic Urban Planning Adviser
G Fraser	Senior Strategic Planning Officer

Presenters

Dr Nicola Howe	Chief Executive Officer, Southcare Inc.
Mr Wynton Maddeford	Chief Financial Officer, Southcare Inc.
Mr David Read, Director	TPG Town Planning, Urban Design and Heritage

Apologies:

Councillor Irons	Mill Point Ward
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Leave of absence:

Councillor Hawkins- Zeeb	Manning Ward
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Declarations of Interest

Mayor Doherty	
Councillor Trent, OAM, RFD, JP	Moresby Ward

Mayor Doherty and Councillor Trent declared an impartiality interest in this item, as they are both members of the Southcare Board. The Mayor and Councillor Trent left the Council Chamber at 7:30pm and did not participate in this concept briefing.

Opening

The Deputy Mayor opened the Councillors' Briefing Forum at 7:30 pm and welcomed everyone in attendance.

Topics Discussed

The presentation commenced with Dr Nicola Howe, Chief Executive Officer of Southcare Inc. describing the history and purposes of Southcare, from its inception in 1981. Its main function is to provide essential services of various kinds to the elderly in need.

Mr David Read then provided an overview of the Southcare project, drawing from information contained in his Powerpoint presentation and contained in Attachment 10.3.4 to the April Council meeting agenda.

Members raised questions and points of clarification on the matters raised above, which were responded to by the presenters. These issues included:

- the sensitive manner of graduating building height back from Pether Road in a way that protects the streetscape and neighbourhood amenity;
- the need for additional shop and office space;
- need to provide essential services for the elderly community;
- the intention to provide a local community with social activities and venues, such as a café in Bickley Crescent;
- impact of the rear elevation on neighbours and the risk of overshadowing;
- providing for the requested additional building height to be addressed in the Scheme by way of a performance-based approach without amending the Scheme Map;
- binding nature of the Amendment provisions if Southcare were to sell the site to a commercial provider at any time in the future;
- nature of Southcare, an independent corporate body, completely separate from the Uniting Church from whom Southcare purchased the land.

Please note: The questions and points of clarification raised by Members were responded to by the presenters.

Actions/Outcome

Southcare's proposal to amend Town Planning Scheme No. 6 for various purposes to permit their future plans for the site will be considered at the April 2014 Council meeting. At that meeting, the Council will consider initiating the amendment process (Amendment No. 45), and adopting the draft Amendment for the purpose of inviting community comments through the statutory advertising process.

Closing

The Deputy Mayor closed the Councillors' Briefing Forum at 8:05 pm and thanked everyone for their attendance.

LOCAL IMPLEMENTATION COMMITTEE

MINUTES: MEETING 4

Date & Time: 12.00pm Monday 31 March 2014

Location: Town of Victoria Park Administration Centre
99 Shepperton Road, Victoria Park
Meeting Room 1

Committee Members

Sue Doherty	Mayor, City of South Perth
Kevin Trent	Councillor, City of South Perth
Sharron Hawkins-Zeeb	Councillor, City of South Perth South Perth
Trevor Vaughan	Mayor, Town of Victoria Park
Vicki Potter	Councillor, Town of Victoria Park
John Bissett	Councillor, Town of Victoria Park
Cliff Frewing	Chief Executive Officer, City of South Perth
Anthony Vuleta	A/Chief Executive Officer, Town of Victoria Park

Executive Attendees

Russ Fishwick	Executive Manager Governance, Town of Victoria Park
Phil McQue	Manager Governance, City of South Perth
Donna Colum	Administration Improvement Coordinator, Town of Victoria Park
Amanda Albrecht	Governance Officer, City of South Perth
Suzanne Browne	Executive Manager Communications, Town of Victoria Park

Apologies:

Ben Rose	Reform Program Director, Town of Victoria Park
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LOCAL IMPLEMENTATION COMMITTEE

MINUTES: MEETING 4

1. Confirmation of Minutes – Tuesday 10 March 2014

Recommendation and Committee Decision

Moved: Councillor Trent

Seconded: Councillor Potter

That the Minutes of the LIC Meeting held on 10 March 2014 be confirmed.

CARRIED 4-0

2. Review of Action Items from Preceding Meeting

Presented by Phil McQue, Manager Governance

The following items have been progressed from the 10 March 2014 LIC Meeting:

- Advice from McLeods – Refer to Item 8 of the Agenda
- LGAB Inquiry – Joint Submission presented by 13 March 2014 – Refer Item 3 of the Agenda
- LGAB Joint Meeting – Scheduled for 3 April 2014 – Refer Item 4 of the Agenda
- MoU – Combined – Refer Item 5 of the Agenda
- Priorities for Consideration – Wards/Name/Mayor Voting/No. of Elected Members – Refer Items 6 and 7 of the Agenda
- Joint Staff Function – staff invitations have now been issued. The event will be held on 10 April 2014.

Recommendation and Committee Decision

Moved: Councillor Potter

Seconded: Mayor Doherty

That this information be noted by the LIC.

CARRIED 4-0

3. Joint LGAB Submission

Presented by Cliff Frewing, Chief Executive Officer and Anthony Vuleta, A/Chief Executive Officer

Refer Attachment 1

The Joint submission to the LGAB was lodged on 13 March 2014. The submission was approved by the Town of Victoria Park Council on 11 March 2014. The City of South Perth Council pre-authorised the submission at its meeting on 25 February 2014. A full version of the submission is attached for endorsement by the LIC.

Update – Anthony Vuleta advised members that due to the timeframes between LIC Meetings and Ordinary Council Meetings there may be some delay in providing feedback to members. This would need to be noted and accepted.

Recommendation and Committee Decision

Moved: Councillor Trent

Seconded: Councillor Potter

That the LIC endorse the joint City of South Perth – Town of Victoria Park submission to the LGAB (13 March 2014).

CARRIED 4-0



LOCAL IMPLEMENTATION COMMITTEE

MINUTES: MEETING 4

Please note: Councillor Hawkins-Zeeb joined the meeting at this point.

4. Local Government Advisory Board Meeting with LIC – 3 April 2014

Presented by Cliff Frewing, Chief Executive Officer and Anthony Vuleta, A/Chief Executive Officer

At the first meeting of the LIC (13 February 2014), members recommended the CEO's request a meeting of the LGAB with the City of South Perth – Town of Victoria Park LIC. That request was made and recently accepted. The scheduled meeting particulars are:

- Thursday 3 April 2014
- 1.30pm – 3.00pm
- Town of Victoria Park Function Room.

Whilst arrangements regarding the general content and format of the presentation with the LGAB have been progressed, it is considered appropriate for the LIC to 'resolve' a combined approach to the 90 minute session with the LGAB.

Update:

Objectives discussed included:

- Financial Implications as outlined in PowerPoint Presentation (rating modelling);
- ToVP & CoSP combined entity working together for an amalgamation;
- Note that CoSP Council moved a motion not to accept Minister's proposal;
- Invite Vice Chancellor from Curtin to support their application supporting Proposal No. 13;
- Discuss with Trevor Nisbett, WCE CEO, letter of support for amalgamation;
- Letter of Support from Neil Kidd;
- Letter of Support from Jeff McCann;
- Request explanation of process now submissions have closed. Will the LGAB advise the outcome of their findings; or will this only come via the Minister; what are the timeframes proposed?

Committee Decision:

Moved: Councillor Hawkins-Zeeb

Seconded: Councillor Potter

That the LIC's key objectives for the presentation to the LGAB on Thursday 3 April 2014 are:

- Financial implications
- ToVP & CoSP working together for an amalgamation; not a boundary adjustment;
- CoSP's decision not to accept Minister's proposal;
- Seek determination on process and timeframes for decision by LGAB and Minister.

CARRIED 5-0

5. Memorandum of Understanding

Presented by Cliff Frewing, Chief Executive Officer and Anthony Vuleta, A/Chief Executive Officer

Refer Attachment 2

The final draft of MoU was briefly discussed at the joint City of South Perth – Town of Victoria Park Councillor forum on the evening of 19 March 2014. Two minor modifications were requested at that session. Those modifications were considered by the Executive and have now been made (re: term of the MoU/LIC and the review period of the MoU).

The MoU is the key strategic / guiding document for the LIC and the Executive in delivering an amalgamation. LIC members and Executive should refer to the MoU at each key decision-making stage.



LOCAL IMPLEMENTATION COMMITTEE

MINUTES: MEETING 4

Update:

- Cliff Frewing to confirm Canning's involvement;
- Mayor Sue Doherty requested inclusion of risk management in the MOU;

Committee Recommendation

Moved: Councillor Potter

Seconded: Councillor Hawkins-Zeeb

That the LIC endorses the Memorandum of Understanding and commends it to the Councils of the City of South Perth and the Town of Victoria Park, with the following inclusion of an additional clause regarding the use of best practice Risk Management.

CARRIED 5-0

Please note: The Chief Executive Officer, City of Canning has now confirmed that the City of Canning will not be signatory to the MOU at this stage.

6. New Local Government Name

Presented by Suzanne Browne, Executive Manager Communications

A Community Workshop was held on Wednesday 12 March 2014 to gather feedback from the community on the proposed new local government name. Invitees included P & C Groups, Local Chambers; Vic Park Collective, Community Garden, Rotary, Chinese Community, Royal Perth Golf Club, Perth Zoo, South Perth Historical Society and others. Over 25 names were considered and put forward by this group.

On 19 March 2014 an informal meeting was held between Councillors of the Town of Victoria Park and City of South Perth to discuss this matter. Councillor 'endorsement' of the names was as follows:

- Curtin: 22
- Yaragan: 15
- Twin Rivers: 8
- South Bank: 7

Engagement of the joint-communities on this topic is now planned. The Executive will elaborate on the community engagement process with LIC members.

Update – Suzanne Browne advised that an online survey would be rolled out on Tuesday 1 April to community members for their input. The four top names have been put forward and community also have the opportunity to provide additional names for consideration.

Committee Recommendation

Moved: Councillor Potter

Seconded: Councillor Mayor Doherty

That the LIC endorse the engagement of the community on this important topic and request an analysis of community responses at the next available meeting of the LIC.

CARRIED 5-0

Please note: Councillor John Bissett joined the meeting at this point.



LOCAL IMPLEMENTATION COMMITTEE

MINUTES: MEETING 4

7. Ward Mapping

Presented by Cliff Frewing, Chief Executive Officer and Anthony Vuleta, A/Chief Executive Officer
Refer Attachment 3

Ward mapping scenarios were tabled by Councillor John Bissett at the LIC meeting on 10 March 2014. These ward scenarios were given consideration by Elected Members of both the City of South Perth and Town of Victoria Park at the joint function on 19 March 2014. The results were as follows:

Map	Nominations
1a	35
2a	1
3a	4
4a	42

Advice is now sought from the LIC as to how they wish to engage on the topic formally through the individual Councils.

Update – Councillor Bissett provided further general information on the two top proposals (1a & 4a) and general discussion was undertaken.

Committee Recommendation

Moved: Mayor Vaughan

Seconded: Mayor Doherty

That the LIC recommends to the Councils of the City of South Perth and the Town of Victoria Park, that the ward map (identified as Option 4a) be adopted as the preferred Ward Boundary model for the amalgamation of the two local governments.

CARRIED 6-0

8. McLeod's Legal Advice – Head of Power for the LIC

Presented by Cliff Frewing, Chief Executive Officer and Anthony Vuleta, A/Chief Executive Officer
Refer Attachment 4

Advice from McLeods Solicitors relating to potential 'heads of power' for the LIC was received on 18 March 2014. In summary, the advice outlines that:

- There are, presently, no local government structures available to enable the LIC to act on behalf of the Councils, or to make decisions under delegated authority.
- To expedite the making of amalgamation related decisions, delegated authority can be given to the CEOs by the Councils, on the provision that any decisions / actions taken by the CEOs directly accord with the resolution/s of the LIC.

In the interests of sector-wide recognition and understanding of this issue, it is recommended that the McLeods advice is provided to the DLGC with the intent of identifying possible solutions.

Committee Recommendation



LOCAL IMPLEMENTATION COMMITTEE

MINUTES: MEETING 4

Moved: Councillor Potter
Seconded: Mayor Doherty

That the LIC:

- a. Recommend the CEOs provide the McLeods legal advice (dated 18 March 2014) to the DLGC with the request for that Department to seek a solution to the matter.
- b. Recommend the CEOs bring a list of potential items for delegated authority back to the LIC for consideration at its next meeting.

CARRIED 6-0

9. Nomination of LIC Member Deputies

Presented by Cliff Frewing, Chief Executive Officer

As the leading role of the LIC is shifting from 'planning' to 'implementing', it is considered appropriate that deputy members to the LIC from each Council are nominated.

Committee Recommendation

Moved: Councillor Trent
Seconded: Mayor Doherty

That the LIC recommends to the Councils of the City of South Perth and the Town of Victoria Park that a Deputy Elected Member is appointed by each Council to the LIC.

CARRIED 6-0

10. Incoming / Outgoing Correspondence

Presented by Phil McQue, Manager Governance
 Refer Attachment 5

- Curtin University submission to the LGAB.
- WALGA request for reform costs – Work in progress

Committee Recommendation

Moved: Councillor Potter
Seconded: Councillor Trent

That the LIC note the incoming and outgoing correspondence as attached.

CARRIED 6-0

11. General Business

11.1 Dadour Provisions

Councillor Bissett questioned if we go through the amalgamation process, when does the Dadour provision come into effect?

Cliff Frewing advised that if ToVP have its boundaries aligned to incorporate the CoSP, then the Dadour provisions do not come into effect. It is only if an amalgamation occurs, hence why the Ministers' preference is for the boundary adjustment.

LOCAL IMPLEMENTATION COMMITTEE

MINUTES: MEETING 4

11.2 Petition

Mayor Doherty advised that she has generated a petition and will present it to John McGrath, who will table it in the Legislative Assembly. This petition is raising community awareness of the amalgamation issues.

11.3 Rally at Parliament House – 8 April

Mayor Doherty advised that Malcolm Mummery (western suburbs resident) is planning a rally at Parliament House on 8 April to highlight the forced amalgamations. General discussion on the rally and the general belief that this is a community driven matter and the local government should not become involved.

11.4 Project Management

Anthony Vuleta advised that ToVP have commenced the implementation of the project/tasks in the Reform Toolkit. Project Managers have been appointed; Project Leaders are currently recruiting staff to assist in undertaking the tasks within the toolkit.

Committee Recommendation

Moved: Councillor Trent

Seconded: Councillor Hawkins-Zeeb

That the LIC note items of general business and endorse required forward actions by the CEOs.

CARRIED 6-0

12. **Next Meeting**

The next LIC meeting is proposed to follow after the April round of Ordinary Council Meetings.

Committee Recommendation

Moved: Councillor Potter

Seconded: Councillor Trent

That the next meeting of the LIC be on Monday 28 April 2014, 12.00pm at the City of South Perth.

CARRIED 6-0

Please note: Cr Hawkins-Zeeb will be an apology for the next meeting.

There being no further business the meeting closed at 1.40 pm

Mark Scarfone

From: Les Croxford
Sent: Friday, 28 March 2014 1:28 PM
To: Mark Scarfone
Cc: Stefanie Koens
Subject: Five Multiple and one Grouped Dwelling, 3 Gwentyfred Rd - SAT DR 448 / 2013
Attachments: 1301 - 3 Gwentyfred Rd - SAT DR 448 2013.tr5

Hi Mark

I note from the drawings submitted by the Architect (on behalf of the applicant) following the mediation sessions the vehicle exiting the development has been depicted as departing in a forward direction. Is this a coincidence, an acknowledgement by the Architect that the [earlier comment regarding the "Spotted Gum"](#) impacting on sight lines was valid or simply that the internal layout of the parking bays is conducive to turning around on site?

The earlier comment clearly was influenced by the possibility that:

- vehicles would exit in either direction;
- the tree did represent a visual obstruction within the "slow point"; and
- the sightline would be impacted by through traffic travelling at or about the posted speed limit.

The earlier comment was:

"As vehicles rarely slow significantly for the slow point the sight lines for the new crossing need to be adequate for 50km/h. The crossing is located approximately 1m offset from the west boundary. This location would result in the new crossing being closer to the existing tree (approximately 1-2m). By moving the crossing closer to the street tree sight distances (at the expected stopping point) would be further reduced hence the requirement to remove the street tree. Removal of the "Spotted Gum within the "slow Point" will be a condition of development with all costs including "amenity costs" and replanting charges met by the developer. A separate application to City Environment is required for the Removal of a Street Tree".

The Architect has demonstrated that with a 4 metre wide crossing, that substantially satisfies the profile of a standard crossing, the "Spotted Gum" tree could be retained. While there remains a general concern that the tree does impact on sightlines, if a Condition of Planning Approval was to be applied that required all exiting movements from the development to be in a forward direction, then Engineering Infrastructure would be better placed to support the mediated development. Signage would be required immediately to the rear of the visitor parking bay with a further sign at the property boundary left side of the crossing and facing exiting vehicles. The signage would be required to read "Exit in Forward Direction Only" or similar.

Regards

From: Mark Scarfone
Sent: Tuesday, 18 March 2014 11:22 AM
To: Les Croxford; Trevor Dalziel
Subject: Five Multiple and one Grouped Dwelling, 3 Gwentyfred Rd - SAT DR 448 / 2013

Hello Gents,

In November of last year you provided comments with regard to a proposal for seven multiple dwellings at the above site (City ref: GW1/3 – 11.2013.501). Since that time the application was refused by Council in December 2013 and the applicant lodged an appeal at SAT. The drawings developed as part of the mediation sessions are attached. You will see from these drawings, the applicant is proposing to retain the existing street tree.

Are you able to review the attached and provide any updated comments at your earliest convenience to allow me to finalise a report for the April Council meeting?

In the event you wish to discuss this matter further please do not hesitate to contact me via return email or telephone.

Regards and thanks,



Mark Scarfone

Senior Planning Officer | Development Services | City of South Perth
Civic Centre, Cnr Sandgate Street and South Terrace, SOUTH PERTH, WA, 6151
Ph: 9474 0732 | Fax: 9474 2425 | Web: <http://www.southperth.wa.gov.au>



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"IMPORTANT INFORMATION

The City of South Perth provides information about properties in the District as a service to the Community. This information is a general overview of options that may apply under the City's Town Planning Scheme.

The City is not in a position to make a definitive assessment on the development potential of a property without the submission of a detailed planning application and proposal.

You should carefully evaluate this information and determine if this information is adequate for the purposes that you intend to use it for. This may require you to assess the information in more detail, in the context of the specifics of the property, the applicable Local Laws, Planning Schemes and other relevant documents.

You should also consider whether to obtain independent professional advice.

The City of South Perth disclaims all liability to any person whatsoever, for any loss sustained in relation to anything done in purported reliance of this information."

From: Nick Silich [<mailto:Nick@motusarchitecture.com.au>]

Sent: Tuesday, 11 March 2014 2:39 PM

To: Mark Scarfone; Vicki Lummer

Cc: andrew.roberts@mcleods.com.au; 'spalassis@stamfords.com.au'; Peter Jodrell; Cr Kevin Trent; Cr Colin Cala; reception@allerdingassoc.com

Subject: 1301 - 3 Gwentyfred Rd - SAT DR 448 / 2013

Good Afternoon Vicki & Mark,

Following your discussions earlier today with Peter, we wish to confirm that the amended design for 3 Gwentyfred Road is able to be included within the April council meeting report, for review by council. As I understand it this is dependent on Steve Allerdig completing his assessment and comments.

For your information, the client and I met with Councillor Cala, Councillor Trent and Mr Roberts to have an informal review of our proposed plans. It was generally agreed that the proposed plans had made significant concessions and that following Mr Allerdig's review they saw no problem with supporting the proposal at the next council meeting. We were asked to amend the materials on the side walls to give the project more variability and to provide amended 3d images, which we have now completed.

Attached is a copy of the proposed plans, which include updated coloured elevations and 3d visualisation. These have been placed in a photo montage of the streetscape. Due to the time constraints we have not been able to get

the 3d photo renders updated as yet. We have committed to having these amended and issued to council before the agenda meeting.

The amendments propose the following changes;

- Change the two 3 story townhouses facing Gwenyfred Road to a single 2 story townhouse of approximately 143sqm. This reduces the total number of dwellings on the site to 6.
- The streetscape has been dramatically improved with the design of a standard two story structure facing the street.
- The street setback is negligibly changed from 5.3m to 5.0m still significantly greater than the minimum requirement.
- The plot ratio is maintained at 1.0. The smaller townhouse provided extra plot ratio that could be reallocated to other dwellings in an effort to make them more habitable. Below are those changes.
- The single bedroom dwelling at ground level has been increased to a 2 bedroom dwelling.
- Apartments 4 & 5 have been increased from a 2 bedroom 1 bathroom, to a 2 bedroom 2 bathroom configurations.
- In adding the new Ensuite to apartments 4 & 5 a small portion of the apartments is now at a reduced setback of 1.5m. This is intentionally located in the rear corner of the site adjacent the existing garden shed of 5 Gwenyfred Road and does not contribute to overshadowing or privacy issues.
- Overshadowing has been reduced from 37% to 34%. This small change further highlights how even a significant reduction in building height at the front of the site has little effect on the overshadowing of the neighbouring site due to their orientation. It is also noted that the existing boundary fence at approximately 1.8-2.0m overshadows 5 Gwenyfred Road by approximately 14%

We trust that with this information in hand a report can be generated with minimal effort and within the required timeframes.

Mark, can you please pass this information on to Steve Allarding for his review and comment.

If you has any queries please don't hesitate to contact me. We have resources allocated to this project to ensure any information can be provided promptly in order to avoid delays.

