

ATTACHMENTS

Part 1 of 2

Attachments for the Ordinary Council Meeting

22 July 2014

NOTES

Council Agenda Briefing 17 June 2014

Venue: Council Chamber
Date: Tuesday 17 June 2014
Time: 5.30 pm

Present

Chair – Deputy Mayor G Cridland

Councillors

Cr V Lawrance, JP	Como Ward
Cr C Cala	Manning Ward
Cr S Hawkins-Zeeb	Manning Ward
Cr M Huston	Mill Point Ward
Cr K Trent, OAM, RFD, JP	Moresby Ward (from 5.49 pm)

Officers

V Lummer	Acting CEO / Director Development and Community Services
M Taylor	Acting Director Infrastructure Services
P McQue	Manager Governance and Administration
D Gray	Manager Financial Services
Les Croxford	Manager Engineering Infrastructure
M Scarfone	Acting Manager Development Services
G Colgan	Acting Manager City Environment
C Baker	Waste and Fleet Coordinator
R Bercov	Strategic Urban Planning Adviser
S Kent	Governance Officer / Minute Secretary

Gallery

Approximately 8 members of the public and 1 member of the press were present.

Opening

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

Leave of Absence

Mayor Sue Doherty

Cr F Reid	Moresby Ward
-----------	--------------

Apologies

Cr C Irons	Mill Point Ward
------------	-----------------

Meeting being Audio Recorded

The Deputy Mayor advised that the Agenda Briefing was being audio recorded.

Declarations of Interest

Nil

Deputations

The Mayor opened public deputations at 5.38 pm and asked that presenters keep their Deputations to no longer than 10 minutes.

Item 10.0.3

- 1) **Geoff Griffiths of 40A Sulman Avenue, Salter Point** – Request to speak FOR *Item 10.0.1 Modified Planning Policy P306 'Development of Properties Abutting River Way'. Consideration of submissions and final adoption.*

Public Deputations closed at 5.48 pm.

June 2014 Council Agenda Reports

The Acting Chief Executive Officer presented a brief summary of each of the June 2014 Council Reports as follows. Questions and points of clarification were raised by Members and responded to by the officers.

JUNE 2014 - COUNCIL AGENDA REPORTS

10.0.1 Modified Planning Policy P306 'Development of Properties Abutting River Way'. Consideration of submissions and final adoption (Item 10.0.2 Council Meeting 25 March 2014 refers)

This report presents the amended version of Policy P306 for final adoption. In March 2014, following consideration of River Way property owners' responses to a questionnaire, the Council endorsed draft modifications to Council Planning Policy P306 'Development of Properties Abutting River Way' for community advertising. The objective of the modifications is to improve streetscape compatibility along River Way. The draft modifications have been advertised and the resulting submissions are discussed in this report. In response to comments and suggestions contained in the submissions, the advertised draft has been slightly amended.

Please note this Item was subject to a Deputation address this evening.

10.3.1 Proposed Naming of Right-of-Way No. 124 situated within the block bounded Manning Road, Edgecumbe Street, Wooltana Street and Clydesdale Street, Como.

This reports considers a request to initiate the process towards naming the Right-of-Way No. 124 which is owned by the City of South Perth. The recommendation is that the 'naming' process be initiated for this right-of-way.

10.3.3 Review of planning policy P350.01 Sustainable Design

This report seeks Council's endorsement of the review of the City's Sustainable Design planning policy (P350.01). The energy efficiency requirements of the Building Code of Australia (BCA) and the Green Star building rating tools were also reviewed as they provide rationale for the proposed approach to planning policy for environmentally sustainable design.

In addition to the revised planning policy, supporting information has been drafted to inform potential applicants regarding sustainable design principles and relevant City policy, and unstable material and acid sulfate soils, which occur in parts of the City. This will ensure that the City remains a leader in promoting and facilitating high quality environmentally sustainable development.

10.5.1 Tender 9/2014 – South Perth River Wall Replacement

This report considers submissions received from advertising Tender 9/2014 for "South Perth Promenade River Wall Replacement".

The report outlines the assessment process used during the evaluation of the tenders received and recommends acceptance of the tender that provides the best value for money and quality outcome for the City.

10.6.1 Mayor's Allowance

This report seeks Council consideration of the annual review of the Mayors allowance and to take this opportunity to review the process of how the cost of private mileage is accounted for. It also seeks Council adoption of the revised Policy 649 relating to Mayoral Vehicle (**Attachment 10.6.1**).

10.6.2 Tender 7/2014 – Provision of Bulk Kerbside (Verge side) Collection Services.

This report considers submissions received from the advertising of tender 7/2014 for the "Provision of bulk kerbside collection services".

This report outlines the assessment process used during the evaluation of the tenders received and recommends acceptance of the tender that provides the best value for money and level of service to the City.

10.6.3 Tender 8/2014 – Services Relating to the Receiving of Municipal Solid Waste

This report considers submissions received from advertising Tender 8/2014 for "Services Relating to the Receiving of Municipal Solid Waste".

The report outlines the assessment process used during evaluation of the tenders received and recommends acceptance of the tender that provides the best value for money and level of service to the City.

10.6.4 Local Government Reform: Governor's Orders

This report seeks Council endorsement of:

- a name for the new Local Government Entity
- ward boundaries
- ward names
- the number of Elected Members (resulting in a change to the recently adopted Memorandum of Understanding); and
- the method of election of the Mayor.

Once endorsed by the Council, the City will prepare a letter to the Local Government Advisory Board (LGAB) with this information, for possible inclusion in the Governor's Orders for Local Government Reform.

10.6.5 Monthly Financial Management Accounts - May 2014 (Included as a Late Item)

This report seeks Council consideration of the monthly management account summaries comparing the City's actual performance against budget expectations are compiled according to the major functional classifications. These summaries are then presented to Council with comment provided on the significant financial variances disclosed in those reports.

The attachments to this financial performance report are part of a comprehensive suite of reports that have previously been acknowledged by the Department of Local Government and the City's auditors as reflecting best practice in financial reporting.

10.6.6 Monthly Statement of Funds, Investments and Debtors at 31 May 2014 (Included as a Late Item)

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

- The level of controlled Municipal, Trust and Reserve funds at month end.
- An analysis of the City's investments in suitable money market instruments to demonstrate the diversification strategy across financial institutions.
- Statistical information regarding the level of outstanding Rates and General Debtors.

10.6.7 Listing of Payments (Included as a Late Item)

This report seeks Council consideration of the list of accounts paid under delegated authority (Delegation DC602) between 1 May 2014 and 31 May 2014.

Closing

The Mayor closed the Agenda Briefing at 6.41 pm and thanked everyone for their attendance.

NOTES

Concept Briefing

Civic Triangle – Stage 2 Private Tender

Venue: Council Chamber
 Date: Wednesday 18 June 2014
 Time: 5.40pm

Present

Councillors

G Cridland	Como Ward (Chair)
S Hawkins- Zeeb	Manning Ward
C Cala	Manning Ward
M Huston	Mill Point Ward
K Trent, OAM, RFD	Moresby Ward

Officers

M Kent	Director Finance & Information Services
V Lummer	Director Development & Community Services
M Taylor	Acting Director Infrastructure Services
P McQue	Manager Governance & Administration

Presenters

T Nattrass	JLL
S Flynn	JLL

Apologies:

S Doherty	Mayor
V Lawrance	Como Ward
C Irons	Mill Point Ward
F Reid	Moresby Ward
C Frewing	Chief Executive Officer

Opening

The Deputy Mayor opened the Councillors' Briefing Forum at 5.30pm and welcomed everyone in attendance.

Topics Discussed

JLL briefed Councillors on the outcome of the Stage 2 Private Tender process. A total of three Private Tenders were received and Councillors were provided a detailed confidential Tender Comparison Summary on details including but not limited to:

- Tender documentation
- Marked-up contract documentation
- Tenderer Compliance with Tender Rules
- Development proposals by Tenderers
- Purchase price and payment terms by Tenderers
- Financial Guarantor provided by Tenderers
- Due Diligence

JLL provided Councillors with a recommendation in relation to a preferred tenderer.

Councillors raised questions and points of clarifications which were responded to by JLL and City officers.

Actions/Outcome

It was agreed that a confidential report on the outcome of the Stage 2 Private Tender would be submitted to Council for consideration.

Closing

The Deputy Mayor closed the Councillors' Briefing Forum at 6.50pm and thanked everyone for their attendance.

NOTES

Concept Briefing

RIVERS REGIONAL COUNCIL - PRESENTATION OF THE RESULTS FROM THE RECENT TENDER FOR THE PROCESSING OF WASTE

Venue: Council Chamber
 Date: 1 July 2014
 Time: 6.30 pm

Present

Mayor Doherty (Chair)

Councillors

G Cridland	Como Ward
V Lawrance	Como Ward
S Hawkins- Zeeb	Manning Ward
C Cala	Manning Ward
F Reid	Moresby Ward
K Trent, OAM, RFD	Moresby Ward

Officers

Cliff Frewing	Chief Executive Officer
Mark Taylor	Acting Director Infrastructure Services
Les Croxford	Manager Engineering Infrastructure

Presenters

John King	Director Talis Consultants
Alex Sheridan	Chief Executive Officer Rivers Regional Council

Apologies:

C Irons	Mill Point Ward
M Huston	Mill Point Ward

Leave of absence:

Nil

Opening

The Mayor opened the Councillors' Briefing Forum at 6.35 pm and welcomed everyone in attendance.

Topics Discussed

The Talis Power Point Presentation by Mr John King covered the following topics.

- Draft Evaluation Report
 - Evaluation Process
 - Recommendations
- Draft Services Agreement as Contained in the Tender
- Draft Participants Agreement
- Up to Date Timetable
- Recommendations
- Implications

John King provided in detail the process undertaken to evaluate the tenders received, the justification for listing only one compliant tender that provided through a thermal treatment technology a waste to resource recovery process. An explanation of the multi stage resolution process was offered in which one resolution foreshadowed the intention to enter in the agreement subject to specific conditions and a second resolution on receipt of the clarifications sought to accept the preferred tenderer.

Further explanation of the thermal process was provided using the firsthand knowledge gained overseas by the evaluation panel visiting three operating waste to resource recovery facilities.

An explanation was provided of the draft services agreement and the draft participants agreement. The services agreement is between the principal and the appointed contractor. The participants agreement is between the Rivers Regional Council currently listed as the as principal under the Services Agreement and the participant Councils. Each participant Council would commit to the Rivers Regional Council to deliver waste to the facility and through the principal meet the charges as set under the tender. The participants agreement provides the means to appoint a principal in the event that the Rivers Regional Council can no longer fulfil that role. Some further explanation was requested regarding the appointment of the principal and was answered to the satisfaction of Council.

Some discussion ensued on the categories committed waste and optional waste under the Service agreement and Council was left to determine the total tonnes should it proceed as a participant.

The timeline was outlined with the expectation that at the August 2014 meeting of the Rivers Regional Council there would be an award of tender.

Please note: Members raised questions and points of clarifications which were responded to by the presenter.

Actions/Outcome

Council would consider its participation in the Waste to Resource Recovery tender and determine the committed and optional tonnes at a Special Council meeting to be held in July.

Closing

The Mayor closed the Councillors' Briefing Forum at 7.40 pm and thanked everyone for their attendance.

NOTES

Concept Briefing

PRESENTATION BY CATALYSE OF THE 2014 CITY OF SOUTH PERTH COMMUNITY PERCEPTION SURVEY RESULTS

Venue: Council Chamber
 Date: 1 July 2014
 Time: 5.30pm

Present

Mayor Doherty (Chair)

Councillors

G Cridland	Como Ward
V Lawrance	Como Ward
S Hawkins- Zeeb	Manning Ward
C Cala	Manning Ward
F Reid	Moresby Ward
K Trent, OAM, RFD	Moresby Ward

Officers

Cliff Frewing	Chief Executive Officer
Vicki Lummer	Director, Development and Community Services

Presenters

Liam O'Neil	Catalyse
-------------	----------

Apologies:

C Irons	Mill Point Ward
M Huston	Mill Point Ward

Leave of absence:

Nil

Opening

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

Topics Discussed

Every two years the City employs Catalyse to perform a Community Perceptions Survey. The survey is undertaken to better understand the needs of residents living in the City and to evaluate community perceptions against key performance indicators in the Strategic Community Plan. Recently the City received the results for the 2014 survey. The presenter, Liam O'Neil from Catalyse, presented a powerpoint presentation summarise the main survey findings.

Overall the 2014 Community Perception Survey states that the City has been a big improver over recent years with performance rating increasing by 10%+ points for 15 different service areas.

The City's performance compared to other local government authorities is high, with the CoSP performing very well with 2nd place overall and hot on the heels of Industry Leader, the Town of Cottesloe.

The City of South Perth is Industry Leader across local government in three areas:

- Facilities, services and care available for seniors
- Street lighting
- Parks and sporting grounds

The City also has experienced big improvement with increases of 10%+ point since 2012 in the following areas:

- Council's leadership within the community
- Developing and communicating a clear vision
- Openness and transparency of council processes
- Consulting and engaging the community
- Staff understanding community needs
- The Peninsula
- The Peninsula Snapshot
- Activities for improving health and wellbeing
- Services and facilities for youth
- Services for children under 12 years
- Festivals, events and cultural activities
- Street artworks and public art
- Planning and building approvals
- The control of parking
- Economic development, tourism and job creation

Please note: Members raised questions and which were responded to by the presenter.

Actions/Outcome

Council accepted the 2014 City of South Perth Community Perception Survey compiled by Catalyse.

DELEGATES' REPORT

Perth Airport Municipalities Group Meeting [PAMG]

The Perth Airports Municipalities Group (PAMG) Ordinary General Meeting was held at the City of Melville on Thursday 5 June 2014 commencing at 7.00 pm. Council's delegates to the Perth Airport Municipalities Group Meeting are Councillor Cheryle Irons and Chief Executive Officer, Cliff Frewing.

The agenda contained a number of items of interest a summary of which follows: (Copies of the Table of Contents for the meetings is also attached).

PAMG Ordinary General Meeting

6.3 INCREASE IN FLIGHTS OVER SHELLEY/WILSON AND SETTING UP OF SHELLEY AIRCRAFT NOISE ACTION GROUP

Recommendation

THAT Air Services Australia be requested to provide the PAMG with feedback at a future meeting on the concerns raised by the Wilson Residents and Ratepayers Association and Shelley Aircraft Noise Action Group and a response to requests for an Environmental Impact Assessment, a variation to flight paths and runway usage to reduce concentration levels over these suburbs, any plans to review noise abatement measures and either potential for further restrictions on early morning flight movements and/or a general curfew.

Officer Comment

Agreed.

Officer Recommendation

That the recommendation be supported.

Debate

Air Services Australia provided a response to the issue and proposed that this matter be referred to the Community Action Group rather than the PAMG. This was supported by the PAMG.

Adopted Recommendation

THAT the PAMG notes the letter from Mr David Moore of Airservices Australia dated 21 March 2014 and a copy of the letter be forwarded to the Shelley Noise Action Group.

6.4 PERTH AIRPORT MASTER PLAN

The Executive General Manager of Integrated Planning for Perth Airports provided an update on Perth Airport's Master Planning process. The presentation can be made Elected Members at a briefing, if required.

8.1 NOISE

8.1.1 PANMCC Update

Perth Airport is in the process of restructuring its aircraft noise committee and it is understood that it has not met in the last quarter.

8.1.2 Noise Reduction Technologies

This is an opportunity for members and advisors to the PAMG to alert the Group on any new developments in noise reduction technologies.

8.2 COMMUNITY AVIATION CONSULTATION GROUP REPORTS

8.2.1 Perth Airport CACG

Perth Airport has stood down the independent chair of its CACG with a view to progress its new CACG model. The minutes of the CAGG meeting held on Monday 5 May are available from the CACG webpage on the PAMG's website at www.pamg.com.au.

8.2.2 Jandakot Airport CACG

The Chair of the Jandakot Airport CACG gave a report on the activities of the JACACG for the last quarter.

8.3 QUARTERLY AIRPORT REPORTS

8.3.1 Perth Airport

The representative from Perth Airport provided a quarterly report on airport operations and developments.

TABLE OF CONTENTS - PAMG ORDINARY GENERAL MEETING – THURSDAY 5 JUNE 2014

- Agenda -

TABLE OF CONTENTS

1. Meeting Opening, Apologies and Announcements	3
2. Disclosure of Interest	3
3. Acceptance of Previous Minutes	3
4. Matters Arising from Previous Meeting (December 2013)	3
5. Correspondence	4
6. New Business	5
6.1. CACG/PAMG Restructure	5
6.2. AMAC Motion to ALGA Conference	5
6.3. Increase in flights over Shelley/Wilson	5
7. Local Government Developments	7
7.1. City of Belmont – Development Area 6	7
7.2. Proposed Re-Development of the Rosehill Golf Course	7
8. General Business	7
8.1. Noise	7
8.1.1. Perth Airport Technical (Noise Management) Working Group	7
8.1.2. Noise Reduction Technologies	7
8.2. Community Aviation Consultation Group Reports	8
8.2.1. Perth Airport CACG	8
8.2.2. Jandakot Airport CACG	8
8.3. Quarterly Airport Reports	8
8.3.1. Perth Airport	8
8.3.2. Jandakot Airport	8
8.4. Australian Mayoral Aviation Council	8
8.5. Australian Airports Association	8
8.6. Membership	9
8.7. Member Updates	9
8.8. PAMG Website	9
8.9. PAMG Financials	9
9. Next Meeting	9

Agenda Attachments

1. Item 5 – Correspondence
2. Item 6.2 – AMAC Motion to ALGA
3. Item 8.5 – Australian Airports Association News

CONFERENCE DELEGATES' REPORT

National General Assembly for Local Government

Canberra 15 to 18 June 2014

Delegates: Mayor Sue Doherty
Cliff Frewing, Chief Executive Officer

In attendance: Councillor Fiona Reid

1. Background

The National General Assembly of Local Government was held in Canberra 15 to 18 June 2014. The Assembly is the premier local government event, bringing together more than 800 mayors, councillors and senior officers from councils across Australia to develop local government policy ideas; meet with key federal politicians and hear from renowned experts on the key issues affecting local government in Australia. The theme of this year's Assembly is "*Getting Down to Business.*" It is a theme that invites NGA delegates, councils and interested stakeholders to reflect on the roles and responsibilities of local government, its funding and relative place in the Federation.

2. Presentations

President's Welcome, Mayor Felicity-ann Lewis

The President welcomed the Governor-General, Sir Peter Cosgrove to open the National General Assembly of Local Government. Sir Peter Cosgrove congratulated ALGA on being a national voice for 67-years.

The President opened with these major questions and issues:

- How can our system of Government best serve the interests of our community? She referred to the need for the continuation of Roads to Recovery funding which has been extended until 2019 at a minimum.
- The indexation of general untied assistance grants has been frozen for 3 years and this is not acceptable. A motion is proposed to send a message to the Government that the sector cannot accept this decision.
- In 2006, ALGA commissioned PWC to conduct a study into the financial sustainability of Local Governments in Australia, which resulted in a \$14 billion deficiency.
- Local Government has taken on more responsibility; including cost shifting from other spheres of government to a local level. Should the Commonwealth government, which collects 83% of all taxation, ensure greater equity in distribution of revenue?
- The President also referred to the ill-fated referendum to recognise local government in the Australian Constitution last year. This was a disappointment due to the Federal Election being brought forward. ALGA had strong case to remove the legal uncertainty about the Federal Government's ability to fund local communities directly through their councils. This is now unlikely to be part of any future action in the short-term.

Key Note Speaker

Terry Moran AC, Governor of the Committee for Economic Development of Australia.

Previous: Secretary of the Department of the Prime Minister and Cabinet (March 2008 to September 2011).

- If local government requires major reform, two prerequisites are required:
 1. That the community understands what it is and requires bi partisan support; and
 2. It must be fair and in the national interest.
- A new Federalism White Paper planned to look at roles and responsibilities of the three tiers of Government will soon be released. The cost of government in Australia is low by world standards (at 35% of GDP).
- Infrastructure should be funded from more equitable sources such as more broadly based land tax system. Fuel excises taxes should be wholly spent on transport related infrastructure and not secreted off for other non-transport related purposes.

Panel Session - Local Government in the Federation

Facilitator: John Martin

Panel:

- **Gary Humphries, Special Counsel 1st State Government and Corporate Relations;**
- **Professor Andrew Lynch, School of Law – University of NSW;**
- **Professor Mark Evans, Australia and New Zealand School of Government.**

- There is uncertainty about where the present government will go in the future of this debate but some progress will be made.
- There are questions about whether the current balance of power between the Commonwealth and States is appropriate.
- Benefits are seen in common Legislation for the States.
- Issues arise when Commonwealth and States are required to 'give up' power.
- An alternative to the existing system of government may be “government based” in regions.
- There is two years to respond to White Paper.

Concurrent Sessions – ‘Building a Sustainable Future’

Professor Andrew Lynch, University of NSW

- Only Commonwealth law making powers are provided for in the Constitution - not the States, who are largely left to their own devices to make laws.
- If there are any inconsistencies between the powers of the Commonwealth and the State, the Commonwealth's power will prevail.
- Commonwealth Government / State Government / Local Government share of taxation revenue is 80 / 16 / 4.
- The High Court decision regarding the Williams Action is to be brought down this Thursday regarding National school chaplaincy programme (action number 1).
- Rescue legislation enacted which is the basis of the current legal challenge (action number 2).

- Note: Williams' action successful and Programme declared invalid.
- The 1974 constitutional change to modify section 96 of the Constitution to allow Commonwealth wider powers to make grants to the states defeated.
- Federal reform is closely linked to taxation reform. Distribution of tax revenue from the commonwealth to the states needs to increase.

Concurrent Sessions – ‘Sustainability – The Triple Bottom Line’

John Osborne, COO, Australian Chamber of Commerce and Industry

- Marketing campaign introduced to promote the importance of small business as large employers.
- Small Business slogan: *Too Big to Ignore*.
- Focus on cutting red tape; simplification of tax system; and easier employment opportunities.

Professor Brian Dollery, University of New England

- Amalgamation and Financial sustainability: Evidence from Sydney.
- Are we really broke and what can we do about it?
- Australia has fourth largest local authorities.
- From “bigger the better” to “bigger is cheaper” to “fiscal viability and enhanced capacity”.
- Where is the empirical evidence that amalgamations result in better outcomes?
- Official enquiries - amalgamations have not met expectations, costs badly underestimated.
- PWC 2006 Study - no differences in financial viability.
- Refer to publication: “Councils in cooperation 2012” published in the Public Financial Management magazine 2013 special edition.
- NSW Treasury Corporation financial ratios show no relationship between council size and financial sustainability.
- Study - Manly, Pittwater and Warringah Local Government's: desk top amalgamation showed no financial sustainability and no improved ratios as a result of amalgamation.

John Comrie, JAC Comrie Pty Ltd

- Debt is not a dirty word.
- The Australian Centre of Excellence for Local Government (ACELG) and The Institute of Public Works Engineering Australasia (IPWEA) [debt working paper](#).
- Councils have the capacity to generate savings by paying down loans.
- Local Government in all States have more money in bank compared with what is owed.
- Study results: Local government sector has extraordinary low levels of debt.
- Councils are averse to debt.
- Link between inadequate asset renewal problems and aversion to debt.
- Impossible for local governments to equitably tax and charge beneficiaries for costs associated with related services without significant use of debt.
- Debt levels should not be as 'low as possible'.

The Emissions Reduction Fund

Elisa de Wit, Solicitor, Norton Rose Fullbright

- The Emissions Reduction Fund (ERF) has three primary components:
 1. Crediting
 2. Purchasing
 3. Safeguarding
- The design of the ERF has had regard to three principles:
 1. Lowest-cost emissions reductions
 2. Genuine emissions reductions
 3. Streamlined administration
- Opportunities for local government participation:
 - Undertaking projects
 - Energy efficiency (e.g. upgrading civic buildings; street lighting)
 - Waste (e.g. landfill gas capture; waste diversion)
 - Land (e.g. revegetation)
 - Acting as aggregator
 - Education and outreach

Senator The Hon Michaelia Cash, Shadow Minister for Immigration and Border Protection

- Three important features of *Immigration Act*.
- Australian Citizenship programme - first ceremony held in 1949 - over 4.5 million people have since been awarded citizenship.
- Role of migration in strengthening Australia's economy: In 1945 Australia became the first country in the world to create a specialist government department for immigration. Immigrants assist in Population growth, participation in the workforce and productivity.
- Temporary visa program 457 used where employer cannot find Australian workers. Skilled migration program and employer sponsored migration program valuable tools and essential to national and State economies.
- Deregulation agenda and reduce red tape to the tune of \$1 Billion per year.
- A need to review existing legislation and eliminate duplication.
- There are two 'repeal days' each year one day already repealed \$700m of legislation.

The Hon Julie Collins, Shadow Minister for Regional Development and Local Government

- The Abbott Government Budget - concerns include abolition of Local Government Ministers forum, cuts to road funding and regional development Australia, Commission of Audit Report, reduction in real terms of the financial assistance grants resulting in same services with less funding.
- Cuts to hospitals and schools and non-commitment of paid parental leave scheme.

Senator Christine Milne, Leader of the Australian Greens

- Help on pushing some of the Governments initiatives contained in the recent Commonwealth budget.
- Cuts in revenue highlighted as well as cuts to expenditure programs including building upgrades and street lighting.
- Should have a national disaster fund - funded by a levy on coal exports.
- Concern expressed at government proposals to eliminate aspects of the clean energy package, including the clean air finance corporation which will stop many projects involved in renewal energy.
- Will be opposing many of the budget initiatives in the Senate but will not be voting against the supply Bill.

Katrina Fong Lim, Lord Mayor of Darwin

- Referred to Darwin City Centre Master Plan to accommodate an anticipated extra 40,000 people over next 10 years.
- Experiences a catastrophic cyclone every 30 years.
- First City Plan - all others developed by Northern Territory Government.
- Darwin in top 20% of Councils for financial sustainability.
- One project involves use of solar powered thermal cools sheltered walkway - because of the heat and wet.

Rick Britton, Mayor of Boulia Shire, Central Western Queensland

- Talked about aging infrastructure, gravel roads, telecommunications, flooding of the Georgina River, funding issues, cost shifting and compliance as main issues affecting his Shire.
- Contractors from within the Shire preferred to keep money within the shire.
- Natural disaster relief and recovery arrangements a major issue.

Matthew Dickerson Mayor of Dubbo, New South Wales

- Town has population of 40,000 people with catchment of over 100,000.
- Meets with Commonwealth and State Members on a quarterly basis.

Hon Anthony Albanese MP, Shadow Minister for Infrastructure and Transport

- Previous Labor Government believed that if we are serious about delivering Local Services then Local Government is the key.
- Only threat to R2R is not having Constitutional Recognition of Local Government - Previous Government funded 5,000 value for money projects decided on and directed by local needs.
- Developed strong and respectful relationships with Local Government which is now under threat through the permanent cutting of funds and dismantling of various activities and bodies.
- These cuts will directly impact and reduce services in small poorer Local Council.
- In response to this Minister Albanese has put a Bill into Parliament to reverse these cuts.
- Minister Albanese is committed to Constitutional Recognition of Local Government to provide direct support, stop States taking their cut and ensure Local services are delivered by the level of Government closest to the people.

Spoke for 15min, then took questions

- Minister Albanese commits a future Labor Government to Roads research as outlined in the Accord and work done with Infrastructure Australia as a replicable model.
- Troy Pickard gave a lot of praise and love to Minister Albanese and the work he did and tangible support he gave to Local Government when Minister (*much applause*).

The Hon Warren Truss MP, Deputy Prime Minister and Minister for Infrastructure and Regional Development

- There is a pivotal role of bringing communities together and solving issues in the community.
- There is a goal to make Australia a better place for people to invest.
- Need to cut red tape and green tape.
- Encourage self-reliance for community organisations and local governments.
- Need to look at new ways of doing things, building a stronger economy more awareness of recurrent funding
- We cannot sustain current government expenditure and borrowings.
- The previous government had pledged funds during the last stages of their government yet were not in forward estimates as they were beyond 4 years Infrastructure funding improvement
- Share in burden in getting our budget back on track FAG's important to local government - reshape our budgets due to reduction in them
- Double payment for *Roads for Recovery* in 2015/16
- Changes to Black Spot funding announced this morning, cost benefit ratio halved, crash history reduced to 2 crashes per annum – there will be extra money for Black Spot funding and for bridges
- Mobile phone black spots – we are addressing these
- Green Army additional funding Letter from Warren Truss to all Mayors Launch at round 1 of bridges renewal program. We are calling for proposals 1 July 2014.
- Proposals of Heavy Vehicle Safety and Productivity Programme - [please check website](#).
- Encourage local governments to comment on the White Paper on reform of Federation
- Williams case local government not only sector affected.

Dr Brendan Nelson, Director, The Australian War Memorial

- War Memorial was named the number one tourist attraction in Australia by [Trip Advisor](#). Please click [here](#) to see the article.
- The power is in the story rolling out more at the War Memorial over 4 years.
- The story of Tom White, a rower from Unley, South Australia is compelling. He died rowing his boat during WWI – yet he never fought in the war.
- There are 46,000 pieces of art work in the War Memorial – proposing a travelling art exhibition.
- Soul of our nation is in our War Memorial.
- Building a Google tour of the War Memorial.

Meeting at the Office of the Hon Greg Hunt MP, Minister for the Environment



- Mayor Sue Doherty and I attended the Office of the Hon Greg Hunt MP, Minister for the Environment and met with his Assistant Advisor, Tina McGuffie.
- At this meeting we discussed funding opportunities for tram accommodation at the Old Mill precinct.
- Unfortunately funding is limited to a maximum of \$10 million at this stage however Tina will look at other funding opportunities.



**Conference Delegates' Report
2014 Mid West Emergency Management Conference
Geraldton 30 June 2014**

Delegates: Councillor Veronica Lawrance

Background

The State Emergency Management Committee (SEMC) is the peak body for emergency management in Western Australia for local government bodies. This year Geraldton hosted its first EM Conference on 30 June 2014 attracting multidisciplinary agencies from the whole of WA's emergency management professionals. Inclusive of these professionals were representatives from WA local and state governments as well as community groups and industry. The objective of the conference was to bring together a range of stakeholders to recognise the importance of emergency management, to contribute to promoting shared responsibility and providing continuous improvement in the capability, knowledge and experience of those professionals. The theme for this conference was **Collaboration, Contingencies and Community**.

PRESENTATIONS

Mayor's Welcome, Ian Carpenter, City of Greater Geraldton

Following a Welcome to Country by a local resident, the Mayor welcomed all honoured guests, speakers and delegates and opened the conference.

Address by the Chair of the SEMC – Noelene Jennings

Noelene stressed the importance of why this conference was being held and the importance of Collaboration, Contingencies and Community in local government. With constant progress in legislation and the impending local government reforms she stressed the significance of emergency management structure and the opportunities to network and keep the conversation active across all stakeholders.

SPEAKERS

Building Fire Smart Communities from the Inside Out – ideas for engaging local communities and their residents - Peter Kenyon, Bank of Ideas

- People are stronger when they listen but smarter when they share
- Post crisis communities need to be empowered not dictated to
- To build greater communities you need to
 1. Believe in the power of the community
 2. Start where people ARE
 3. Have fun – new and novel ideas around the table
 4. Start a conversation not information – use creative conversation tools
 5. Communicate with stories not concepts, figures or spreadsheets – what stories do we own that relate to our community?
 6. Join the virtual world – use social media but use it properly (e.g. monitor and reply)
 7. Move beyond silo thinking and into action
 8. Excite and mobilise young adults – **we work faster alone but further together.**

Involvement in Emergencies – Adrian Stewart, Western Power

- 97,000km of cables in WA
- 230,000 lights
- Respond to 208 incidents per day
- Response to emergency management features heavily in Western Power's mandate and a primary value in their mission.

Royal Commission and Emergency Management – Lessons for the sector – Mick Keelty AO APM

- Commissions are initiated by Government
 - Costs
 - loss of life
 - Transparency
- Supported by legislation
 - Power to seize records
 - Power to compel witnesses
 - Quasi judicial hearings
 - Factual
 - Forensics
 - Misleading evidence consequences
- Retrospective outlook allows wisdom in hindsight – lessons learned for the future and prevention of recurrence
- Common mistakes
 - Failure to acknowledge and adopt previous inquiry findings and recommendations
 - Failure to adhere to policy and procedures
 - Masking of mistakes
 - Failure to understand bigger picture
 - No risk matrix – what could/should be; and vulnerability (cyber risks)
- Common findings
 - Inappropriate or unworkable operations (not reviewed and revised)
 - Critical decisions not recorded
 - Interagency training needed
 - Use of plain language not utilised
 - Lack of simultaneous sharing of information
 - Unclear rendezvous points and evacuation centres
 - Low quality of personnel
 - Bad communication channels
 - Lack of transparency in decision making
- Be cognisant of changing landscape
 - Impact of social media
 - Government/society moves to more open/clear and simple information
 - Live broadcasting via personal mobile devices
 - Monopolised position of government agencies is decreasing
- Post operation analysis is important
 - Use knowledge bank
 - Assist don't resist
 - Review why and how to prevent
 - Review communications and ensure it is open and there are not secrets

- Make exercises realistic including evacuations
- TELL THE TRUTH

How can emergency Managers add value? – Nathaniel Forbes, Forbes Calamity Prevention Singapore

- Business continuity is all important
- Risk management needs to cover all contingencies no matter how unreal they may seem
- EM planning and management focus on causes not consequences
- Awareness is the first priority of Action
- Work through potential risks – often and recognise that nothing stays the same so plan for every contingency
- Look at economic advantages – are they greater than risk potential?
- Does your business strategy accept that the accepted risk is less than perceived losses?

Flood Management, Resilience and Collaboration – Greg Scroope, Queensland Government

- Flood mapping – local have access to risks
- Disaster agencies, individuals, businesses and insurance companies
- Regional collaboration
- Level 1 – state wide, flood plain extent
- Level 2 – town based, LIDO lasers used, indicative study, low growth towns with limited population
- Level 3 – Comprehensive – detailed study, high level growth/population, major centres
- Measures hazard, velocity, depth and AEPs
- 104 town in QLD completed; 75 underway
- Be flood ready if you are in an area prone to flooding

Resilience – Jocelyn Bourgon

- Vulnerabilities to disaster
 - Work/life patterns
 - Lifestyle
 - Demographics
 - Domestic and international migration
 - Community fragmentation
 - Complexity and dependence on technology and infrastructure
 - Remoteness, population and density and mobility, socio economical factors
- 83% are under-insured (home and contents)
- 33% do not update when new possessions
- 66% have no content insurance (renters) and 7% (homeowners)
- 25% not sure what is covered by their policies (Ref: 100 most resilient cities: Rockefeller Foundation organisation, Lizzy Chan June 2014).
- Collaboration:
- Comino effect
- More complexities

- More consequences
- Success has many fathers; Failure is an orphan.
- Sectors most impacted
 - Social
 - Economy
 - Environment
- More money and resources are spent on response than prevention e.g. \$7 spent on response - \$1 is spent on prevention.

Keys to recovery – Sally McKay, International Emergency Management/Recovery Professional

- First responders are the Community
- Community led recovery
 - Spontaneously begin processes
 - Key decision makers regarding recovery
 - LG support communities by providing assistance, communication and coordination.
- Remember what the community was like BEFORE the disaster
- DO NOT define them by the disaster
- Know and value what exists
- Recovery can be the 2nd disaster if not handled properly
- Do not micromanage
- Do not assume what is needed
- Use a task force
- Use social media and harness the positives it can do
- Ask for donations of money NOT goods
- DO NO HARM
- Remember the best intentions BACKFIRE!
- Before disaster strikes create a disaster budget code in your financial reporting
- Identify community dynamics and find out who is NOT represented so KNOW your community
- Adaptive change is important
 - No such thing as back to normal
 - Nothing will ever be the same
 - There is no status quo
 - There is a new changed reality – accept it
 - Adapt to be resilient
 - Window of opportunity presents for building of resilience

Rail Crash Response – Vic Bliss, Brookfield Rail

- Overview of freight rail in Mid west region
- Major hazards and dangers affecting Rail Freight
 - 5,500 km of track in Midwest – Esperance – Kalgoorlie
- Employ 300 people direct and 150 contractors
- Big disasters
 - Waterfall 2003; Perenjori 2013
 - Derailment more prominent

- 10-20 fatalities of level crossings crashes – 23,500 level crossing in Australia; tragic but preventable
- Education is the key
- Floods and washaways a problem for infrastructure

The CERA tool: assisting Local Governments in Emergency Risk Management – John Lane, WALGA

If risk management is the basis for sound local emergency planning, why do we continue to treat them separately?

Is Emergency Risk Management (ERM) the correct name?

- 82% of LGs submit reports to SEMC
- 80% report to LEMA
- 68% have a recovery plan
- EM is not an issue for some CEOs and councils
- EM Act now declares that LGs must have a recovery plan
- CERA is a relational database to help LGs put together their ERM
- Covers LG management of natural and technological hazard risks
- Creates reports on demand
- Searchable product
- WALGA website to host; aligned to the WESTPLAN
- Consists of:
 - Hazard sector – bushfire, severe storm, human epidemic, transport incident (air)
 - HAZMAT transport, HAZMAT facility, Earthquake
 - Electricity supply disruption, Riverine floods, Coastal erosion
- Risk Register
- Reports
- Data sheets
- Funded by NDRP
- Roll out March 2015

Collaboration in Emergency Management – Lewis Winter, Winteractive and Charles Sturt University

- Collaboration is the key
- Consider Hofstede's Cultural Dimension Theory
 - Power distance
 - Masculine v Feminine
 - Uncertainty avoidance
 - Individualism v collectivism
- Avoidance of failing to serve and lead communities when severe adversity strikes
- Lack of unity and refusal to embrace collaboration ensures failure

PANEL DISCUSSION

Facilitator: Julian Canny – The Comedy Emporium

Panel:

- **Nathaniel Forbes, Forbes Calamity Prevention, Singapore**
- **Peter Kenyon, Bank of I.D.E.A.S.**
- **Superintendent Andy Greatwood, WA Police**

- **Michele McGinnity, Manager Communications, Marketing and Tourism city of Greater Geraldton**
- **Sally McKay, International Emergency Management/Recovery Professional**
- **Mick Keelty AO APM**

“A cruise ship grounds itself on the foreshore of Geraldton. The passengers consist of mainly seniors, the majority of whom are reliant on mobility assistance, and a large group of ‘schoolies’. The captain was last seen flirting with his Geraldton lover who had rowed to the boat to confront him about his latest absence. Drunken schoolies have fell overboard and five seniors have drowned”

Whilst the scenario is unlikely, the emergency management practice is similar in terms of application. Each panel member contributed what they perceive to be the first steps on responding and recovery.

- Who are the first repondees?
- What actions need to be taken to ensure no further loss of life?
- How and who manages crowd control?
- How is the media (including social media) handled?
- What preventions can be utilised to stop sensational tweets, and other forms of social media by the schoolies?
- What recovery process will be put in place?
- How and when will the Cruise company be informed?
- Who will take responsibility to manage/coordinate this disaster?
- What steps will be taken to recover the deceased and where will they be taken?
- Who will contact next of kin?

Planning and Responding to Oil Spill – Martin North, Harbour Master Geraldton Port Authority.

- Port authority State legal framework overview, and harbourmaster’s responsibilities
- Overview of the national structure for oil spill response
- AMSA and State Dept of Transport responsibilities
- Oil spill prevention strategies and containment strategies
- Clean up plan and cost recovery

Close of Conferenece – Mayor Ian Carpenter

The mayor closed the conference with acknowledgment to all delegates, VIPs and presenters.

City of South Perth
Town Planning Scheme No. 6

Report on Submissions
Amendment No. 44

**Rezoning of proposed Lot 2 Redmond Street
cnr Roebuck Drive, Salter Point
from Private Institution (R20) to Residential (R25)**



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

TOWN PLANNING AND DEVELOPMENT ACT 1928

**CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6
AMENDMENT NO. 44**

CONTENTS

AMENDMENT PROPOSALS**STATUTORY POSITION TO DATE****ADVERTISING OF AMENDMENT NO. 44**

Applicants' community engagement
Environmental Protection Authority
City's consultation under Town Planning Regulations

SUBMISSIONS ON AMENDMENT NO. 44

- 1. Submissions 1.1 to 1.3 SUPPORTING Amendment No. 44**
 - (a) Need for additional housing [3 submissions]
 - (b) Preservation of single house character [1 submission]
 - (c) Road management [1 submission]
 - (d) Suggest wider extent of R25 coding [1 submission]
- 2. Submission 2.1 CONDITIONALLY SUPPORTING Amendment No. 44**
 - Support subject to adequate green space [1 submission]
- 3. Submissions 3.1 to 3.4 GOVERNMENT SUBMISSIONS** [4 submissions]
- 4. Submissions 4.1 to 4.61 OPPOSING to Amendment No. 44**
 - (a) Opposing on grounds of increased traffic and strain on other infrastructure [55 submissions]
 - (b) Opposing on grounds that density coding is incompatible with existing Salter Point character [53 submissions]
 - (c) Opposing on grounds of loss of bushland and public open space [38 submissions]
 - (d) Oppose on grounds of loss of amenity – eg. reduction of pleasant outlook, noise [19 submissions]
 - (e) Opposing on grounds of precedent [16 submissions]
 - (f) Opposing on grounds of public interest [11 submissions]
 - (g) Opposing on grounds of inconsistency with Scheme objectives and community expectations [9 submissions]
 - (h) Opposing on grounds of devaluation of nearby properties [6 submissions]
 - (i) Opposing on grounds of profit motive [6 submissions]
 - (j) Opposing various aspects of subdivision design:
 - (i) No provision of open space [7 submissions]
 - (ii) Future subdivisions [2 submissions]
 - (iii) Safety and security [1 submissions]
 - (iv) Infill subdivisions v new subdivisions [1 submissions]

(k)	Oposing on grounds of process	
(i)	Lack of Masterplan	[6 submissions]
(ii)	Accountability of Aquinas College	[3 submissions]
(iii)	Local Planning Strategy	[3 submissions]
(iv)	Consultation process ineffective	[2 submissions]
(v)	Poor reporting	[1 submission]
(vi)	Ad hoc strategic planning in Salter Point	[1 submission]
(l)	Other matters	
(i)	Lights on Aquinas sports ovals	[1 submission]
(ii)	Original purpose of the land	[1 submission]
(m)	Submitters' suggestions	
(i)	Other subdivision design suggestions	[9 submissions]
(ii)	Site requirements	[5 submissions]
(iii)	Support for subdivision at density coding of R20	[21 submissions]

CONCLUSION**DETERMINATION OF SUBMISSIONS****CONCLUDING ACTION**

**TOWN PLANNING AND DEVELOPMENT ACT 1928****CITY OF SOUTH PERTH
TOWN PLANNING SCHEME NO. 6
AMENDMENT NO. 44****REPORT ON SUBMISSIONS****AMENDMENT PROPOSALS**

Amendment No. 44 to the City of South Perth Town Planning Scheme No. 6 (TPS6) was initiated for the purpose of rezoning a portion of Lot 18 (No. 58) Mount Henry Road, Salter Point, from 'Private Institution' with a density coding of R20, to 'Residential' with a density coding of R25. The affected portion of land is identified as (proposed) Lot 2 on the Subdivision Plan (Ref. 146811) which was conditionally approved by the Western Australian Planning Commission (WAPC) on 9 January 2013. The area of the Amendment site is 15,959 sq. metres. The subject land is situated at the corner of Redmond Street and Roebuck Drive, Salter Point, and forms part of the site comprising Aquinas College.