Regards

Nick Silich RAIA
Architect



Address: Suite 1/2 Downey Drive, Como WA 6152

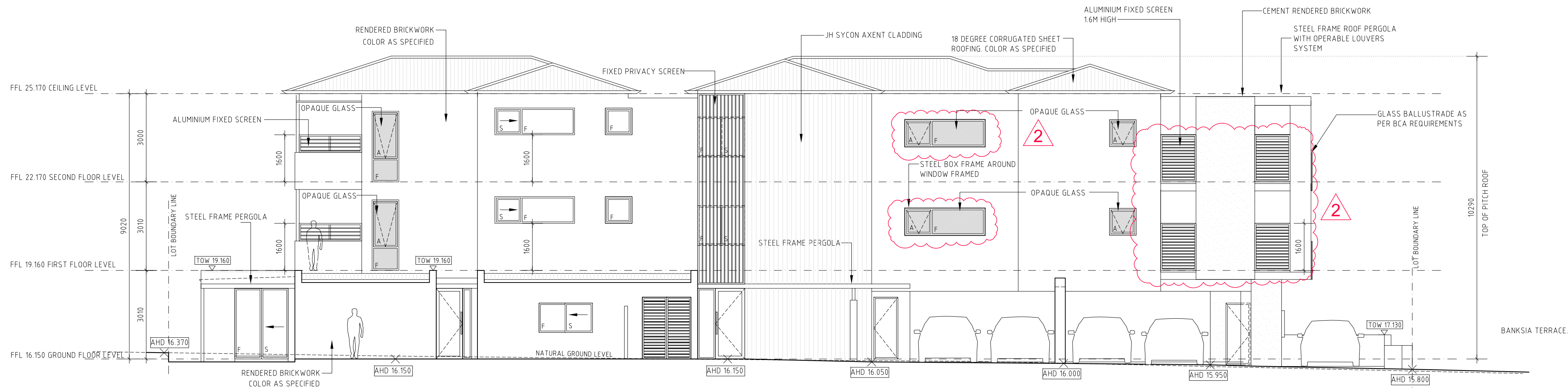
Email: nick@motusarchitecture.com.au

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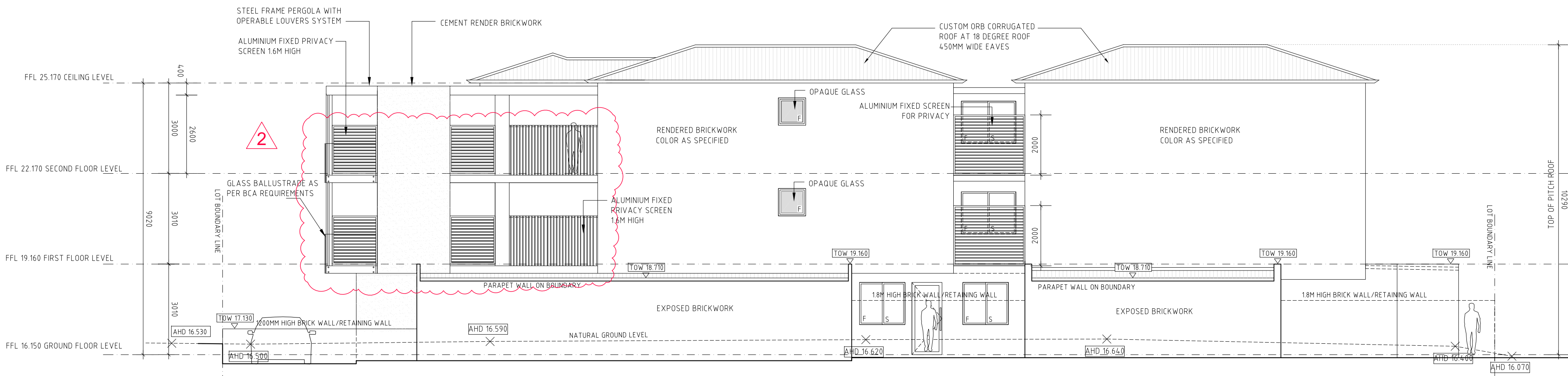
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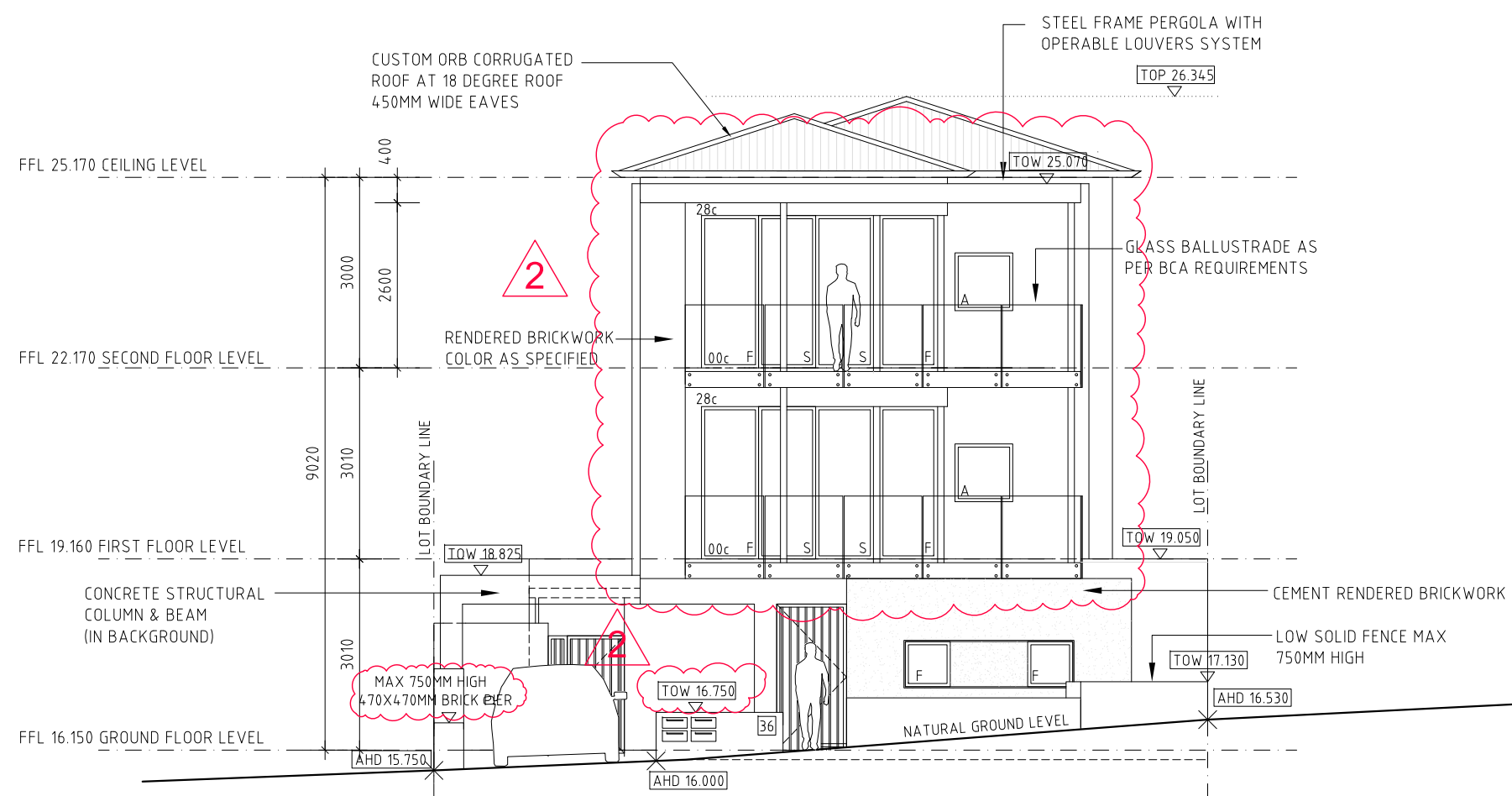
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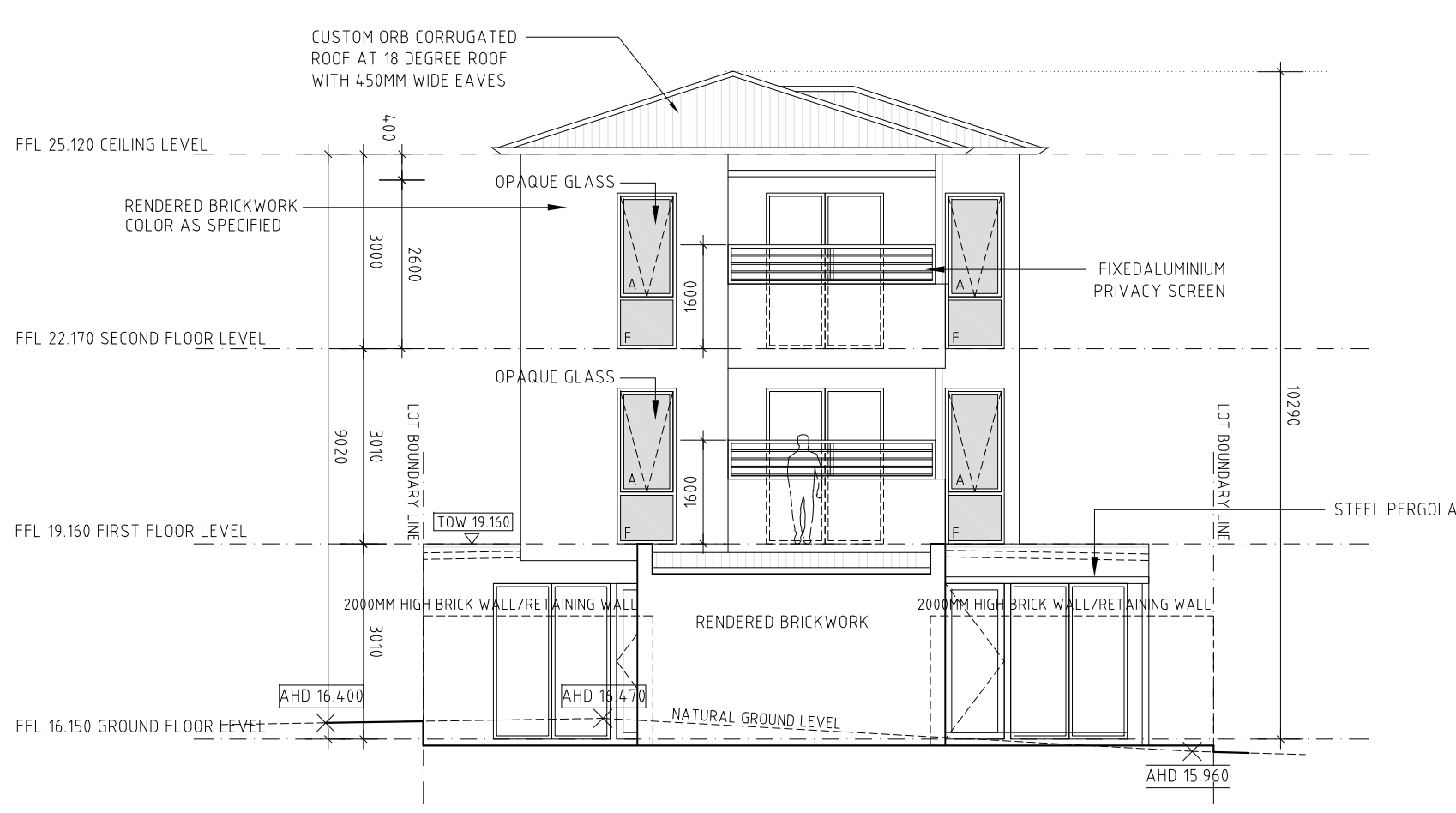
LOT 38- SIDE ELEVATION
SCALE 1 : 100



LOT 34- SIDE ELEVATION
SCALE 1 : 100



FRONT ELEVATION
SCALE 1 : 100



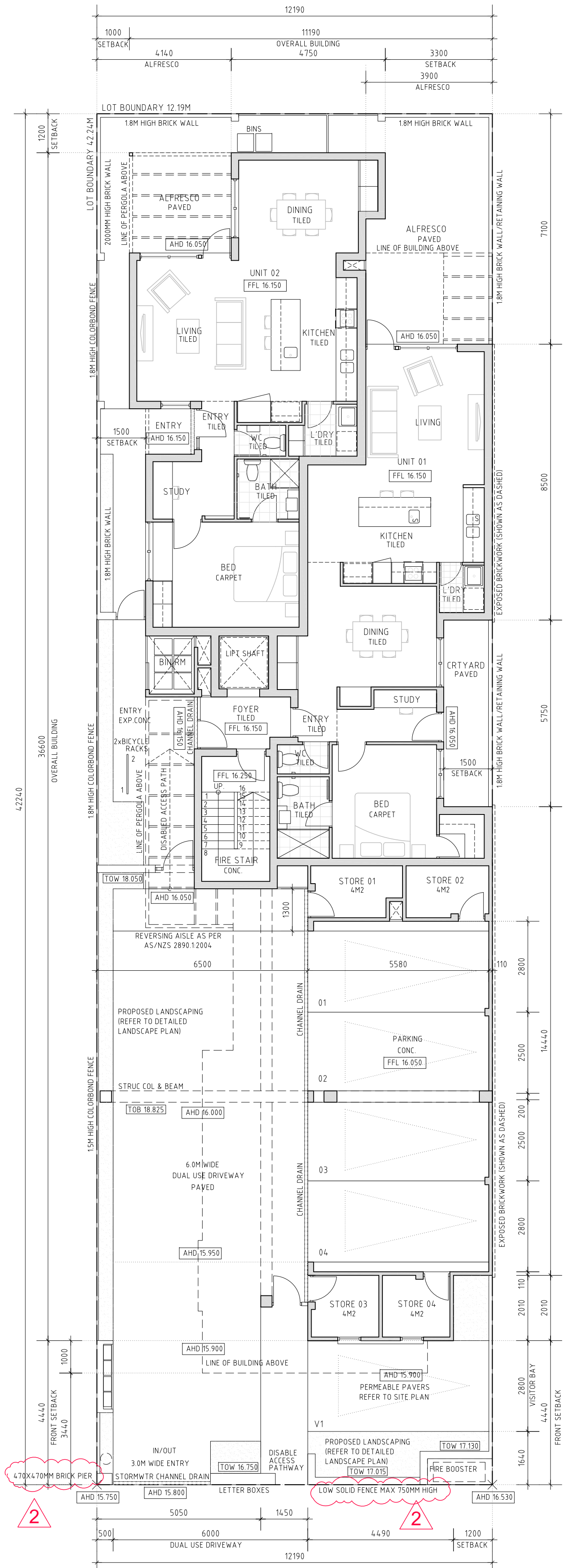
REAR ELEVATION
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36 BANKSIA TERRACE KENSINGTON
DEVELOPMENT APPROVAL
ELEVATIONS

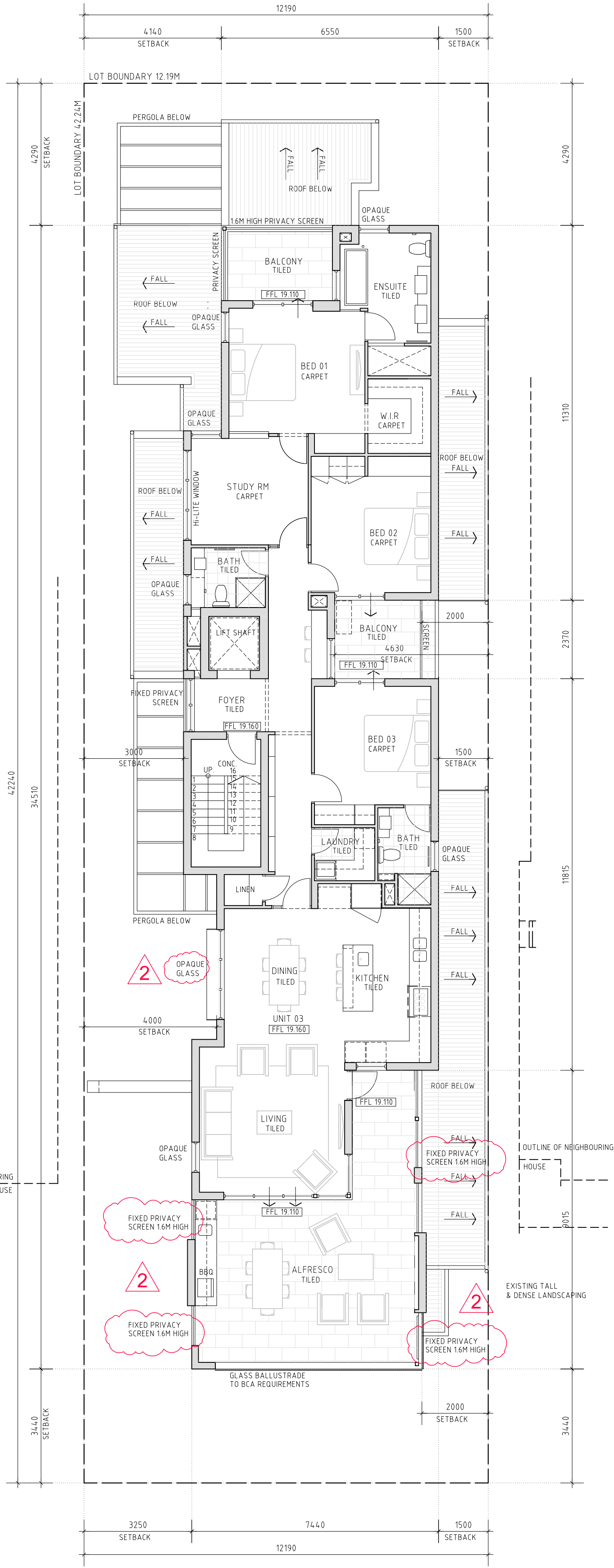
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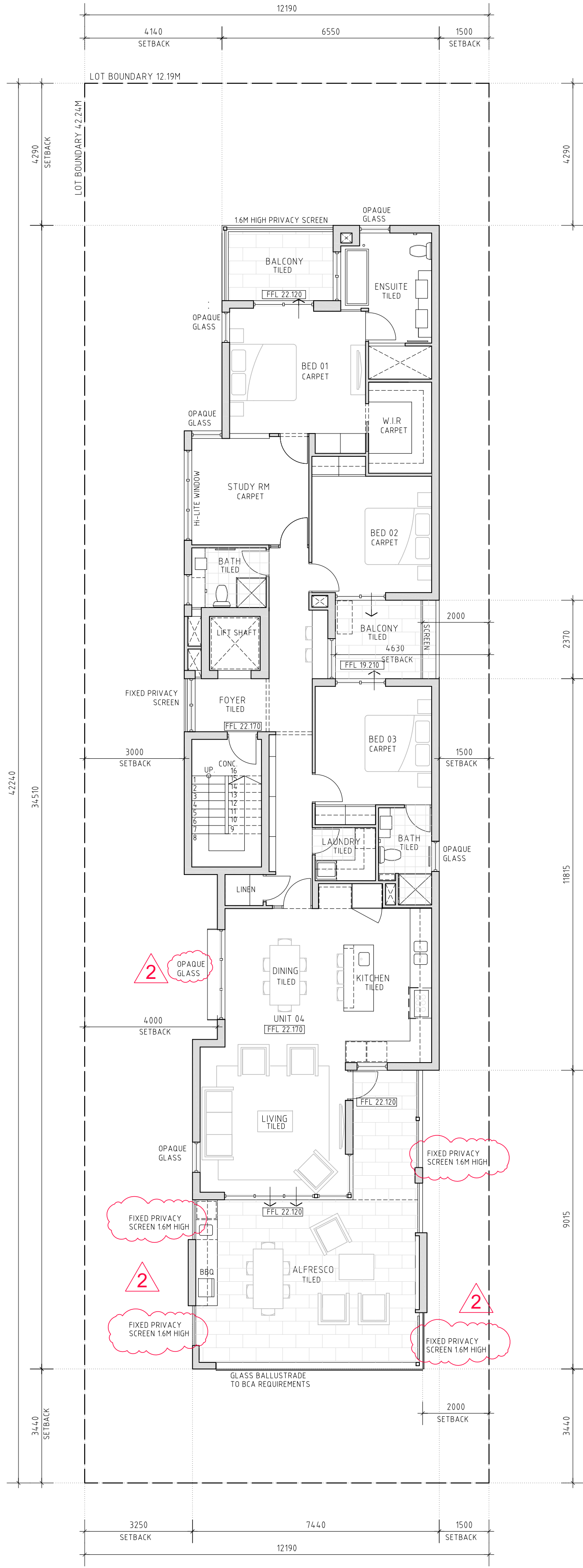
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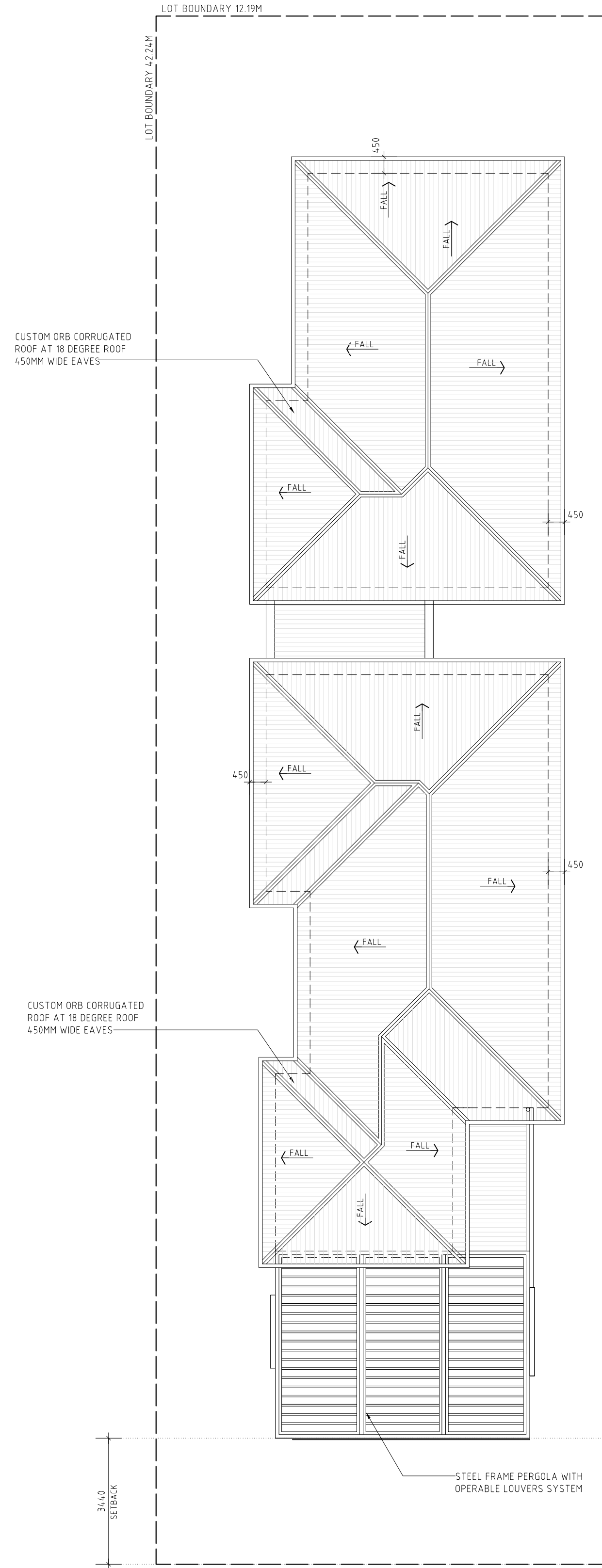
GROUND FLOOR PLAN
SCALE 1 : 100