STATUTORY POSITION TO DATE

At its December 2013 meeting, the Council resolved to initiate Amendment No. 44 for the purpose described above. This decision was made after receiving a request from the owners of the affected land. Council's report on the Amendment proposals, which was forwarded to the WAPC for information on 12 December 2013, describes the background to, and reasons for, the Amendment.

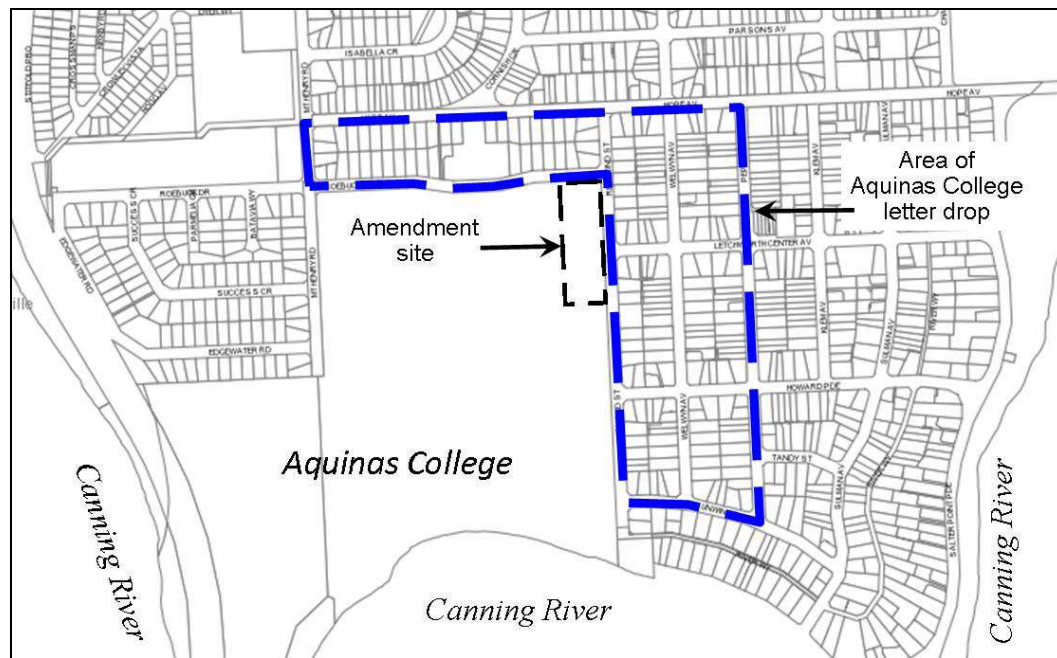
The Amendment proposal supports the conditionally approved subdivision application referred to above. If Amendment No. 44 is ultimately approved by the Minister, the applicants intend to submit a further, detailed subdivision application to create individual housing lots within the Amendment site. At this stage, a concept plan for the later subdivision has been submitted as part of the Amendment proposal. The concept subdivision plan was prepared merely to illustrate how the land might be subdivided if Amendment 44 should reach finality. The concept plan has no status and has not been formally considered by the Council.

ADVERTISING OF AMENDMENT NO. 44**Applicants' community engagement**

In November 2013, the applicants undertook community notification in the following forms:

- (a) Aquinas College newsletters: Articles related to the proposed development appeared in the College's weekly (on line) newsletter, 'Aquinian' on 20 November, and in the Spring edition of the quarterly magazine 'Fish'. A copy of each is provided with the bound volume of submissions. The publications were distributed to current and future friends of the College and alumni. No feedback was received by the applicants as a result of the articles.
- (b) Letter drop: Approximately 350 letters were delivered to surrounding households. A register of the nature of resultant feedback, prepared by Aquinas, is included in the confidential bound copy of submissions. The geographic area of the letter drop is depicted in **Figure 1**, below:

Figure 1 **Extent of letter drop undertaken by applicants**



- (c) Meeting with Salter Point Community Group Inc: Meetings were held on 20 November 2013 and 24 April 2014 between members of the Salter Point Community Group (SPCG) and representatives of Richard Noble, consultants for Aquinas College.

Richard Noble provided comments to the City regarding the two meetings:

- At the November meeting, issues raised by SPCG included: increased traffic, light spill, boundary treatments and lot configuration. These matters were discussed in detail at this meeting and some (eg. lot configurations) were also tabled at the April 2014 meeting.
- At the April 2014 meeting, SPCG, who had been working with a planning consultant, presented some alternative lot configurations. Richard Noble advised that they would be pleased to consider them as part of the later subdivision design and planning process. Other matters raised by SPCG included the Aquinas College fencing and the campus Masterplan.

SPCG advised that it had no major opposition to the subdivision, but its relationship with the existing community is paramount. During the meeting, positive comments were made regarding Richard Noble's development at Cygnia Cove. At the conclusion of the meeting, SPCG confirmed that it would make a submission to the Council as a group and as individual members as part of the consultation process.

- (d) Phone line: The Richard Noble phone number has been widely promoted to the local community as an information and feedback line, in its letter to neighbouring residents, and in the *Aquinian* and *Fish* publications.

Environmental Protection Authority

After being endorsed by the Council for advertising, the Amendment No. 44 proposals were forwarded to the Environmental Protection Authority (EPA) for assessment. By letter dated 6 January 2014, the EPA informed the Council of their view that it is not necessary to provide any advice or recommendations on the Amendment proposals.

City's consultation under Town Planning Regulations and Council Policy P301

The statutory community consultation was initiated following environmental clearance by the EPA. This was undertaken to the extent and in the manner prescribed by the *Town Planning Regulations 1967* and the City's Planning Policy P301 '*Consultation for Planning Proposals*'. The consultation involved the following:

- a submission period of 60 days, being 18 days longer than the 42-day minimum;
- four site notices placed in prominent positions along the Redmond Street and Roebuck Drive boundaries of the Amendment site;
- notices and documents displayed on the City's web site, in the City's Libraries and in the Civic Centre;
- statutory notices published in two issues of the *Southern Gazette* newspaper, being 4 March and 18 March 2014;
- 62 letters and notices sent to landowners within 'Area 2' to the north and east of the Amendment site, as defined in Council Policy P301 and to affected service authorities and interest groups.

SUBMISSIONS ON AMENDMENT NO. 44

During the advertising period, a total of 77 submissions were received in the following categories:

1.	Submissions supporting the proposal –	3
2.	Submissions conditionally supporting the proposal –	1
3.	Submissions from Government agencies –	4
4.	Submissions opposing the proposal –	69

A **confidential** copy of the submissions is provided for the information of Council Members, the WAPC and the Minister. A summary of the submitters' comments, together with the Council's responses and recommendations, are contained in this Report on Submissions and in the Schedule of Submissions.

The extent of the City's consultation mail-out to neighbouring landowners is shown in **Figure 2** below.

Figure 2 Extent of written consultation undertaken by the City

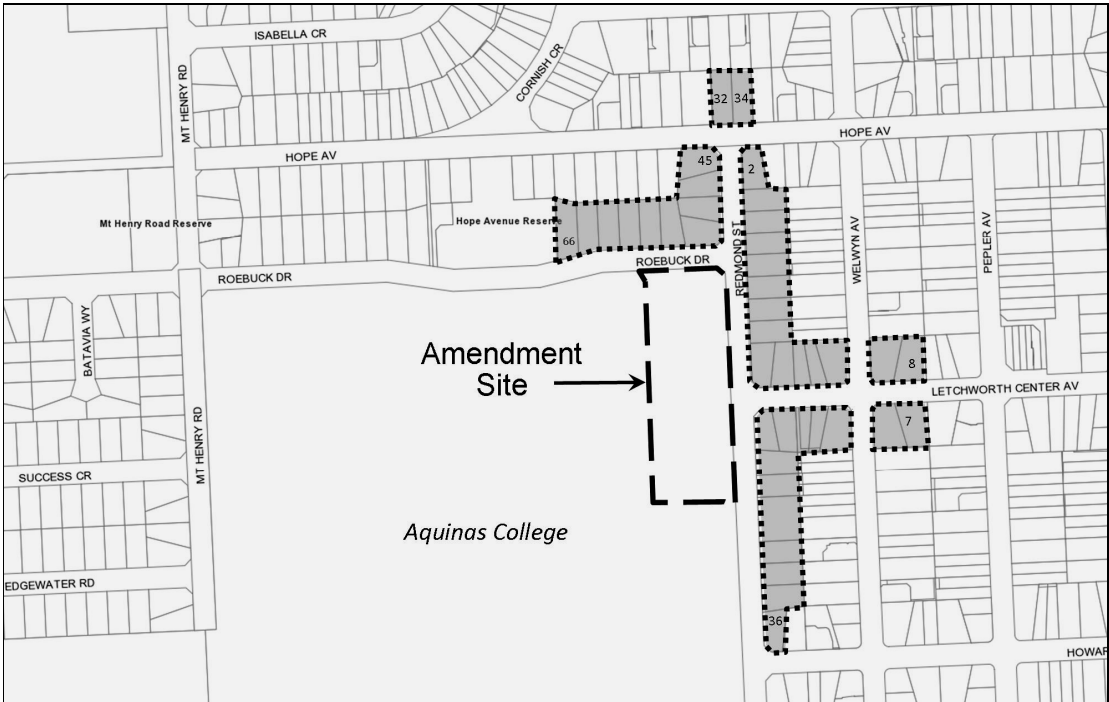
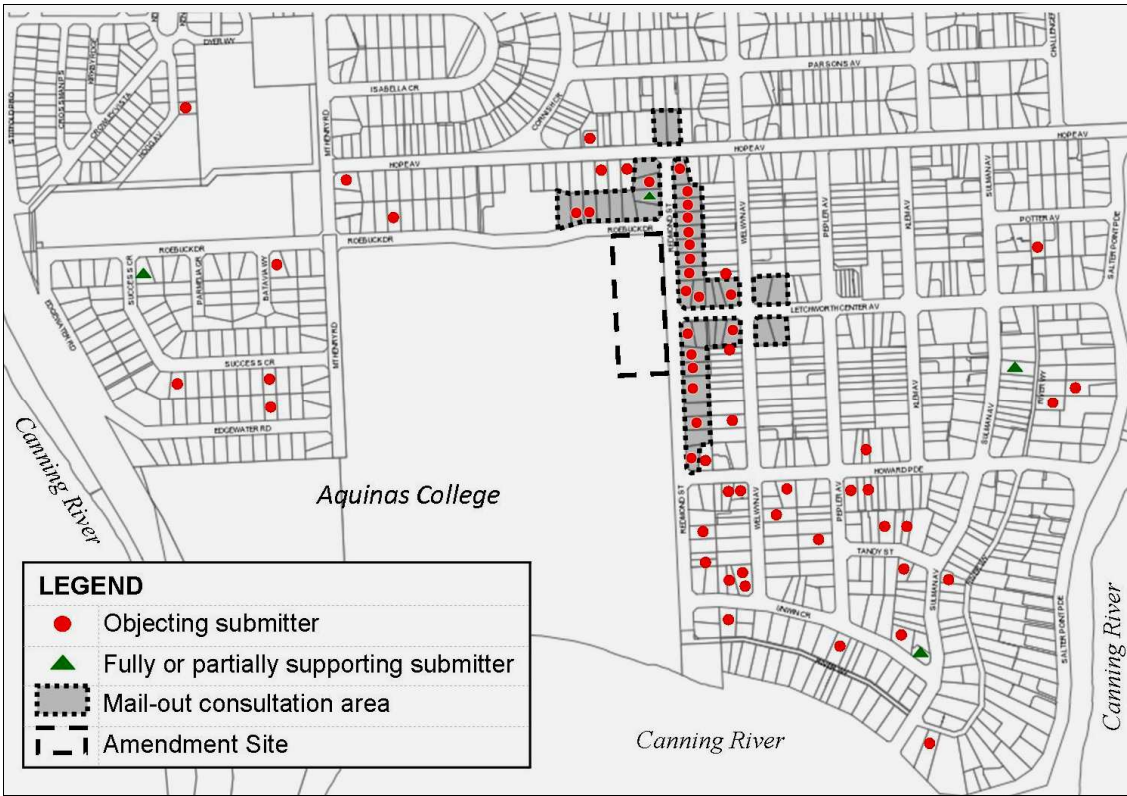


Figure 3 Origin of Submissions



The geographic spread of submissions received during the consultation period is shown in **Figure 3**, above.

The following are not represented in Figure 3:

- submissions from government agencies;
- one anonymous submission with no address provided;
- one submission from a Mill Point Ward Council Member whose address is beyond the limits of the Figure 3 map; and
- one submission from the Salter Point Community Association Inc, which represents residents within the whole of the Salter Point area shown in Figure 3.

In the following assessment of the submissions, each issue raised in the submissions has been extracted and treated with equal status, no matter how many times a view on the issue was expressed. For each issue discussed in this report, the number of submissions containing comments on that issue is presented.

A summary of the comments contained in the submissions and Council's responses to, and recommendations on, those comments are presented below:

1. Submissions 1.1 to 1.3 SUPPORTING Amendment No. 44

(a) Need for additional housing [3 submissions]

Submitters' Comments:

Submitters from Success Crescent, Redmond Street and anonymous submitter:

- We support the proposed development. It is a way forward and will utilise the land to accommodate more people and create employment.
- The City is obligated to accommodate 6,000 additional dwellings by 2031, approximately half of which will need to be provided through incremental infill subdivision and development.
- Salter Point is characterised by larger lots of 700 – 2000 sq. metres, with little diversity of housing stock. The smaller lot sizes proposed on the subject site provides a rare opportunity for local residents to down-size and remain in the area.
- The proposal will give more land development opportunities for our suburb. The subject land is not being effectively used – the bushland rarely gets used and Salter Point needs more development opportunities to increase values and family life.
- Submitter supports the Plan 3 option, as it is simple and in keeping with current street designs.
- People who are against it are being selfish and not looking to the future.
- Even though there may be some lights shining into other homes, that is a part of life that occurs now and I can't see why it should differ for this subdivision.

Council's Response: The submitters' support for the proposed Residential zoning and R25 density coding is noted. However, the Council is now recommending to the Minister that the existing R20 coding remain

unchanged. The Council recommends that those submissions be PARTIALLY UPHELD.

- (b) Preservation of single house character** [1 submission]
Submitter from Success Crescent:

Submitters' Comments: While the proposed R25 coding is slightly higher than that of the surrounding areas, the developed outcome will still reflect the single house character of Salter Point.

Council's Response: The submitter's support for the Amendment proposals is noted. However, the Council is now recommending to the Minister that the existing R20 coding remain unchanged. The Council recommends that the comment be NOT UPHELD.

- (c) Road management** [1 submission]
Submitter from Redmond Street:

Submitters' Comments: Supporting submitter also proposes that speed bumps be installed on Redmond Street to cope with the extra traffic and extra families who will be in and around this street. This will ensure that the traffic speed limit of 40kph is adhered to, which currently it is not.

Council's Response: The submitters' suggestion is NOTED. However, the implementation of traffic management measures is not part of the current Amendment proposals. This would need to be considered independently and action taken as appropriate. The suggestion will be referred to the Manager, Engineering Infrastructure for consideration at a later time.

In the context of the Scheme Amendment, the Council recommends that:

- (a) the comment be NOT UPHELD; and
- (b) Amendment No. 44 not be modified in this regard; however
- (c) the Manager, Engineering Infrastructure be requested to investigate whether or not speed humps should be installed on Redmond Street.

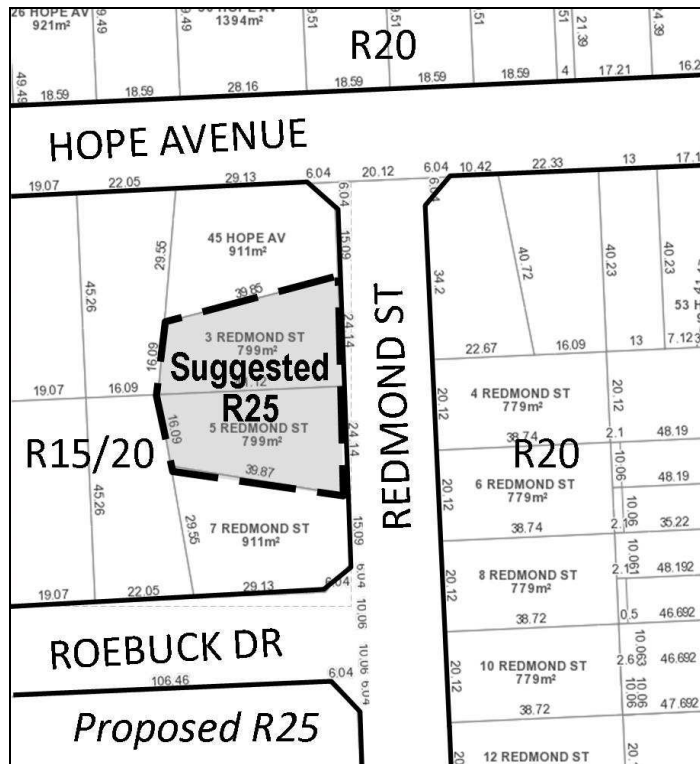
- (d) Suggest wider extent of R25 coding** [1 submission]
Submitter from Redmond Street:

Submitter's Comments: Supporting submitter also suggests that Nos. 3 and 5 Redmond Street, being the only two dwellings on Redmond Street (western side between Hope Avenue and Roebuck Drive) be rezoned to R25, as this would flow with the current two corner lots which are subdivisible. This would be fair, as it is proposed that the five lots at the northern end of the subdivision facing Roebuck Drive be coded R25.

Council's Response: The lots which are the subject of the submitter's suggestion are depicted in **Figure 4** (below). The suggestion that the Amendment No. 44 proposals be extended to include additional properties is not supported by the Council. Whether or not the submitter's suggestion might have merit, the effect of such a change has not been considered by the Council and would

need to be fully examined as part of an independent, more global proposal. For this reason, the Council makes no comment on the suggestion.

Figure 4 Land the subject of submitter's suggestion



Having regard to all of the relevant considerations, the Council recommends that:

- (a) the comments be NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard.

2. Submission 2.1 CONDITIONALLY SUPPORTING Amendment No. 44

Support subject to adequate green space

[1 submission]

Submitter's Comments:

Submitter from Sulman Avenue:

- Urban sprawl is a huge threat to the environment. Efforts to bring back Canning River are more than off-set by development further out encroaching into wetlands. To stop this and its associated issues (eg. clogged freeway), we need urban infill. There is very little noticeable difference between the greenery on 400, 450, 500 sq. metre lots, but planning requirements could include 150 sq. metre gardens, and the provision of parkland such as that lovely little park in Mt Henry. As an extreme, 350 sq. metre blocks with 1,000 sq. metres of parkland would work well, so I do support smaller block sizes as it's best for the environment.

- If the development is to be approved (at any density) there should be a requirement that the developers provide an area of public open space to allow for the increase in population in the area. At present there is very limited space for public outdoor activity in this locality and this is critical when the proposed development density is considered. These small lots do not allow for backyards where kids can 'play ball' and exercise. Indeed, there is inadequate area in these lots to provide space for the family dog to exercise. The proposed subdivision adds 25 residences and makes no contribution to open space, simply imposing a further load on already inadequate local open space.

Council's Response: Under the Residential Design Codes (R-Codes), the R25 density coding requires a minimum of 50% of the total site area of every lot to be open space, with 30 sq. metres of this area developed as outdoor living area. For a minimum lot size of 300 sq. metres, a minimum of 150 sq. metres of open space would be provided on the site. While not all of this space would be developed as garden, the R-Codes do not require more than this.

In relation to the suggestion that the proposed subdivision should require a minimum of 1,000 sq. metres of public open space, this will be a consideration at a future time when the applicants lodge a more detailed subdivision application with the WAPC for single house lots. State Development Control Policy DC2.3 'Public Open Space in Residential Areas' contains a requirement that *"10% of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space. This has been the basis of public open space policy in the State for many years..."* In the case of the current Amendment site, when the detailed subdivision is conditionally approved, this would amount to an open space contribution of almost 1,600 sq. metres. At the time of the future, more detailed subdivision of this land into individual single house lots, the City will make recommendations in this regard and a decision will be made by the WAPC.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard.

3. Submissions 3.1 to 3.4 GOVERNMENT SUBMISSIONS

[4 submissions]

Submitters' Comments: Each of three government agencies which lodged submissions on Amendment No. 44, being Western Power, Water Corporation and Main Roads Western Australia (two submissions), either have no objection, or advise of matters to be addressed by the applicants at the time of any future subdivision of the Amendment site.

Council's Response: The relevant comments will be provided to the applicants and will need to be addressed properly at a later time.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be UPHOLD;
- (b) Amendment No. 44 not be modified in this regard.

4. Submissions 4.1 to 4.69 OPPOSING Amendment No. 44

The following issues are discussed in the order of the quantities of submissions relating to them, commencing with the issue raised by the largest number of submitters.

(a) Opposing on grounds of increased traffic and strain on other infrastructure

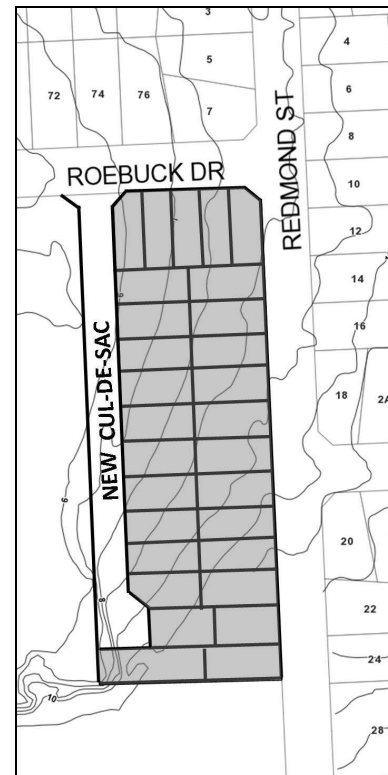
[55 submissions]

Submitters' Comments:

Submission from Council Member, and submitters from Batavia Way, Edgewater Road, Hope Avenue, Howard Parade, Letchworth Centre Avenue, Redmond Street, River Way, Roebuck Drive, Tandy Street, Unwin Crescent, Welwyn Avenue, Salter Point Community Group:

- Our expectation is that additional housing with limited on-site parking due to reduced block sizes, would increase the requirement for on-street parking for visitors. This could be dangerous. Due to the road gradient, it can be very difficult to sight vehicles travelling from the top of the hill.
- I do not approve of the development plan put forward by Richard Noble, in particular the small lot areas, and the road exiting on to Redmond Street. Their plan also fails to take into account the proximity of the Aquinas Hockey courts to proposed houses. But I also vehemently do not support the preferred option put forward by the Salter Point Community Group (SPCG) in their leaflet distributed to residents. Their proposal to have a single entry to the development via a round-about outside my house is preposterous. At no point did they seek my opinion on this, or the residents on the other corner of the proposed round-about at the corner of Redmond Street and Letchworth Centre Avenue. The logical conclusion is that if there is to be a development, there has to be an entry off Roebuck Drive to serve one row of houses, with the remainder entering their own property off Redmond Street. This would ensure that the local residents are affected in a fair way, and Redmond Street is not burdened any more than necessary by vehicular traffic. *[The City illustrates this concept in Figure 5 (right).]*
- In the Richard Noble Plan, the entry/exit to Roebuck Drive appears likely to become a traffic hazard – it is too close to the Redmond Street corner. An internal road with no access to Roebuck Drive would be preferable. This might encourage home owners to build garages at the rear of their houses instead of having front garages dominate the streetscape.

Figure 5 Subdivision illustrating submitter's suggestion



- Salter Point is a suburb that is a dead end and does not go through to anywhere but the river, so adding another 28 properties is only going to increase the traffic flow on our limited access roads.
- It is proposed that a road be built opposite our home in Roebuck Drive, putting us at the end of a new T-junction. This concerns us greatly as it will have a major detrimental impact on our family and lifestyle. The existing road layout in Salter Point is mainly structured into a grid. There are few homes at the end of T-junctions. The proposed road layout is quite different to the rest of Salter Point, and in our view, unnecessary. The continuation of the grid layout could be achieved by adopting the Salter Point Community Group preferred design option.
- We are extremely concerned about safety, with cars exiting the new road immediately in front of our house on Roebuck Drive. This situation places our family in a vulnerable position with cars potentially speeding and not judging the corner accurately.
- We are also extremely concerned about vehicle noise and lights shining into our bedroom windows and the lounge room window throughout the night, and will find it extremely intrusive to our preferred quiet living lifestyle. It is a big change to go from bushland to a road leading to the front of our house.
- We are concerned about the lack of visitor parking in already-crowded streets, exacerbated by the potential increase in cars being garaged close to Aquinas College. This area has a notoriously high flow of cars during the school term and will require a concentrated traffic plan to ensure the safe movement of vehicles around a small number of streets.
- As Salter Point is uniquely positioned alongside the water, there is only one side of the suburb, which is accessible for entry from Manning Road. As traffic congestion is already an issue that needs to be addressed, it does not make sense to increase the population of the area with more housing. This will place even more strain on our road system. Please note that traffic congestion is already set to increase with the new Kindergarten planned at Aquinas in the coming years.
- The proposed narrow road reserves do not cater for on-street parking which always occurs.
- Traffic density will increase and ambient temperature will be affected (hotter in summer).
- While you indicate in the Strategic context that a change to R25 will *"deliver... a built outcome compatible with the character of nearby existing houses"*, I would disagree - as you quote, most Redmond Street houses are built on lots of approximately 770 sq. metres and Roebuck Drive 865 to 1,017 sq. metres.
- There will be an increase of approximately 33% (24 lots on R20 vs additional 8 on R25 (pg 6 of the amendment)) in vehicle movements from the proposed change in zone; hence, will significantly impact upon the amenity of existing residents.
- We challenge the relevance of traffic data collected between 2005 and 2009 as not being representative of today's traffic in 2014 (over 5 years of growth). As a resident whose living space faces onto Redmond Street and having observed the traffic over the last 12 months, the number of light

and heavy vehicles using Redmond Street are much higher. The amendment also concludes that the School does not contribute to the traffic, which is incorrect. Many of the vehicles travelling on Redmond Street are associated with the school and comprise delivery vans, trucks, buses and parents with students. With the construction of the fence around the school, access to the school has been restricted and the single Eastern gate receives heavy parent/student traffic. This was not the case in 2009 when the studies were conducted.

- The vpd counts for Redmond Street were compared to those on Welwyn Avenue, which is the main thoroughfare for Salter Point. This is not a relevant comparison and should not be relied upon. Welwyn Avenue is configured to accept higher vpd counts. Residents of Redmond Street have not required noise mitigation or headlight intrusion strategies in the past to alleviate the vpd numbers being proposed.
- The subdivision concept plan accompanying the Scheme Amendment does not indicate any calming device. However, reconfiguration of the road reserve due to the increase in the number of vehicle movements should be stipulated; traffic calming at the intersection of Redmond and Letchworth Centre Avenue is not supported.
- The higher density (which could set a precedent for such densities in the area), will increase the likelihood of car accidents, especially given the number of children in the area (as too often sadly demonstrated where increases in urban density have inappropriately taken place), and, given the very poor design concept, will actively create opportunities for such accidents. The responsibility of these will ultimately lay on the shoulders of the City of South Perth who allowed them to happen.
- The prospect of increased traffic on Hope Avenue greatly concerns us as residents of 23 years at this address. We query the traffic counts and believe that traffic modelling reports should be done as part of this process. The proposed development has not taken into account that:
 - Hope Avenue is the widest "through" street in Salter Point. It attracts a great deal of traffic, which means the existing network during school AM and PM peak times is already congested — and is a "rat run". Parents driving children to school regularly exceed the speed limits. Exiting our driveway is already quite difficult. The speed and increase in traffic with the significant growth in students at Aquinas and Manning Primary (286 in 2010 to 334 in 2014— or 48 students/ families), in addition to the existing St Pius student numbers, has exacerbated the traffic issue. Adding 24 or 32 lots means at least 48 or 64 vehicles accessing the local network.
 - Aquinas is increasing its student numbers to cater for kindergarten to year 12, with around 40 families per year, starting in 2014. By 2017 this will be at least 160 additional families accessing the road network around the College.
 - St Pius and Manning Primary students walk or cycle to school and cross Hope Avenue from Redmond Street. Additional traffic from the proposed development will impact on safety for these young children.

- Traffic noise will increase — despite what the report states. Extra cars means extra noise and emissions. Yet there is no proposed mitigation nominated in the report.
- The Redmond / Roebuck intersection will be greatly impacted with additional vehicles as well as parking on Redmond Street required for visitors to the subdivision.

The wider area will be affected as Salter Point does not have many entrance or exit points. It is already difficult to exit via the existing traffic lights at Ley Street, Welwyn Avenue and Elderfield Road in the mornings. On Ley Street in the school AM and PM peak, for example, sometimes only three cars get through the lights in one change. This intersection requires a significant upgrade before additional development is allowed. It is also difficult to exit from Hope Avenue onto Mt Henry Road in the mornings due to:

- Aquinas and residential traffic;
 - Buses; and
 - Parking from the nearby Dental Clinic.
- Objection on the grounds of the increase in traffic on the already stressed Welwyn Ave – especially relevant in some of the alternative designs proposed that funnel traffic up Letchworth Centre Ave into Welwyn Ave. Traffic access to the Manning/Salter Point peninsular is already restrictive due to the heavy traffic on Manning Road and road modifications resulting from this increase in traffic.
 - A traffic management plan must be developed that improves traffic flow and will reduce the impact of construction traffic up Redmond Street.
 - Increased traffic is an additional hazard for school children attending one of the three schools or the community kindergarten in the area. One of the alternatives proposes a round-about at Letchworth Centre Avenue and Redmond Street, which would increase traffic noise and result in car headlights shining into four existing properties. Of the proposed road layouts the Richard Noble plan offers the best traffic dispersion.
 - A round-about at the T-junction of Redmond Street and Letchworth Centre Avenue is essential. This will need support from chicanes / humps as a means of managing increased level and speed of traffic which will result from the development as proposed.
 - The proposed road will have an adverse effect of traffic movement and amenity. Consideration should be given to using an extension of Letchworth Centre Avenue as the sole entry/exit to the proposed subdivision. this will also have the added benefit of slowing down traffic using Redmond Street.
 - I have lived in the area for more than 15 years, and in the last 2 or 3 years, traffic issues have changed considerably. This development will only exacerbate the situation. The number of cars dropping kids at school each day simply increases, and they lack consideration for the residents.
 - Since 2006, the car traffic and congestion around Aquinas College has steadily become worse and now that Aquinas has started a kindergarten there are more and more cars involved in dropping off and picking up boys, together with more buses. It has become increasingly more difficult to get out of our local streets due to the school and dental hospital traffic. The proposed housing development will make it far worse as there are

only two streets to leave this end of Salter Point to get to Mt Henry Road, where you then meet up with more traffic from two primary schools. The extra cars, the traffic, the noise and congestion and the disruption of building extremely dense housing in an already congested corner of Salter Point will destroy the pleasure of living in this suburb and I am already considering moving out of this area due to the council and schools disregard for the local people and their quality of life. I know many of my neighbours feel the same way.

- Redmond Street is busy enough with school house and people going to Aquinas and with these extra houses, it could be quite chaotic.
- R20 zoning has been effective in sustaining modest increases in traffic flow in Salter Point (which is effectively a no-through zone) and already impacted upon by the expansion of Aquinas College and its related traffic flow to its current sources of ingress and egress. One doesn't drive through Salter Point, one drives in and out of it via a handful of small streets.
- My husband has lived in South Perth since 1955. He has noticed the additional traffic in the area due to more homes being built (eg. old War Service Homes pulled down to make way for two houses on the quarter-acre blocks). Then the Mount Henry Home was demolished to accommodate more houses in the Mount Henry Estate. Most homes have two-plus cars – more traffic. I have lived here since May 1979, before Manning became known as Salter Point. With new houses comes an increase in residents. Why do we need a further 28-32 houses, which equates to about 60+ more cars. Traffic coming from Manning Road, down Mount Henry Road, to turn left into Hope Avenue, is bad enough now; add Aquinas traffic twice daily, plus more local traffic: you do the maths! SPEEDING cars and buses are prevalent along Mount Henry Road and Hope Avenue. You are asking residents to endure more traffic with the new subdivision?
- Whilst we appreciate that the local Redmond Street / Roebuck Drive residents do not want car lights shining into their homes plus the additional traffic flow, I believe you should look more towards the extra traffic in the whole area of Manning/Como/Salter Point that will surely be created with the building of the proposed new homes.
- I am concerned about the increase in traffic that the proposed subdivision will bring to Redmond Street and Roebuck Drive. In recent years we have seen the addition of Junior School at Aquinas College, increasing the number of vehicle movements in both streets.
- This year marks a significant change in the age of the year 11 students at Aquinas. Some years ago, the State Govt changed the age of year for children at school by 6 months. Last year we saw the first lot of those children at High School (Aquinas College included) turning 17 years of age in the 2nd half of year 11. This change will bring about many other social issues. For example this year, "leavers" at Rottnest, Dunsborough and wherever will be 50% children who are actually 18 years of age and legally of drinking age. The impact on Redmond Street residents will be a significant increase in the number of students driving cars to and from the College. With approximately 180 students in each senior year, there will be average 90 students able to drive to the College from the beginning

of year 12 (students who have turned 17 in the 2nd half of year 11) and up to 270 students able to drive to Aquinas College by the end of year 12. This equates to a net increase of around 90 students able to drive to the College daily. The College does allow students to drive to school and student parking is in a car park at the eastern side of the College with entrance and exit off Redmond Street at the southern end.

- Salter Point has seen changes in the aircraft flight paths at Perth Airport, significantly adding to the noise which now effects our daily lives. We have spent thousands of dollars on additional sound insulation to our ceilings and double glazing to our bedroom windows in an effort to dampen the aircraft noise which generally starts just after 5am. We do not need more noise from additional vehicle traffic in Salter Point. I also note that the statistics quoted for Vehicle Trips per Day (VPD) on Redmond Street and Roebuck Drive in the Amendment document are derived from information gathered between 2005 – 2009, which is now 5 – 9 years old!
- Aquinas College is one of the most significant boys' schools in Perth yet none of the roads which feed into any of the College entrances have dedicated cycle paths. In fact, Mt Henry Road, which is the main vehicle entrance to Aquinas College, has 'islands' down the middle of most of the road. This may make crossing the road safer for pedestrians, but it makes overtaking bicycles even more dangerous than having an open road. Many Aquinas boys live within cycling distance of the College and this form of transport should be encouraged. From a safety point of view, the last thing the Aquinas College area needs is more vehicle traffic.
- Section 4.4 Traffic (pp 7 and 8) of the Amendment report estimates that the increase in traffic movements will be around 290 vehicles per day versus the current average number of 767vpd recorded in Redmond Street and 289vpd recorded in Roebuck Drive, based on data collected by the City between April 2005 and August 2009. The report estimates a 29% increase in traffic on Redmond and 18% on Roebuck arising from likely access/egress to those roads from the immediately adjacent proposed new lots. However, these percentage increases require an extra 222vpd on Redmond and 52vpd on Roebuck - which is 16vpd short of the total increase (290vpd) expected from the R25 subdivision proposal. If these 'other' 16 vpd movements should be attributed to Roebuck then this will result in a 23.5% increase in traffic at the Roebuck junction or if they should be attributed to Redmond, then it will result in a 31% increase in traffic at the Redmond junction. Moreover, if the new residents for whatever reason, choose to nearly always use Roebuck then this will result in a 100% traffic increase at the new Roebuck junction or on a similar behavioural basis a near 38% traffic increase at the new Redmond junction. Notwithstanding, that the Report highlights as a comparison that *“Welwyn Ave in a similar location to the east of the subject site”* has a traffic count of 1,309vpd, it seems that increased traffic movements by around a quarter to a doubling are possible arising from the proposed R25 subdivision.
- There will certainly be an increase in traffic along Welwyn Avenue and Mount Henry Road (being the two main direct entry points from Manning Road). The increased traffic will result in loss of valuable residential amenity due to an additional 290 vehicles per day, a large proportion of which will use Welwyn Avenue as the primary means of accessing the

area. Welwyn Avenue already has 1309vpd and therefore the proposed development could result in an increase in the number of vehicles per day of anywhere from 10-20% which would have a significant impact on residential amenity.

- The traffic on Redmond Street continues to increase as Aquinas College expands. Traffic for increasing activity for rowing, hockey and other school activities is increasing the load on Redmond Street. These increases have not been captured by previous traffic surveys which are now outdated. Giving special concessions to this applicants for higher density adds to the general traffic increases in the area does not seem reasonable.
- Submitter suggests that a laneway be provided between the two rows of housing so as to limit the increasing demand on Redmond Street. Council should investigate the most recent increases in local traffic along this road so as to correctly reflect traffic volumes. Submitter suggests that house fronts could be situated on Redmond Street with garages accessed through a rear access road. The western most lots could have garage access from the same shared laneway and overlook the playing fields to the west. This would also help when construction starts en mass for a large number of dwellings and the access via Redmond Street becomes unusable due to the large number of road users. Alternatively, a staged release over several years may help lessen the impact of this issue. If the parcel of land in question does not allow for such a concept in conjunction with other above suggestions, then the parcel size should be reviewed and re-proposed in a way that it complies with current planning rules rather than trying to force exceptional concessions.
- The traffic increase could potentially cause safety and noise related issues in the immediate vicinity. There is already significant traffic on Redmond St with traffic regularly exceeding the speed limit.
- A review of the traffic flow in the area should be conducted to determine the impact on residents.
- Vehicular access to the blocks should be through a central roadway with rear facing garages.
- The subdivision should have access points from both Roebuck Drive and Redmond Street to ensure traffic impact is spread across two streets.
- Access points should be placed at locations which will not impact existing residents. For example, the access point onto Redmond Street could be via a round-about at Letchworth Centre Avenue.
- To provide consistency with the existing area and to minimize street intersections (and an associated increase in risks of accidents) the entry to the proposed development should be a continuation of Letchworth Centre Avenue which would best be accommodated by a round-about at the modified intersection.
- We strongly agree with a round-about being built at the junction of Letchworth Centre Avenue and Redmond Street to address the current speeding issue along Redmond Street.
- We support two road entry points to this development – one onto Redmond Street and one onto Roebuck Drive so that the increased traffic

has two options, not only down Redmond Street to Hope Avenue, but also down Roebuck Drive to Mt Henry Road.

- Whilst the VPD has been calculated for Redmond and Roebuck street, has consideration been given to the future development of Aquinas and the impact that will have on traffic? Also in calculating the Redmond Street traffic flow was consideration taken for the Aquinas traffic - particularly during the rowing season and the football season? The report did not make mention of air quality and how it will be affected by the increased traffic.
- Borders of Aquinas College come down the hill in the middle of the road on their skate boards or bicycles without helmets – an accident waiting to happen. Therefore, if there is to be a road from the new subdivision entering Redmond Street on the cusp of the hill, including a bus route, please think again!
- I am intrigued at your analysis of the technical capacity of Roebuck Drive, particularly considering that there is a section of that road that has a traffic calming / slow point installed in the form of a single lane width section. Can you please confirm that someone from the Council actually visited the site during the course of producing the report and understands the layout of the roads in the area. I would also appreciate it if you could provide additional information as to how the technical capacity of Roebuck Drive was calculated.
- The location of the development will further exasperate the traffic issues in Redmond Street and Roebuck Drive. These streets are currently impacted by bus services, school traffic as well as some offensive drivers.
- The area is already experiencing many new developments spread across the suburb. Such a development proposal will significantly intensify the impact of trades vehicles and trucks on existing residents of Redmond Street and Roebuck Drive (most likely Redmond) for many years to come.
- As the owner of a newly developed property in the suburb, I am concerned that the addition of this development will put further strain on some of the services. We have now been in our new house for over 12 months and are unable to be connected to broadband internet. The telecommunications providers (multiple) have informed us that the infrastructure cannot support existing requirements of the suburb — there are no ports at the exchange available and because the area already has many multi-development sites, pair gains are common.
- In our opinion the level of the sewer in Redmond Street will not allow the current plan to be implemented due to the need for substantial filling and retaining. Sewer connection may need to be extended from the Hope Avenue Reserve. The Water mains in the area are 100mm diameter asbestos cement – has the developer confirmed that the mains have the capacity to service the additional lots?
- The report states: *"The Scheme Amendment is a valid proposal in that it does not propose the removal of any land from public use."* The report fails to state what the future impacts on the area will be if this development is approved, including impacts on public use of recreational space, roads, footpaths and other infrastructure and amenities.

Council's Response: Traffic movement, increased volume of traffic and related safety issues were the most common objections to the proposal. The section of the Amendment report relating to the effect of the future subdivision on local traffic, has been examined by the City's Manager, Engineering Infrastructure. Factors taken into account by the Manager in his assessment of the proposal, include:

- the likely traffic increases on both Redmond Street and Roebuck Drive;
- standard engineering conditions that would apply to any subdivision, such as the need for the paving of all streets and the public access way to be to the satisfaction of the City, and within the subdivision the installation of stormwater drainage in accordance with the Institute of Public Works Engineering Australasia (IPWEA) Guidelines for Residential subdivisions;
- the methodology and general assessment completed by the Consultant; and
- Department of Planning 'Liveable Neighbourhoods' road classifications and applicable traffic levels.

In his assessment of the Amendment proposal, the Manager, Engineering Infrastructure comments as follows:

"The Department of Planning "Liveable Neighbourhoods" document would have both Redmond Street and Roebuck Drive classified as an 'Access Street C' with the following characteristics –

- located within a road reserve of about 18 metres width;*
- an undivided street pavement of about 7 metres width;*
- a design speed of 50kph and a desired operating speed (average speed) of 40kph; and*
- an average daily traffic movement (ADT) of up to 3,000 vehicle trips per day (vpd).*

The expected ADT the City has repeatedly used as criteria for the consideration of traffic management measures within a street is 1,000 vpd, although other Guidelines (or Codes of Practice) nominate 1,600vpd. However at 3,000 vpd there is no disagreement that something other than simple traffic management is required.

The Department of Planning require a Traffic Statement for any proposal that has the effect of increasing the peak hour traffic flow within the range 10vph to 100vph. With the peak hour traffic expected to be about 8% of the ADT, the net effect of the subdivision on Redmond Street would be an increase of 18vph (ie. from 61vph to 79vph).