FIRST FLOOR PLAN
SCALE 1 : 100



SECOND FLOOR PLAN
SCALE 1 : 100



ROOF PLAN
SCALE 1 : 100

**36 BANKSIA TERRACE KENSINGTON
DEVELOPMENT APPROVAL
FLOOR PLANS**

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PERSPECTIVE VIEW 01
N.T.S



PERSPECTIVE VIEW 04
N.T.S



PERSPECTIVE VIEW 02
N.T.S



PERSPECTIVE VIEW 05
N.T.S



PERSPECTIVE VIEW 03
N.T.S



**36 BANKSIA TERRACE KENSINGTON
DEVELOPMENT APPROVAL
PERSPECTIVE VIEWS**

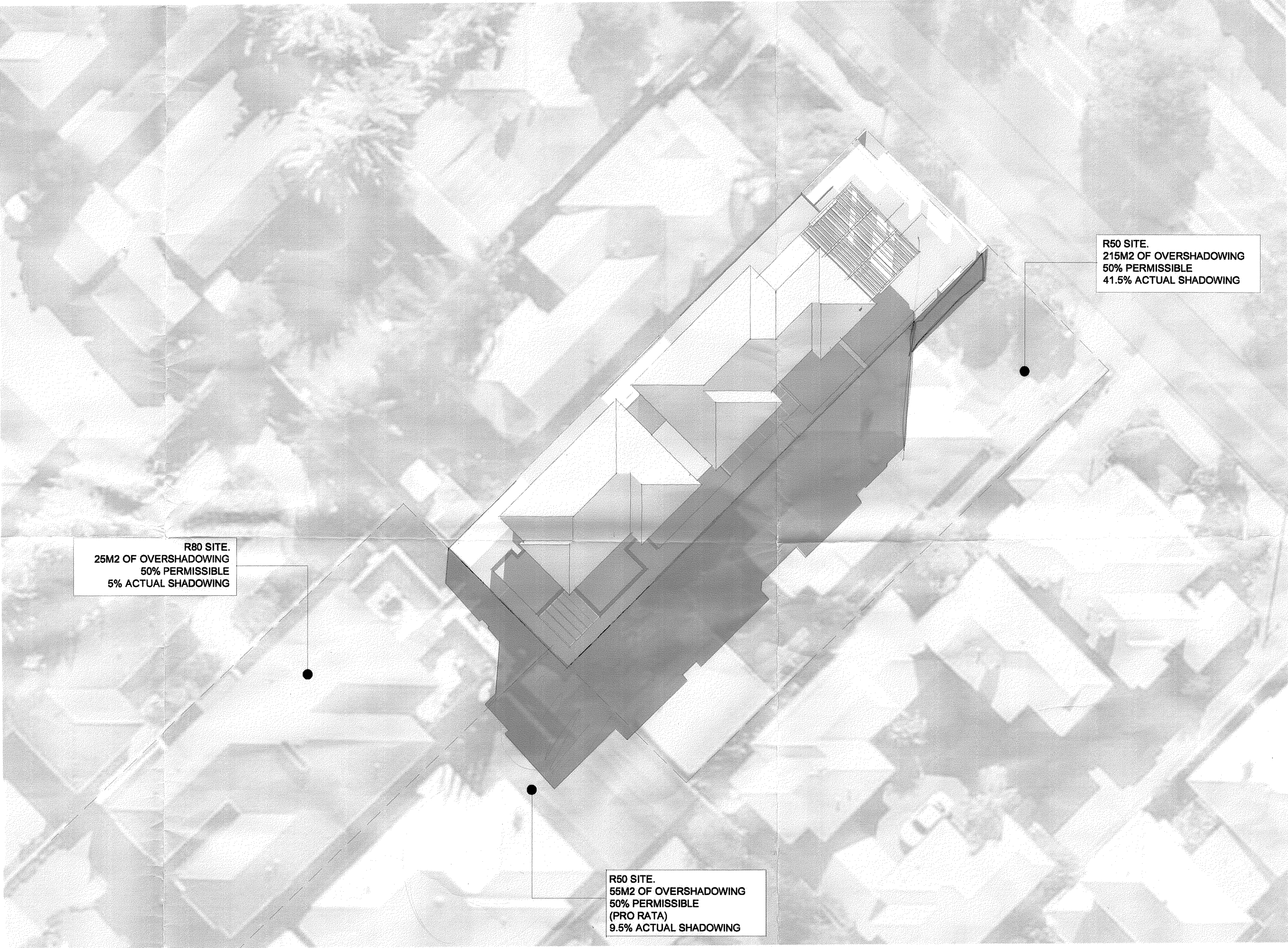
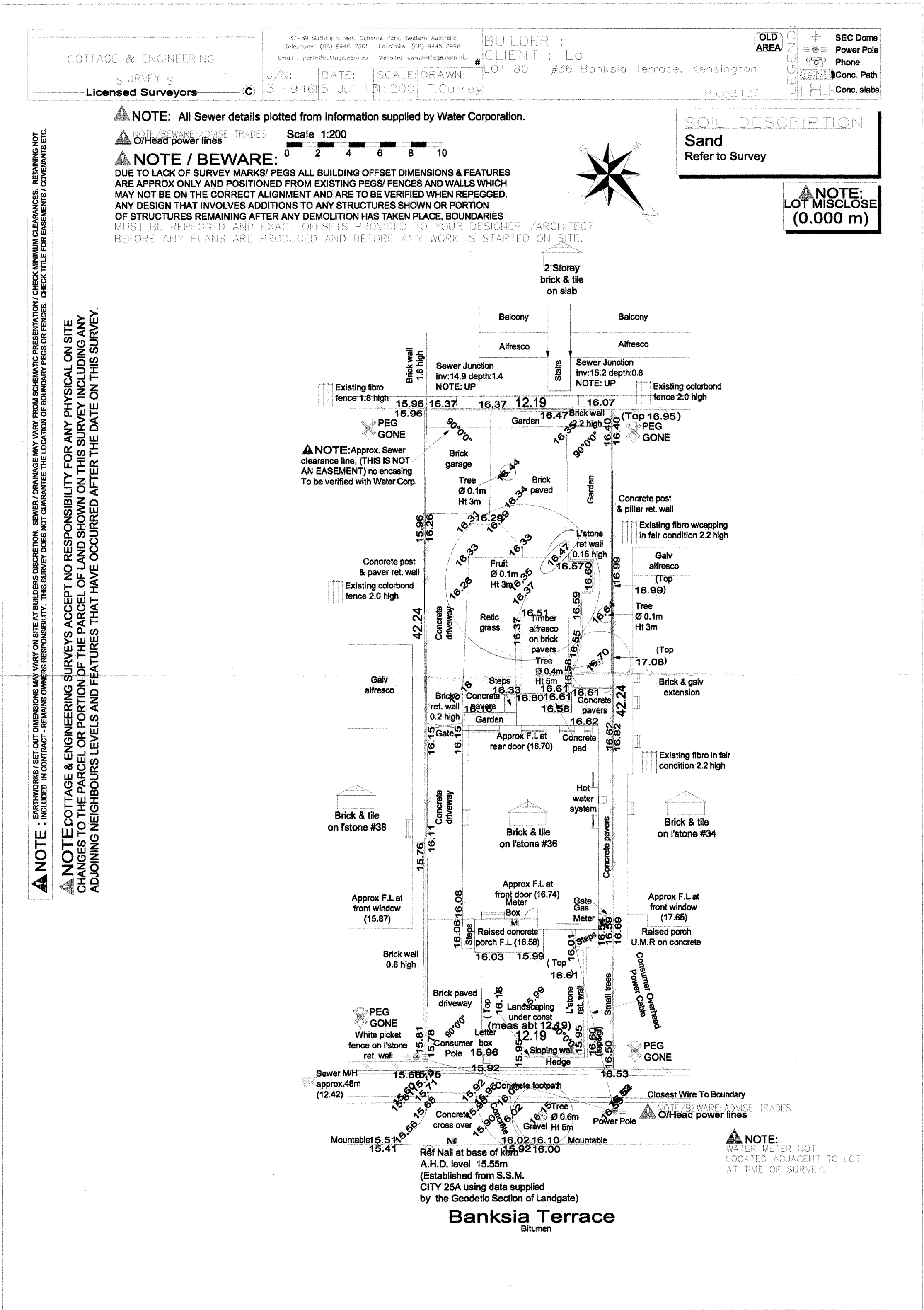
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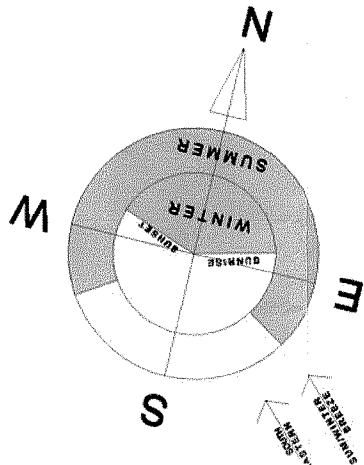
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SHADOW DIAGRAM
SCALE 1 : 200

SURVEY PLAN
SCALE 1 : 200



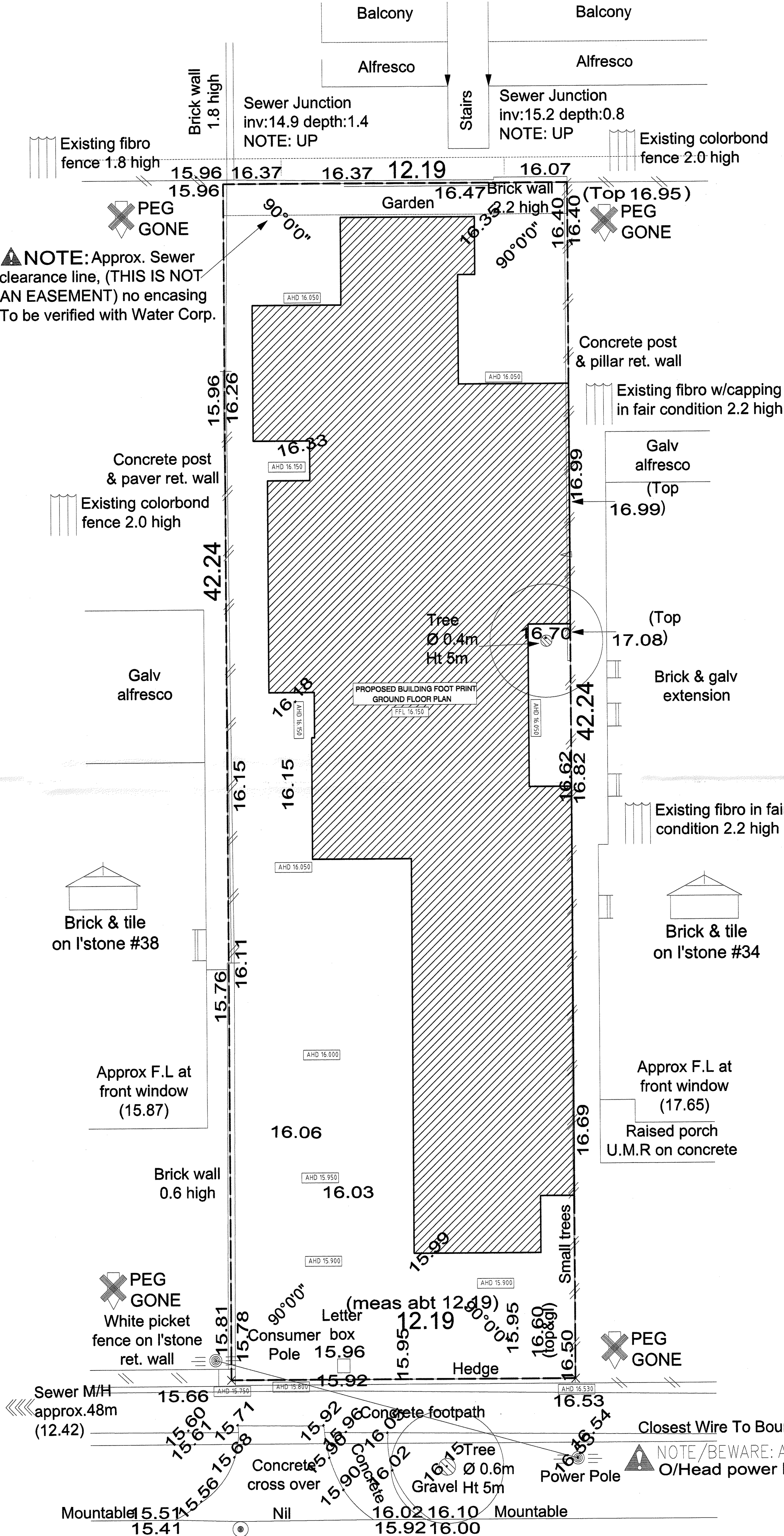
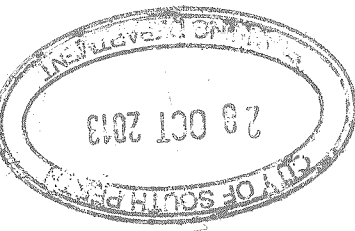
**36 BANKSIA TERRACE KENSINGTON
DEVELOPMENT APPROVAL
SURVEY PLAN & SHADOW DIAGRAM**

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Scale 1:100 @ A1 Rev: 1 A01

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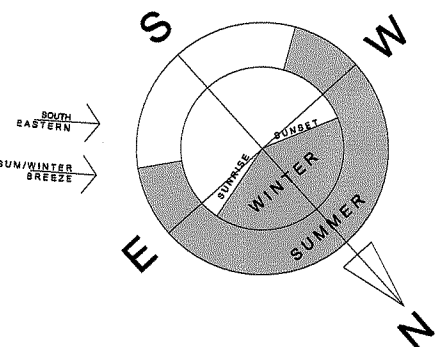
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NOTE: Approx. Sewer clearance line, (THIS IS NOT AN EASEMENT) no encasing To be verified with Water Corp.

NOTE: WATER METER NOT LOCATED ADJACENT TO LOT AT TIME OF SURVEY.



GROUND FLOOR PLAN WITH SURVEY PLAN OVERLAY

SCALE 1 : 100

Ref Nail at base of kerb
A.H.D. level 15.55m
(Established from S.S.M.
CITY 25A using data supplied
by the Geodetic Section of Landgate)

Banksia Terrace

Bitumen


36 BANKSIA TERRACE KENSINGTON
DEVELOPMENT APPROVAL
SITE PLAN & LANDSCAPING PLAN

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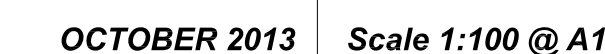
	TREE AND SHRUB SPECIES	Tag	No	POT	Spacing	Common Name	Approx' Hieght
	Pyrus Calleyrana	Cap Py	16	100Lts	N/A	Capital Pyrus	5 to 8 metres
	Pyrus Ussunreinsls	Man Pr	5	100Lts	N/A	Manchurian pear	5 to 7 metres
	Acmena Smithii	LI PI	4	100Lts	N/A	Lilly Pilly	5 to 10 metres
	Wisteria Floribunda	Ja WI	2	100Lts	N/A	Japanese Wisperia	Vertical Climbing

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Acmena Smithii	LI PI	4	100Lts	N/A	Lilly Pilly	5 to 10 metres
Wisteria Floribunda	Ja WI	2	100Lts	N/A	Japanese Wisperia	Vertical Climbing



LANDSCAPING PLAN

A circular diagram of Earth showing the four seasons. The Earth is tilted on its axis, with the North Pole pointing towards the top right. The seasons are labeled: Spring (top left), Summer (top right), Autumn (bottom right), and Winter (bottom left). The tilt of the axis is indicated by a line from the center to the North Pole, labeled 'Tilt of axis'. The equator is labeled 'Equator'. The North Pole is labeled 'N' and the South Pole is labeled 'S'. The diagram shows that during Summer, the Northern Hemisphere is tilted towards the Sun, receiving more direct sunlight, while during Winter, it is tilted away, receiving less direct sunlight.

Rev: **2** | **A02**

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The site as viewed from Banksia Terrace with an existing single house



Adjoining property to the right of the site along Banksia Terrace

Attachment 10.3.1(b)



Adjoining properties to the left of the site along Banksia Terrace



Properties opposite the site along Banksia Terrace

Attachment 10.3.1(b)



Single houses along Banksia Terrace



36 Banksia Road Kensington Planning Report



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Contents

Introduction	4
Site Details.....	4
Site description.....	5
Diversity in Housing Supply	5
Development Background	5
Public Transport	5
Identification & Justification of Variations	6
R-Codes Part 6 – MUHC R30+.....	6
6.1.1 C1 Building Size	6
6.1.2 Building Height	6
6.1.3 Street Setback	6
6.1.4 Lot Boundary Setback.....	6
6.1.5 Open Space	7
6.2.1 Street Surveillance.....	7
6.4.1 Visual Privacy.....	7
Solar Access for Adjoining Sites	8
6.4.5 External Fixtures.....	8
Town Planning Scheme 6	9
Building Height.....	9
Council Delegation DC342.....	9
Car parking	9
Policy P302 General Design Guidelines for Residential Development.....	9
Scale	9
Building Height and Site Filling	10
Views	10
Visual Privacy (Policy P350.08)	10
Driveways & Water Sensitive Design for On-site Drainage.....	10
Design of Carports, Garages and Outbuilding	11
Solar Orientation and Sustainable Design (Policy P350.1).....	11
Landscaping and Tree Preservation (Policy P350.5)	11
Policy P301 Community Consultation	11
Policy P350.3 Car Parking Access, Siting and Design	11
Policy P351.5 Streetscape Compatibility – Precinct 6 ‘Kensington’	11
Relevant General Precedence	11
26 Banksia Terrace South Perth	12

Introduction

This report has been produced to support the development of No. 36 Banksia Street in respect to the specific planning requirements and variations as dictated by the Residential Design Codes of Western Australia, City of South Perth Town Planning Scheme No. 6, and Local Planning Policies P301, P302, P350.5, P350.08, P350.1, P350.3, and P351.5.

The report also intends to provide clarification to aspects of this proposal whilst addressing many aspect of compliance which are of a qualitative nature.



Figure 1 Subject Site



Figure 2 Scheme Excerpt



Figure 3 Aerial Photo

Site Details

Local Scheme Zoning	Highway Commercial
Density Coding	R80
Lot Area	516 sq. metres
TPS6 Building Height Limit	10.5 metres
No. Dwellings	4 (2 single bedroom)
Dwelling Class	Multiple Dwellings
Frontage	12.2
Depth	42.24m
Orientation	South East Frontage

Site description

The site presently is immediately surrounded by low density residential dwellings despite the R50-80 zoning. There are several instances of two storey group dwellings and on the corner site facing Canning Highway there exists a 3-4 level multiple dwelling covering a site in excess of 1000m².

The existing housing stock comprises a mixture of 1920's to 1930's Californian bungalow era dwellings including the dwelling presently located on the site. In addition a second round of dwellings have begun to be constructed in the past 10-15 years. All of these dwellings are generally built in a traditional style, obviously modern yet sympathetic to the heritage aspect of the area by incorporating pitched roofs and eaves.

Slightly elevated from the road, the site itself is and verge have a gentle slope running from the back of the lots to the southern frontage of the site.

The verge has a mature peppermint tree located centrally. Its retention in any future development is extremely important.

Of note is the sites' immediate access to a dedicated bike access way which leads to Canning Highway only 98 metres away. As it services multiple high-frequency bus routes, being within 250m of the Highway allows for reduced car park requirements under the R-Codes.

Diversity in Housing Supply

The site provides for a range of housing choices. The mix of housing stock presented is in line with Local, State, and Federal Housing Strategies which outline the severe deficit of housing choice options in high-amenity areas, such as this. The proposal responds to this need by reflecting the rapidly changing housing needs resulting from a vast increase in the amount of single person housing, and a trend towards high density living.

Development Background

The client is undertaking this development with the intention of retaining one of the larger units for himself and his young family. Being an architect he is highly concerned with only submitting an application that he feels is of a high aesthetic standard and also cognisant of local planning requirements that aim to retain the individual character and identity of the area.

The client has engaged the services of a planning consultant and commercial building surveyor prior to any design taking place to ensure a high quality application. The accompanying design is submitted to ensure an appropriate and compliant design is submitted. The proposal has already undergone revision and a general reduction in bulk and impact prior to being lodged for assessment. Rather than submitting a plan with the intention of accepting a compromise to receive approval, a realistic and consultative application is presented.

Public Transport

The R-Codes provide for a reduction in the number of car bays provided on the basis of being within 250m of a high frequency bus route. High Frequency is defined as being serviced by a bus every fifteen minutes between peak transport periods. The area is extremely well serviced by public transport. Of particular note is the distance of 98m required to be on the bus route of Transperth Bus Service 106, which runs at 15 minute intervals throughout the day. There are other buses which also service this route, however to meet the strictest definition of this requirement the same service must run at the prescribed interval. Please see appendix 1 and 2.

Identification & Justification of Variations

The following justifications and explanations are provided in favour of this proposal.

R-Codes Part 6 – MUHC R30+

6.1.1 C1 Building Size

Maximum Plot Ratio of 1.0 is permitted under the R-Codes. The application is proposing a minor variation which will see an extra 22m² of site coverage being sought. The design principle requests that any variation to this amount *is at a bulk and scale indicated in the local planning framework and is consistent with the existing or future desired built form of the locality.*

Preliminary discussion with Senior Planner Mark Scarfone, advised that minor variations to this amount would and can be tolerated.

Given the surrounding built form has not predominantly used the new R-Coding; one would have to look further afield and to the future to justify such a variation. New development in the area that has used the denser R-Coding have been approved with higher plot ratio as mentioned in the precedence section of this report. For example the nearby **The Metro Hotel** (No. 61 Canning Highway) has a considerable plot ratio of 1.4, well in excess of the R80 zoning.

As the variation requested is so minor, enforcing compliance would not alter the bulk and scale to a noticeable degree.

6.1.2 Building Height

TPS6 has precedence over this requirement and is addressed in the appropriate section.

6.1.3 Street Setback

The R-Codes requires the front setback for an R80 site do be 1m however the Local Planning Policy and discussion with Senior Planner, Mark Scarfone, advised that 3-4m setback would be required. Additionally, due to the character of the area being achieved, the on boundary wall would be required to be setback at 6m minimum. The recommendations were incorporated into the design to assist in integrating with the existing development.

6.1.4 Lot Boundary Setback

The northern facing on boundary wall is compliant with the R-Codes, which permit a 2/3's on boundary wall behind the front setback (6m) at an average 6m's high. The wall has been broken up into two sections to reduce its bulk, and it is still compliant being 1.03m shorter than allowed.

Despite the R-Codes permitting an effective 2 storey wall to be situated on the boundary, the owner has recognised the significant resultant impact on the adjoining owner and the streetscape and has accordingly limited the on boundary wall to one level, representing a density feature akin to R30. Furthermore in an effort to demonstrate restraint in lieu of other minor variations the applicant is presenting this design.

Lot Boundary Setback

The setback to boundary wall is deemed-to-comply by the R-Codes to be 3m to one side. The majority of this proposal is compliant with the exception of the ground level at the very rear of the lot, which represents a 17m² total incursion whilst remaining setback by 1m to 1.5m at all times.

In addition, a masonry clad steel cantilever is being utilized as a pillar, and is required by engineering to be located both over the drive, and on the southern boundary.

Approval will be granted if the following design principles are addressed in the design:

P4.1 Buildings set back from boundaries or adjacent buildings so as to:

- ☛ ensure adequate daylight, direct sun and ventilation for buildings and the open space associated with them;
- ☛ moderate the visual impact of building bulk on a neighbouring property;
- ☛ ensure access to daylight and direct sun for adjoining properties; and
- ☛ assist with the protection of privacy between adjoining properties.

The variation is proposed keeping in mind that the retention of natural light is imperative, the variation still maintains setback that does not include an eave, which has resulted in the variation not expanding on the shadow cast by the levels above. Ventilation is not impacted as all prevailing windows arrive in directions other than what the proposal could impact.

By limiting the ceiling height, not including an eave, and proposing soft coloured external rendering, the bulk is reduced. The added width presented at the lower level assist in gently introducing the eye to the compliant levels of bulk above rather than presenting a continuous 9m wall without definition.

The adjoining dwelling does not address this variation with any significance as it is set quite far forward on the lot. The wall proposes no openings of altering the site set levels which will maintain the privacy of the adjoining land owner.

The requirement for a structural support was not factored in during the early design phases of this project. The pier facilitates the cantilevered feature at the front of the dwelling. As it is a solitary feature it will not be immediately obvious and will not cause any impact of significance. The landscaping plan demonstrate the intention to disguise this feature by utilising it as a pergola on which to grow a vine, either a *star of jasmine* or *Japanese Wisteria*.

6.1.5 Open Space

The open space has been calculated to be 35%. No open space figure has been quantified as the R-Codes directs one to address the local planning policy. Regardless, the author of this report believes that the supply of open space is commensurate to the function of the building and future usage. It respects the preferred/intended neighbourhood character as reflected in the R80 zoning.

For reference and comparison, should a single dwelling be located on the site, an open space of only 30% would be required for compliance.

6.2.1 Street Surveillance

There may be conjecture as to whether the entry is *clearly definable*. In addition to the abundance of natural and perceived surveillance, a sightline down the driveway clearly allows street users to see the permeable access gate and entrance to the common area of the proposal.

6.4.1 Visual Privacy

Local Planning Policy 350.08 would be applicable to this proposal, however the R-Codes do not allow LPP to amend the provisions of the R-Codes without the Policy being endorsed by WAPC.

Variations to the R-Codes Clause 6.4.1 will be approved if the relevant design principles are met.

P1.2 Maximum visual privacy to side and rear boundaries through measures such as:

- offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;
- building to the boundary where appropriate;
- setting back the first floor from the side boundary;
- providing higher or opaque and fixed windows; and/or
- screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).

The proposal is difficultly placed, given the high density and the currently under-developed nature of the adjoining lots. Site responsive design in regards to achieving natural light in instances such as this, have proven an effective measure against overlooking.

To obscure the windows excessively would be detrimental as it would create a feeling of intense enclosure, but primarily further inhibit the ability for the rooms to achieve a meaningful amount of light as the light-well generally makes, receiving direct light unlikely in most situations.

The design demonstrates it has built to the boundary where appropriate to reduce overlooking however, it has been done in a way that lessons impact on the adjoining landowners.

Due to the width of the lot it would prove to be extremely difficult to provide a first floor setback to the extent that would ameliorate overlooking concerns.

In both instances of overlooking from the first floor balcony, the designer has successfully attempted to ameliorate a loss of privacy by screening all balconies as per the R-Codes.

The applicant has drawn significantly upon the design principles in ameliorating overlooking by screening, obscuring glass, using steel window hoods and highlight windows. What remains are extremely minor instances of overlooking to unused sections of adjoining lots.

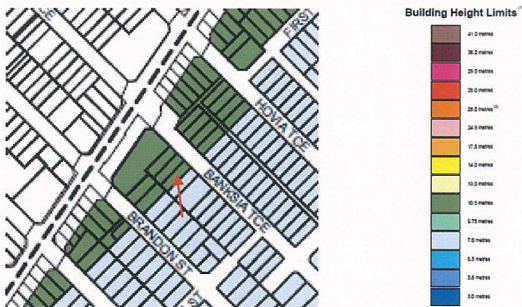
Solar Access for Adjoining Sites

Overshadowing has remained compliant for this proposal. Appendix three illustrates that the impact to adjoining lots has been limited to a level 20% less than that of the deemed to comply overshadowing provisions of the R-Codes.

6.4.5 External Fixtures

A fire booster is located on the front boundary and is a requirement of FESA due to low water pressure. Its position is extremely restricted as it must be highly visible, easily accessed and a sufficient distance from a burning structure. This external fixtures visual impact will be reduced by the inclusion of a low wall and hedging immediately behind it, which will add reference to its minimal heights

Town Planning Scheme 6
Building Height



Height is measured from the highest point of the site, it has been determined that this application is compliant with the Scheme's height requirements being:

- 10.5m to top of pitched roof
- 9m to top of parapet wall

Council Delegation DC342

It is accepted that the proposal could be referred to a Council meeting because it falls within the following categories described in the Scheme. *'Large scale development proposals' if higher than 9m, if there is doubt about the amenity impact, the plan requires the exercise of a discretionary power.*

Car parking

The City of South Perth does not restrict parking at the rear of the property, however it does not seem to be the most practical use of space as a 15m drive requires a turnaround bay. Issues arise with having car bays located at the back of the property during requirements for them to be covered however they are on the boundary. This is using on boundary wall space that is only permitted to one boundary only.

Scheme 4.3.1 (j) notwithstanding any other provisions of this Scheme, the Council may permit unroofed car parking bays to be provided within a street setback area if the Council is satisfied that:

- (i) the parking bays and associated access ways are screened by dense landscaping at least 1.5 metres in width; and

Policy P302 General Design Guidelines for Residential Development

Areas of potential non-conformity to P302 have been addressed and justified below. Variations to this policy are accepted via delegated authority after consultation with the design advisory committee where the policy dominantly complies.