In all respects the traffic movements from the proposed subdivision are well under the uppermost limits accepted as State Planning Policy. Engineering Infrastructure is fully supportive of the Consultant's concluding paragraph:

"The eventual development of the subject site for low density residential purposes will not generate a significant level of vehicle movements and will not place undue pressure on the capacity of the existing road network. This

will ensure that residential amenity will not be unduly affected by increased vehicular traffic".

In response to submitters' particular comments, above, the Manager, Engineering Infrastructure comments as follows:

"Engineering Infrastructure acknowledges that more recent traffic counts and speed data would be advantageous in the longer term and particularly if an appeal was made to the Police Department to conduct random patrols in Mount Henry Road and Redmond Street in response to the speeding problems of concern to many submitters. Even if the number of traffic movements in the street had increased at a rate greater than State averages over this period of time, the vehicle numbers would still fall well short of the threshold levels considered appropriate for local access streets by the Department of Planning and by the City (ie. upwards of 1,600 vehicle movements per day without traffic management to 3,000 vehicle movements per day with traffic management).

The proposed subdivision of 29 lots is expected to generate not more than 290 vehicle movements per day. It is considered a worst case scenario for the distribution of the trips from the subdivision would result in:

- 230 additional movements in Redmond Street at Hope Avenue;*
- 137 additional movements in Redmond Street at Letchworth Centre Avenue;*
- 135 additional movements in Roebuck Street at Redmond Street; and*
- 30 additional movements in Roebuck Street near Mount Henry Road.*

The peak morning hour will generate a maximum of 20 vehicle movements in Redmond Street. It would be expected that the bulk of the vehicle trips to Aquinas College would be confined to the morning and afternoon peaks, so while there is an increase on the local street network as a result of the subdivision, overall it will have minimal impact on the capacity of the streets within Salter Point.

Engineering Infrastructure has previously identified, as part of the Local Area 14/15 Traffic Study, that Redmond Street is a priority listed street for traffic calming within the Manning / Salter Point traffic area, as a result of the feedback and the vehicle speeds being recorded. The treatments identified included the 'raised pavement speed plateaux' used very successfully in Welwyn Avenue or the 'modified T-intersection' treatment used equally successfully in Challenger Avenue at Parsons Avenue. The latter would lend itself to the intersection of Letchworth Centre Avenue and Redmond Street and the former as an entry threshold / statement near Hope Avenue in Redmond Street.

Engineering Infrastructure supports the applicants' concept subdivision layout with the T-intersection to the south of Letchworth Centre Avenue. Engineering Infrastructure does not support the creation of a four-way intersection at Letchworth Centre Avenue by having the point of access to the subdivision as an extension of Letchworth Centre Avenue. Having the entry nearer to the centre of the subdivision introduces unacceptable service issues within the subdivision. The City acknowledges the main purpose of a round-about is to

more equitably manage traffic approaching an intersection with the secondary benefit being a means of speed calming. As the volume of traffic approaching the intersection is relatively low and not seen as an issue, the role of the round-about would be as a speed management measure. The speed calming effect is better achieved through measures such as those promoted above, without creating a major problem of servicing the properties from the internal road that would be closed at the southern and possibly the northern ends.

Engineering Infrastructure supports the concept of the rear lane to service the six properties at the southern end of the subdivision conditional on the ROW being designated as one-way from Redmond Street to the new internal street. The ROW would be constructed with conventional concrete crossings at either end and at the verge level unless otherwise agreed by Engineering Infrastructure.

Vehicle speeds to and from Aquinas College is mentioned by many submitters and while it is acknowledged as an issue, it will neither be increased nor decreased as a result of the subdivision. Traffic speed is a function of the capacity of the street and as it approaches saturation, the vehicle speeds are dramatically lowered.

The availability of on-street parking for visitors is ever decreasing as residential development / redevelopment results in additional and wider crossings to service double garages. The City has determined the maximum crossing width to be 6 metres or 40% of the street frontage of a lot, whichever is the lesser. Typically, a crossing to service a double garage is 5.0 to 5.5 metres in width (to satisfy a 12.5 to 13.7 metre frontage) thus leaving, in most instances, just sufficient kerbside to accommodate a single parked vehicle between crossings. It is not seen as a hindrance to the subdivision, which will be constructed with semi-mountable kerbing to enable part verge parking. Parking other than in accordance with the Road Traffic Code and/or the Parking Local Law would incur an infringement."

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be generally NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard; however
- (c) the Council intends to introduce design guidelines requiring the provision of two visitor parking bays on each lot, in addition to two occupiers' bays.

(b) Opposing on grounds that density coding is incompatible with existing Salter Point character [53 submissions]

Submitters' Comments:

Submitters from Batavia Way, Hope Avenue, Howard Parade, Letchworth Centre Avenue, Redmond Street, River Way, Roebuck Drive, Salter Point Parade, Success Crescent, Sulman Avenue, Tandy Street, Unwin Crescent, Welwyn Avenue, Salter Point Community Group:

- I have no objection to the subdivision of the land as such. However it is of fundamental importance that the design of the subdivision in relation to block size and streetscape conform to the existing residential design of Salter Point.
- Is the plan to keep putting up zoo-style fencing to keep people out, while cramming in more housing with no open space provided, while knocking out more native trees, the general plan for the new Salter Point you envisage?
- The recent changes to the R-Codes already afford the developer a 20% benefit in minimum lot sizes and 10% benefit of average lot sizes.
- Higher density development inevitably leads to demand for the same size housing as elsewhere in the suburb but on smaller blocks. Developers will also push for a decrease in the proportion of a building block that is open space. Higher density developments also lead to pressure for higher buildings with 3 or more levels. This is totally out of character with the urban fabric of the area and would diminish the amenity of the suburb.
- A large R25 development does not belong in Salter Point, it never has and never will. If we wanted to live around R25 zoned houses we would move to Clarkson.
- We are concerned at the proposed location of similar, 'new-estate-style' housing with narrow lots and endless 2-bay garages, along Redmond Street and Roebuck Drive. 'New Estate' is not compatible with the character and mix of nearby existing houses that have been developed over time. We note that in Council's Residential Design Codes Policy it states that the City 'will protect the attractive character of the City'. How does this statement relate to the current issue?
- Salter Point homes in the area around Aquinas consist of R20 blocks, substantial gardens and large established trees. Streets are long, with few cross roads. Nothing in the proposed development is consistent with this design. In contrast, higher density, smaller blocks with a more road area per-block are proposed. We believe this will have a significant negative impact on the streetscape.
- In the late 1990s the zoning of Salter Point was changed from R25 to R20 to allow the suburb to maintain its character and prevent the proliferation of small housing lots and the resulting pressures on public open space and traffic. The current proposal will greatly impact on the amenity of the area.
- When we built our house on Redmond Street we were not allowed to build a double-storey parapet as it wasn't keeping to the appearance of the street. This development will not be doing the appearance of the street any benefit even if it remains R20, let alone R25, when everyone will have a double-storey parapet.
- I have been a resident of Redmond Street for years and have always enjoyed the tranquillity and the surrounding environment. All of the residents living on Redmond Street should continue to have that "right to enjoy". This development is extreme in its density, unnecessary and totally out of place in Salter Point.

- Density increases in the area will destroy the ecological and social balance of the neighbourhood, its liveability, its aesthetics, and its very 'brand' and image.
- While I understand that the owners have a right to subdivide their land, I feel the planning should be in keeping with the rest of the suburb. I see no harm in subdividing a 1,000 sq. metre block into two, but to go much smaller is inviting big problems in regard especially to traffic and access to recreational space. Has it been considered that smaller blocks allow no room for larger trees and lawns to provide coolness in our hot and warming summers; just step off a train at Canning Bridge and out into the roadway where there is all bitumen and concrete and feel the heat rising. Compare the suburbs of Floreat and Nedlands (or Sydney's Castlecrag) where subdivision has not been allowed, to other areas where it has. They have remained very liveable suburbs, which is reflected in their land values.
- The proposal will provide for a high density development and not in keeping with the surrounding area - 28 or 29 housing lots on this small area is far too much and out of character for this area and will run the risk of looking more like a light industrial development. It will create a "terrace house style" - totally out of character for this area (ie more suitable for an inner Perth suburb, eg East Perth, North Perth, Highgate, Mt Hawthorn etc). The character of the suburb is changing because of over-development (as appears to be happening throughout the City of South Perth where the lovely green and shady residential streets, which the area was well-known for (and once full of many charming old homes), are now being lost because of lack-lustre over-developments.
- We are aware that a developer on behalf of the Christian Brothers and Aquinas College wish to sell off part of our previously treasured open space for their financial gain. With Aquinas now denying access to the local community with an ugly, garrison style high fence, we feel that we risk losing our character and what makes Salter Point so unique. We have happily lived in our environs for the past 12 years, but our association with Salter Point goes back many more years. Our reason for moving back was our attraction to the community spirit, the mix of old and new homes, and the natural bushland that we could all enjoy —close to our home. We would therefore be upset, that if the developers plan to rezone to high density (R25), this would set an unwelcome precedent that would invariably change the character of Salter Point. We would then simply end up as a soulless, non-descript suburb like so many others.
- Allowing a high density approval would mean that we lose the character of our suburb. An R25 density would likely result in this subdivision ending up like a ghetto of end-to-end, 2 storey after 2 storey houses and garages — devoid of gardens or any streetscapes, cars parked indiscriminately, and adding to the existing traffic congestion. In summary, if we cannot prevent any subdivision, our stated desire is that the development can only proceed on the current R20 density — the same as residents currently comply with in Salter Point. Furthermore, the housing must retain individual planning approval, aesthetics and character, as well as gardens and complementary streetscape — again, like all current residents in our community. Let us keep Salter Point as the jewel of Perth and a place the community can retain pride in for future generations.

- The proposed density coding will destroy the uniqueness of Salter Point for the future. This is not done in suburbs such as Dalkeith and Nedlands, which have retained their unique identities and amenity.
- Lot size must be larger and more representative of the existing suburb.
- As a resident of 35 years in and around Manning / Salter Point area, I wish to express my concern and dissatisfaction with the above proposed development. The proposal of changing the lots from R20 to R25 does not fit in with the landscape and aesthetics of the area and would look like a tilt panel housing community. Our family shifted into the area to escape high density living. This would be an extremely bad eye sore for the area.
- I am concerned at the R rating which is proposed, as this will not fit in well with the character of the rest of Salter Point with typically larger blocks and leafy gardens. If there are to be so many houses in such a small area it will be a mass of two storey homes and will be completely wrong for this suburb.
- As a long-time resident of Salter Point, I object because of the destruction of the natural bush that I grew up next to and thought my kids would play in. The high density housing will change the open feel the area has always had. The Council should allow population increase to happen gradually over the whole suburb, not in pockets of high density housing. If there is to be a development at the corner of Roebuck Drive and Redmond Street, the density should fit with the existing suburb.
- Existing zoning throughout this entire area is predominantly R20. A large area adjoining Aquinas on the Mount Henry side is predominantly R15 and land adjacent to Roebuck Drive is R15/R20. This area is characterized by larger properties and R25 is totally out of character for the entire area. Infill increasing the density in the area is already proceeding under the current zoning and the five additional blocks generated will have no impact on the City meeting its target of 6,000 additional dwellings.

The latest Cygnia Cove development over lands formerly owned by Clontarf College is predominantly under R20 zoning. It is logical that the same planning guidelines are applied to any development of Aquinas College lands.

The narrow blocks at each end of the proposed development have small frontages that restrict the house designs to having only double garage entrances presented to the road. Five of these next to each other seriously detract from the streetscape, seriously limiting verge landscaping (including provision of street trees), parking and general access. This is totally out of keeping with the properties in the area.

The proposed changes in density to the dual density coding of R15/R20 that applies to the row of lots directly north of the subject land, along Roebuck Drive, is not relevant to the proposed development of Aquinas land. While the proposed change to this dual density area has merit, it should be considered outside of the current Amendment No. 44.

- If the proposal were to be approved in its current form, it would mean that it is acceptable to offer up such a 'footprint'; an uninspiring set of squashed-up, 2-storey buildings with little regard for any impact on local people and their environment. We are fortunate to have enjoyed the uniqueness of our beautiful Salter Point peninsular for more than 30 years,

its remnant bushland as well as the river and birdlife. We walk, ride and skateboard in our local area several times a week and appreciate its beauty and tranquillity. We reside here for the lifestyle this unique area offers. In our view, the Richard Noble proposal for R 25 zoning with a side-by-side set of 28 buildings on about 350m² suggests a dramatic departure from what is currently in place – in effect, it would permanently alter our beautiful neighbourhood. In our neighbourhood, we have appreciated and understood the benefits of the existing R20 zoning. We have all watched the visual impact of reduced-sized house and land packages in Como and other parts of South Perth. In our view, what has ensued there is a growth in high density apartments banged up against each other (triplexes or quadruplexes), a treeless landscape, vastly reduced community involvement and interaction, higher traffic flows and increased street parking. If we wanted to live in such a suburb we'd move to Como.

- It is unreasonable to insert an area of higher density residences in the midst of an established community of lower density. Existing residents chose to live in this area for its amenity. To change the building density of a small section within the locality is unreasonable. The density that applies to the surrounding area should apply to the proposed area. To do otherwise is to support external developers at the cost of local residents.
- We are strongly opposed to any proposal to rezone any portion of the Aquinas College land such that residential density can be increased. Our family has lived in Redmond Street since 1998. Seeking a larger block in a relatively quiet area, we moved here from a front / rear subdivided block in Cloister Avenue. We wanted space for our children and a quiet area in which to bring our children up. We are slowly seeing both of these aspects of Redmond Street and Salter Point slip away.
- Redmond Street and Roebuck Drive are unique in that they are majority larger blocks (around 770 sq. metres) with a mix of older style renovated houses and larger modern/new houses. The proposed subdivision will concentrate a group of narrow lot houses on the corner of two streets which currently have none of this type of development. Typically these narrow lot houses will be 2 storey because the block is so small. They will have a small useless balcony upstairs at the front and a large double garage door on the ground level. The type and style of development is governed by the size and shape of the block. This type of development has no place in the streetscape of Redmond Street or Roebuck Drive.
- In our 15 years living in Redmond Street we have seen change. The older style 40-50 year old 'salmon' brick houses are slowly disappearing. They are being extended to be more in line with modern family needs. They are also being rendered or painted to reflect a more modern look, others are being demolished and replaced with more modern designs. This change is inevitable. Reducing block sizes by more than 50% is not inevitable and Council should retain the amenity of the Redmond and Roebuck streetscapes and the Salter Point area in general by insisting that block sizes in any approved subdivision be in line with the size of existing building blocks.
- The proposed development of a homogenous group of 2 storey houses with narrow lots will change the character of the area.

- The R25 density code being proposed is not consistent with the prevailing R15/20 and R20 density codes for the Salter Point area. With the exception of the retirement village site and one other site (which are R40), all single residential land within Salter Point is R15-R20. In addition, as the subject site currently has an applicable density code of R20, and the Local Housing Strategy proposes an increase in density to some R15 coded land to a density code no higher than R20, it is clear that the proposed R25 density code is higher than the intended density for this area.
- The City's own town planning scheme framework has set about ensuring that R20 density is supported in the suburb and in general, lots below 500 sq. metres or smaller have been limited through the application of R20. The current proposal of R25 is not in keeping with the broader Salter Point and significantly detracts from the current housing in the immediate area in Redmond Street and Roebuck Drive where block sizes are typically around 800 sq. metres. It is unreasonable to allow such a bulk change to this standard. This change sets a precedent for the entire remaining Aquinas block to apply for R25 zoning and create a large scale high density section of Salter Point for any other 'excess land'. This is not in keeping with the existing standards in the area. For this reason a maximum density of R20 should be retained.
- I suggest that the high density precedent of R25 not be allowed. Instead, the developer should consider blocks of approximately 800 sq. metres. This would be in keeping with the current immediate surrounding streets. If such a proposal is not enforceable under the current planning scheme then the developer be allowed to significantly detract from the current surrounding housing and have higher density living of a minimum of 500 sq. metres per lot. These lots should have a street frontage of approximately 20 metres, in keeping with the immediate surrounds. If this is not possible due to the strategic size of parcel removed from the Aquinas land then the developer look at reshaping, resizing (or both) the development block so as to comply with existing rules rather than creating lot sizes that set to challenge them. It seems the land in 'excess requirement' has been quite strategically sized.
- The change would significantly impact on the aesthetics and practicalities of the suburb. This is a family orientated suburb with three schools in close proximity.
- The proposed amendment for R25 coding should not be allowed and the existing R20 should remain in effect. Block sizes should be no less than 500 sq. metres, with a street frontage in keeping with the surrounding areas, no less than 15m.
- The rezoning from R20 to R25 will turn this part of Salter Point into another 'over-developed' high density area. The streetscape will be homogenous, with houses squeezed onto the block allowing no room for any kind of outdoor life of the future families that are being attracted to the area. Although the Hope Avenue Reserve is near the Roebuck Drive houses, there will be very little open space available to those living in Redmond Street. Sandon Park is 650m from the proposed development - once again, not very convenient for local children who still require close supervision.
- Lot 5 of the development is squashed in on the corner of Roebuck Drive and Redmond Street - this will make this corner of the development unsightly.

- In creating a 'liveable neighbourhood' consideration must be given to the amenities, not only of the existing residents, but to those moving into the area. A lower density development would make the area far more desirable and would provide an environment that was conducive to an active and healthy lifestyle.
- Rezoning from R20 to R25 means minimum lot size is 300 sq. metres, average is 350 sq. metres; if left at R20, min size is 350 sq. metres and average is 450 sq. metres. These are still very small compared with the existing blocks in Redmond Street (submitter's block is 855 sq. metres). If rezoning is allowed, this will mean extra blocks.

Council's Response: Adverse impact on streetscape compatibility resulting from the proposed R25 density coding and the further subdivision of the subject land into single house lots under this coding, is the second highest issue raised in terms of numbers of submitters' comments.

Salter Point has historically been a low density area with prevailing lot sizes of 800 – 1,000 sq. metres. These sizes, while common at the time they were created, are far greater than the minimum permissible size now prescribed by the R-Codes, which permit lots of 450 sq. metres for the R20 coding, and 350 sq. metres for the R25 coding. In recent years, the State Government has encouraged local governments and the community generally to be more positively responsive to the need to accommodate an increasing population through a number of more sustainable practices. One such practice implemented through the R-Codes (2013) is a reduction in lot size for the R20 coding from 440 (minimum) and 500 sq. metres (average), to 350 (minimum) and 450 sq. metres (average). As part of the long-term plan to accommodate a larger population, the State Government has set a target for the City of South Perth of an additional 6,000 dwellings by the year 2031. Apart from the creation of major activity centres within the City (eg. at Canning Bridge and South Perth Station Precincts), the required addition of more dwellings is to be achieved through smaller lot sizes for infill and new subdivisions than were permitted in the past.

Most of Salter Point still has a density coding of R20, with the exception of the 'Saint Lucia' area which is coded R15, and the street block between Hope Avenue and Roebuck Drive, immediately to the north of the Amendment site, which is dual-coded R15/20.

Lot sizes in Salter Point vary considerably. This is illustrated in **Figure 6** below, which depicts the subdivision pattern throughout Salter Point, much of which has been modified as a result of the subdivision of the original lots. Subdivided lots in the immediate vicinity of the Amendment site are shown highlighted. Except in certain circumstances, subdivision of 'R20' lots requires the original lot to be at least 900 sq. metres in area.

R20-coded lots immediately opposite the Amendment site in Redmond Street are generally 779 sq. metres with a frontage of 20 metres. The current actual built form of the houses on these lots more closely approximates a coding of R12.5 than R20. These lots are likely to remain at their current size because they are too small to be subdivided while coded R20.

R15/20-coded lots in Roebuck Drive opposite the Amendment site have areas of 862 – 911 sq. metres with frontages ranging from 19 to 29 metres. Subdivision of these lots would require satisfaction of the two performance criteria which apply to this particular dual coding. These criteria could be met with suitable site planning and design.

Elsewhere in Salter Point, where original lots are 1,012 sq. metres in area with a 20 metre frontage, many of these have been subdivided by means of a longitudinal split, into lots of just over 500 sq. metres with the minimum lot width of 10 metres.

Figure 6 Depiction of lot shapes and sizes throughout Salter Point

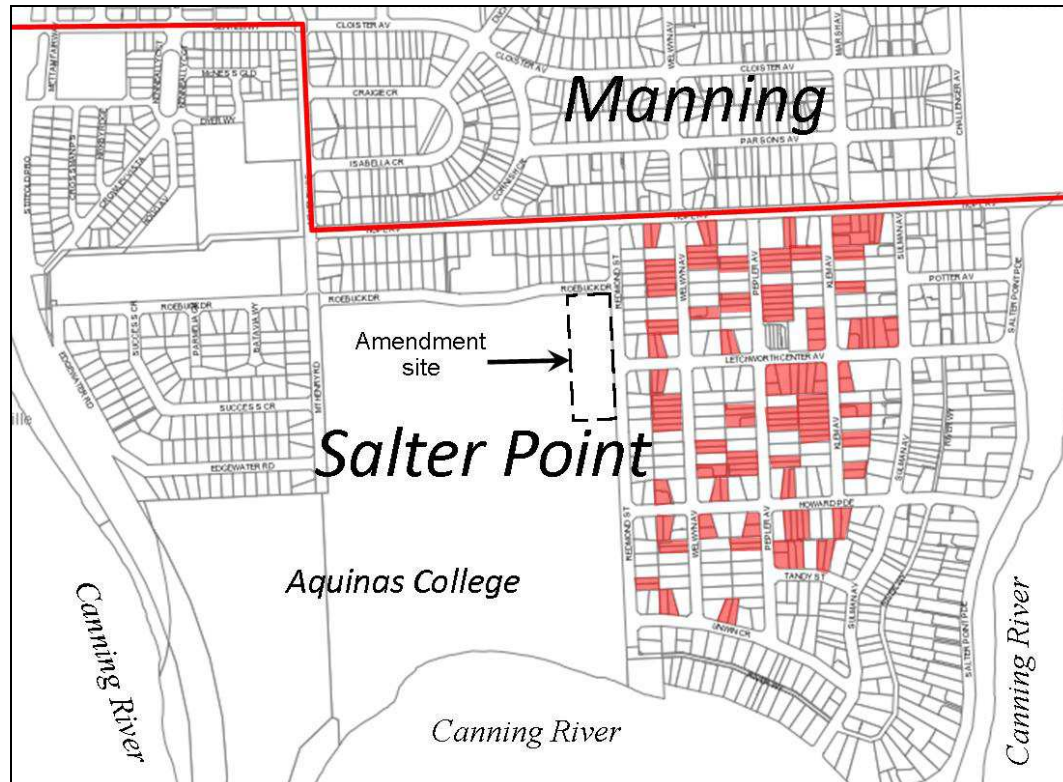


Figure 6 depicts the current extent of subdivided lots in the near vicinity of the Amendment site in Salter Point. These lots are shown shaded.

The following table provides a comparison between the minimum lot sizes and widths prescribed by the R-Codes for R15, R20 and R25:

Table 1 Prescribed lot sizes

	Minimum lot area	Average lot area	Minimum lot width
R15	580 sq. metres	666 sq. metres	12 metres
R20	350 sq. metres	450 sq. metres	10 metres
R25	300 sq. metres	350 sq. metres	8 metres

Lot sizes for the R20 and R25 codings overlap to the extent that both permit lots of 350 sq. metres – as a minimum in R20, and as an average in R25 coding, with minimum frontages of 10 and 8 metres, respectively. Based on the applicant's conceptual subdivision plan, the size of the Amendment area

(not including land to be used for the perimeter roads) is approximately 12,416 sq. metres. A comparative lot yield in relation to the applicants' concept plan shows the following:

- **R20 coding:** maximum of 27 new lots at average size of 450 sq. metres
- **R25 coding:** 35 lots at average size of 350 sq. metres
- **applicants' concept subdivision:** 29 lots at average size of 419 sq. metres

Although a subdivision design for the Amendment site has not yet been completed, a concept plan has been submitted in support of Amendment No. 44 as an indication of the type of subdivision that the applicants might submit if Amendment No. 44 is approved by the Minister. This concept plan shows proposed lots of 12.5 to 17 metres width in Redmond Street opposite existing 20 metre wide lots; and proposed lots of about 13 metres width in Roebuck Drive, opposite existing lots with 19 to 22 metre frontages.

The above discussion on lot sizes is summarised in **Table 2**, below:

Table 2 Comparative lot sizes

	Lot area (sq. metres)	Lot width (metres)
Required by R-Codes for R20	Min 350; Av 450	Min 10
Required by R-Codes for R25	Min 300; Av 350	Min 8
Existing lots opposite Amd site – Redmond Street	Approx. 780	20
Existing lots opposite Amd site – Roebuck Drive	Approx. 862 – 911	19 – 22
Applicants' concept subdivision plan – Redmond Street <i>(at R25 coding)</i>	Approx. 400 – 544	12.5 – 17
Applicants' concept subdivision plan – Roebuck Drive <i>(at R25 coding)</i>	Approx. 390	13
Applicants' concept subdivision plan – average lot area <i>(at R25 coding)</i>	Approx. 419	-
Council's recommended modified subdivision plan – Redmond Street and Roebuck Drive	Various	16
Council's recommended modified subdivision plan – new internal road	Various	Various

The final number of lots has not yet been determined, and might ultimately be modified in the final proposal as the subdivision design is further refined. For example, one design element which is yet to be determined, is whether or not a portion of the Amendment site is required to be retained as public open space. *[Refer to Council response to Submission category 4(c), below.]*

Many of the submitters fear a deterioration of the existing streetscapes in Redmond Street and Roebuck Drive as a result of large two-storey houses on small lots. Several submitters request that the proposed R25 density coding be refused and a coding of R20 be supported. In addition to lot area, the major factor affecting streetscape character is lot width – the dimension which is most apparent when viewed from the street. While a subdivision at R20 coding would

not necessarily achieve the effect desired and described by the submitters, it would ensure creation of lots which are slightly larger and wider than those that would be achieved under the R25 coding. *[Refer to Tables 1 and 2 above.]* However, this would still not result in a streetscape identical to the lots opposite.

To maintain a uniform streetscape, lot width is a major contributing factor. The applicants' concept subdivision plan shows lot widths well in excess of the minimum 8 metres required by the R-Codes for R25, and also equal to or in excess of the 10 metre minimum width for R20. However, submitters have expressed concern that the proposed lot widths are noticeably less than those opposite in both Redmond Street and Roebuck Drive.

While subdivision approvals are the responsibility of the State Government, local governments have an opportunity to comment on proposed subdivisions. In order for a more compatible streetscape to be achieved, in response to concerns expressed by submitters in relation to Amendment No. 44, it would be reasonable for the City to request that in any future detailed subdivision proposed for the Amendment site, widths of at least 16.0 metres are provided for any lots fronting Redmond Street or Roebuck Drive, so as to be more compatible with the existing lot widths in those streets. Narrower lots could face the proposed new internal road where there is no streetscape issue, and where these lots would enjoy a potentially pleasant outlook onto the College's playing fields. In this way, the same number of lots as proposed by the applicants could be achieved.

Within the current zoning of 'Private Institution', Single House is a 'Permitted' (P) use; the subdivision and development of the land could therefore proceed at the current density of R20 without rezoning it from 'Private Institution' to 'Residential'. However, this approach would not constitute orderly and proper planning and would not be favoured by the Council because land to be sold to private residents unconnected with Aquinas College should be zoned 'Residential' to accurately reflect the intended and actual non-institutional use of the land.

The applicants have advised that the next stage of the subdivision would include a mix of contemporary wider lots appropriate to two-storey dwelling construction. The concept subdivision plan shows most lots in excess of the R-Codes minimum area and width for R25 coding. The number of lots provided is only two more than would be permitted at a density coding of R20 in a similar configuration. The Council's objective is to enable housing on this site which is not starkly at variance from the established streetscape. This would also satisfy the concerns of submitters in this respect. The Council is of the opinion that a subdivision comprising 16 metre wide lots fronting onto Redmond Street and Roebuck Drive with narrower lots fronting onto the proposed internal street would provide the kind of mix desired by the applicants. The applicants have also advised that an R20 coding could accommodate the type of proposal they seek.

A submitter has suggested that a change from R25 to R20 for Salter Point took place in the late 1990s. However, no part of Salter Point has previously been coded R25. The current Scheme Amendment is the first proposal for R25 coding for this area.

Having regard to all of the relevant considerations:

- (a) the Council recommends that:
 - (i) the related submission be UPHELD;
 - (ii) Amendment No. 44 **be modified** by deleting the proposed R25 coding and retaining the existing R20 coding; and
- (b) the applicants and the WAPC be advised that owing to the strength of concern expressed by submitters on Amendment No. 44 and also felt by the Council, at the time of a later detailed subdivision of the site into single house lots, the Council will recommend that any lots fronting onto Redmond Street or Roebuck Drive have a minimum width of 16 metres, in order to be more compatible with the established built form and wider lots which characterise the existing streetscapes of these streets.

(c) Opposing on grounds of loss of bushland and public open space

[38 submissions]

Submitters' Comments:

Submitters from Batavia Way, Edgewater Road, Hogg Avenue, Hope Avenue, Howard Parade, Letchworth Centre Avenue, Potter Avenue, Redmond Street, Roebuck Drive, Salter Point Parade, Success Crescent, Tandy Street, Unwin Crescent, Welwyn Avenue, Salter Point Community Group:

- With Aquinas erecting a massive fence around its perimeter, the whole dynamic of the suburb has changed. What was once an open area, used by residents to kick a football with their kids or go for a walk with their family after work is now completely closed off and void of any activity after 4:30pm, the area is a dead space. The sounds of children running around playing and parents laughing as they watched on is now all but lost. The grounds are eerily quiet now and coupled with a fence that looks like it belongs surrounding Hakea Prison, the whole feel of Salter Point looks to have changed. I'm embarrassed every time I have a guest over because nearly every time I get asked the question "what's with the fence".
- The proposed area is on remnant bushland and one of the few locations in Salter Point to remain and provides a vital corridor link for native fauna, once this is lost it will never be replaced.
- We have nowhere to go where we can throw a 'frisbee'. The park at the top of Redmond Street, which is where we now have to go, is not spacious due to the proximity of residents' windows, and the sloping fenced-off bank. The little park down on Roebuck Drive which would become very busy with 28 new families trying to run in there with dogs and kids, is not really safe with the traffic, as it is very close to the road (which I expect will become like a highway) and with no perimeter fence to help keep toddlers and dogs from running out onto the road.
- The land subject to the proposal may not be public open space, however it is private open space and in our view, a reasonable substitute, even if surrounded by an unsightly 2.4m spiked fence. The area creates a sense of openness that would be lost if subdivided.
- Aquinas distributed a flyer many years ago inviting the community to become 'Friends of Salter Point Bushland', in a bid to recruit volunteers to

look after the bushland, if the bushland is retained, we would enjoy getting our young toddler son involved in caring for the bushland that would be across the road from his home.

- If this area were to be developed for housing, only one degraded small park, halfway along Roebuck Avenue, would remain as the only open space to facilitate residents' recreational activities in the immediate vicinity. The open space in front of the park is zoned residential and could at any time be developed, reducing that open space even further.
- There is almost no bushland remaining in Salter Point. Other than the Mount Henry nature reserve to which the Christian Brothers have access, and residents can neither access nor view, there is no other bushland. Should the proposed Amendment area be cleared of its banksia woodland, there will be no publicly viewable bushland in Salter Point.
- There are a significant number of trees 3.0 metres in height on the proposed development site. Council states in Policy P350.5 that when an area is being developed, trees over 3.0m and above are to be retained. How does this directive align with the proposed development that will offer tiny cleared blocks for very large homes and minimal gardens?
- As stated in Council's Residential Design Codes Policy P350.5, *'trees provide environmental, health and amenity benefits in relation to solar screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness. Due to these benefits, trees can also enhance the monetary value of individual properties and the enjoyment of residing in a green, leafy neighbourhood'*. We agree with this statement and as such would like to see this bushland retained so that the Council design codes have a tangible purpose.
- Salter Point is a beautiful suburb in a superb location on the Canning River. Consideration of the riverside environment provides a logical context for arguing against the proposal for high-density housing. Salter Point is inextricably linked to the Canning River as evidenced by the unique flora and fauna that abound in the suburb. Research highlights the effects of land clearing on eco-systems and demonstrates that surrounding built-up areas are unable to provide viable alternatives to sustain native flora and fauna that have lost their natural habitat. The proposed high-density development is an alarming example of a scheme that takes no account of the long-term effects of replacing bushland/open space with a series of very small building blocks designed for large houses and minimal gardens. These homes can be built elsewhere. The natural environment can never be replaced.
- The proposal does not have any "open space" having narrow road reserves. We believe that 10% POS should be incorporated into the development retaining some of the native Banksia vegetation.
- Our position is that we would prefer that there is no subdivision and that we could retain the bushland and access to open space as it has peacefully existed for the past 75 years.
- Due to the decision by the City to allow the erection of the perimeter fence there now remains a massive reduction in open space for recreational activity by the local residence. Many locals have commented that their children are participating in physical activity to a far lesser extent. To allow this

amendment would result in a significant increase in population which would put further strain on already minimal recreational areas.

- What are the new residents in this proposed subdivision supposed to do with regards to exercise and recreation, and how can they compete with the few remaining public open spaces that the existing community already use, now that Aquinas have shut us out?
- The 'vegetation and environment' section of the Amendment report is most disappointing. The proponents advise that *"several weed varieties are also evident on site, with the understorey having been significantly disturbed. The vegetation on the subject site has been assessed and classified as ranging from a degraded to good (in small sections) condition. The total vegetation canopy area has been surveyed at less than 1ha."* Why has no effort gone into enhancing this bushland as is expected by other government departments and schools? Has this been degraded to prepare for subdivision?

"The landowners are willing to retain significant trees wherever possible. Opportunities will be examined as to which trees/vegetation can be retained across the site although it is noted that the contemplated lot sizes and required earthworks will make it difficult to retain significant stands of trees/vegetation. The owners are also happy to make the site available for the collection of local provenance seed and cuttings that may be replanted elsewhere on the Aquinas site or utilised by the City for revegetation projects." Planting elsewhere in the City does nothing for the Salter Point area in terms of revegetation.

It is positive that the owners are "happy to make the site available for collection" for replanting. But will they pay for this, or will this collection and replanting come out of the City's budget? This means that the ratepayers may foot the bill for the development undertaken by a private entity, which is completely unacceptable. We strongly oppose any indirect funding as ratepayers that may be expected by this proposal.

- I understand that the area was classed as Locally Significant bushland by the council's environmental staff. There is very good reason for that. The report indicates that only an aerial surveillance has been done to assess the biological heritage aspects of the area. Yes, there may be some degraded parts, and I could not object too strongly to their development, but when I observed in the Spring of 2013, a very significant proportion of the site was in superb condition and any weeds would not take much to reduce significantly. As can be seen from the attached photos, Banksia seedlings are growing right at the margin of the area. *[Photographs provided.]*

I strongly disagree with the assertion in 4.5 Para 1 that its condition is "good (in small sections)". An aerial comparison with the Manning Primary School bushland, as provided in Appendices C and D, shows a huge difference in condition. In the good areas, any degradation that exists has human causes from which it should recover, with management, now that the area is fenced.

The area appears to have high diversity. I went to a talk recently where a botanist explained that areas of high diversity are usually very resistant to weed invasion. The fact that this area has not been managed yet it is in such good condition strongly indicates its biological heritage value.

The area is described in 4.1 (paragraph 1) as "vacant and unutilised." This is very biased language - like "Terra Nullius." Yes, it is not used for human habitation. However, it is occupied by fungi, orchids, herbs, shrubs and 6 species of tree - not including tall shrubs such as hakeas - and used by a diversity of invertebrates and birds, including Carnaby's Cockatoo. It represents a node in a habitat corridor that connects the bushland to other areas of the City of South Perth (Curtin PS, Davilak Reserve, Manning PS, Hogg Ave, the foreshore and other parts of Aquinas College). It will be missed by birds, including endangered cockatoos, and many invertebrate creatures will be killed. I understand that one of the species of Banksia it supports (*B. ilicifolia*) is becoming rare on the Swan Coastal Plain due to the filling-in and degradation of sites close to wetlands. Furthermore, from what I've seen, it would support the only plants of some species within the City (e.g. *Thysanotus* species).

It is very good that the "owners are ... happy to make the site available for the collection of local provenance seed and cuttings that may be replanted elsewhere on the Aquinas site or utilised by the City for revegetation projects." Unfortunately, this was not made clear in time for collecting in winter and spring. Therefore, I request that the project be delayed until sufficient time has elapsed to do all the collections and cuttings possible. Also, if the area is to be cleared it would be good if some of the tuberous plants (*Catpaws*, *Thysanotus* sp, *haemodorum*) can be dug up and transplanted elsewhere.

- With the fencing off of the Aquinas grounds there is already a chronic shortage of open space in Salter Point. The current limited open space is overused and not maintained adequately. With the increase in residents, where will all these people recreate in Salter Point.
- Objection on the grounds that bushland is important for carbon capture.
- Continue Friends of Salter Point Bushland volunteers as a strategy to re-invigorate identified bushland areas (as stated in Council's amendment, some of the bushland is in good condition).
- Maintain species of Carnaby black cockatoos in bushland.
- Retain the many trees with a height of 3.0 metres or more located on the proposed development site. As stated in Council's Policy P350.5, '*all trees at this height and over are to be retained*'.
- Please note the Campus guide of Aquinas College grounds- taken direct from their website [*Image attached to submission.*] Most of the school sporting zones are labelled as 'ovals'. Of interest is the term 'Clery Park'- which used to be shared public open space until the erection of a prison style 2.7m high fence which the Headmaster of the College states was intended to be a clear visual impediment for all that look at it. Does the term Park, not imply a park that is available for all to share? I can clearly grasp the concept of school oval being reserved for school activity, but equally, I conclude a park is available for the wider community. Despite this logic, Aquinas College has fenced in themselves in, and fenced out the community from access to this park.
- Until recently, Aquinas College used to involve itself in the community, and shared sections of its wonderful grounds with the public for more than 76 years. Then, last July, without a word of consultation or consideration for

the wider community which they were once part of (not so now), they simply fenced themselves in (and the residents out). Now there is a paucity of public open space. I bought my house specifically for the parkland view. Did I get any consideration that I now look at a black prison style fence (which is up to 2.7 metres in locations rather than the designated 2.4m) instead of open parkland. No I did not! Now, to inflame the situation, Aquinas College think they are entitled to have higher density housing development than the rest of the community. Is this fair and equitable? I do not think so.

- In relation to the birds that use this bushland, the Carnaby's cockatoo (*Calyptorhynchus latirostris*) is a rare and endangered species, and they frequent this banksia bushland to feed. I have been able to enjoy photographing them on many occasions. Removing 1.5 hectares is highly significant, and I attach relevant documentation to my email. 'Food Source availability for Carnaby's cockatoo *Calyptorhynchus latirostris* on the Swan coastal plain', by Teagan Johnston, School of Natural Sciences, Edith Cowan University, 2013.]

[The submitter also provided a 26-page guidelines document relating to the need for referral to the Department of Sustainability, Environment, Water, Population and Communities, from the website of this federal government department. The guidelines relate to clearance of land containing habitat for endangered or vulnerable black cockatoo species.]

- I am concerned at the potential loss of native Banksia woodland on the proposed development site. This bush has a large diversity of native trees and plants. The centre of this area is pristine, with orchids and native flowers which are absolutely beautiful in spring. The bushland is frequently used by the endangered Black Cockatoos who feed and use the area as a stop off point as they move to other urban bushland areas. There are lots of other bird species like honey-eaters, wattle birds, willy wag tails, magpies, magpie larks to name the most common. Therefore the most preferred position for me is that this land is not developed. In the event that the land is developed, I would like some of the significant trees used as a feed source by the cockatoos to be retained.
- There are not enough parks and open areas where we are in Roebuck Drive. Aquinas should reconsider its stance of cutting off the community from its ovals and allow a shared approach particularly to the lower oval on Roebuck Drive, especially if the number of residents will increase significantly around the school.
- This proposal is inconsistent with policies relevant to our area. We should place greater value on the retention of urban bushland and of public open space.
- There is a significant lack of open space in Salter Point and the existing Banksia Woodland has been used by residents as much needed open space for the last 75 years.
- Extra higher density housing will put greater pressure on already limited open space, as Aquinas College has taken away access to its ovals and put up a very prison like fence around its border. I think Aquinas College should consider making the fence have more street appeal by moving it back off the perimeter in places and planting trees and shrubs to soften the look of its fence.

- Submitter opposes Amendment No. 44 because of loss of significant banksia woodland of which very little remains on the South Perth area. Although the developer is proposing that seeds can be recovered from the area where are the small reptiles and birds to live while the seeds from the trees grow? That proposal is an insult to those interested in the environment of the area and in particular the animals currently resident there. Bee eaters which return yearly each September from the Pilbara to dig their tunnel nests adjacent to this area use the trees as perching points to catch their insectivorous food supply. Other species of birds using the area are Grey Butcher Bird, Red Wattle bird, Singing Honey Eater, Brown Honey Eater, Endangered Carnaby's Cockatoo, Red Tailed Cockatoo, Ring Necked Parrot, Red Capped Parrot, Magpie, Mudlark, Willy Wagtail, Welcome Swallows, Silver Eyes, Tree Martins and Ravens.
- While I strongly oppose the development of this land, I accept that the land subject to Town Planning Scheme No. 6 Amendment No. 44 is privately owned and viewed by the City of South Perth under the adopted "Directions 2031 and Beyond" and that it is therefore certain that it will be developed and we must accept the loss of natural bush and habitat for endemic wild life species.
- I am concerned in relation to the clearing of the Banksia woodland on the proposed site. There are many Carnaby /Baudin /Red Tail Forest Cockatoos that live and feed in this area. I have reported sightings to DEC for their Fauna database. These birds are listed on the Federal Government's 'Threatened Species List'. Banksia woodland is an important food source for these birds. I am not sure if this has been considered as I cannot find mention of fauna in the planning document. My understanding is that clearing of natural habitat is the main threat to the survival of the cockatoos – clearing this land (their food source) will further stress the birds. In the Salter Point area there are pockets of remnant vegetation that provides a food source /home for the birds. I have seen them feeding and flying around in flocks frequently. Has the proposed clearing of the Banksia woodland and its impact on the cockatoos been considered and evaluated by an appropriate authority?
- There is limited open space in this neighbourhood and the native remnant bushland on this site makes a significant contribution to the environment. Although this is private land, it should be remembered that Aquinas College is the beneficiary of a peppercorn lease arrangement with the State Government for a very large area of Crown land to the south of the campus, access to which is denied to the public. Should the College wish to develop the land at Roebuck/Redmond, it should relinquish an equivalent accessible area of the leasehold Crown land.
- The proposal is to build sardine style two-storey homes on land that is as unique as the Banksia Woodlands. Come and look at our place, at the corner of Hope Avenue and Mt Henry Road. Trees are a greater asset to the community than build houses jam-packed which will be an intolerable eyesore for the local residents. If Aquinas has to sell off the land, why not let the City of South Perth have it to create an A Class Reserve for everyone to enjoy. The trees are already there.
- If the Christian Brothers no longer have a use for this unique area of Perth, perhaps they could consider donating it to the City of South Perth. The existing bushland on Roebuck Avenue could be sold and a natural park

developed on that site instead. It could be used, not only by Aquinas, but by other schools in the area.