Scale

'Building bulk shall be generally distributed to ensure that a proposed building will not have an overpowering impact on neighbours and the street.'

'Building siting and height shall relate to landform with minimum cut and fill. Where cut and fill is necessary, floor levels shall be established so as to equalise cut and fill as far as it is practicable.'

The scale of the property is commensurate with the zoning and substantially lessor than other development within the immediate vicinity. The proposal is sympathetic to the traditional roof lines and profiles of the area. Evidently the rezoning of an established area will result in some temporary inconsistencies with regards to the visual relationship to adjoining properties. The tapered zoning in the Scheme reflects this in reducing the adjoining lot to R50, gently transitioning into lower density residential sites.

Preliminary earthwork calculations have indicated that there is almost no net difference in fill being needed to be transport from site.

The proposal has demonstrated a desire to less the bulk and scale by breaking up the on boundary walls and recessing higher levels. This lessens the appreciable scale when view from public spaces. With the retention of the mature peppermint tree on the verge this further reduces, ameliorates and softens the façade.



Figure 4 Large mature peppermint tree to be retained on verge

Building Height and Site Filling

The lot is subject to gentle undulation, accordingly some cut and filling is proposed, however at no point are any NGL's proposed to be altered in excess of 500mm. This has resulted in the natural topography remaining a feature of the site in addition to limiting impact by way of change.

Views

There are no significant views to be gained or lost in approving this development.

Visual Privacy (Policy P350.08)

The development has employed a range of screening techniques to ensure only extremely minor instances of overlooking occur, this has been justified under the R-Codes requirements.

Driveways & Water Sensitive Design for On-site Drainage

Within the confines of the lot, instances of an extensive paved area has been intentionally reduced to be 18.37m long. Additionally the parking space in the front setback has been lessened in its impact to incorporate a wide set permeable paver to reduce the monotony of hard surfaces and storm water generation. This maximises on-site infiltration and detention.

Hard surfaces have been reduced where possible, whilst garden beds have been positioned to capture runoff by being located on the topographically lower side of hard surfaces.

Design of Carports, Garages and Outbuilding

The carport has been designed in such a way that it limits its visual impact on the street by parking the vehicles in a parallel fashion, setback a considerable distance from the street. The carport is screened by two storerooms that have been designed to incorporate tinted 'major openings.' In addition to reducing visual bulk it also provides perceived surveillance of the street. The apparent use of the room would not be apparent for casual users of the street.

Solar Orientation and Sustainable Design (Policy P350.1)

The proposal makes significant effort to capture as much natural light as possible, whilst limiting its exposure to harsh western sun. With the exclusion of the southernmost single bed unit, the development has demonstrated a definite intent to maximise its aspect by correct locations of major openings and outdoor living areas. A significant amount of operable windows have been located on the south western boundary to take advantage of cooling summer breezes.

The proposal has successfully maximised the solar aspect achieving sustainable design, whilst still affording complete privacy of the northern, southern and rear most adjoining lots.

Landscaping and Tree Preservation (Policy P350.5)

As this plan requires planning consent, a landscape plan has been supplied with this application. The landscape plan has been designed to complement the aesthetic of the structure, softening the impact of the development in the interim period of the areas transitional development period. The plant selection has been made keeping in mind sustainable design policy P350.1.

Unfortunately the only tree taller than three metres located within the confines of the lot could not be retained due to its unfortunate centrally located position. In contrast to this, the very mature peppermint tree, located centrally to the 12.2m verge has been retained and given unencumbered access to continue to grow by being given a substantial clearance by the crossover. A significant amount of planting will compensate for the removal of the mature tree in the backyard.

Policy P301 Community Consultation

The proposal accepts that consultation from adjoining land owners will occur. It would be appreciated if it could be communicated to those fielding questions regarding the development, the significant restraint shown in this proposal and attempts to ameliorate impact on the streetscape.

Policy P350.3 Car Parking Access, Siting and Design

The proposal was developed on consultation with this policy and the R-Codes. A reduction in number of car parking bays have been reduced as previously identified in accordance with the proximity to the HFBR.

Policy P351.5 Streetscape Compatibility – Precinct 6 'Kensington'

This policy **does not apply** to multiple dwellings including this proposal. Regardless of this the principles and objectives of the policy were addressed in this proposal by identifying existing design aspects of the surrounding area into the design.

Relevant General Precedence

The following developments should be referenced in determining the suitability of this planning application.

26 Banksia Terrace South Perth

Proximity	150m
Plot Ratio	1.4
Levels	4+roof deck
Comment	Adjoining R15 Residential
Built	2013

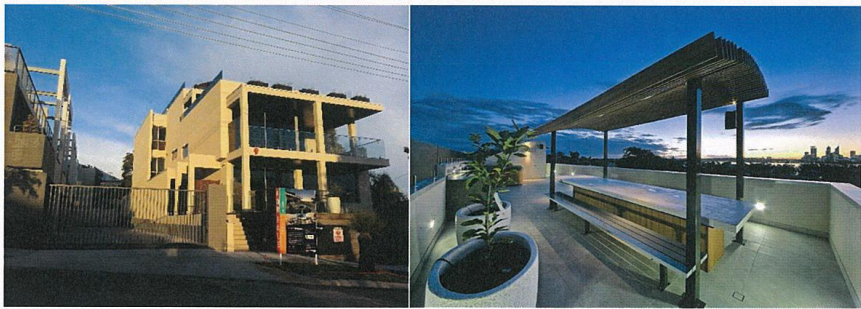








Figure 5 26 Banksia Terrace

The Metro Hotel - 61 Canning Highway

Proximity	150m
Plot Ratio	1.4
Levels	10 + 2 equivalent of signage



Submitted Concurrently with this Application

-  Landscape plan
-  Site Analysis
-  Floor plans and elevations
-  Shadow analysis
-  Recommend providing and external finishes pallet, preferably even in physical form.
-  Computer rendered modelling showing proposal in-situ with existing trees and buildings.

Conclusion


The proposal presents a development which respects the transitional and sensitive design required as it is located at the beginning of a juncture where the zoning density begins to taper down. The impact of this developed limited due to the techniques used to minimize the bulk and scale of the building and avoiding side-to-side boundary walls.

The approach to this development has been approached in a sensible manner given the difficult nature in making use of the zoning by utilising a relatively small lot with a narrow frontage.

It is understood that in spite of the provision of State Planning Policy 3.1, there are aspects of this development which will be addressed solely using qualitative criteria and Council discretion. With this in mind the aesthetic of the building as well as the design concept has been developed with intention submitting a product that will be to the satisfaction of the Design Advisory Consultants and the Council.

In assessing this development, we request that any deficiencies or requirements for further information will likely be required. In this instance would you kind contact the undersigned.

Yours faithfully,



Alex Hemsley

BA Urban & Regional Planning (Curtin)

Planning Manager | WA Building Certifiers and Assessors

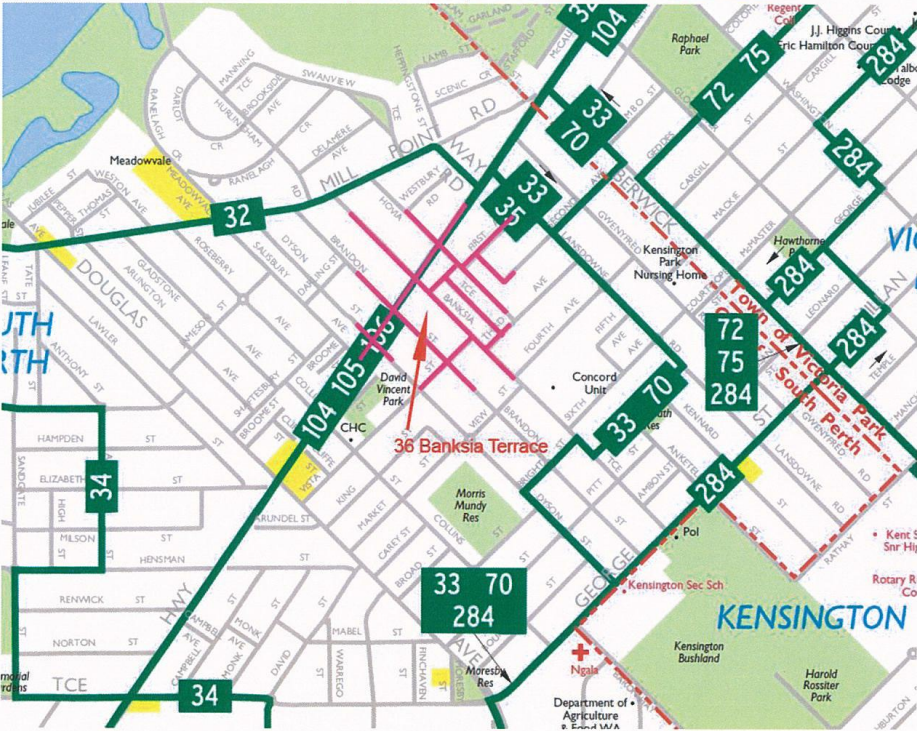
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Appendix 1 Public Transport Map and 250m 'Pedshed'



Appendix 2 Public Transport Timetable

To Applecross / Fremantle timetable 104, 105, 106

Monday to Friday							
Timed Stops	10227 Esplanade Busstop	10143 Victoria Park Transfer Stn	10239 Canning Hwy / Canning Hwy	10245 Canning Hwy / Canning Hwy	10249 Canning Hwy / Canning Hwy	10253 Canning Hwy / Canning Hwy	10257 Canning Hwy / Canning Hwy
Route No.	10227 Esplanade Busstop	10143 Victoria Park Transfer Stn	10239 Canning Hwy / Canning Hwy	10245 Canning Hwy / Canning Hwy	10249 Canning Hwy / Canning Hwy	10253 Canning Hwy / Canning Hwy	10257 Canning Hwy / Canning Hwy
106 am	-	-	-	-	-	-	5:57 6:15
106	6:00 6:12	6:21	-	-	-	-	6:27 6:34 6:52
106	6:15 6:27 6:38	-	-	-	-	-	6:42 6:49 7:07
106	6:30 6:42 6:51	-	-	-	-	-	6:57 7:05 7:25
106	6:45 6:59 7:10	-	-	-	-	-	7:16 7:24 7:47
106	7:00 7:15 7:28	-	-	-	-	-	7:35 7:44 8:09
106	-	-	-	-	-	-	7:53 8:21
106	7:15 7:32 7:45	-	-	-	-	-	7:54 8:05 8:28
106	7:30 7:47 8:00	-	-	-	-	-	8:09 8:20 8:43
106	7:45 8:04 8:17	-	-	-	-	-	8:26 8:37 9:00
106	8:00 8:19 8:32	-	-	-	-	-	8:41 8:52 9:15
106 N	8:15 8:34 8:47	-	-	-	-	-	8:55 9:06 9:29
106	8:30 8:49 9:02	-	-	-	-	-	9:09 9:20 9:43
106	8:45 9:03 9:16	-	-	-	-	-	9:23 9:34 9:57
106	9:00 9:18 9:31	-	-	-	-	-	9:38 9:49 10:12
106	9:15 9:33 9:45	-	-	-	-	-	9:52 10:03 10:26
106	9:30 9:48 10:00	-	-	-	-	-	10:07 10:18 10:41
106	9:45 10:03 10:15	-	-	-	-	-	10:22 10:33 10:56
106 N	10:00 10:18 10:30	-	-	-	-	-	10:37 10:48 11:11
106	10:15 10:33 10:45	-	-	-	-	-	10:52 10:03 11:26
106	10:30 10:48 11:00	-	-	-	-	-	11:06 11:17 11:40
106 N	10:45 11:03 11:15	-	-	-	-	-	11:21 11:32 11:55
106	11:00 11:18 11:30	-	-	-	-	-	11:36 11:47 12:10
106	11:15 11:33 11:45	-	-	-	-	-	11:51 12:02 12:25
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106	12:30 12:42 12:52	-	-	-	-	-	13:06 13:17 13:40
106 N	12:45 12:57 13:07	-	-	-	-	-	13:21 13:32 13:55
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106	13:45 13:57 14:07	-	-	-	-	-	14:21 14:32 14:55
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106	14:45 14:57 15:07	-	-	-	-	-	15:21 15:32 15:55
106	14:59 15:11 15:21	-	-	-	-	-	15:36 15:47 16:10
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106	23:15 23:27 23:37	-	-	-	-	-	23:51 24:02 24:25
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106	23:59 24:11 24:21	-	-	-	-	-	24:36 24:47 25:10
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106	32:45 32:57 33:07	-	-	-	-	-	33:21 33:32 33:55
106	32:59 33:11 33:21	-	-	-	-	-	33:36 33:47 34:10
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106	33:59 34:11 34:21	-	-	-	-	-	34:36 34:47 35:10
106	34:15 34:27 34:37	-	-	-	-	-	34:51 35:02 35:25
106	34:30 34:42 34:52	-	-	-	-	-	35:06 35:17 35:40
106	34:45 34:57 35:07	-	-	-	-	-	35:21 35:32 35:55
106	34:59 35:11 35:21	-	-	-	-	-	35:36 35:47 36:10
106 N	35:15 35:27 35:37	-	-	-	-	-	35:51 36:02 36:25
106	35:30 35:42 35:52	-	-	-	-	-	36:06 36:17 36:40
106	35:45 35:57 36:07	-	-	-	-	-	36:21 36:32 36:55
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106	37:45 37:57 38:07	-	-	-	-	-	38:21 38:32 38:55
106 N	38:00 38:12 38:22	-	-	-	-	-	38:36 38:47 39:10
106	38:15 38:27 38:37	-	-	-	-		

To Perth timetable 104, 105, 106																
Monday to Friday										Saturday						
Timed Stops	104/8 Fremantle Sta	105/9 Canning Hwy / Bone Rd	106/3 Kilduff Rd / Mosman Ways	107/3 Canning Hwy / Dwyer Rd	108/3 Canning Hwy / Honey St	109/3 Canning Hwy / Victoria Park Transfer St	110/3 Esplanade Busport	111/3 Esplanade Busport	112/3 Esplanade Busport	Timed Stops	104/8 Fremantle Sta	105/9 Canning Hwy / Bone Rd	106/3 Kilduff Rd / Mosman Ways	107/3 Canning Hwy / Dwyer Rd	108/3 Canning Hwy / Honey St	109/3 Canning Hwy / Victoria Park Transfer St
Route No.	104/8	105/9	106/3	107/3	108/3	109/3	110/3	111/3	112/3	Route No.	104/8	105/9	106/3	107/3	108/3	109/3
104 am	5:00	5:13	-	5:19	-	5:24	5:32	5:44	-	104 am	6:15	6:28	6:35	6:40	6:47	7:00
104	5:15	5:28	-	5:34	-	5:39	5:47	5:59	-	104	6:30	6:43	6:50	6:55	7:02	7:15
106	5:30	5:43	-	5:49	-	5:54	6:02	6:14	-	106	6:45	6:58	7:05	7:10	7:17	7:30
106	5:45	5:58	-	6:05	-	6:10	6:18	6:30	-	106	7:00	7:13	7:20	7:25	7:32	7:45
106	6:00	6:15	-	6:22	-	6:27	6:35	6:48	-	106	7:15	7:28	7:35	7:40	7:47	8:00
104	-	-	6:27	-	6:32	6:41	6:54	-	-	106	7:30	7:43	7:50	7:55	8:02	8:15
106	6:15	6:30	-	6:38	6:35	6:43	6:52	7:07	-	106	7:45	8:01	8:08	8:13	8:21	8:34
105	-	-	6:43	-	6:48	6:57	7:13	-	-	106	8:00	8:16	8:23	8:28	8:36	8:49
104	-	-	-	6:53	6:54	7:02	-	-	-	106	8:15	8:32	8:40	8:46	8:54	9:07
106	6:30	6:45	-	6:53	-	6:59	7:10	7:26	-	106	8:30	8:47	8:55	9:01	9:09	9:22
105	-	-	7:00	-	7:05	7:16	7:32	-	-	106	8:45	9:02	9:10	9:16	9:24	9:37
104	-	-	-	7:08	7:10	7:22	7:38	-	-	106	9:00	9:17	9:25	9:31	9:39	9:52
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104	-	-	-	7:27	7:29	7:41	7:57	-	-	106	9:45	10:02	10:10	10:16	10:24	10:37
105	7:00	7:17	-	7:29	-	7:36	7:52	8:08	-	106	10:00	10:17	10:25	10:31	10:39	10:52
104	-	-	7:36	-	7:42	7:55	8:12	-	-	106	10:15	10:33	10:41	10:47	10:56	11:09
105	-	-	-	7:45	7:47	8:00	8:17	-	-	106	10:30	10:48	10:56	11:02	11:11	11:24
104	-	-	7:46	-	7:53	8:07	8:24	-	-	106	10:45	11:03	11:11	11:17	11:26	11:40
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104	-	-	-	8:02	8:04	8:18	8:35	-	-	106	11:15	11:33	11:41	11:47	11:56	12:10
105	-	-	8:02	-	8:09	8:23	8:40	-	-	106	11:30	11:48	11:56	12:02	12:11	12:25
106	7:30	7:50	-	8:06	-	8:14	8:28	8:45	-	106	11:45	12:05	12:13	12:19	12:27	12:41
104	-	-	-	8:19	8:21	8:35	8:52	-	-	106 pm	12:00	12:20	12:28	12:34	12:42	12:56
106	7:45	8:05	-	8:21	-	8:29	8:43	9:00	-	106	12:15	12:35	12:43	12:49	12:57	13:11
106	8:00	8:20	-	8:36	-	8:43	8:55	9:12	-	106	12:30	12:50	12:58	13:04	13:12	13:26
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106 N	8:30	8:50	-	9:00	-	9:06	9:15	9:31	-	106	1:00	1:19	1:27	1:33	1:41	1:55
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106 N	9:15	9:35	-	9:45	-	9:51	10:00	10:16	-	106	1:45	2:04	2:12	2:18	2:26	2:39
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106	10:00	10:20	-	10:30	-	10:36	10:45	11:01	-	106	2:30	2:49	2:57	3:03	3:11	3:24
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106	13:00	13:20	-	13:30	-	13:36	13:45	14:01	-	106	5:30	5:49	5:57	6:03	6:11	6:24
106	13:15	13:35	-	13:45	-	13:51	14:00	14:16	-	106	5:45	6:03	6:11	6:17	6:25	6:38
106	13:30	13:50	-	14:00	-	14:06	14:15	14:31	-	106	6:00	6:19	6:27	6:33	6:41	6:54
106 N	13:45	14:05	-	14:15	-	14:21	14:30	14:46	-	106	6:15	6:33	6:41	6:47	6:55	7:08
106	14:00	14:20	-	14:30	-	14:36	14:45	15:01	-	106	6:30	6:49	6:57	7:03	7:11	7:24
106	14:15	14:35	-	14:45	-	14:51	15:00	15:16	-	106	6:45	7:02	7:10	7:16	7:24	7:37
106 N	14:30	14:50	-	15:00	-	15:06	15:15	15:31	-	106	7:00	7:19	7:27	7:33	7:41	7:54
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106	15:00	15:20	-	15:30	-	15:36	15:45	16:01	-	106	7:30	7:49	7:57	8:03	8:11	8:24
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106 N	15:30	15:50	-	16:00	-	16:06	16:15	16:31	-	106	8:00	8:19	8:27	8:33	8:41	8:54
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106	17:15	17:35	-	17:42	-	17:48	17:57	18:10	-	106	9:45	10:00	10:07	10:12	10:18	10:31
106	17:30	17:50	-	17:57	-	18:03	18:12	18:26	-	106	10:00	10:15	10:22	10:27	10:33	10:46
106 N	17:45	18:05	-	18:12	-	18:18	18:27	18:40	-	106	10:15	10:30	10:37	10:42	10:48	11:01
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106	18:15	18:35	-	18:42	-	18:48	18:57	19:10	-	106	10:45	11:00	11:07	11:12	11:18	11:31
106	18:30	18:50	-	18:57	-	19:03	19:12	19:26	-	106	11:00	11:15	11:22	11:27	11:33	11:46
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106	19:00	19:20	-	19:27	-	19:33	19:42	19:56	-							
106	19:15	19:35	-	19:42	-	19:48	19:57	20:10	-							
106	19:30	19:50	-	19:57	-	20:03	20:12	20:26	-							
106	19:45	20:05	-	20:12	-	20:18	20:27	20:40	-							
106	20:00	20:20	-	20:27	-	20:33	20:42	20:56	-							
106	20:15	20:35	-	20:42	-	20:48	20:57	21:10	-							
106	20:30	20:50	-	20:57	-	21:03	21:12	21:26	-							
106	20:45	21:05	-	21:12	-	21:18	21:27	21:40	-							
106	21:00	21:20	-	21:27	-	21:33	21:42	21:56	-							
106	21:15	21:35	-	21:42	-	21:48	21:57	22:10	-							

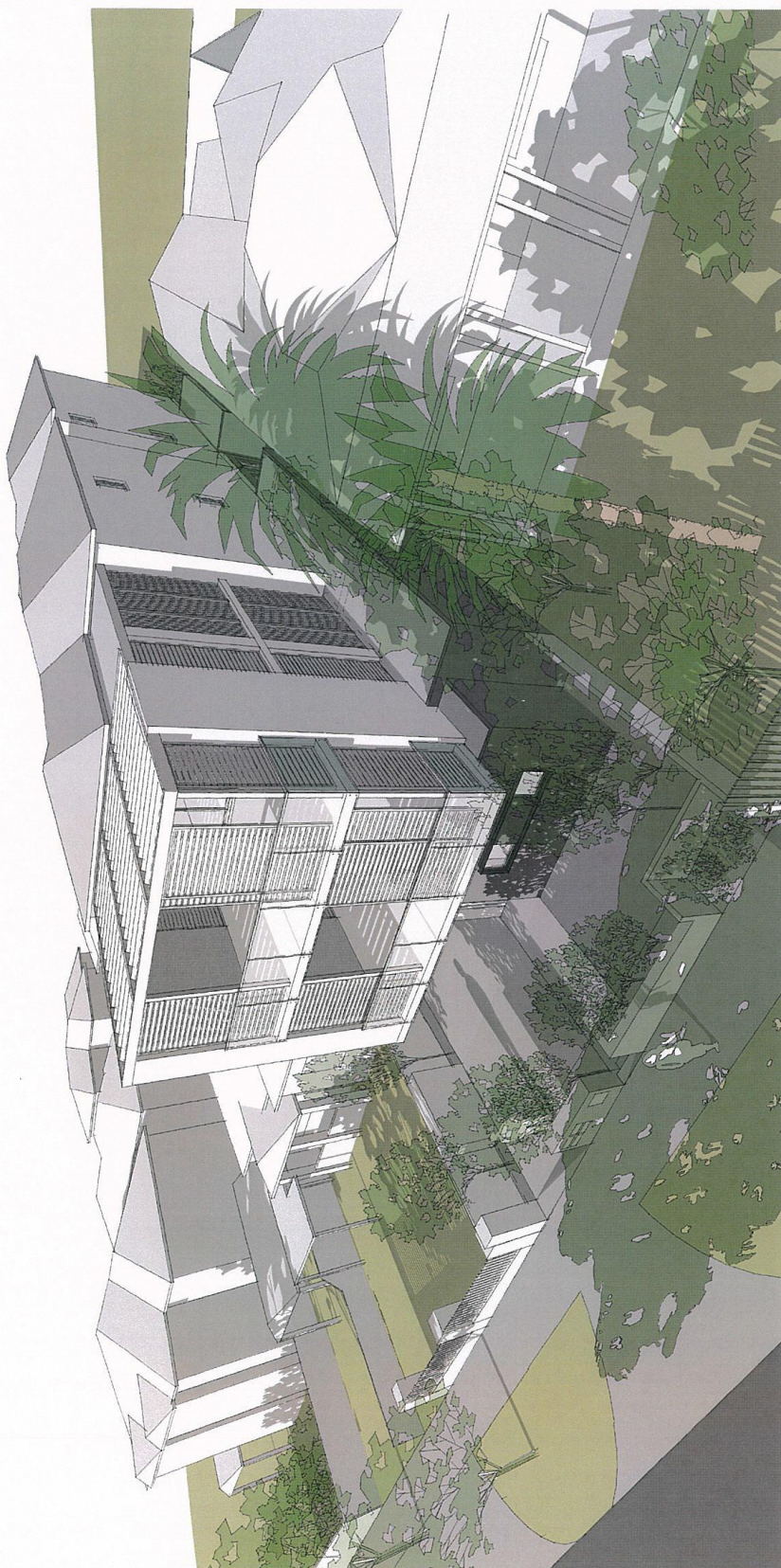
LEGEND
106 N This trip is non accessible

To Perth timetable 111

Appendix 3 Overshadowing Diagram



Appendix 4 Elevations





40 BANKSIA GROVE
2 STOREY RESIDENCE

38 BANKSIA GROVE
1 STOREY RESIDENCE

36 BANKSIA GROVE
3 STOREY PROPOSED RESIDENCE

34 BANKSIA GROVE
1 STOREY RESIDENCE

BANKSIA GROVE

STREETSCAPE ELEVATION - PHOTO MONTAGE

APPROX. SCALE 1:150 @ A3

APPROX. SCALE 1:150 @ A3



36 BANKSIA TERRACE KENSINGTON
DEVELOPMENT APPROVAL
STREETSCAPE - PHOTO MONTAGE

MARCH 2013	NTS @ A1 NTS @ A1	1 A11
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PO BOX 863, VICTORIA PARK WA 6979
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T +61 0430 476 001
w nicks_@hotmail.com

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MEMORANDUM

To:	Siven Naidu Senior Statutory Planning Officer - Development Services
From:	Les Croxford, Manager Engineering Infrastructure
Date:	31 October 2013
File ref:	11.2013.544.1
Subject:	Proposed Four Multiple Dwellings Lot 80 (#36) Banksia Terrace Kensington.