- There is a large amount of original bushland that will be destroyed by this development. There is little natural bushland left in the City. It doesn't seem acceptable to remove this entire section of bushland. Sections of the bushland should be left and key trees left unaffected on the verge and immediate area.
- Sections of the existing native bushland should be maintained and incorporated into the plan.
- I accept that the development is inevitable. I feel the loss of the Banksia Woodland (variously stated as 'good to degraded') is regrettable. There was nowhere in the report that mentioned what the loss of this natural bushland would mean to the bird and animal life.
- This proposal will destroy a significant portion of the remaining Banksia Woodland within Salter Point, which does not align with the Environmental Integrity objective stated in the City of South Perth Sustainability Policy 'Protection and enhancement of biological diversity and maintaining ecological processes and life support systems'.

Council's Response: Loss of the existing bushland (and open space) has attracted the third largest number of comments from submitters.

The Amendment proposal has been assessed by the City Environment department. Their comments were contained in the related officer report to the December 2013 Council meeting:

- “(i) *The proposed subdivision will involve the clearing of remnant vegetation on the site. The remnant vegetation is classified as Locally Significant Bushland by the City due to the fact that:*
- (a) *It is not included in the State Government Bush Forever report which has identified the Regionally Significant bushland in the City.*
 - (b) *The City has less than 10% of its total land area as remnant bushland, therefore all remaining sites are considered significant.*
- (ii) *The remnant vegetation on site is degraded; however, in the City's opinion it still has considerable habitat and biodiversity value. While this should not be seen as a block to the subdivision proposal, the proponent should establish an objective to preserve some of the values of the remnant vegetation. The objective could be achieved, but not limited to, the following activities:*
- (a) *Identification of remnant trees for preservation where possible.*
 - (b) *Collection of available local provenance seed and cuttings on the site for use by Aquinas College and the City in revegetation projects. The City has the expertise to provide assistance.*
 - (c) *Transplantation of suitable species as practicable.”*

The Amendment Report contains the applicants' comments regarding tree preservation and seed collection, as follows:

“4.5 Vegetation

The vegetation type present on the site can be classified as Banksia Woodland which is generally associated with the Bassendean Sands that are apparent on the site. Several weed varieties are also evident on site, with the understorey having been

significantly disturbed. The vegetation on the subject site has been assessed and classified as ranging from a degraded to good (in small sections) condition.

The total vegetation canopy area has been surveyed at less than 1 ha.

The landowners are willing to retain significant trees wherever possible. Opportunities will be examined as to which trees/vegetation can be retained across the site although it is noted that the contemplated lot sizes and required earthworks will make it difficult to retain significant stands of trees/vegetation.

The owners are also happy to make the site available for the collection of local provenance seed and cuttings that may be replanted elsewhere on the Aquinas site or utilised by the City for revegetation projects.”

Bushland on the Mount Henry peninsula is protected as a 'Bush Forever' site. However, bushland on the Amendment site is not protected in this way.

The applicants have provided access to the site for the City to collect valuable material, and the City has worked responsibly to collect seeds and cuttings of as many native plants as possible for future propagation purposes. Transplanting of some plants will also be attempted, but the time available for this is dependent on seasonal influences. The applicants have advised that tree retention is also limited by the requirement to level the site at the time of subdivision into individual house lots. The site will be surveyed at the time of a later detailed subdivision. The extent of retention of trees within road verges will depend upon the location of service utility alignments.

During several months, City officers have identified the range of plant species on the site and have been taking seed collections which will be used in coming months by the City to grow a variety of Western Australian native plants in the City's Nursery. These plants will be used in propagation and revegetation projects throughout the City including the Mount Henry Peninsula.

The City also hopes to transplant samples of certain plant species from the site. This will occur after confirming that the site has no 'dieback' contamination. All of this action is consistent with the City's Sustainability Strategy 2012-15. One of the parameters for achieving the Strategy objectives is: '*Protection and enhancement of biological diversity and maintaining ecological processes and life support systems*'. Where it is not within the City's power to **protect** remnant bushland on private property, the City will work with the landowner towards **enhancement** of the City's natural environment by means of transplanting and collection of seeds and cuttings to the extent possible.

Clause 3 of the WAPC's Development Control Policy DC 2.3 'Public Open Space in Residential Areas', states that since 1956, the Commission's normal requirement in residential areas is that 10% of the gross subdivisible area be given up free of cost by the subdivider and vested in the Crown as a recreation reserve. The requirement should apply to any residential subdivision containing more than five lots but has not yet been factored in to the proposed subdivision design for the Amendment site.

The Amendment site has an area of approximately 1.6 ha. If 10% of this area is required to be retained as public open space (POS) at the time of later subdivision into individual house lots, it would result in a reserve of 1,600 sq. metres. It would be the City's intention not to cultivate and develop this POS for active or passive recreation, but to manage the area to provide some measure of protection and enhancement of local native vegetation species. If located at the northern end of the subdivision, this strip of remnant bushland would continue to form part of a stand of native trees situated along the northern edge of the College playing fields in Roebuck Drive. If retained for this purpose, the Council is of the opinion that even a small area of open space would be most valuable to the local environment.

The existing bushland on the Amendment site forms part of a 'green corridor' which links with other areas of parks and bushland throughout the City. Retention of even a small section of the bushland would be beneficial, enabling the City to protect and enhance the remaining biodiversity, while allowing continuing propagation of native plant species by using material from the site.

Since early 2002, the City has been involved in a Local Biodiversity Program (LBP) with the Western Australian Local Government Association (WALGA). In July 2002, the Council signed a Memorandum of Understanding with WALGA as a declaration of support for bushland conservation and the biodiversity program. The WALGA website contains the following description of the program:

"The Local Biodiversity Program is a local government initiative subscribed to by 32 Perth Metropolitan Region Local Governments and peri-urban Local Governments. The project is supported by the Western Australian Local Government Association (WALGA) and the Western Australian Government's State NRM Program 2012-2014 and is working in partnership with the Department of Planning, the Department of Parks and Wildlife and the South West Catchment Council.

The aim of the program is to support Local Governments to use their functions and powers effectively to protect and manage Local Natural Areas. The Local Biodiversity Program is continuing the work of the Perth Biodiversity Project and the South West Biodiversity Project. For over a decade (2001-2012), these projects worked to build capacity of Local Governments to strategically plan and manage biodiversity by producing various documents, tools and programs, providing services, funding assistance and awards to assist Local Governments in biodiversity conservation."

Should the WAPC later require a portion of the subject land to be retained as public open space, the City would use this land to further its goal of preserving and enhancing remnant bushland throughout the City.

Some submitters have suggested that in return for removing an area of bushland from the Aquinas site which is seen to have considerable local environmental value, an equivalent area of land containing valuable bushland (on the Mount Henry Peninsula) should be excised from the Aquinas College Crown lease area and made available for public access. In fact, the land referred to on the Mount Henry Peninsula is not part of a Crown lease, but is held in freehold as part of the Aquinas College site. This land is now reserved under the Metropolitan Region Scheme as a 'Bush Forever' site and is therefore fully protected.

There appears to be a widely held misconception that the bushland on the Amendment site is part of a wider area of Aquinas College which comprises public open space available to the wider community. The College campus is not a public site, but is privately owned. Portions of the site have been available to the public 'by default' to the extent permitted by the College. The College's recent closure of access to its grounds has been undertaken in the interests of the wellbeing of the school's students.

Some submitters have also suggested that rather than the subject land being subdivided and sold as housing lots, Aquinas College should donate the 'excess' land to the City to ensure protection of the bushland. While the concept has merit from the City's point of view, it is unlikely that the applicants would agree to give the land to the City. Nor would the City agree to purchase the land which could be valued as residential lots, amounting to several million dollars.

Having regard to all of the relevant considerations:

- (a) the Council recommends that:
 - (i) the related comments be UPHELD; however
 - (ii) Amendment No. 44 not be modified in this regard;
- (b) the applicants and Western Australian Planning Commission be advised that owing to the strength of concern expressed by submitters on Amendment No. 44 and also felt by the Council, at the time of a later application for detailed subdivision of the site into single house lots, the Council will recommend that, having regard to the City's commitment to the preservation of as much bushland as possible throughout the City:
 - (i) in accordance with the WAPC's Development Control Policy DC 2.3 'Public Open Space in Residential Areas', a minimum of 10% of the gross subdivisible area of the site be ceded to the Crown free of cost, as public open space in the form of a dry park containing remnant bushland and other native plants. The ceded land is to be located at the northern end of the site and continue to form part of the 'green corridor' of native vegetation at the northern end of the Aquinas College site alongside Roebuck Drive. This land will also form a vital link between other areas of remnant bushland throughout the City, supporting the health of these areas as valuable fauna habitat; and
 - (ii) other than the two areas of land already in the process of being excised from the Aquinas College site, being Lots 1 and 2 as shown on the Aquinas College Masterplan dated 2 May 2014, the Council will not support any further subdivision involving excision of pockets of remnant bushland from the Aquinas College campus, particularly the land in the north-western corner of the campus and on Lots 4 and 9; and

(d) Opposing on grounds of loss of amenity – reduction of pleasant outlook, noise
[19 submissions]

Submitters' Comments:

Submission from Council Member (representing whole of City); and from residents of Edgewater Road, Howard Parade, Redmond Street, Tandy Street, Unwin Crescent, Welwyn Avenue, Salter Point Community Group:

- The developments already undertaken here have had an impact on the amenity of the area – enough is enough. We strongly object to this amendment.
- We are fortunate to have enjoyed the uniqueness of our beautiful Salter Point peninsular for more than 30 years, its bushland as well as the river and birdlife. If we want the inner City living feel we would move to The Esplanade. We reside here for the lifestyle this lovely area offers.
- The City has never allowed R25 on Redmond Street or Roebuck Drive so I find it unpalatable that as soon as a developer wants to maximize profit, all issues such as the appearance of the streetscape and house frontage become secondary. I believe if this amendment gains approval the development will be an eyesore, something that will be a blight on the area, second only to the school fence.
- Even though residents are now unable to use the Aquinas woodlands and ovals, at least the open space is a relief for viewing purposes when on relaxing walks and exercise.
- Many nearby residents remain concerned about the depleted amenity that will result from the proposed subdivision, whether R20 or R25. Residents are already very upset (including with their Council) by the 'Aquinas fence' and now will suffer what the Report (see p6 section 4.1 Justification para 3) accepts will be a loss of amenity by loss of a "pleasing outlook" onto Banksia bushland and grassed ovals. The Report fails to offer amelioration and as a private developer's right under the current zoning. This is a poor civic responsibility response from the Trustees of the Christian Brothers and fails to recognise or respond to either the community use of, or the historical usage of the subject site and adjacent area. Perhaps the proposed R25 subdivision provides an opportunity for better treatment and location of the fence, as the proposal will require nearly 300m of the existing fence to be inverted and moved in a mirror image flip.
- Loss of the existing native bushland diminishes the likeability of the suburb.
- Submitter likes to sit on the balcony and enjoy the serenity and tranquillity listening to nature, and does not want to look at an 'ugly duckling' behind a black stark fence.
- Many residents are not in favour of the new subdivision as, like many other modern houses, they are not always nice to look at, being built right on top of each other and painted in very uninspiring colours. We have had the lovely Aquinas oval taken away so no access at all and then very suddenly an ugly black fence appeared and with these extra houses being built, Salter Point will lose its lovely appeal. We have no open space at all, really, so couldn't a nice park be built for use of all residents and other people visiting the area, instead of having to look at a whole lot of buildings all crammed into a small space and no character whatsoever.

- Increasing the density of the proposed development will make this problem worse exponentially and it will destroy the character of Salter Point. No longer is it easy to walk the dog or ride a bike. Aquinas College has fenced itself in with an even higher fence than it originally requested from the Council and it has treated the surrounding people who live here with disdain. Please try and keep Salter Point as it was, a beautiful tranquil suburb where it was safe to let your children walk to school and ride their bikes to the parks. That is surely what a local Council is for, to represent the best interests of the people who live in the local area, not the people who drive in and out or the property developers who want to make more and more money and destroy our local neighbourhood.
- Extra lots (if development at R25 is approved) will have an additional impact on quality of life and safety during the build period. Currently, there is a redevelopment taking place at 14 Redmond Street and an equivalent distance on Roebuck Drive. This results in both additional trucks and cars in the immediate area and local noise pollution.

Council's Response: The Amendment site is privately owned, and is zoned under the City's Town Planning Scheme No. 6 for private institutional use. As such, it has certain development entitlements under the Scheme. The existing 'Private Institution' zoning also permits single houses on the bushland area under consideration. While any single house development of the site will change the existing outlook for some residents, this will not necessarily be to the detriment of those residents and, as pointed out by a submitter, will have the benefit of causing the relocation of the Aquinas fencing from its current position to the southern and western sides of the proposed subdivision.

The continuing popularity and growth of Aquinas College will inevitably result in increased numbers of cars and buses, and the location of the school causes these vehicles to have to drive through the suburb of Salter Point in order to reach the school. This is unconnected with the proposed subdivision.

Many submitters have commented on their outlook onto the new Aquinas College fence. This fence is not related to the current rezoning proposal. It was erected by the school as part of their duty of care to the wellbeing of their students and will be relocated away from Roebuck Drive and Redmond Street if the Amendment site is subdivided into single house lots.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be PARTIALLY UPHOLD;
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

(e) Opposing on grounds of precedent

[16 submissions]

Submitters' Comments:

Submitters from Batavia Way, Hope Avenue, Redmond Street, Roebuck Drive, Salter Point Parade, Tandy Street, Welwyn Avenue, Salter Point Community Group:

- Approval of this subdivision could act as a precedent for development of the entire length of Roebuck Drive as Aquinas College and the Christian Brothers inevitably become in need of further funds.
- We do not support a higher density rezoning (R25) as we feel it does not preserve the single residential character of the local suburb. If the area was rezoned to (R25) we would be concerned that the zoning could, over time, flow into other areas of Salter Point and create higher density.
- If Aquinas College is granted this permission for this development, how can the current residents be assured this will not continue to happen along both Redmond Street and Roebuck Drive? Is this simply a test case for hundreds of high density blocks in this suburb? Will this mean other residents apply to rezone their properties? Neither of these options has any appeal to me as a long term resident.
- This proposed change will set a precedent for higher density housing in the entire area which would be detrimental to the current standards set and dramatically change the existing 'look and feel' of Salter Point.

Council's Response: The current proposal would not set a precedent generally within the area if it is ultimately approved by the Minister. There are very few areas remaining within the City which could be the subject of a rezoning and subdivision proposal of the size proposed at Aquinas College. Only appropriate requests for rezoning or a density increase would be supported by the Council and the Minister. In deciding how to determine such requests, a wide range of factors are taken into account. The current proposal was seen to be worthy of testing by way of the statutory community consultation process before a final decision is made as to whether it should be approved, with or without modification, or not approved. In response to comments received in submissions, the Council is now recommending that the land retain its current density coding of R20.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHELD; however
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

(f) Opposing on grounds of public interest

[11 submissions]

Submitters' Comments:

Submitters from Batavia Way, Hope Avenue, Potter Avenue, Redmond Street:

- I do not accept that rezoning a portion of Aquinas College corner of Redmond Street and Roebuck Drive from R20 to R25 is in the best interest of the current residents or the future residents of this area.
- Any promises from Aquinas College that there will be no further subdivisions cannot be believed. Several years ago, Peter Robertson, acting on behalf of the College, told a gathering to outline the Aquinas College 'Fifty Year Plan', that the lower ovals would always be available for use by the community; they have subsequently been fenced.

- I acknowledge that this is private land, and the owners are within their rights to apply to develop the land. However, the needs of the local community, including the future residents of this land, need to be considered when amending the required lot size. This area was initially developed with a family residential lot size, and in an atmosphere of community and connection in using open public space. It appears to me that reducing the required lot size increases population and road users, whilst at the same time, the current land owners have reduced the space available for the local community to use. Access to open space, density of housing, and the design of the in-roads to the development need careful consideration within a community context.
- Over the last few years, change has taken a path that is inconsistent with the Salter Point cultures and values we have enjoyed and held dear. The Council in recent times has not been there to support the concerns of residents but has aligned with the desires of commercial institutions. If it were to sway to the pressures of a profit motivated developer and apply favourable treatment in the current case, it will be yet another indication of their disconnectedness from our City.
- Aquinas College and the Christian Brothers have a responsibility to the Salter Point community it shares this beautiful area with. Preservation before profit is my opinion and I hope the City of South Perth will support myself and others opposed to this development.
- The location of Aquinas College, on river frontage, has been a key resource in retaining the unique features of the suburb. The school land and its facilities were always intended for educating children within a beautiful natural environment. Over time, the community has identified Aquinas as a permanent local landmark, with its balance of buildings and open spaces. The community has never viewed the College as a short-term proposition that would eventually incorporate high-density housing within its boundaries.
- Aquinas College has a long history of quality education and is well placed to make an ethical commitment to continue to sustain and respect the land on which it educates Western Australian children. There are ample and valuable opportunities and resources to develop partnerships to teach and promote ecological sustainability, using the College and the surrounding environment. Such partnerships would be a bonus for Salter Point and would more closely reflect Aquinas College's educational principles than the proposed narrow-minded strategy that will destroy a significant section of a unique suburb, for financial gain.
- I appreciate and value the opportunity to live in Salter Point. As a long-term educator, I also recognise the contribution a school makes to its community. Aquinas College and the Christian Brothers are fortunate to have an establishment that covers a significant proportion of the suburb. As such, there is a clear obligation to make decisions in the best interests of the whole community and future generations.
- There is no historical evidence, nor current arguments that support high-density development in a tiny riverside suburb. It is the responsibility of the Council to:
 - Use its influence to ensure that Salter Point is not overdeveloped beyond its capacity to sustain its unique location and environment.

- Allay the concerns of those residents that would be most affected by changes to their lifestyle (increased housing and population in a confined area, and traffic congestion), should the proposal be accepted.
- We urge Council to oppose this development *[for detailed reasons stated elsewhere throughout this report]*. We have never opposed developments previously, but this one is seriously wanting in terms of benefits to the Salter Point area and the City of South Perth. If a development is required on this land, a better proposal is needed.
- If the City believes it acceptable to open up such a large parcel of land to R25 (this parcel and all future parcels Aquinas choose to deem excess to requirement based on any approved precedent) in an ad hoc planning manner, then the City should propose to change the Town Planning Scheme to allow the whole of Salter Point (and Manning) to change to R25. This approach would provide more transparency and fairness to all rate payers.
- As landowners, the Christian Brothers have closed public access to the Aquinas grounds based on safety and security for the school. But surely, like other developers undertaking housing developments, they must provide some community benefit given what they are asking — which is a massive change to the amenity, character and infrastructure within the area. They are offering nothing in return for a significant and profitable development. Allowing this proposal means Council endorses development with no stated community benefit — another precedent which will be set that ruins the amenity of the area.
- The longer term development aims should be addressed for the land no longer required for its original purpose by the school (eg. land held by the school fronting the river and the Mount Henry bushland).

Council's Response: The submitters' concerns regarding the effect of the proposed rezoning and eventual subdivision of the Amendment site are noted. The Council's duty is to maintain the Planning Scheme in a way that is not detrimental to the wider community. However, it is also required to consider any request for rezoning that it receives. In deciding whether to recommend to the Minister that the Amendment be approved with or without modifications, or refused, the Council always considers the amenity of the wider community as being of paramount importance. In this case, the Council considered that the proposal should be initiated in order to invite comment. In response to submitters' comments, the Council is now recommending to the Minister that the density coding not be increased to R25 but remain at the existing R20 coding. At the time of any future application for subdivision into single house lots, the Council will also recommend to the WAPC that 10% of the land be retained as public open space (remnant bushland) and with any lots fronting Redmond Street or Roebuck Drive having lot widths of 16 metres. If approved in this manner by the WAPC, both the rezoning and the future subdivision should not be detrimental to the local or wider community.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be PARTIALLY UPHELD; and

- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

(g) Opposing on grounds of inconsistency with Scheme objectives and community expectations [9 submissions]

Submitters' Comments:

Submitters from Edgewater Road, Letchworth Centre Avenue, Redmond Street, Tandy Street, Welwyn Avenue:

- Either rezone the whole suburb or leave it the way it is. We have lost the open space at the school and now you want to build on lego size blocks. This is a disgrace but typical of our so called town planners.
- The rezoning and density proposed under the amendment fails to meet the guidelines expressed by the City of South Perth and I ask that the amendment is refused in the current form.
- The proposed density is inconsistent with the objectives of TPS6 which states, to "*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 housing aspect of the project is against community expectations. Residents would have purchased in Redmond Street expecting the purpose of the land to remain as it is, not turned into housing. The current zoning of the land, Private Institution, is misleading.
- The current 'Private Institutions' zone sets an expectation to surrounding property owners as to the future land use of the site being for those purposes (and at a maximum single storey R20 residential development). The objectives and policies of the zone pursuant to the City's Planning Scheme enable an "objection" based on the existing intended use of the land.

Council's Response: Clause 1.6 of TPS6 includes the objectives to facilitate a diversity of dwelling styles and densities in appropriate locations, retain desired streetscape character and retain existing built form character in the older areas of the City, among other objectives.

Clause 9.8 also requires the Council to keep the Scheme in an up-to-date condition and to consider any requests for Scheme Amendments that it receives. The current zoning is one factor to be considered, but this does not mean it may never change during the life of the Scheme. Any aspect of the Scheme's provisions may be amended if considered reasonable by the Council and the Minister.