Siven

Access

Access to the 6 metre wide internal driveway beyond the 3 metre wide opening in the front fence is proposed from a 6 metre wide crossing.

Management Practice M353 enables a crossing to extend to 6 metres if the width does not exceed 40% of the property frontage. In this instance if the opening in the fence was greater than 3 metres the maximum crossing width allowable under the Management Practice would only be 4.8 metres. However as the intention of the crossing is to provide the means to cross from the street to the private land, the crossing by definition cannot be greater than the opening in the fence or 3 metres (being the Standard Crossing as set by Policy) whichever is the greatest. There is no justification for the crossing width to be any greater at the boundary line than 3 metres.

Property Line Levels

The property line level is set by the existing footpath and is not to be altered in any way to accommodate the internal driveway or any gate or structure on the property boundary.

Crossover Design:

The proposed crossing dimensions and alignments do not comply with the requirements of the City's Management Practice, M353 Crossing (Crossover) Construction.

Please refer to the link below

<http://www.southperth.wa.gov.au/Services/Crossovers/>

As the internal driveway is higher than the property boundary a grate of nominal width 300mm must be installed on the boundary as part of the drainage requirements, with the hydraulic design being based on a very severe storm event (i.e. typically up to 1:100 year). The submitted plan shows a grated crossing but without dimensions.

Stormwater Drainage

The building plans to be submitted will need to include sufficient detail to satisfy the following:

All stormwater drainage facilities will be designed and installed in accordance with Policy P354 (Stormwater Drainage Requirements for Proposed Buildings) and Management Practice M354.

The development falls within the South Perth Drainage Precinct where the following applies:

- *Stormwater reuse is encouraged;*
- *Soak well discharge is an acceptable option; and*
- *Water Sensitive Urban Design Principles are to be considered.*

The building plans to be submitted will need to include sufficient detail to satisfy the following:

- *all stormwater drainage facilities will be designed and installed in accordance with Policy P354 (Stormwater Drainage Requirements for Proposed Buildings) and Management Practice M354; and*
- *the stormwater drainage designer must consider and incorporate as appropriate the Principles of Water Sensitive Urban Design (WSUD) as outlined below.*

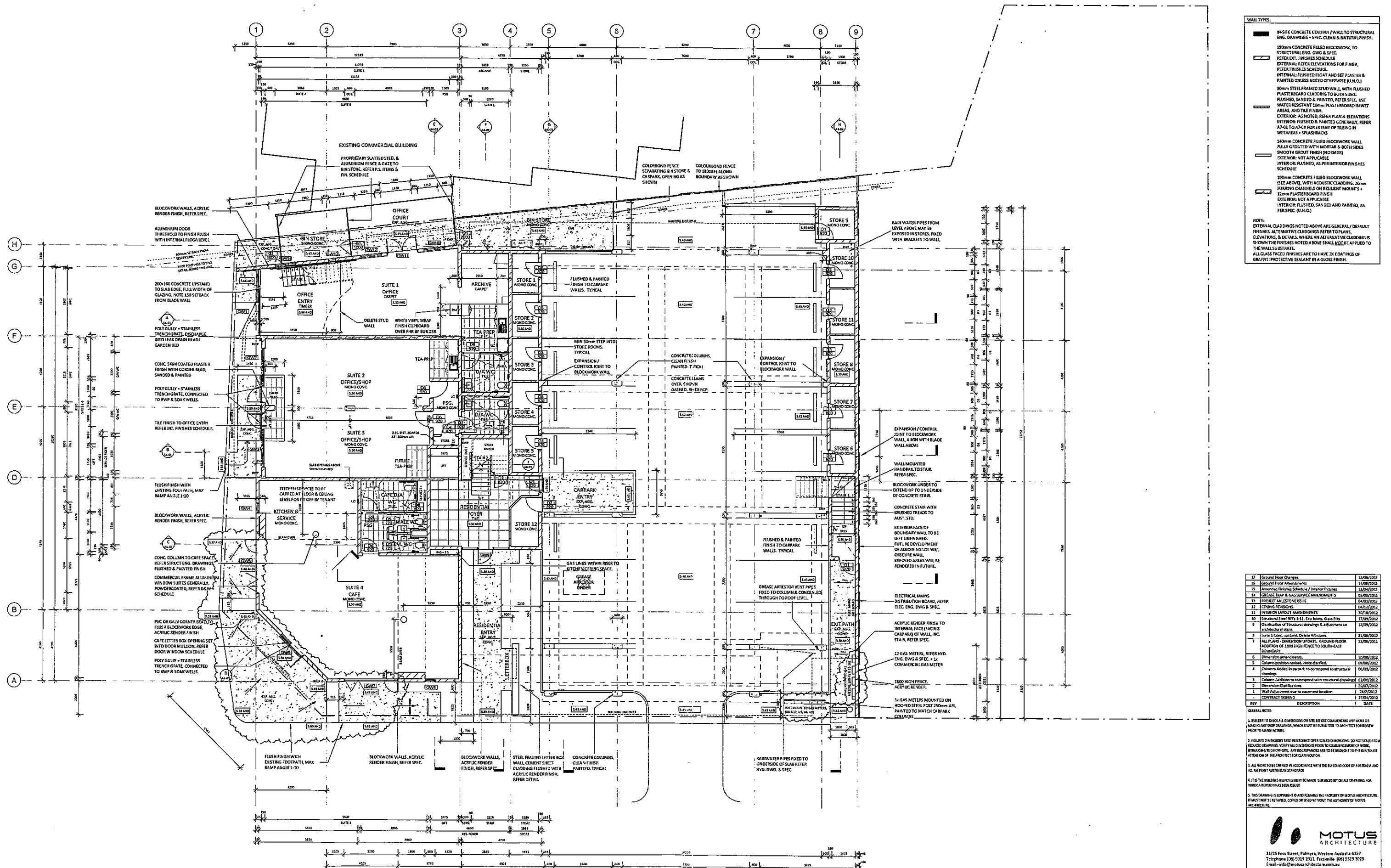
WSUD has, amongst others, the objective to:

- *Ensure Water Sensitive Urban Design best management practices are implemented for all new development proposals and City operations to maximise the use of captured lot (roof) rainfall and grey water to reduce the reliance on external resources;*
- *Ensure stormwater within the urban environment is retained and treated as close to source as possible; and*
- *Reduce nuisance flooding and adverse drainage impacts.*

The Draft "City of South Perth Water Sensitive Urban Development Guidelines" has been developed to meet the desired WSUD outcomes. The guidelines contain amongst other things *specific guidance as to how best incorporate and design WSUD measures into urban development to achieve the targets dependent on the size and type of development.*

The general principle of stormwater collection and disposal is that all water falling on the lot must be contained and disposed on site. In accordance with the Management Practice full details of the soak well volume will need to be submitted. Various scenarios will need to be accessed as it is highly probable that the long duration but less intense storm event will determine the number and size of the soak wells having taken into account the slow rate of infiltration to the underlying soils.

L H CROXFORD
MANAGER ENGINEERING INFRASTRUCTURE



MOTUS ARCHITECTURE

11/75 Foss Street, Palmyra, Western Australia 6157
 Telephone (08) 9319 1911 Facsimile (08) 9319 3028
 Email - info@motusarchitecture.com.au
 www.motusarch.com.au

PROJECT











2 DOWNEY DRIVE, COMO
 MIXED USE DEVELOPMENT
 12 APARTMENTS & 4 COMMERCIAL SUITES

GROUND FLOOR PLAN			
Drawn	NS	Date	12/06/2013
Checked	NS	DWG No.	1010
Scale	As Shown	Sheet	A2-01 17
Status	CONSTRUCTION		

Attachment 10.3.2(a)

No.	Amendment	Dr/Wn	Date
1	DRAFT	pk	15/11/13
2	issued for client comment	pk	20/12/13
3	issued for client comment	pk	06/01/14

LEGEND

-  Existing GPO outlet
-  Existing Data outlet
-  Proposed GPO outlet
-  Proposed Data outlet
-  Existing LC circuit
-  Existing electrical box
-  Fire hose Reel
-  Full height glass (fixed)
-  Existing Light Switches
-  New wall / partition



PO Box 811 Inglewood WA 6932
Mob: 0409 443 728
info@iddesigners.com

Name Dental Surgery fitout

Address
Como

Project
Dental Surgery

Drawing
PL01_CD1 Ground Floor Plan

Scale
1:50 @ A3

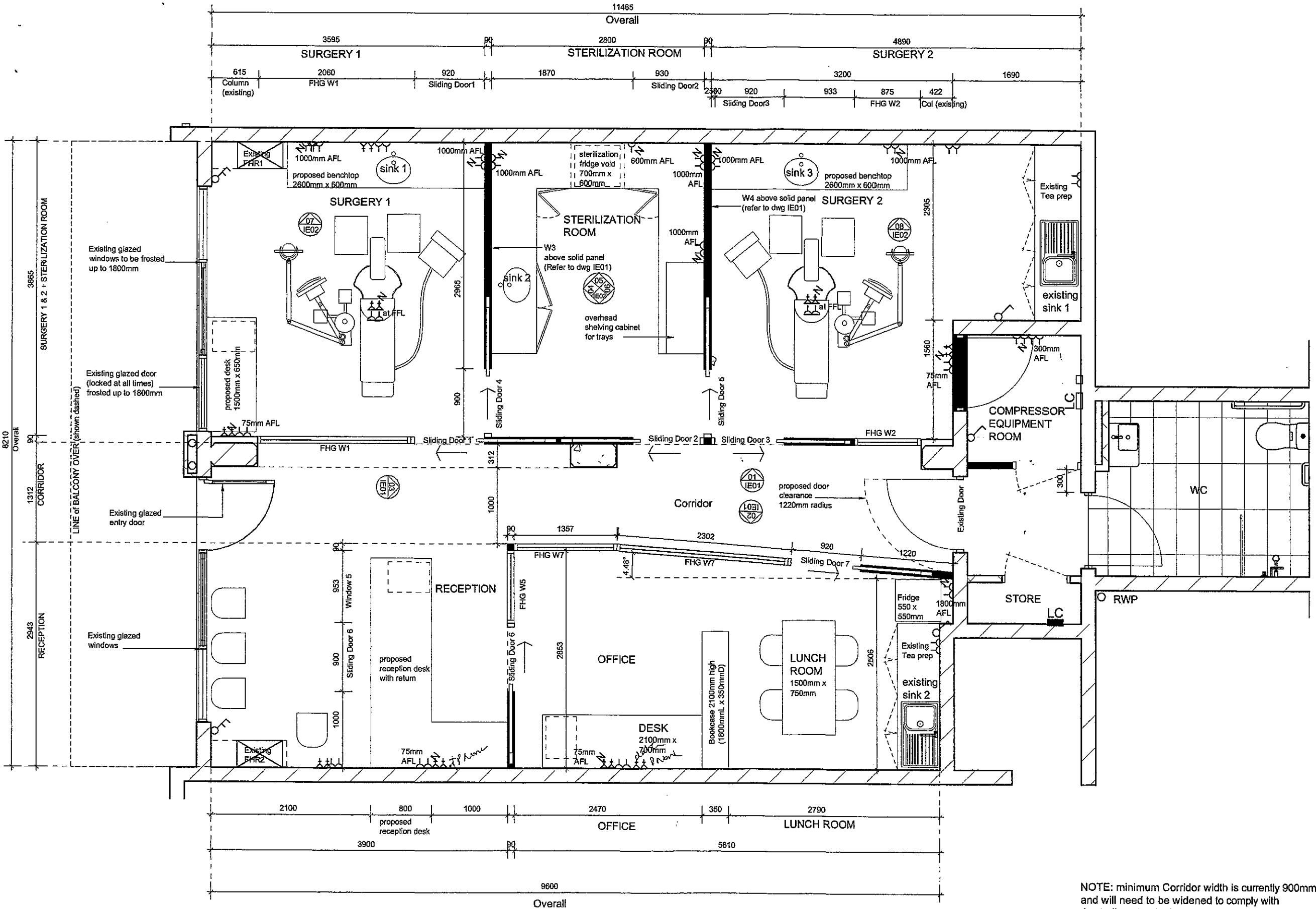
Date
06.01.2014

Rev
3

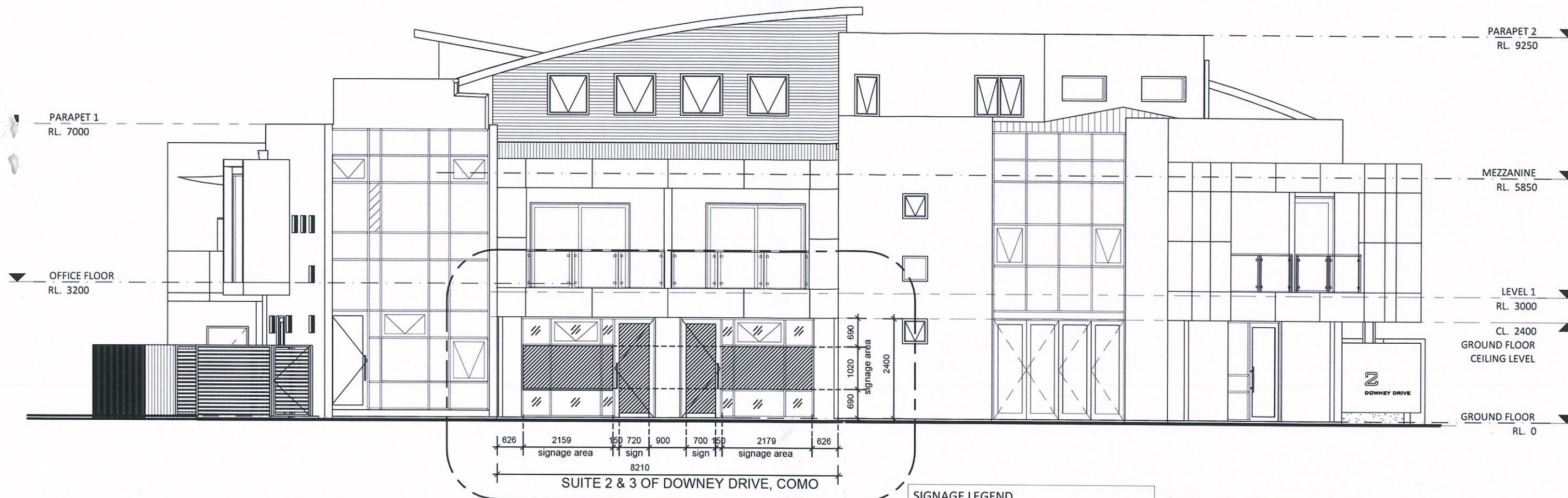
Drawn
PK

Authorized
HF

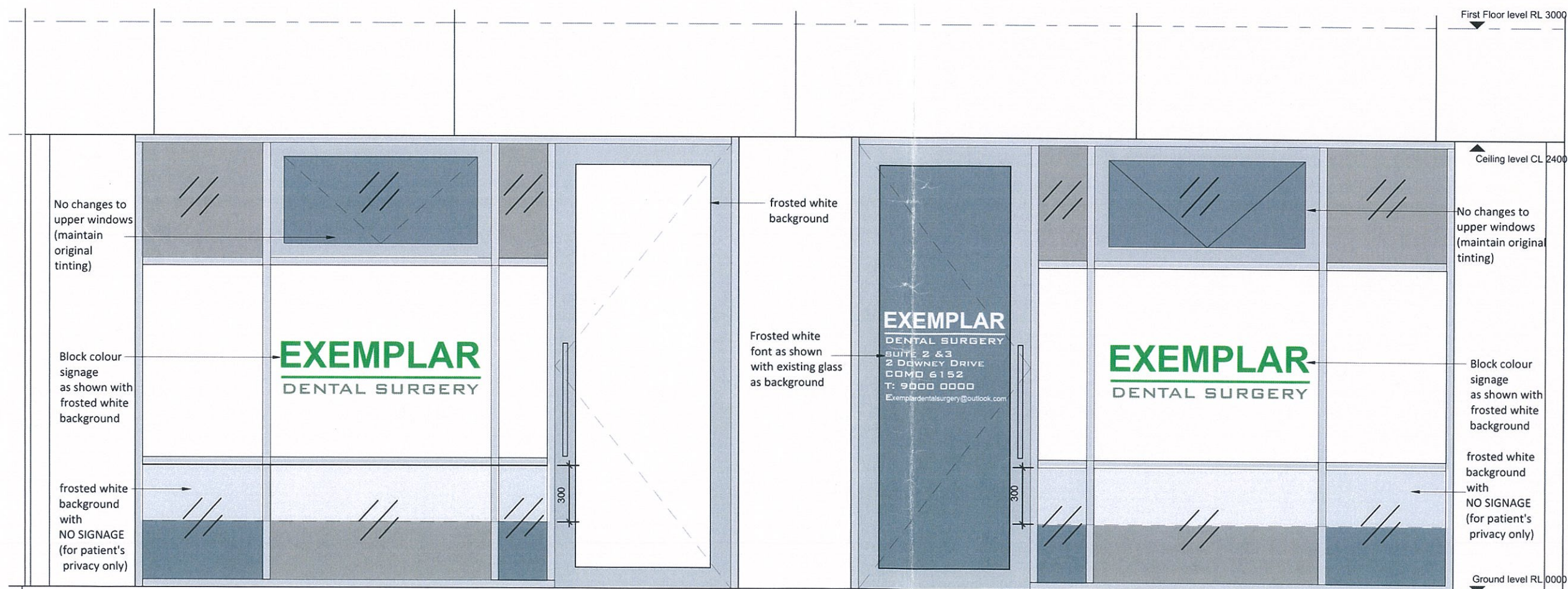
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NOTE: minimum Corridor width is currently 900mm and will need to be widened to comply with Australian standards.
Minimum door clearance required for disabled access. Subject to Building Surveyor's comments



1 WEST ELEVATION Overall (Ley Street)- Signage
1 : 100



1 WEST ELEVATION (Suite 2 & 3)- Signage
1 : 25

PROPERTY PASSION

PO Box 811 Inglewood WA 6932
Mob: 0409 443 728
info@iddesigners.com

Name Jasbir Nagi

Address Suite 2 & 3 of 2 DOWNEY DR, Como

Project Dental Surgery fitout

Drawing EL01 West Elevation

Scale 1:100 @ A3, 1:25 @ A3

Date 14.01.2014 Rev 1

Drawn PK Authorized HF

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Attachment 10.3.2(b)

From: Les Croxford
Sent: Wednesday, 19 March 2014 12:43 PM
To: Mina Thomas
Cc: Stefanie Koens; Paul Edwards
Subject: TRIM: RE: Cash in lieu Payment for 2/2 Downey Drive, Manning

Hello Mina

DA 11.2013.564.1 was a Change of Use Application (on a development commenced about 2012 but not yet completed) that resulted in a shortfall of one parking bay. The determination in that case was that the Applicant would pay \$6000 in lieu of parking. This development 11.2011.258.1 had a previous shortfall in parking bays and the determination that a Cash in lieu of parking would be made as follows:

- Payment of \$20,000 on approval; and
- A further payment of \$24,180 prior to occupation.

The first payment has been received. A tax invoice will need to be raised by Development Services for the second instalment.

The original development at 2 Downey Drive was also subject to a shortfall on site and the developer funded works within the road reserve for additional bays. A further contribution was received that resulted in the freeing up of parking bays in the car park opposite by providing a suitable location for Western Power infrastructure. This Change of Use application will result in a shortfall of one parking bay. The determination for the shortfall of one bay should be the same as for 16 Bradshaw Crescent i.e. the applicant pay \$6,000 as a Cash in lieu payment. The contribution will be used to retain the number of public parking bays within the public car park opposite.

Regards

Les Croxford

Manager Engineering Infrastructure

Ph: 08 9474 0909 **Fax:** 08 9474 2425
Mbl: 0417 937 818 **Email:** lesc@southperth.wa.gov.au

Web: www.southperth.wa.gov.au
Address: Cnr Sandgate St and South Terrace
SOUTH PERTH WA 6151



From: Mina Thomas
Sent: Tuesday, 18 March 2014 2:17 PM
To: Les Croxford; Paul Edwards
Cc: Rajiv Kapur; Vicki Lummer
Subject: Cash in lieu Payment for 2/2 Downey Drive, Manning

Hi Les, Paul

The City has received an application for a Change of Use application from 'Office/Shop' to 'Consulting Room' at the abovementioned address.

Attachment 10.3.2(b)

The application is subject to a cash-in-lieu payment as it has a shortfall of 1 car bay. However, the original approval had a total shortfall of 8 bays, and therefore brings the total shortfall to 9 bays.

Can you please provide advice to a cash-in-lieu payment for this 1 bay shortfall as soon as possible as this matter is going to the next Council Meeting on 15th of April.

Regards

Mina Thomas

Planning Officer | Development Services | City of South Perth
Civic Centre, Cnr Sandgate St and South Terrace, SOUTH PERTH, WA, 6151
Ph: 9474 0777 | Fax: 9474 2425 | Web: <http://www.southperth.wa.gov.au>



Please consider the environment before printing this e-mail

"IMPORTANT INFORMATION

The City of South Perth provides information about properties in the District as a service to the Community. This information is a general overview of options that may apply under the City's Town Planning Scheme. The City is not in a position to make a definitive assessment on the development potential of a property without the submission of a detailed planning application and proposal. You should carefully evaluate this information and determine if this information is adequate for the purposes that you intend to use it for. This may require you to assess the information in more detail, in the context of the specifics of the property, the applicable Local Laws, Planning Schemes and other relevant documents. You should also consider whether to obtain independent professional advice. The City of South Perth disclaims all liability to any person whatsoever, for any loss sustained in relation to anything done in purported reliance of this information."



SHEPPARD BUILDING DESIGN & DRAFTING SERVICES

27 Salisbury Avenue, South Perth, WA 6151.

Ph/Fax (08) 9367 3918.

E Mail: dennshep@bigpond.net.au

29th January 2014

South Perth City Council
Sandgate Street
South Perth WA 6151

Attn City Planner
Dear Sir,

Proposed New Carport for Mr. & Mrs Gruenthal & Family
No. 3 Elizabeth Street South Perth

Please find attached our application form, fees and 3 copies of plans giving details of a proposed carport for the Gruenthal Family at the above address. This proposal was looked at in a preliminary way by your Mr. Peter Ng, who accessed the aerial photos of the site and listened to our requests for the council to view this family's need for a covered carport in front of their existing garage. He did suggest it would be something the council would look at.

The Residential Planning Codes also allow for this type of development. The average front setback (not including porch) is 6.2m. With the children of this family coming of age there are 4 cars that need to be housed on the site, so the need for this carport is great. We have designed the carport to have minimal impact on the site and the streetscape. The existing brick and metal infill fences, including the side fence, will all stay in place.

We would respectfully request that the council allow the setback as proposed, as this will provide a minimum carport length to fit the cars inside. We believe the council should view this proposal favourably as there are many precedents in the surrounding area. Care has been taken to blend the carport with the existing structure such that the proposal will fit seamlessly with the existing building design, down to the replacement feature window in the gable end. We would appreciate your earliest favourable response. Should you have any queries or concerns please do not hesitate to contact me.

We look forward to your approval

Yours Sincerely

Dennis Sheppard

SHEPPARD BUILDING DESIGN & DRAFTING SERVICES

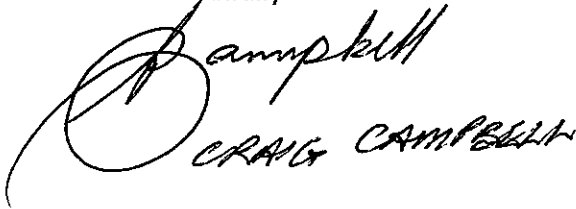
6A Elizabeth Street,
South Perth

South Perth City Council,
Planning Dept.,
Attn. Mr Erik Dybdahl
20-Mar-14

Re Proposed Carport - 3 Elizabeth Str., South Perth

I have seen the plans of the proposed carport in front of the existing garage for Mr. and Mrs Gruenthal at the above address and have no objection ti it being built as drawn on the plans I have sighted.

Yours faithfully



CRAIG CAMPBELL

6 Elizabeth Street,
South Perth

South Perth City Council,
Planning Dept.,
Attn. Mr Erik Dybdahl
20-Mar-14

Re Proposed Carport - 3 Elizabeth Str., South Perth

I have seen the plans of the proposed carport in front of the existing garage for Mr. and Mrs Gruenthal at the above address and have no objection ti it being built as drawn on the plans I have sighted.



Yours faithfully

SUE SMERILLI

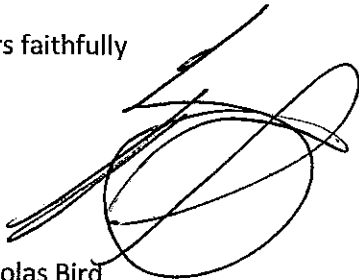
5 Elizabeth Street,
South Perth

South Perth City Council,
Planning Dept.,
Attn. Mr Erik Dybdahl
20-Mar-14

Re Proposed Carport - 3 Elizabeth Str., South Perth

I have seen the plans of the proposed carport in front of the existing garage for Mr. and Mrs Gruenthal at the above address and have no objection ti it being built as drawn on the plans I have sighted.

Yours faithfully

A handwritten signature in black ink, consisting of a large, stylized 'N' and 'B' intertwined, with a horizontal line extending to the left.

Nicholas Bird

4A Elizabeth Street,
South Perth

South Perth City Council,
Planning Dept.,
Attn. Mr Erik Dybdahl
20-Mar-14

Re Proposed Carport - 3 Elizabeth Str., South Perth

I have seen the plans of the proposed carport in front of the existing garage for Mr. and Mrs Gruenthal at the above address and have no objection ti it being built as drawn on the plans I have sighted.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Barrie Douglas', with a large loop at the end.

Barrie Douglas

20/03/14

2A Elizabeth Street,
South Perth

South Perth City Council,
Planning Dept.,
Attn. Mr Erik Dybdahl
20-Mar-14

Re Proposed Carport - 3 Elizabeth Str., South Perth

I have seen the plans of the proposed carport in front of the existing garage for Mr. and Mrs Gruenthal at the above address and have no objection ti it being built as drawn on the plans I have sighted.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'David Braithwaite', with a long horizontal flourish extending to the right.

David Braithwaite

1 Elizabeth Street,
South Perth

South Perth City Council,
Planning Dept.,
Attn. Mr Erik Dybdahl
20-Mar-14

Re Proposed Carport - 3 Elizabeth Str., South Perth

I have seen the plans of the proposed carport in front of the existing garage for Mr. and Mrs Gruenthal at the above address and have no objection ti it being built as drawn on the plans I have sighted.

Yours faithfully


MARK ROYSTON

City of South Perth
Town Planning Scheme No. 6

Amendment No. 45

Rezoning Southcare site, Manning, from 'Public Assembly (R20)' and 'Residential (R20)' to 'Private Institution (R40)', and mandatory site-specific requirements to achieve building height of 14 metres and plot ratio of 1.0



Civic Centre

Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

Monday to Friday:

8.30am to 5.00pm

Enquiries:

Telephone:

9474 0777

Facsimile:

9474 2425

Email:

enquiries@southperth.wa.gov.au

Web:

www.southperth.wa.gov.au

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|--|---|
| 1. Local Authority: | City of South Perth |
| 2. Description of Local Planning Scheme: | Town Planning Scheme No. 6 |
| 3. Type of Scheme: | Local Planning Scheme |
| 4. Serial No. of Amendment: | 45 |
| 5. Proposal: | <ol style="list-style-type: none">1. Inserting new sub-clause 5.4 (13) outlining specific development requirements for the subject site to 'earn' a building height of 14.0 metres and a plot ratio of 1.0;2. Adding 'Additional Uses' to allow a Shop and Office on the subject site;3. Amending Schedule 2 by inserting development requirements associated with the Additional Uses; and4. Rezoning the Southcare site in Bickley Crescent between Pether and Manning Roads, Manning, from 'Public Assembly (R20)' and 'Residential (R20)' to 'Private Institution (R40)';5. Amending the Scheme Maps accordingly. |



RESOLUTION DECIDING TO AMEND
CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6
AMENDMENT NO. 45

RESOLVED that the Council, in pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

- (a) inserting in clause 5.4, provisions allowing the Council to approve a development with a maximum building height of 14 metres and a plot ratio of 1.0 if specified requirements are met in relation to: land use, maximum building height on various parts of the site, optimising solar access and energy efficiency, visual articulation, quality of landscaping, modification of works within the adjoining portion of Bickley Crescent, and provision of public art. Site-specific minimum setbacks of buildings from all boundaries are also prescribed. Compliance with those requirements will ensure that neighbours' amenity and streetscape character are protected;
- (b) in Schedule 2, adding an 'Additional Use' to allow 'Shop' and 'Office' as incidental uses on the site;
- (c) rezoning:
 - (i) Lot 2 on Survey-Strata Plan 2946 (No. 17) Pether Road; and
 - (ii) Lot 1 on Survey-Strata Plan 2946 and Lots 11, 12 and 342 (Nos. 49, 51, 51A and 53) Bickley Crescent, Manning;from 'Residential' with a density coding of R20, to 'Private Institution' with a density coding of R40;
- (d) rezoning Lot 10 Pether Road, Manning, from 'Public Assembly' with a density coding of R20, to 'Private Institution' with a density coding of R40; and
- (e) amending the Scheme Map (Zoning) for Precinct 10 'McDougall Park', accordingly.



AMENDMENT REPORT

Introduction

This report has been prepared by TPG Town Planning and Urban Design (TPG) on behalf of Southcare, in support of an amendment to the City of South Perth Town Planning Scheme No. 6 (TPS6) to rezone its site along both sides of Bickley Crescent, between Pether and Manning Roads in Manning, to facilitate redevelopment to primarily provide for accommodation for the aged in accordance with a draft Concept Development Plan which has been prepared.

Under TPS6, the Southcare site is currently zoned 'Public Assembly' on the eastern side of Bickley Crescent, and 'Residential' on the western side. Both portions of the site also have a residential density coding of R20 and a Building Height Limit of 7.0 metres. To facilitate redevelopment to provide accommodation for aged people and meet Southcare's other future organisational needs, it is proposed that the subject site be rezoned to 'Private Institution'. Incidental uses, such as a small shop and office will be accommodated as 'Additional Uses'. Buildings up to four storeys in height will be allowed in certain strategic locations, where there will be minimal impact on adjoining residential properties, subject to compliance with specified site requirements.

SOUTHCARE

Southcare has been operating as a community support agency since 1982, when it began providing volunteer services the community, with a focus on caring for older people. Southcare's mission is *"to offer caring services to the residents of the local community, assisting them to enhance their quality of life."*

History of Southcare

For some time, a group of concerned citizens from various local churches had been assisting residents of the public housing area in Karawara, providing food parcels, clothing and blankets. The group worked together to gain funding and formed the organisation known as 'Southcare' in 1982, based at the church at the corner of Pether Road and Bickley Crescent.

Volunteer services for frail aged were instigated in 1983 after a local doctor sought assistance for an elderly patient living alone on the upper floor of a block of flats. The loneliness and social isolation of many frail, aged people was recognised and the idea of bringing them together as a group to share morning tea and companionship was discussed. Volunteers were then trained in skills required to work with the frail aged and this was the beginning of Southcare's New Horizons Day Centre Program.

In 1984, a grant was obtained from the Public Health Department to establish a Home Support Service. Volunteers had expressed their concern about the plight of elderly people living alone and finding themselves progressively incapable of coping with daily activities and experiencing acute loneliness, but at the same time not wanting to relinquish their independence and be confined to a nursing home. Southcare then began to offer in-house services such as gardening, transport, minor repairs and visits for such people.

The Mankara low cost food store was another of the first projects undertaken by Southcare. Food was the most requested aid and was given in the form of parcels of donated food, however as this service relied on donations, there was very little choice for recipients. Southcare felt that the development of a Food Centre with a system of food vouchers would allow the people to choose what they needed. By March 1983, a decision had been made to allocate a space at the rear of the church for these activities and Mankara was officially opened on 14 September 1983. The name came from the two suburbs most customers would come from – Manning and Karawara.

In 1984, alongside Mankara, which now made emergency relief more efficient, a financial counselling and budget advisory service was established to help families in acute debt. Run by volunteers, this program operated one morning a week and incorporated a bill-paying service. In 1986 the Department of Community Services agreed to fund a Financial Counsellor and a more with budgeting, informing and supporting members of the community who present with financial problems.

Finally, the on-site 'Op Shop' began as a clothing store in what was then an annex of the ladies cloakroom. It moved to its current position on the eastern side of Bickley Crescent and remains a good source of income for Southcare.

Southcare Services

Southcare's services have grown considerably since its establishment in 1982, and its financial position is such that it can now provide increased services to the community and optimise the development potential of the site to provide accommodation for the elderly. Some of the services which Southcare currently operates include:

- Home and Community Care Program (HACC) – the objectives of the HACC program is to assist people to remain living at home for as long as possible and to enable consumers to have choice and flexibility in the type of care and support that is provided at home.
- Southcare Private – this service is a private service based on demand. It involves services such as personal care and respite for carers, assistance with daily living tasks and gardening.
- Community Visitor's Scheme – a Government-funded initiative set up to address the needs of socially isolated residents of aged care facilities around Australia. It aims to increase the quality of life of the elderly and involves Southcare volunteers visiting and developing friendships with people living in aged care homes.
- Extended Aged Care at Home Dementia (EACHD) – provides high levels of support to aged people with dementia to assist them to remain living in their own homes.
- Financial Counselling and Advocacy.
- Aboriginal Family Support.
- Mankara Low Cost Food Store.
- Opportunity Shop.

Southcare has continued to grow to become an essential part of the services provided to the elderly community of the City of South Perth . Through donations and various funding sources, Southcare now has 80 employees and more than 95 volunteers and assists hundreds of people daily, but wants to do more.

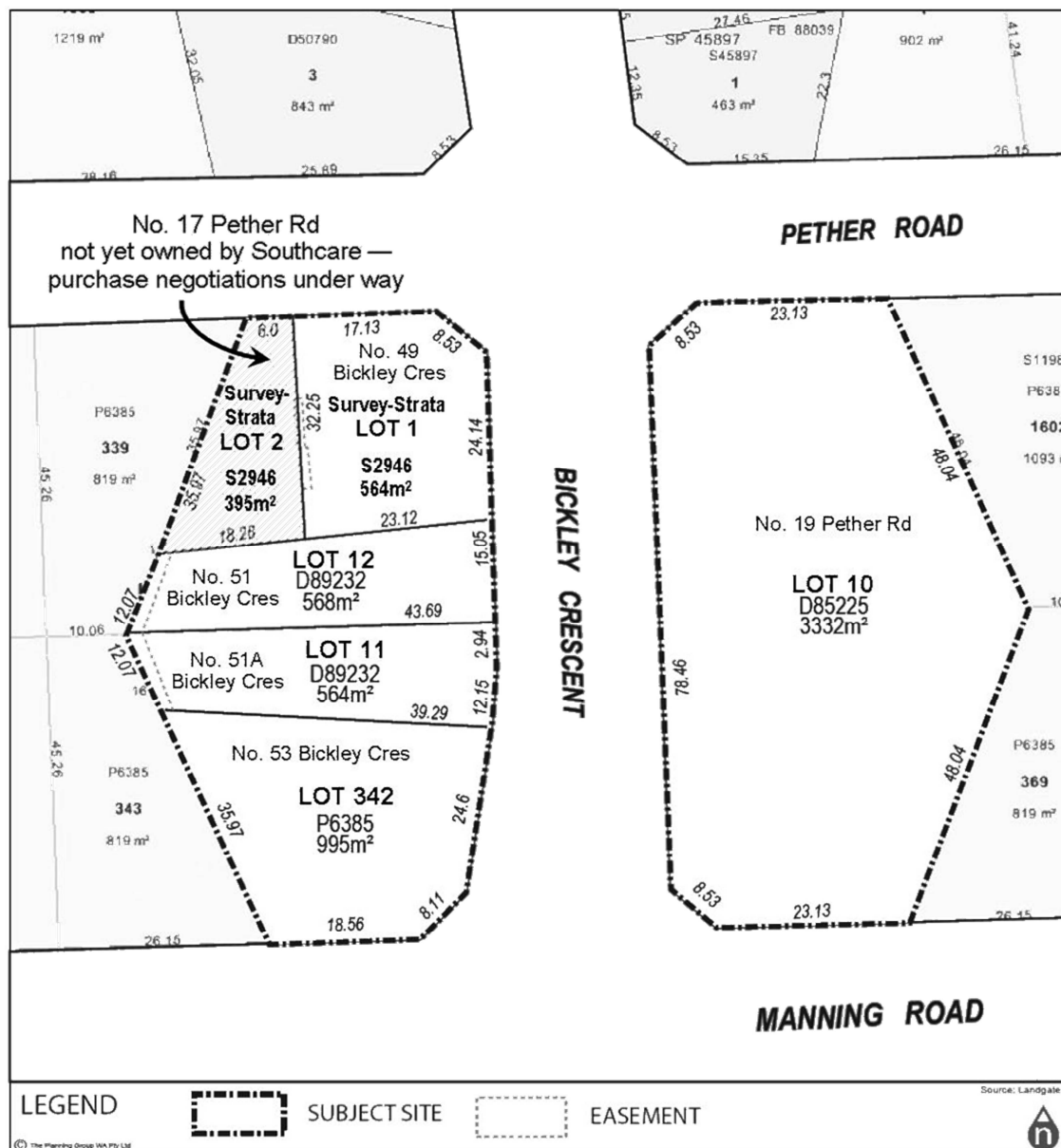
The proposed Scheme Amendment is the first step in the next phase of Southcare's journey, giving it the opportunity to optimise its landholdings in Manning to extend its services and also provide much-needed accommodation for the elderly.

The Site

PROPERTY DESCRIPTION

Southcare currently own five lots located on both sides of Bickley Crescent between Manning Road and Pether Road in Manning. Southcare's operations are currently contained across Lots 10 and 342, but they have recently purchased Lot 1 on Survey-Strata Plan 2946, and Lots 11 and 12 Bickley Crescent, and are in negotiations to purchase Lot 2 on Survey-Strata Plan 2946, with a view to expanding its site and development options.

FIGURE 1 – SITE PLAN



The existing Southcare buildings on the site comprise a two storey administration office and separate equipment storage shed on Lot 342, two multi-purpose buildings located on the southern portion of Lot 10, and a former church facility in the northern portion of Lot 10. Lots 1 and 2 on Survey-Strata Plan 2946, and Lots 11 and 12 each contain a single dwelling, although the buildings on Survey-Strata Lots 1 and 2 are semi-detached. Thirty-two on-street car parking bays are also provided within the Bickley Crescent road reserve.

FIGURE 2 – AERIAL PLAN



The table below summarises the particulars of the Certificates of Title.

Lot	Address	Plan	Vol/Fol	Area	Primary Interest Holder
S-S 1	49 Bickley Crescent	S2946	1405/299	564 sq. metres	Southcare Inc.
S-S 2	17 Pether Road	S2946	1505/300	395 sq. metres	Subject to negotiation
10	19 Pether Road	D85225	1991/266	3,332 sq. metres	Southcare Inc.
11	51A Bickley Crescent	D89232	2044/999	564 sq. metres	Southcare Inc.
12	51 Bickley Crescent	D89232	2044/1000	568 sq. metres	Southcare Inc.
342	53 Bickley Crescent	P6385	2157/411	995 sq. metres	Southcare Inc.
Total Site Area				6,418 sq. m	

REFER TO APPENDIX A – CERTIFICATES OF TITLE

The following easements and interests are listed on the Certificates of Title:

- Easements to the Water Corporation for the purposes of sewerage – traversing the properties at Nos. 19, 51 and 51A (Lots 10, 11 and 12), adjacent the rear lot boundaries; and
- A caveat by the Lotteries Commission (Lotterywest) on No. 53 (Lot 342) as the equitable mortgagee.

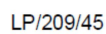
Lot 339 to the west of the Southcare site contains a City of South Perth drainage sump and is a freehold property with no restrictions or caveats. That lot is zoned Residential (R20).

SITE CONTEXT

The site is strategically located adjacent to Manning Road, which is a major activity corridor and public transport route. Manning Road is also being investigated by the City of South Perth for the potential to increase residential densities along this major public transport route as part of its Local Planning Strategy. The Southcare site is situated 1.2 km from the Canning Bridge Train Station and future Canning Bridge Activity Centre area, which will facilitate significant growth of the area in the short to medium term.

The immediate area around the Southcare site is low-density residential in nature, comprising predominantly single storey, detached dwellings.

The site is centrally located, with a range of facilities within a 1.0 km radius that provide aged care support, home support and community services to Southcare (refer to Figure 3 below). These facilities are considered to complement the proposed development concept and use of the site.



BASIC COMMUNITY PROFILE

A desktop study of the Australian Bureau of Statistics Census data (2011) has been undertaken and revealed the following selected information:

- The population of the City of South Perth local government area (LGA) exhibits a higher concentration of people over 55 years of age when compared with the Perth metropolitan area, with an increasingly larger gap in concentrations of those over 65 and 75 years of age. The concentration of people over 55 years of age living within the City of South Perth LGA has increased from 22.3 per cent of the total population in 2001 to 25.5 per cent in 2011 (compared with Perth metropolitan area; 20.4 per cent in 2001 to 23.6 per cent in 2011).
- The number of females over 50 years of age with a need for assistance living within the City of South Perth LGA increased from 377 in 2006 to just under 800 in 2011 (an increase of 110 per cent). In the same period, the number of males over 50 years of age with a need for assistance decreased from 797 in 2006 to 397 in 2011. However, the total change reflects a 43 percent increase in the need for assistance in those over 50 years of age. The areas within the South Perth region which contain the highest numbers of people with a need for assistance in 2011 were Manning, Waterford, St James and Wilson.
- The population of the City of South Perth LGA exhibits a higher concentration of people who rent accommodation from a State Housing authority or church and community groups than metropolitan Perth. The concentration of people living in the City of South Perth LGA who rent accommodation from a church, housing-cooperative or community group increased from 0.35 per cent in 2001 to 0.59 per cent in 2011. During the same period, State Housing rentals in the City of South Perth decreased.

The above figures demonstrate that there is likely to be demand for aged care services in the area, and that this demand (with an increasing ageing population) is likely to increase with time.

The Concept

TPG facilitated a workshop with key stakeholders and representatives of Southcare on 6 May 2013. The purpose of the workshop was to determine:

- Corporate objectives and aspirations
- Key site objectives
- What works on site and what does not
- Who are the relevant stakeholders

The workshop identified that there is a significant lack of purpose-built accommodation for aged people throughout the locality, as well as in the wider Perth metropolitan region, and a significant opportunity exists to provide a much-needed housing option for older people on Southcare's landholdings. The workshop also identified that Southcare's Home and Community Care (HACC) service is likely to see strong growth in the future, and therefore it is desirable for this service to be catered for within the subject site by providing a small increase in office and storage space as the majority of these services are mobile.

Following the feedback received from Southcare during the workshop, and discussions with the City's planners, a 'Concept Development Plan' was prepared to inform and provide principles for the future development of the site.

REFER TO APPENDIX B – CONCEPT DEVELOPMENT PLAN

The Concept Development Plan has been devised around the following principles:

- Streetscapes:
 - Maintain residential appearance and character of development (e.g. eaves, pitched roofs, balconies, verandahs);
 - Maintain two storey maximum streetscape to Pether Road;
 - Allow taller (3-4 storey) development to Manning Road;
 - Focus density and height in Bickley Crescent; and
 - Enhance the streetscape and public domain.
- Access and Connectivity:
 - Enhance pedestrian amenity along Bickley Crescent;
 - Create a public amenity in Bickley Crescent to encourage pedestrian movement; and
 - Rationalise crossovers to Bickley Crescent.
- Amenity:
 - Protect neighbouring properties from overlooking (as required by the R-Codes), overshadowing and building bulk by articulating development, landscaping and providing setbacks greater than required by the R-Codes to any development taller than 2 storeys in Pether Road;

- o Maximise landscaping throughout the sites to increase amenity for residents and visitors; and
- o Retain the existing 7.0 metre building height limit where the site adjoins a sensitive area of the adjoining residential properties.

The Concept Development Plan is based on the aim of maximising the amenity for aged persons' dwellings, as well as providing additional floorspace for various land uses that were identified as being important to the operations of Southcare and the ageing local community. The proposed development is intended to establish a small aged care community where the wider community is also welcome.

Whilst the Concept Development Plan is still in its infancy, the following provides a breakdown of the indicative development composition envisaged for the site:

- Approximately 75 two-bedroom apartments, ranging from 75 sq. metres to 100 sq. metres in area;
- Relocation of the existing 'Op Shop' to the western side of Bickley Crescent and establishment of a new shop/café facility of approximately 50 sq. metres, with a small alfresco area that interacts with Bickley Crescent;
- Integrating a small-scale café within the 'Op-Shop' and food store that provides a meeting point for the local community, with an alfresco area across portion of the street verge;
- Extend the existing HACC office facilities to the eastern side of Bickley Crescent, adjacent to Manning Road. It is envisaged that as Southcare and their HACC services grow, additional space will be required and so the Concept Development Plan allows for approximately 300 sq. metres of additional office space to be developed as demand necessitates;
- The site can accommodate approximately 80 car bays to service the Aged or Dependent Persons' Dwellings and associated Shop and Office facilities. It should be noted that the majority of residents are unlikely to require a car bay as they will not be able to drive and therefore there is scope to reduce the number of car bays in exchange for greater landscaping to improve amenity; and
- Removal of any redundant crossovers in Bickley Crescent that may arise from the development, and replacement with additional on-street parking to allow suitable parking for visitors, whilst maintaining a pedestrian thoroughfare through to Manning Road.

The Southcare proponents advise that it is not yet known how the proposed accommodation would operate, ie. the level of care provided. While high level care is not envisaged, the development could take the form of either a low level care facility, or Aged or Dependent Persons' Dwellings, where there may be a food delivery service, cleaning or regular visits undertaken by Southcare staff, or a combination of different living arrangements.

In order to implement the Concept Development Plan, the zoning of the subject land and certain development provisions contained within TPS6 need to be modified and therefore this Scheme Amendment is proposed.

Planning Framework

METROPOLITAN REGION SCHEME

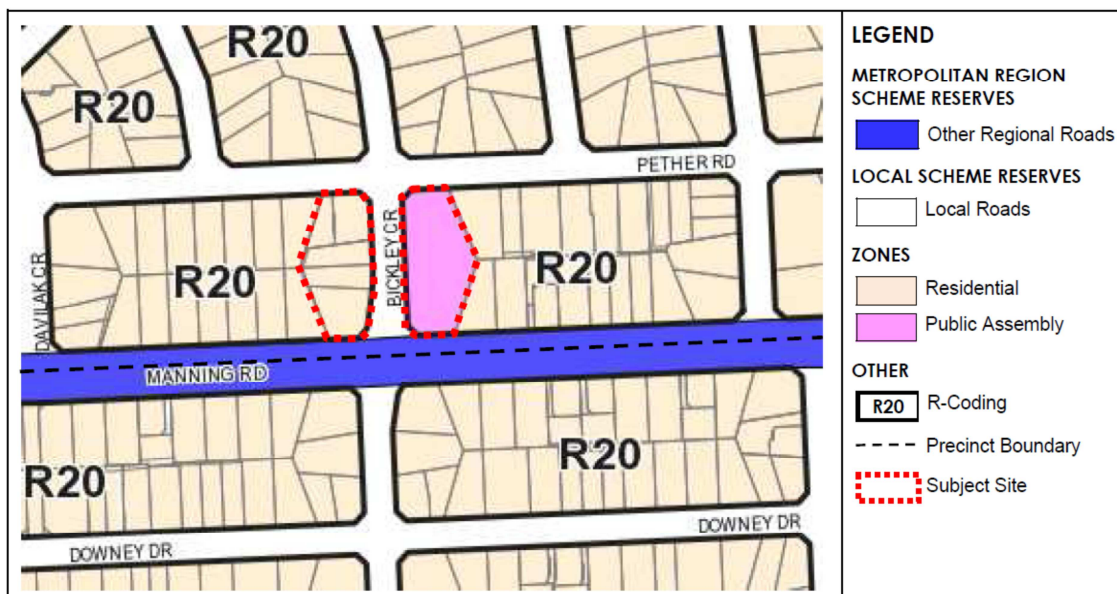
Under the Metropolitan Region Scheme (MRS), the subject site is zoned 'Urban'. Manning Road is designated as an 'Other Regional Road' reserve, but the reserve does not encroach on the subject site. Nevertheless, it is anticipated that direct access onto Manning Road is unlikely to be permitted.

The Urban zone under the MRS is appropriate for the existing and proposed development of the site, and the proposed rezoning to 'Private Institution' under the local Scheme.

CITY OF SOUTH PERTH TOWN PLANNING SCHEME NO. 6

The City of South Perth Town Planning Scheme No. 6 (TPS6) is a land use based statutory Scheme which was gazetted in 2003. As depicted in Figure 4 below, under TPS6, the portion of the subject site on the western side of Bickley Crescent is zoned 'Residential (R20)' and land on the eastern side of Bickley Crescent is zoned 'Public Assembly'. The subject site forms part of the wider Planning Precinct 10 'McDougall Park'.

FIGURE 4 – TPS6 ZONING MAP



The following general objectives of TPS6 listed in clause 1.6 (2) are considered relevant to the proposed Scheme Amendment:

- “(a) Maintain the City's predominantly residential character and amenity;
- (b) Introduce performance-based controls supported by planning policies and Precinct Plans;
- (c) Facilitate a diversity of dwelling styles and densities in appropriate locations on the basis of achieving performance-based objectives which retain the desired streetscape character and, in the older areas of the district, the existing built form character;
- (d) Establish a community identity and 'sense of community' both at a City and precinct level and to encourage more community consultation in the decision-making process;
- (e) Ensure community aspirations and concerns are addressed through Scheme controls;
- (f) Safeguard and enhance the amenity of residential areas and ensure that new development is in harmony with the character and scale of existing residential development;
- (g) Protect residential areas from the encroachment of inappropriate uses; and
- (h) Utilise and build on existing community facilities and services and make more efficient and effective use of new services and facilities.”

The table below, extracted from Table 1 of TPS6, shows permissibility of relevant land uses within the existing 'Residential (R20)' and 'Public Assembly' zones, together with the proposed 'Residential (R40)' and 'Private Institution' zones. The meaning of the symbols is as follows:

- 'P' means a use that is 'Permitted';
- 'D' means a use that is 'Discretionary';
- 'DC' means a use that is 'Discretionary after Consultation'; and
- 'X' means a use 'Not Permitted'.

EXTRACT FROM TPS6 TABLE 1

Land Use Classification	Residential (R20 and R40)	Public Assembly	Private Institution
Single House	P	P	P
Grouped Dwelling	P	D	D
Multiple Dwelling	X	D	D
Residential Building	DC	D	P
Aged or Dependent Persons' Dwelling	D	D	P
Aged or Dependent Persons' Amenities	D	D	P
Café/Restaurant	DC	DC	DC
Consulting Rooms	DC	X	P
High Level Residential Aged Care Facility	DC	X	P
Local Shop	DC	X	P
Office	X	X	X
Religious Activities	DC	DC	DC
Shop	X	X	X

In cases where a use is not otherwise permitted, clause 3.4 of TSP6 also allows site-specific 'Additional Uses', subject to compliance with any requirements listed in Schedule 2. At present, no such 'Additional Use' designation exists on any portion of the subject site. However, in order to accommodate the small-scale shop and offices associated with proposed services, Additional Uses are proposed ('Shop' and 'Office'), with requirements as listed in clause 1 of the proposed Amendment.

Clause 5.4, 'Development Requirements for Certain Sites', allows Council to effectively override many other Scheme provisions, where warranted in special, site-specific circumstances. Clause 5.4 does not apply to the subject site at present, but it is proposed that this clause will be amended to allow for building height, plot ratio and other Scheme requirements to be varied for the subject site, given its mixed and specialised use, subject to compliance with new site-specific requirements that will also be introduced by the Scheme Amendment.

The TPS6 Building Height Limit Map prescribes a height limit of 7 metres (external wall height) for development on the subject site, which translates approximately to two storeys. TPS6 clause 6.1A states that development may not exceed the specified building height limit, and while clause 7.8 'Discretion to Permit Variations from Scheme Provisions' grants Council the ability to approve a development application which does not comply with Scheme requirements with respect to minimum lot area, plot ratio, setbacks, open space, car parking, landscaping and the like, it does not allow the Council to approve variations from the building height limits or the site-specific development requirements for sites referred to in clause 5.4.

Clause 9.8, relating to Amendments to TPS6, states:

- "1. The Council shall keep the Scheme under constant review and where appropriate carry out investigations and study with a view to maintaining the Scheme as an up-to-date and efficient means for pursuing community objectives regarding development and land use.*
- 2. The Council may, from time to time, initiate an amendment to the Scheme in accordance with the Act and the Town Planning Regulations, 1967, made pursuant to the Act and shall give consideration to any application to have the Scheme amended."*

The Council now intends to amend TPS6 in accordance with the above and the provisions of the *Planning and Development Act 2005*.

WESTERN AUSTRALIAN PLANNING COMMISSION'S 'DIRECTIONS 2031 AND BEYOND'

'Directions 2031 and Beyond' and the complementary 'Central Metropolitan Perth Sub-Regional Strategy' provide a regional spatial planning framework; a high level strategic plan that establishes a vision for future growth of the Perth and Peel region. These documents provide a framework to guide the detailed planning and delivery of housing, infrastructure and services necessary to accommodate that growth.

Directions 2031 advocates for a 'connected city' model, which amongst other features is characterised by:

- Promoting a better balance between greenfield and infill development;
- Planning for an adequate supply of housing and land in response to population growth and changing community needs; and
- Facilitating increased housing diversity, adaptability, affordability and choice.

Directions 2031 identifies that a target of 47% of new residential development should be infill development. The subject site is identified in Directions 2031 as being within the 'Central' sub-region where infill residential development and redevelopment should be promoted.

With respect to Residential Aged Care, under Section 7.4.4 of the sub-regional Strategy states:

"While the ageing population is likely to increase demand for aged care services over the next 20 years, supply from the private sector is declining due to rising costs associated with construction, difficulties in securing suitable parcels of land and funding constraints."

Providing centrally located aged care accommodation in a denser urban form is therefore highly consistent with the intent of Directions 2031, and specifically addresses this issue.

THE 'KNOWLEDGE ARC' LIGHT RAIL AND MANNING ROAD ACTIVITY CORRIDOR

A study by Curtin University Sustainability Institute in conjunction with Parsons Brinkerhoff (April 2010) has revealed that Perth's growing knowledge-based economy is clearly clustering in an arc, labeled the 'Knowledge Arc', that focuses on the area from the University of Western Australia, through central Perth, Victoria Park, WA Technology Park, Curtin University, to Canning Bridge.

The study highlights that these areas are all predicted to grow rapidly and that there is a need to create a cross-city rail network which can facilitate this 'knowledge' economy, particularly in terms of integrating adjoining land uses and creating development opportunities (being closely aligned with the intent of State Planning Policy 1.6 'Planning to Support Transit Use and Transport Oriented Development').

'Transforming Perth' (February 2013) is a joint study between the Property Council of Australia, the Greens political party, and the Australian Urban Design Research Centre (AUDRC). This recent study recognises the 'Knowledge Arc', and identifies Manning Road as an activity corridor that can be transformed from a car-dominated road into a vibrant street that provides attractive places to live and work.

The subject site is situated within the Manning Road Activity and Transport Corridor, where development should, for example, be designed to accommodate a variety of uses over time i.e. with flexibility to adapt as market forces change. By developing the subject site to respond to the principles of transit-oriented development which includes additional density and height, Southcare can optimise the site's built form and accessibility to enable building resilience through time and to create an opportunity to add value to the land and attract transit options in the future.

STATE PLANNING POLICY NO. 5.4 – ROAD AND RAIL TRANSPORTATION NOISE

State Planning Policy 5.4 (SPP 5.4) provides a State-level framework for the consideration of impacts associated with road and rail transportation noise. Given the site is adjacent to Manning Road, a district distributor road, stringent design standards and 'quiet house' techniques, for example, will be important in ensuring the amenity and quality of life for workers, visitors and potential residents at Southcare is upheld.

The Policy provides indoor and outdoor noise 'targets' that residential developments are required to achieve within reason (e.g. 'quiet house' design) and which will be given due regard prior to any development application being lodged.

Proposed Scheme Amendment

This Scheme Amendment will insert provisions into the Scheme to facilitate development in accordance with the Concept Development Plan which will allow buildings up to 14 metres in height and with a maximum plot ratio of 1.0, provided that the proposed development demonstrates compliance with all of the stated site requirements which are designed to protect the amenity and character of the area.

To achieve this, it is proposed to amend TPS6 in the following ways:

- (a) inserting in clause 5.4, provisions allowing the Council to approve a development with a maximum building height of 14 metres and a plot ratio of 1.0 if specified requirements are met in relation to: land use, maximum building height on various parts of the site, optimising solar access and energy efficiency, visual articulation, quality of landscaping, modification of works within the adjoining portion of Bickley Crescent, and provision of public art. Site-specific minimum setbacks of buildings from all boundaries are also prescribed. Compliance with those requirements will ensure that neighbours' amenity and streetscape character are protected;
- (b) in Schedule 2, adding an 'Additional Use' to allow 'Shop' and 'Office' as incidental uses on the site; and
- (c) rezoning:
 - (i) Lot 2 on Survey-Strata Plan 2946 (No. 17) Pether Road; and
 - (ii) Lot 1 on Survey-Strata Plan 2946 and Lots 11, 12 and 342 (Nos. 49, 51, 51A and 53) Bickley Crescent, Manning;
from 'Residential' with a density coding of R20, to 'Private Institution' with a density coding of R40;
- (d) rezoning Lot 10 Pether Road from 'Public Assembly' with a density coding of R20, to 'Private Institution' with a density coding of R40;
- (e) amending the Scheme Map (Zoning) for Precinct 10 'McDougall Park', accordingly.

Rationale and Planning Justification

The proposed Scheme Amendment has been prepared to facilitate the development of the site in accordance with the vision established under the Concept Development Plan comprising Appendix B. The Concept Development Plan was prepared following a workshop with Southcare and several meetings with the City, which aimed to identify the 'care' requirements of the community in the future, how Southcare would be best placed to meet these requirements, and what facilities Southcare would need in order to do this.

The Concept Development Plan aims to provide suitable accommodation and maximise the amenity for Aged or Dependent Persons' Dwellings on the site, and also includes various other land uses that are important to the operations of Southcare and the provision of services for residents on the site and the wider community. While ensuring that the amenity of neighbouring properties will be protected, the proposed Scheme Amendment will facilitate the development described in the 'Concept' section of this report.

SPECIFIC AMENDMENT PROVISIONS

Additional building height and plot ratio

The proposed Amendment provides a performance-based approach to enable the achievement of:

- additional building height – an increase from the existing Scheme limit of 7 metres, to 14 metres; and
- a higher plot ratio – an increase from the existing 0.6 for the Private Institution zone, to 1.0.

The additional building height and plot ratio are required to ensure that all of the facilities indicated on the applicant's Concept Development Plan can be provided to the extent necessary to provide the required services.

To qualify for the increased height and plot ratio, the proposed development must comply with eight special requirements which are being introduced by the Scheme Amendment to ensure that the development is of a high standard and that there will be minimal, if any, adverse effect on the amenity of neighbouring properties. The Amendment proposals will ensure a higher quality development in return for the 'bonus' development provisions. If the required high standard of development is not achieved, the current provisions of TPS6 would apply.

Offering development incentives for such dwellings and services is considered to be highly consistent with the WAPC's Directions 2031 document, which highlights the importance of providing such specialised accommodation and services as the City's population ages. The performance-based approach on particular sites is also consistent with the City's own Planning objectives and structure.

The building height is to be gradually increased from the currently permitted 7.0 metre limit along Pether Road by means of a 25-degree plane rising from that height until the proposed maximum of 14 metres is achieved. This occurs approximately 22.5 metres

south of Pether Road. From that point southwards, a building height of 14 metres is permissible, except on the portions of the site:

- within 10 metres of boundaries common to land in the Residential zone, where the current 7.0 metre height limit would still apply; and
- in the south-eastern corner of Lot 10, where, for the first 15 metres of the 10 metre strip with the lower height limit, buildings may be 10.5 metres in height.

These exceptions are designed to ensure that the amenity of the adjoining houses is protected. The height of 10.5 metres in the south-eastern corner of Lot 10 is appropriate due to the busy Manning Road frontage of the site, and the fact that there are no 'sensitive' areas in the adjacent portion of the adjoining residential lot.

Site-specific setbacks

The Amendment introduces site-specific setbacks to all boundaries, as set out below:

Boundary	Proposed setback	Justification for proposal
Pether Road	6.0 metres	In the Private Institution zone, the prescribed street setback is 7.5 metres. This was considered onerous in view of the Residential nature of the proposed development on Pether Road, where the R-Codes prescribe a primary street setback of 4.0 metres for land coded R40. The proposed 6.0 metre minimum setback is a reasonable compromise which also respects existing setbacks in this street..
Bickley Crescent	Nil	This portion of Bickley Crescent is mostly privately used by Southcare. The proposed development is intended to have a 'village-style' character. Therefore, there is no purpose in requiring setbacks from this portion of the street. It is also likely that the proposed shop and café would be located in this portion of the site. The nil setback would suit the intention to have some alfresco seating onto the street.
Manning Road	1.5 metres	In the Private Institution zone, the prescribed street setback is 7.5 metres. However, the proposed development along Manning Road will comprise predominantly non-residential uses and services which would not benefit from such a large setback. The proposed 1.5 metre setback is considered appropriate.
Common boundary with land in the Residential zone	As prescribed by the R-Codes for the R40 coding	In the Private Institution zone, the prescribed setback from boundaries other than streets is 7.5 metres. Due to the residential nature of any uses within close proximity to the adjoining house sites, it is considered that normal R-Code setbacks would be appropriate.

Additional Uses

In addition to the site-specific requirements which are prescribed in TPS6 clause 5.4, Amendment No. 34 also creates 'Additional Uses' of 'Shop' and 'Office'. These uses would be small-scale, with a maximum plot ratio of 0.2 of the total of 1.0 for the whole site. They would enable the continuation of the existing 'Op-Shop' as well as the discounted food shop. These services are an important part of the operations of Southcare. As the uses are not permissible in the 'Private Institution' zone, it is necessary to accommodate them as 'Additional Uses'.

The proposal ensures that the type of shop and office must be ancillary to the predominant of the site, which is Aged or Dependent Persons' Dwellings, and that they must be located along either Bickley Crescent or Manning Road – that is, not with a frontage to Pether Road, which is a low-density residential street. The intention is not to permit shops or offices of a general commercial nature.

Rezoning to 'Private Institution'

The 'Private Institution' zone is the most appropriate zoning to reflect the accommodation and care services which are proposed to be the predominant uses on the site. A density coding of R40 has been applied as a default density, as the prescribed 0.6 maximum plot ratio for this coding is the same as for the 'Private Institution' zone under TPS6.

Rezoning the site from the current 'Residential' and 'Public Assembly' zones better reflects the actual intended use for the site. The land currently zoned Residential will be used predominantly for non-residential services, while the land currently zoned 'Public Assembly' will be used predominantly for housing and other services. The 'Public Assembly' zone was originally applied to the land because of the (former) church, which Southcare does not intend to retain. Consequently, the main purpose of the site will be for institutional uses of various kinds.

CONSISTENT WITH TPS6 SCHEME OBJECTIVES

The proposed Scheme Amendment is consistent with the general Scheme objectives as highlighted in the 'Planning Framework' section of this report, and explained further as follows:

- Maintain the City's predominantly residential character and amenity –
The proposed use will still be predominantly 'residential' in nature, providing dwellings and/or accommodation for aged and dependent persons. An excellent level of landscaping will ensure that the residential amenity of the area will be maintained, albeit in a denser urban form and with a greater mix of other uses. The provisions to be inserted into clause 5.4 will ensure that a high level of residential amenity and character is maintained to the dwellings which surround the site (further discussed below), despite the densification of development.
- Introduce performance-based controls supported by planning policies and Precinct Plans –
The performance based controls have been inserted directly into the Scheme to provide a greater level of surety that they will be provided.
- Facilitate a diversity of dwelling styles and densities in appropriate locations on the basis of achieving performance-based objectives which retain the desired streetscape character and, in the older areas of the district, the existing built form character –
The proposal directly achieves this objective, providing dwelling (and living) diversity and options for aged and dependent people in the City of South Perth. The controls will ensure that the desired streetscape character is maintained, with the height stepped down to Pether Road, the additional height located internally (on either side of Bickley Crescent) and to Manning Road, and a high level of landscaping provided throughout.
- Establish a community identity and 'sense of community' both at a City and precinct level and to encourage more community consultation in the decision-making process –
The City's community will be consulted as part of the Scheme Amendment process. It is also Southcare's intention to liaise directly with the local residents as part of this process and prior to any development application being sought

(assuming the Amendment is approved) to gain their input into the plans and seek their support of the application.

- Ensure community aspirations and concerns are addressed through Scheme control –
Through the use of the built form controls it is believed that this objective is addressed. The provision of aged and dependent persons' accommodation is believed to reflect the community's aspirations, allowing the older members of the City's community to remain close to their existing networks.
- Safeguard and enhance the amenity of residential areas and ensure that new development is in harmony with the character and scale of existing residential development –
It is believed that this objective is achieved by the proposed Amendment as identified in point three above.
- Protect residential areas from the encroachment of inappropriate uses –
Situating Aged or Dependent Persons' Dwellings in this location is highly appropriate, as it is also a 'residential' use.
- Utilise and build on existing community facilities and services and make more efficient and effective use of new services and facilities –
This proposed Scheme Amendment will facilitate development that seeks to build on the already established use of the site as Southcare's offices. The expansion of the site to accommodate aged people themselves is considered commensurate with the existing use and will enable Southcare to expand its services and make more efficient use of the site it already has.

CONSISTENCY WITH SURROUNDING LAND USES

Southcare values and respects its community and its neighbours. The proposed Scheme Amendment will facilitate residential development for aged people in a residential area where there are established support networks, and the Concept Development Plan has been designed to protect the amenity available to the surrounding residents and integrate the future development within the urban fabric. To this end, the following have been incorporated into the design:

- Reduced street setbacks to Bickley Crescent and Manning Road to focus development on the streetscape and away from the adjoining residential properties;
- Retention of a two storey maximum streetscape to Pether Road in recognition of its low-density residential character;
- Protection of neighbouring properties from overlooking (as per the R-Codes), overshadowing and building bulk and scale by articulating development, provision of high quality landscaping and providing setbacks greater than required by the R-Codes to any development taller than 2 storeys;
- Maximising landscaping, which is to be provided at a standard considered by the Council to be 'outstanding' throughout the site, to increase amenity for residents and visitors; and
- Maintenance of a residential appearance and character of development (e.g. eaves, pitched roofs, balconies, verandahs), which will be complementary to the residential character of the surrounding areas.

Summary and Conclusion

This report has been prepared in support of an amendment to the City of South Perth Town Planning Scheme No. 6 to rezone the subject site to 'Private Institution' with a density coding of R40, and to amend other necessary provisions to facilitate the redevelopment of the site in line with the vision established in the Concept Development Plan.

There is strong demand for the continuation, expansion and diversification of Southcare's services within the Manning locality and wider metropolitan area. Given the need to provide additional aged persons' housing, the subject site represents a significant opportunity for the Southcare community by allowing Southcare to begin to fill an increasing gap in housing and service provision. The subject site is also within close proximity to the Manning Community Hub, and other service providers, which provides a range of facilities and services for future residents of the subject site.

Based on all of the preceding comments, the support of the Western Australian Planning Commission and the Minister for Planning is requested.

Report prepared by:

TPG Town Planning and Urban Design and Heritage;
and City of South Perth

April 2014



AMENDING DOCUMENTS

Endorsed by Council for community advertising
Council Meeting : 15 April 2014

PLANNING AND DEVELOPMENT ACT 2005**RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME****CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6
AMENDMENT NO. 45**

RESOLVED that the Council, pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

(a) inserting a new clause 5.4 (13) as follows:

- “(13) (a) In this sub-clause, ‘Site M’ means Lots 11, 12 and 342 (Nos. 51, 51A and 53) Bickley Crescent, Lot 10 (No. 19) Pether Road and Survey-Strata Lots 1 (No. 49 Bickley Crescent) and 2 (No. 17 Pether Road) of Lot 340 on Survey-Strata Plan 2946, Manning.
- (b) Notwithstanding anything contained in this Scheme or in the Codes, the Council, in respect of Site M, may grant planning approval permitting a development with a maximum building height of 14 metres and a plot ratio no greater than 1.0, if it is satisfied that all of the following requirements are met:
- (i) The site is developed primarily for the purpose of providing Aged or Dependant Persons’ Dwellings, Aged or Dependent Persons’ Amenities and other related services.
 - (ii) Subject to sub-paragraph (iii), the height of the building is contained beneath a 25 degree angled plane extending southwards into Site M from a height of 7 metres measured at a distance of 7.5 metres from the Pether Road boundary of Site M, to the maximum height of 14 metres.
 - (iii) Notwithstanding sub-paragraph (ii):
 - (A) buildings situated within 10 metres of any land in the Residential zone shall not exceed 7 metres in height; and
 - (B) on the portion of Lot 10 situated within 10 metres of the eastern lot boundary and within 15 metres of the Manning Road boundary, building height shall not exceed 10.5 metres.
 - (iv) The proposed development exceeds the requirements of the Building Codes of Australia with respect to optimising solar access to the proposed development and adjoining sites; maximising energy efficiency; use of passive cooling techniques and cross ventilation opportunities; and conserving water.
 - (v) Visual articulation to the elevation of any building facing Pether Road, Bickley Crescent or Manning Road is provided by way of balconies or other design elements, in order to enhance the appearance of the building and reduce the impact of building bulk when viewed from the street.
 - (vi) Landscaping is of a standard considered by the Council to be outstanding and is to enhance the local natural environment and the amenity of the area.
 - (vii) In conjunction with the development of Site M, works within the road reserve in the portion of Bickley Crescent situated between Pether Road and Manning Road, will be modified at the expense of the owner of Site M in accordance with any Streetscape Improvements Plan approved by the Council. Such works may include addition to, or modification or removal of, any existing street improvements to the extent necessary to facilitate provision of the following:

- (A) the optimum number of formal on-street parking bays;
- (B) landscaped islands, including shade trees;
- (C) any other landscaping within the road reserve; and
- (D) any alfresco area.
- (viii) Public Art which is considered by Council to contribute to the visual quality of the streetscape is incorporated into the design.
- (c) Any building on Site M is to be set back the following minimum distances from boundaries:
 - (i) Pether Road: 6.0 metres;
 - (ii) Land in the Residential zone: As prescribed by the R-Codes for the R40 coding;
 - (iii) Bickley Crescent: Nil; and
 - (iv) Manning Road: 1.5 metres.
- (d) For the purpose of assessing development applications in accordance with the above provisions for any part of Site M, plot ratio is to be calculated across the entire Site M.”;
- (b) adding ‘Additional Uses’ of ‘Shop’ and ‘Office’ on Site M as incidental uses;
- (c) amending Schedule 2 by inserting the following immediately after Item No. 8:

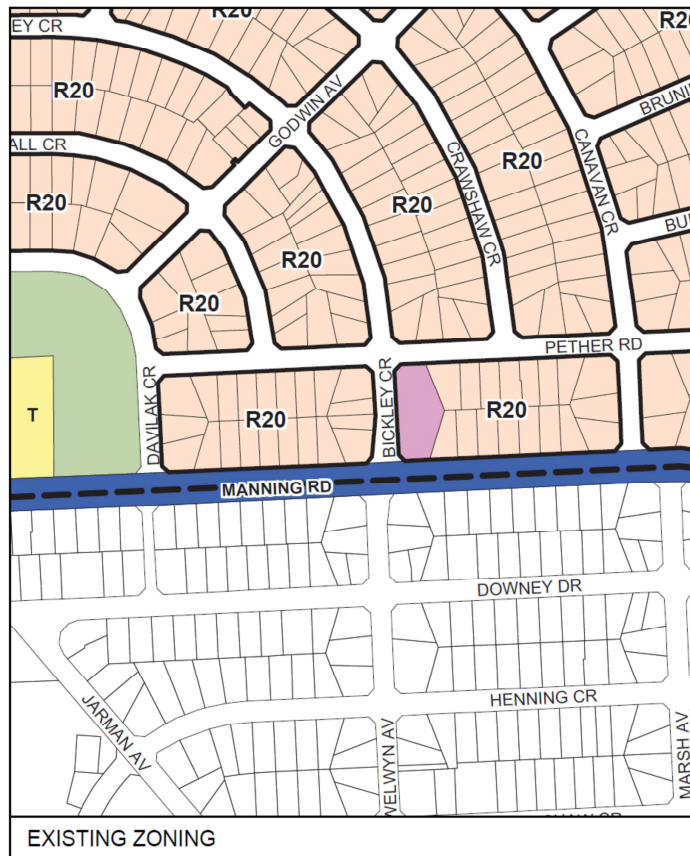
Item No.	Particulars of land					Permitted Additional Use	Development Requirements	
	Street Name	Street No.	Lot No.	Location No.	Precinct		Maximum Plot Ratio	Requirements other than Plot Ratio
9.	Bickley Crescent	49, 51, 51A and 53	Lot 1 on Survey-Strata Plan 2946 and Lots 12, 11 and 342	Canning 37	Precinct 10: McDougall Park	Shop; Office	0.2 (for both uses combined)	1. Additional Uses are to be incidental to the predominant use of the land for Aged or Dependent Persons’ Dwellings.
	Pether Road	17 and 19	Lot 2 on Survey-Strata Plan 2946 and Lot 10					2. Additional Uses are to be oriented towards either Bickley Crescent or Manning Road.

- (d) rezoning Survey-Strata Lot 2 (No. 17) Pether Road, and Survey-Strata Lot 1 and Lots 11, 12 and 342 (Nos. 49, 51, 51A and 53) Bickley Crescent, Manning, from ‘Residential’ with a density coding of R20, to ‘Private Institution’ with a density coding of R40;
- (e) rezoning Lot 10 (No. 19) Pether Road from ‘Public Assembly’ with a density coding of R20, to ‘Private Institution’ with a density coding of R40; and
- (f) amending the Scheme Map (Zoning) for Precinct 10 ‘McDougall Park’, accordingly.

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6
AMENDMENT NO. 45



LEGEND

Metropolitan Region Scheme Reserves



Other Regional Roads

Local Scheme Reserves



Parks and Recreation



Public Purposes

Denoted as follows:

T Telstra

Zones



Residential



Public Assembly



Private Institution



R40 R-Code density boundary





APPENDIX A

CERTIFICATES OF TITLE

*Not attached to this report but
available on request to the City*



APPENDIX B

CONCEPT DEVELOPMENT PLAN

Development Principles

Streetscapes

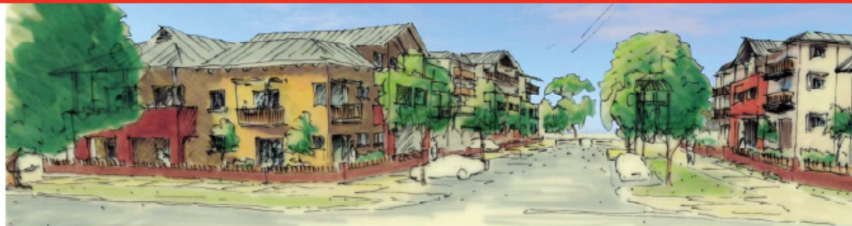
- Maintain residential appearance and character of development (e.g. eaves, pitched roofs, balconies, verandahs).
- Maintain two storey maximum streetscape to Pether Road.
- Allow taller development to Manning Road.
- Focus density and height in Bickley Crescent.
- Embrace street trees.

Access & Connectivity

- Enhance pedestrian amenity along Bickley Crescent.
- Create a public amenity in Bickley Crescent to encourage pedestrian movement.
- Rationalise crossovers to Bickley Crescent.
- No vehicular access onto Manning Road.

Amenity

- Protect neighbouring properties from overlooking (as per the R-Codes), overshadowing and building bulk and scale by articulating development, landscaping and providing greater setbacks to the private open space areas of adjoining dwellings.
- Maximise landscaping throughout the sites to increase amenity for residents and visitors.
- Compliance with the Deemed-to-Comply requirements of the R-Codes will be required abutting sensitive areas of adjoining properties.



Artist's impression of potential street view looking south along Bickley Crescent.



Existing Site Aerial.



Development Plan.



Precedent Imagery.

Concept Development Plan

Southcare Facilities Strategic Planning



Project Manager: DR Date: 26 March 2014
 Drawn: CP Scale: 1:1,000 @ A3
 Checked: CH Drawing No: 712-316A-CP07A



Level 1, 100 St George's Terrace
 Perth Western Australia 6000
 Telephone: +61 8 9220 9000
 Fax: +61 8 9220 9001
 Email: info@tpg.com.au
 The Planning Group 100 St George's Terrace
 Perth WA 6000

Adoption

ADOPTED by resolution of the Council of the City of South Perth at the Ordinary Council Meeting held on 15 April 2014.

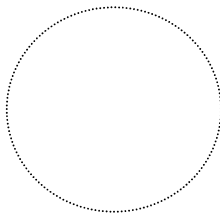
SUE DOHERTY
MAYOR

A C FREWING
CHIEF EXECUTIVE OFFICER

Final Approval

ADOPTED by resolution of the Council of the City of South Perth at the Ordinary Meeting of the Council held on 2014 and the Seal of the City was hereunto affixed by the authority of a resolution of the Council in the presence of:

CITY OF SOUTH PERTH
SEAL



SUE DOHERTY
MAYOR

A C FREWING
CHIEF EXECUTIVE OFFICER

Recommended / Submitted for Final Approval

Delegated under S.16 of the PD Act 2005

Dated _____

FINAL APPROVAL GRANTED

JOHN DAY
MINISTER FOR PLANNING

Dated _____

MEMORANDUM OF UNDERSTANDING: TOWN OF VICTORIA PARK, CITY OF SOUTH PERTH AND CITY OF CANNING

1. Parties to the Memorandum of Understanding

- The Town of Victoria Park;
- The City of South Perth; and

2. Intent

The Parties recognise the importance of an effective and meaningful working relationship for the benefit of the region's economy and the wellbeing of the community.

The Parties place a high value on mutual cooperation and consultation on issues of common interest and which may affect one or other of the Parties.

3. Principles

The guiding principles adopted by the Local Implementation Committee (the Committee) are:

- Principle A:** Embrace opportunity and strive for best practice.
Principle B: Attract and retain quality staff and develop career opportunities.
Principle C: Engage community and work together.
Principle D: Increase local government capacity and improve community outcomes.
Principle E: Reduce local government bureaucracy and streamline systems.
Principle F: Deliver open and transparent communication.

4. Local Implementation Committee

The Parties have agreed to convene and maintain the Committee, consisting of:

- The Mayor, CEO and Two (2) Councillors from the Town of Victoria Park;
- The Mayor, CEO and Two (2) Councillors from the City of South Perth; and
- Representation from the City of Canning is encouraged.

Secretariat and administrative support for the Committee will be shared and rotated between the City of South Perth and the Town of Victoria Park. The Committee will aim to meet at least monthly, will be chaired on a rotational basis and will function on a consensus model.

5. Terms of Reference

The Terms of Reference (ToR) for the Committee will be:

- ToR A:** **Endorse a comprehensive change management strategy**
Consider and endorse a change management strategy that addresses the major organisational and strategic risks.
- ToR B:** **Establish accountability**
Ensure that the right people are given the authority to undertake the actions required to implement reform.
- ToR C:** **Allocate resources**
Ensure management has access to the resources required to implement the reform process.
- ToR D:** **Define and monitor strategic deliverables**
Ensure a system is developed to effectively monitor the progress of the implementation.

In seeking to achieve these ToR, the Committee endorses the Local Government Reform Toolkit as an effective implementation instrument for application by the Executives of each Party.

6. Review

The Parties agree that continual review, monitoring and reporting to the Committee against the Reform Toolkit framework is essential to maintaining its effectiveness. Each party agrees to refer to the respective Council in a timely manner, matters that require a Council decision.

The Parties acknowledge that this Memorandum of Understanding will require regular review, given the dynamic and uncertain environment under which the Committee is operating. As a minimum, this Memorandum of Understanding shall be reviewed by the Committee every six (6) months.

7. Term

The Parties acknowledge that:

- This Memorandum of Understanding will provide a framework for transition through to the formal amalgamation and, that unless confirmed otherwise in writing, the term of this Memorandum of Understanding will conclude at the creation of the new merged Local Government, on 1 July 2015.
- The Committee's operation is required through to creation of the new merged Local Government, on 1 July 2015. The form and term of any transition Committee beyond this date should, at the least, be considered by this Committee prior to the formal transition date.

8. Variations and New Initiatives to the Memorandum

The Parties acknowledge that for the Memorandum of Understanding to remain as a living, working document it must have the capacity to be reviewed, updated and amended. This can be achieved at any time, if the requirement arises, by the mutual agreement and consent of all Parties.

9. Not a Legal Document or Contract

This Memorandum of Understanding cannot be implied as, or applied as a legal document or formal instrument of contract. All Parties acknowledge and agree that no legal recourse can be sought from the application or otherwise of this document. The intent is to provide a transparent and mutually agreed framework to assist with the ongoing relationship and communication between all Parties.

10. Commitments to the Memorandum

The Parties support a voluntary reform process.

The Parties acknowledge that the essential and conditional elements to a successful voluntary amalgamation are the application of the following key principles and outcomes:

a) Amalgamation

The amalgamation of the entire districts of the City of South Perth and the Town of Victoria Park and the transfer of that part of land generally north-west of Leach Highway, from the City of Canning, to form a new local government.

b) New Local Government

The Committee is to consider a name for the new local government and make a recommendation to the Parties so that the name can be recommended to the Local Government Advisory Board by no later than 31 May 2014 together with names and boundaries of the proposed new Wards.

c) Elected Representation

Elected member representation is based on the following:

- the Ward structure be considered and preferably not based on the existing Local Government boundaries;
- creation of up to five (5) Wards within the new Local Government comprising two (2) Councillors per Ward;
- ward boundaries be retained for four (4) years (one single term) from the creation of the new entity, following which a further review be conducted; and
- the election of a popularly elected Mayor.

d) Budgets

The Committee is to review, and commend to the Parties' Councils, reform budget requirements for:

- the 2014-2015 financial year; and
- the 2015-2016 financial year.

e) Maintaining Local Facilities and Work Force

Unless endorsed by the Committee and approved by the Parties by 30 June 2015, the Parties commit to review the following during the first year of the new local government:

- i. location and structure of governance and administration functions;
 - ii. location and structure of all other services provided;
 - iii. the future use of existing offices;
 - iv. the future use of existing depots, community and recreation facilities and other buildings that are used to provide support and community services; and
 - v. the future use and allocation of mobile plant and equipment, light fleet vehicles, and other assets and equipment (provided contractual arrangements are maintained).
- f) Community and recreation facilities**
- i. Up until 30 June 2015, all proposed major operational changes to community and recreation facilities (such as senior citizens centres, sports clubs, recreation centres, aquatic centres and community halls) shall be conveyed to the other Parties.
- g) Protecting Local Assets and Funding**
- i. All assets will be managed and maintained in accordance with best practice principles.
 - ii. All assets and infrastructure will be budgeted in accordance with the WAAMI principles, through a ten (10) year budget process and contained in the Long Term Financial Plan.
 - iii. All existing specific cash reserves and restricted funds will be maintained into the future for their current specified purpose and within the originally prescribed geographic boundaries.
 - iv. Each party commits to identifying and resolving issues associated with levying future rates, refuse and service charges no later than 31 December 2014.
- h) Integrated Planning and Reporting Framework**
- i. The existing Strategic Community Plans, Corporate Business Plans, Asset Management Plans, Workforce Plans and Long Term Financial Plans be reviewed and updated consistent with the objectives of the Reform Toolkit.
- i) Future Major and Capital Works Proposals**
- i. Each Party commits to declaring details of all major and new capital works proposals being planned to commence prior to 30 September 2015, together with details of funding.
 - ii. Any proposal to raise loans (and their purpose) by the parties prior to 30 June 2015 should be conveyed to the other Parties at the time the loan is proposed to be raised.
- j) Policy implications**
- i. The Parties commit to put in place a set of structural reform policies that are necessary to reflect principles agreed in the Memorandum of Understanding.
- k) Transitional Arrangements**
- The Parties Agree that:
- i. The dismissal of Councillors and use of Commissioners through the transition period is not supported.
 - ii. If the application of Commissioners is mandated, then those Commissioners should consist of representation from the current City of South Perth Council, the Town of Victoria Park Council and the City of Canning Council.
 - iii. The current staffing and Executive Management structure be reviewed to ensure the interests of the Parties is best represented through the transition period.
- l) New Merged Council**
- i. The newly merged local government is to take effect as of 1 July 2015, unless Governor's Orders instruct otherwise.
- m) Governors Orders**
- i. The agreement of the Government to enshrine the commitments detailed within this Memorandum of Understanding is sought as part of the Governors Orders, or other relevant legislation, as required to formalise the new local government.
 - ii. The Parties work to ensure that all Governors' Orders seen as desirable are identified and conveyed to the Local Government Advisory Board in a timely manner.

n) Future Opportunity - Governance

- i. The Parties give notice of their support for longer term investigations for future opportunities relating to:
 - a. changes to, or withdrawal from, any existing Regional Council arrangement and the establishment and membership of a new Regional Council; and
 - b. the Minister for Local Government facilitating a 'whole of Government review' through Cabinet, to investigate and identify the processes and changes required to facilitate an improved 'Best Practice' approach to inter-Government relationships.

o) Contracts

In the event that procurement in the form of assets or services is required prior to 30 June 2015 for the benefit of the new entity, it is agreed that:

- i. 'joint quotes' or 'joint tenders' will be called on behalf of the new entity;
- ii. the Parties must agree, prior to entering into any procurement arrangement, which Party shall be the principal of the contract; and
- iii. the Parties must agree, prior to entering into any procurement contract, the apportionment of any costs between the Parties that will be incurred prior to 1 July 2015.

p) Local Government Employees

The Parties to this Memorandum of Understanding:

- i. Have entered into different Enterprise Bargaining Agreements with its employees and each of the Parties has its own policies and management practices that may be relevant. The Parties agree that it is a high priority to standardise employee entitlements as quickly as possible, to enable a smooth transition to occur on 1 July 2015.
- ii. Commit to conveying to its workforce:
 - a. the provisions of the *Local Government Act 1995* that specify that employment is guaranteed for a period of two (2) years from the date of amalgamation (scheduled for 1 June 2015), or to an earlier date if an employee has a contract of employment with an expiry date before this date; and
 - b. regular updates on the progress of the Reform program implementation so that they are fully informed of development

q) Internal and External Communications

The Parties agree to the development of a Communications Strategy that will set out the protocols each Party will follow when communicating on the topic of local government reform with:

- i. internal stakeholders, including but not limited to staff, consultant staff, Elected Members and the Council; and
- ii. External stakeholders, including but not limited to residents, ratepayers, Government, contractors and project partners.

r) Risk Management

The Parties agree to follow best practice Risk Management during the process of voluntary amalgamation.

Execution of the Memorandum of Understanding

On this [Date] [Month] 2014 the duly responsible signatories representing the Parties hereby Endorse and Give Effect to this Memorandum of Understanding.

Trevor Vaughan
Mayor
Town of Victoria Park

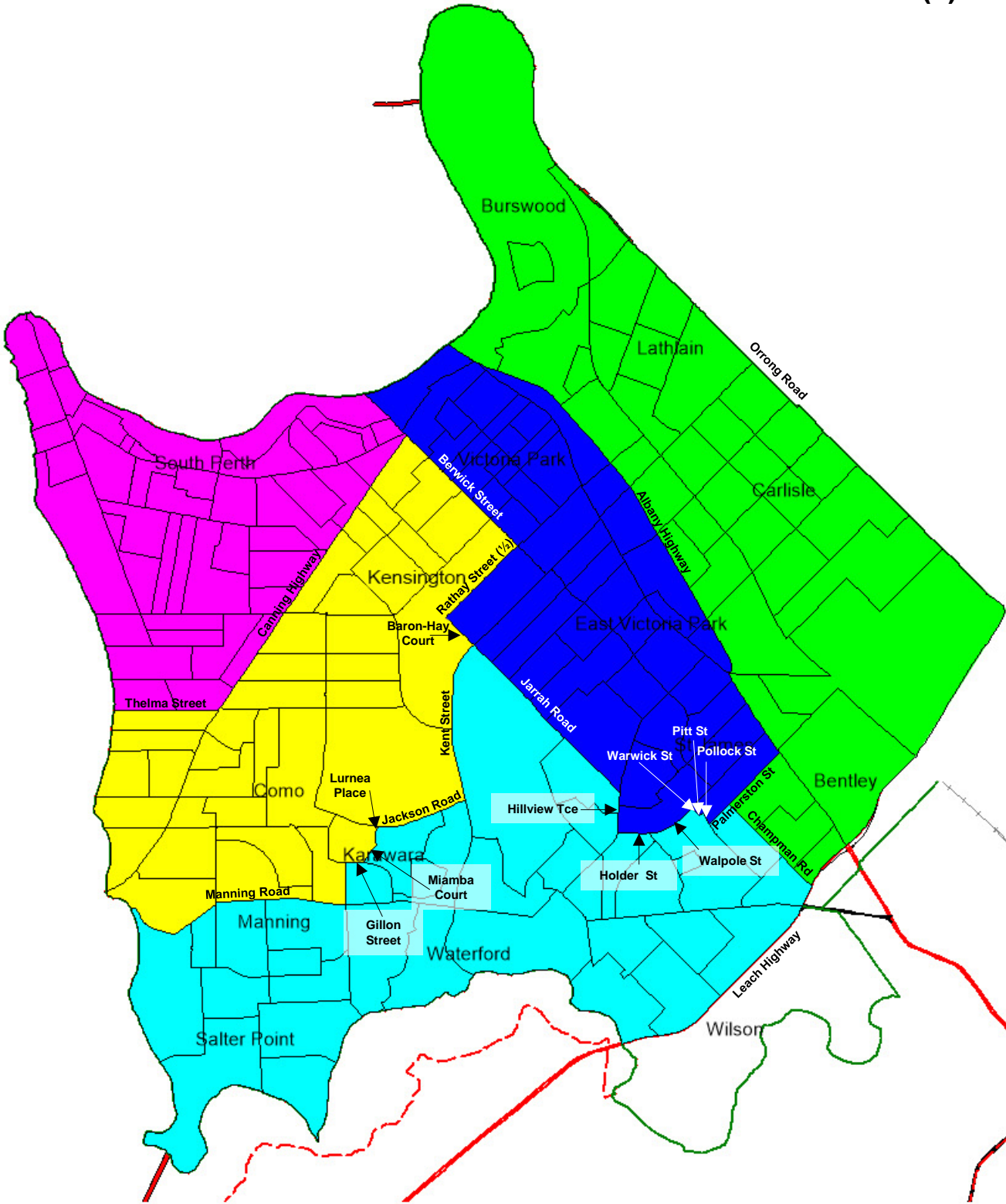


Anthony Vuleta
Acting Chief Executive Officer
Town of Victoria Park

Sue Doherty
Mayor
City of South Perth



Cliff Frewing
Chief Executive Officer
City of South Perth



Version4	Count	Fill	Sum(Elec_Pop)
*****	0		0
Ward 1	36		10,185
Ward 2	44		10,100
Ward 3	43		10,125
Ward 4	37		10,094
Ward 5	34		10,119

LGA - South Perth & Victoria Park
and Canning part

5 wards 10 councillors plus mayor

City of South Perth

Attachment 10.6.2

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/03/2014 to 31/03/2014

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2013.00000548.001	SO2/L5	27/03/2014	201A South TCE COMO	Peter Stannard Homes Pty Ltd	Approved	Single House (Two-Storeys)
011.2013.00000578.001	SW3/26	14/03/2014	29 Swanview TCE SOUTH PERTH	Mr D S Sheppard	Approved	Carport Addition to Single House
011.2013.00000592.001	AL4/15	6/03/2014	15 Alston AVE COMO	Mr R Golijanin	Approved	Single House (Two-Storeys)
011.2013.00000599.001	ED3/43	10/03/2014	43 Edgumbe ST COMO	Atrium Homes (WA) Pty Ltd	Approved	Single House (Two-Storeys)
011.2013.00000604.001	HA2/2	18/03/2014	2 Hanover PL WATERFORD	Mr C Meyer	Approved	Additions to Single House
011.2013.00000618.001	AP1/15	13/03/2014	15 Apus LP WATERFORD	101 Residential	Approved	Single House (Two-Storeys)
011.2013.00000660.001	ST4/55	17/03/2014	55 Strickland ST SOUTH PERTH	Avena Homes	Approved	Single House (Two-Storeys)
011.2013.00000662.001	TH1/98	19/03/2014	98A Thelma ST COMO	Ms Y Whitford	Approved	Home Occupation
011.2013.00000664.001	FO3/5	4/03/2014	5 Forward ST MANNING	Domination Homes	Approved	Single House (Two-Storeys)
011.2014.00000003.001	CL4/69	10/03/2014	69A Clydesdale ST COMO	Dynamic Pools	Approved	Additions to Single House
011.2014.00000017.001	HE2/20	13/03/2014	20A Henning CRES MANNING	Mr A E Wilcox	Approved	Additions to Grouped Dwelling
011.2014.00000025.001	WA1/31	13/03/2014	31 Walanna DR KARAWARA	Lease Equity Pty Ltd	Approved	Change of Use
011.2014.00000028.001	AP1/1	27/03/2014	1 Apus LP WATERFORD	Highbury Homes	Approved	Single House (Two-Storeys)
011.2014.00000046.001	ME3/11	14/03/2014	112 Melville PDE COMO	Omni Design Australia Pty Ltd	Approved	Additions to Hotel
011.2014.00000053.001	ST4/48	10/03/2014	48 Strickland ST SOUTH PERTH	The Design Mill	Approved	Fence Addition to Grouped Dwelling
011.2014.00000055.001	SO1/53	7/03/2014	53 South Perth ESPL SOUTH PERTH	Motus Architecture	Approved	Sign (Non-Residential)
011.2014.00000058.001	SE2/18	10/03/2014	18 Seventh AVE KENSINGTON	Mr R P Kerrigan	Approved	Carport Addition to Single House
011.2014.00000061.001	DA4/34	10/03/2014	34 Darlot CRES SOUTH PERTH	Mr D J Solomons	Approved	Fence Addition to Single House
011.2014.00000063.001	TH3/5	11/03/2014	5 Third AVE KENSINGTON	Define Creations Design & Drafting	Approved	Additions to Single House
011.2014.00000069.001	KA1/21	19/03/2014	21 Karoo ST SOUTH PERTH	Mr M J McDermott	Approved	Additions to Grouped Dwelling
011.2014.00000070.001	PE2/24	18/03/2014	24 Pepler AVE SALTER POINT	PERTH BETTER HOMES	Approved	Patio Addition to Single House
011.2014.00000078.001	MA3/38	31/03/2014	38C Manning RD COMO	Great Aussie Patios	Approved	Patio Addition to Single House

List of Application for Planning Consent Determined Under Delegated Authority for the Period 1/03/2014 to 31/03/2014

Application #	Ext. Ref.	PC Date	Address	Applicant	Status	Description
011.2014.00000079.001	LA1/18	10/03/2014	184 Labouchere RD COMO	All Class Pergolas	Approved	Patio Addition to Grouped Dwelling
011.2014.00000081.001	PH1/11	26/03/2014	11 Philp AVE COMO	Residential Attitudes	Approved	Single House (Two-Storeys)
011.2014.00000083.001	HO1/14	20/03/2014	14 Hobbs AVE COMO	Mr K B McGrail	Approved	Additions to Single House
011.2014.00000086.001	11.2014	21/03/2014	38 Pether RD MANNING	Arjai Designs	Approved	Additions to Single House
011.2014.00000098.001	HE1/20	13/03/2014	20 Henley ST COMO	Ms S M Piper	Approved	Additions to Grouped Dwelling
011.2014.00000100.001	AN3/20	21/03/2014	20 Anketell ST KENSINGTON	Highline Ltd	Approved	Additions to Single House
011.2014.00000103.001	ED5/14	21/03/2014	14 Ednah ST COMO	One Stop Patio Shop	Approved	Patio Addition to Grouped Dwelling
011.2014.00000109.001	LA7/3	31/03/2014	3 Lawrence ST COMO	Ms C E Mutton	Approved	Fence Addition to Grouped Dwelling
011.2014.00000120.001	AN6/22	31/03/2014	22 Anthus CNR WATERFORD	Classic Home & Garage Innovations Pty Ltd	Approved	Additions to Single House
011.2014.00000131.001	FO4/29	27/03/2014	29 Fourth AVE KENSINGTON	Vergola WA	Approved	Patio Addition to Single House
011.2014.00000134.001	RO1/55	27/03/2014	55 Robert ST COMO	PERTH BETTER HOMES	Approved	Additions to Grouped Dwelling
011.2014.00000138.001	BA2/22	25/03/2014	22 Banksia TCE SOUTH PERTH	Addstyle Constructions Pty Ltd	Approved	Patio Addition to Single House