While providing further diversity in density and lot size, the smaller lots achieved through the proposed R25 coding would not provide a built form outcome expected by the community for this location.

The applicants' concept subdivision plan illustrating the Amendment proposal shows that lots fronting onto Redmond Street have widths of between 12 and

17 metres; and lots fronting onto Roebuck Drive have widths of 12 to 15 metres. This is not the final subdivision plan. At the next stage of subdivision, into individual house lots, the width of lots and the issues of provision and location of public open space will need to be considered further. At the time of any future detailed subdivision of the site, the Council will recommend to the WAPC that any lots proposed to front onto Redmond Street or Roebuck Drive have a minimum width of 16 metres. This would contribute to those streets having a more uniform lot width, which would assist in the retention of the existing streetscape character of these older streets where lot widths of around 20 metres are the norm.

Having regard to all of the relevant considerations, including the Council's response to Submission category 4(b) above, the Council recommends that:

- (a) the related comments be PARTIALLY UPHOLD; and
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

(h) Opposing on grounds of devaluation of nearby properties [6 submissions]

Submitters' Comments:

Submitters from Redmond Street, Roebuck Drive, Tandy Street, Welwyn Avenue:

- We are concerned that the proposed development will devalue our land, given that we would be opposite a road (as shown in the current layout design), instead of bushland.
- The higher densities will change the character of the area, which will reduce the value of property and houses: studies of other similar inappropriate density increases and poor planning have been shown to reduce the value of property by up to 20-25%, using econometric techniques involving hedonic pricing methods. Such reduction in value can now be quite accurately measured and attributed to specific factors or agents. As a consequence, the sum of all reduction in property values in the affected suburb or suburbs, directly attributed to this amendment proposal, will constitute a measurable 'externality' and will constitute an objective element that can be taken to Court for full financial compensation by the Developer and those who support him. The City of South Perth, while considering the extra revenue from increases in local rates that more housing density might bring to its treasury, would therefore do well to also consider the associated costs, which may well end up far outweighing the perceived expected benefits.
- Richard Noble development plan presents as an unimaginative high density housing block with emphasis on gaining maximum housing in the area with no open space for passive recreation or to allow any current trees to remain. Planning with such emphasis on maximizing financial returns ultimately results in urban slum like situations downgrading the value of the wider area.
- Submitters have recently built a new house on an R20-coded block with 790 sq. metres area and 20 metres frontage. The rezoning may significantly undervalue this and other investment in the area.

Council's Response: The matter of land valuations is not a 'Planning' consideration. While the proposed R25 coding would enable creation of smaller lots than currently exist in the immediately surrounding area, a subdivision at a density of R20 would yield lots which are not much larger. Lots at a size similar to the surrounding lots (ie. 700 – 800 sq. metres) would equate to a density coding of R12.5; it is unlikely that the Minister would approve a density coding as low as this within the City. (Refer also to Council's response to submissions 4(b) above.) However, for other reasons, the Council is recommending that Amendment No. 44 be modified to the extent that the existing coding of R20 be retained.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; however
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

(i) Opposing on grounds of profit motive

[6 submissions]

Submitters' Comments:

Submitters from Redmond Street, Roebuck Drive, Salter Point Parade:

- The rezoning to R25 is based purely on avaricious greed by both the developer and the City of South Perth. The developer seeks to make more money to the detriment of the surrounding community and the City hopes to gain more ratepayers for no extra work.
- Salter Point residential areas are zoned R20. Why, other than for maximising the developers' profit (which we feel is not sound urban design), should the proposed area be rezoned R25? There is significant high-density housing proposed in the Canning Bridge precinct, creating a large number of new dwellings. As such, zoning R25 in part of Salter Point doesn't seem to have any justification.
- It does not seem appropriate that the City would consider a proposal to amend the current zoning to enable a single organisation to gain significant profit over that to which they are entitled under current zoning.
- It appears that the City may benefit from the proposal by having additional ratepayers.

Council's Response: In most cases, rezoning and subdivision of land are undertaken to enable the landowner to make better use of the subject land and make some profit from it. This is a normal situation and not a valid reason for any person to denigrate an applicant or a local council. The Council is required to consider all rezoning requests and to decide whether or not to initiate the process. Where a proposal is initiated and advertised for community comment, the Council, WAPC and Minister all consider submissions from the community before making a final recommendation or decision on the proposal. Before deciding to support any particular proposal, the Council, WAPC and the Minister must be satisfied that it is appropriate in relation to the amenity of the locality. In the present case, in the interest of the amenity of the neighbourhood, the Council's recommendation on Amendment No. 44 is that the existing R20 coding be retained.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; however
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

(j) Opposing various aspects of subdivision design

- (i) No provision of open space in the subdivision** [7 submissions]
Submitters from Redmond Street, Tandy Street:

Submitters' Comments:

- With such small blocks, there will be insufficient backyard space. Would a park with trees and shade be considered?
- Plan shows a new road opposite Nos. 22/24 Redmond Street. Submitter strongly objects to this because of bad *feng shui*. It means that I will be losing all the energy from my house.
- Loss of open space – there are few open spaces in Salter Point. This open space should be preserved.
- The proposed density increase means there is less tree and vegetation coverage and more asphalt increasing the heat of the suburb. Recent reports from Curtin University (Cool communities: Urban trees, climate and health by Helen Brown, Dianne Katscherian, May Carter and Jeff Spickett) are highlighting this issue in Perth.
- Since the Aquinas fence has been built I have no space any more to kick a footy. In Salter Point we enjoy beautiful surroundings but since the lower ovals of Aquinas have been fenced off it is apparent the suburb lacks open space.

Council's Response: The subdivision concept plan submitted in support of the Amendment proposal is only a draft plan at this stage, and has no official status. It was prepared merely to illustrate one of the ways in which the Amendment site could be subdivided if Amendment No. 44 reaches finality. A detailed subdivision plan will be considered by the Council at a later stage. Specific design details of the concept plan, such as precise lot numbers and sizes and the possible requirement for provision of an area of public open space, are not matters for consideration as part of the current rezoning proposal.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard.

- (ii) **Future subdivisions** [2 submissions]
Submitters from Roebuck Drive, Salter Point Community Group:

Submitters' Comments:

- Within this development, the road-to-lot area is very dense. Should the subdivision be approved, what will prevent an identical subdivision adjacent to it, on Roebuck Drive two years later? And then another, and another? Identical development side by side is inefficient land usage, and the road area and layout would be very different to the rest of Salter Point. As residents, should we expect these ongoing and incompatible developments in coming years? And if the current proposal is approved, what will stop all future proposals to subdivide Aquinas land?
- What's next? Will Roebuck Oval be the next site to be covered in residential development?

Council's Response: The subdivision concept plan submitted in support of the Amendment proposal is only a draft plan at this stage, and has no official status. It was prepared merely to illustrate one of the ways in which the Amendment site could be subdivided if Amendment No. 44 reaches finality. A detailed subdivision plan will be considered by the Council at a later stage.

It is not appropriate to consider specific development requirements, such as setbacks and car parking arrangements on development sites, at this stage. The purpose of this Amendment is to consider the zoning and density coding only. Other details will be considered at later times. The Council's special expectations regarding street setbacks, on-site visitor parking bays and sustainable design will be expressed in future design guidelines.

The Aquinas College Masterplan does not indicate any other future subdivisions along Roebuck Drive. *[Also refer to Council response to Submission category 4(k)(i) relating to the Masterplan.]*

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHELD; and
- (b) Amendment No. 44 not be modified in this regard.

- (iii) **Safety and security** [1 submission]
Submitter from Hope Avenue:

Submitter's Comments: Aquinas College has erected a large spiked perimeter fence enclosing all of their grounds for safety and security purposes. How does a residential development abutting their lower oval fit within this reasoning?

Council's Response: The comment is not relevant to the current rezoning proposal. However, it is worthy of note that the proposed subdivision will not be situated within the College grounds and will therefore not be within the fenced area. The College's primary

responsibilities are to its students. The purpose of the fence is to provide better protection to the students. Any future housing designed to face the school grounds will also provide a source of passive surveillance which will enhance the protection of the grounds.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard.

(iv) Infill subdivisions v new subdivisions

[1 submission]

Submitter from Batavia Way:

Submitter's Comments: Residents of Salter Point oppose the proposed rezoning and subdivision in any form. We understand that infill housing is necessary to reduce urban sprawl and to maximise the existing facilities of the inner suburbs but this should be within existing developments and not via the destruction of native vegetation and consequent alteration of the entire streetscape.

Council's Response: Subdivision of individual house lots into two or more smaller lots is common. Similarly, there is nothing to prevent larger parcels of land within the metropolitan area from being subdivided. The current subdivision is considered to be 'infill development'.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard.

(k) Opposing on grounds of process

(i) Submission of a Masterplan

[6 submissions]

Submitters from Howard Parade, Success Crescent, Unwin Crescent, Salter Point Community Group:

Submitters' Comments:

- From information provided by the Salter Point Community Group, it appears that Aquinas College and the Christian Brothers have not yet provided a Masterplan with details of any future subdivisions. This information should be provided up front, before this proposal can be approved, to allow the community to comment on the whole future development, rather than considering only a first stage.
- If a development were however to go ahead, we would need to be assured that this subdivision is not just the first of many that the College are intending. We understand the Council was to receive a Masterplan submission from the developer of what is intended over say the next 10 years — has this been received and circulated?

Council's Response: The Amendment site and the main Aquinas College site are in separate ownerships. While the College is owned by Edmund Rice Education Australia (EREA), the Amendment site is owned by the Christian Brothers, legally a separate entity. As the two sites are legally separate, the Christian Brothers have no influence over the current or future operation of the Aquinas College site.

However, EREA has submitted to the City a Masterplan for the Aquinas College site. Aquinas College has also provided a copy to a representative of the SPCG. The Masterplan is shown in **Figure 7**, below. EREA advise that the Masterplan remains flexible and does not commit the College to build any of the identified developments, or prevent other developments being proposed at a later time.

The Masterplan shows a number of planned College building improvements within the campus. It also shows two portions of the site which are being excised from the College campus. In 2013, the WAPC issued separate conditional subdivision approvals for these areas, being:

- **Lot 1** – the portion of land currently containing accommodation buildings at the southern end of Redmond Street (approximately 2 ha); and
- **Lot 2** – the current Amendment site (approximately 1.6 ha).

No other future subdivisions are shown on the Masterplan.

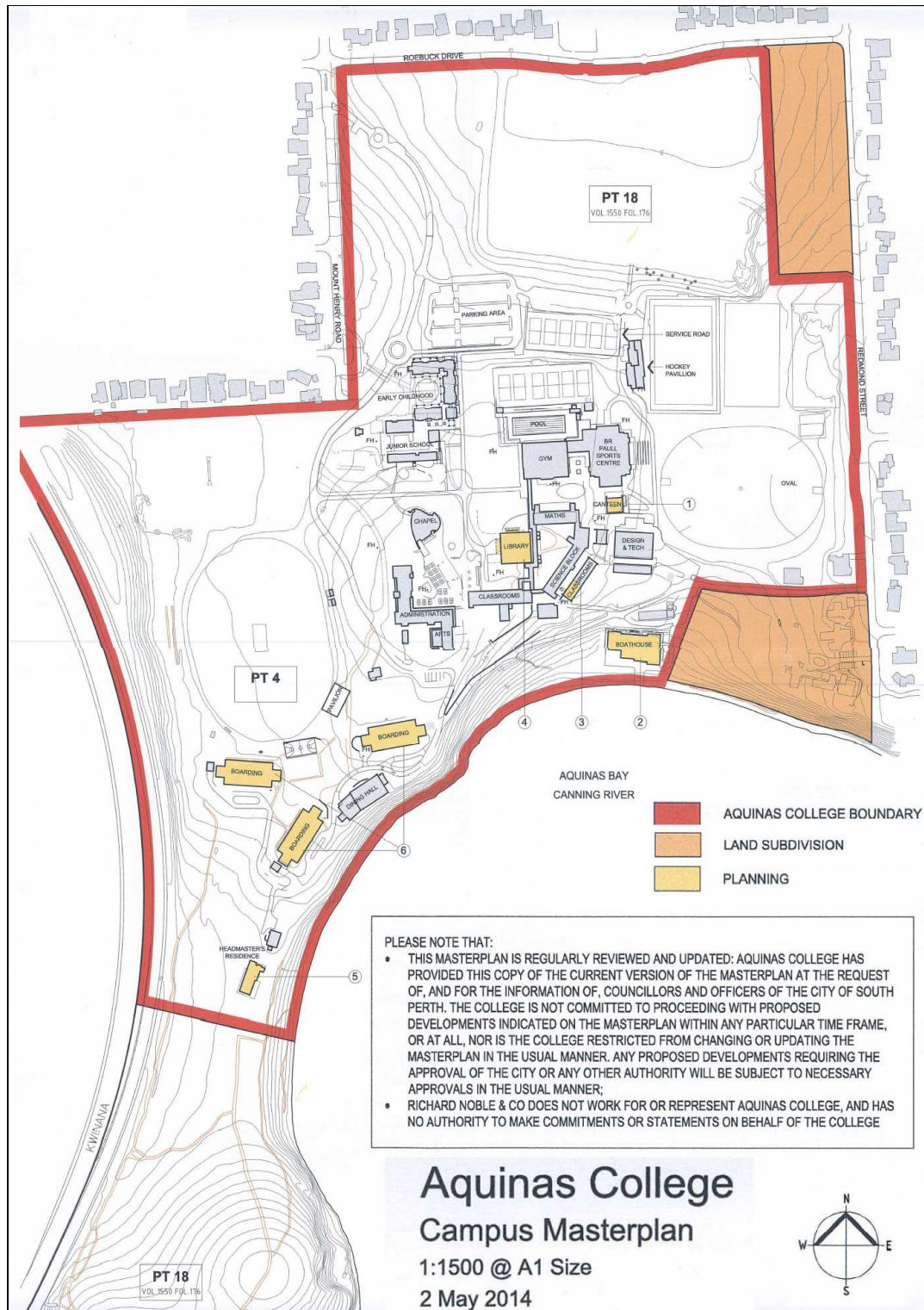
Amendment No. 44 only relates to the proposed Lot 2. As the subdivision and rezoning processes are separate from one another, (and two subdivisions have been conditionally approved by the WAPC), Amendment No. 44 is processed separately from the subdivision proposals and will not affect the outcome of those applications. However, at the later stage of subdivision into single house lots, under Council Policy P301 'Consultation for Planning Proposals', in the case of any subdivision involving the creation of a new road, the community will be consulted by means of a sign on the site.

The Masterplan is provided to the Council for information only.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard.

Figure 7 Aquinas College Masterplan



- Canteen** – The College is currently constructing a new replacement Canteen on a new location.
- Boathouse** – A replacement boathouse is planned.
- Classrooms** – New classrooms are planned for the space vacated by the existing Canteen.
- Library** – Plans to refurbish the existing Library.
- Headmaster's Residence** – A new Headmaster's Residence is planned.
- Boarding Houses** – Preliminary discussions have taken place to refurbish all three existing Boarding Houses.

(ii) Accountability of Aquinas College

[3 submissions]

*Submitters from Howard Parade, Success Crescent:***Submitters' Comments:**

- I am concerned that there is no Masterplan, I have heard many rumours of what Aquinas College is thinking of doing in the future. All of these rumours will directly affect my family and the community, so I am very concerned. I feel that the community needs to be informed of any future developments with Aquinas College as we co-exist in the same neighbourhood. Aquinas College has already withdrawn the use of their ovals, which has resulted in community upset.
- The College has already unilaterally imposed its will on the residents by the construction of an unsightly prison fence around the perimeter of the school property. Is it now going to be able to do the same with property development that fails to consider existing residents or the needs of the residents in the proposed subdivision?
- As Aquinas is growing with more students and parents, I believe the Council is not making Aquinas accountable in its requirements for parking and facilities. Aquinas could clear that land for open space such as another oval, which would be of use to the school, who are now hiring ovals for use, such as Karoonda Ovals in Booragoon.
- The proposal will, given the rezoning is on land associated with a congregation that has been on the front pages of the media for past actions against children, create a bad atmosphere in the neighbourhood, potentially leading to conflict within parts of the community. I have heard comments like *"Why should we be paying for the misdeeds perpetrated by people who now need money to compensate their victims?"* Appropriate or not, such social reactions are a reality to contend with and may locally have serious political consequences.
- On the basis of all of the issues associated with the proposed density increase, it would appear that the proposal, though understandable from the financial point of view of those who stand to benefit from it, can only be allowed to go ahead at the expense of the rest of the community: this corresponds to a case of private interests trumping public interests, something which will not be seen to sit well with the City of South Perth's social and economic mandate.

Council's Response: This Amendment will ultimately be determined by the Minister for Planning. In making his determination, the Minister will consider the proposal, comments from the community, and the recommendations of both the Council and the WAPC, among other factors. The College is unable to impose the proposal on the community without the approval of State Government, both in terms of the rezoning and the subdivision processes.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHELD; and
- (b) Amendment No. 44 not be modified in this regard.

(iii) Local Planning Strategy

[3 submissions]

*Submitters from Redmond Street:***Submitters' Comments:**

- The City's Draft Local Housing Strategy proposes a maximum surrounding density on Roebuck and Redmond of R20 and therefore the proposal is "inconsistent" with the maximum density proposed in this precinct. The Housing Strategy is still in draft format; therefore, the current Scheme should affect the zoning of land. The proposal should not have taken place until the Housing Strategy has been endorsed by the WAPC.
- The proposal is inconsistent with the Precinct Plans adopted by the City of South Perth for its residential areas. There are examples in the past where City of South Perth had been stringent with their approach on precinct planning at McDougall Precinct (Ley Street / Kelsall Crescent) and Canning Bridge.

Council's Response: The Local Housing Strategy forms part of a more comprehensive Local Planning Strategy which will cover a range of aspects of local planning. Work on this document has changed direction in order to accommodate the impending local government amalgamations. The document is not yet at the stage of requesting endorsement by the WAPC. When completed in draft, it will also be advertised for community comment. The Council is therefore able to modify the draft document until such time as it has advertised and considered submissions on the final draft, and made its recommendations to the WAPC.

Whenever considering any amendment to the Planning Scheme involving a density increase, the Council considers the effect of the proposal on surrounding areas, and recommends accordingly to the Minister for Planning. The draft Local Housing Strategy is one of many documents and factors considered by the Council when making Planning decisions. As the Local Housing Strategy only forms part of a wider Planning Strategy and both documents are still in draft, the City is not bound by the proposals in those documents. It is also possible that the documents might change following the impending local government amalgamation. However, in response to submissions supporting the retention of the existing R20 coding, the Council will recommend this Amendment modification to the Minister.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be UPHELD; and
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

- (iv) **Consultation process ineffective** [2 submissions]
Submitters from Unwin Crescent, Salter Point Community Group:

Submitters' Comments:

- I have made a few little points and I am sure it will make no difference as we all tried to stop the black fence, but to no avail, but just wanted to put my points across anyway.
- The community is not being engaged in long-term planning.
- Community views should be heard and taken into consideration by Council and developers.
- Genuine community engagement needs to be significantly improved by Aquinas College and City of South Perth.

Council's Response: The submitters' points are noted. All submissions are considered by the Council, the WAPC and the Minister before a final decision is made. While the Council has a strong responsibility to the community, it also needs to remain impartial and consider **all** aspects of proposals put before it. In the case of the Scheme Amendment process, the Council is only empowered to make a recommendation to the State Government on whether a proposed Amendment should be approved, with or without modification, or refused, having had due regard to all of the submissions it has received and any other relevant factors. The Minister makes the final decision.

The Council does take heed of valid community views. In response to submissions opposing an increase in the density coding of the Amendment site, the Council is recommending to the Minister that the existing R20 coding remain unchanged.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be PARTIALLY UPHOLD; and
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b) above.

- (v) **Poor reporting** [1 submission]
Submitters from Welwyn Avenue:

Submitters' Comments: I am opposed to the rezoning of the area in question to R25. My property is a very short distance from the proposed development site, on Welwyn Avenue.

Your analysis of the surrounding land use is very limited to the very immediate streets, Roebuck and Redmond. Many lot sizes just one street back from the proposed development are a lot closer to 500 sq. metres, originally being larger lots that have already been subdivided. This very limited analysis is therefore quite misleading in that diversity could only be claimed to be 'introduced' to the area when considering only the smallest of the lots.

That the developer is able to develop an additional 5 (up to 8) lots would neither be seen as an advantage or a disadvantage to the greater community. However, any argument suggesting that there is a need to "maximise land efficiency" in this area should consider the significant increase in density in the Salter point area of the last two decades, with many large lots having already been subdivided.

One of the economic justifications listed "Enhancing the viability of the local community and broader local economy" itself needs explanation. The Salter Point area is itself obviously a very viable area and it would be hard to argue that a small subdivision would materially enhance the viability of the community.

I am intrigued at your analysis of the technical capacity of Roebuck Avenue, particularly considering that there is a section of that road that has a traffic calming / slow point installed in the form of a single-lane width section. Can you please confirm that someone from the Council actually visited the site during the course of producing the report and understands the layout of the roads in the area.

Overall, the Amendment report appears to be poorly considered, and it seems to consider only the extreme immediate location of the proposed development, including the immediate parts of Roebuck Drive and Redmond Street, and not the entirety of those streets, and other streets and lots in the area.

Vehicle count data appears to be quite dated.

Overall, I would expect a more comprehensive and professional submission from the Council and it is disappointing that a document of such limited analysis was released in the first place. The very limited area of analysis makes the document appear as though it was intended to be misleading.

Council's Response: While possibly not as comprehensive as expected by the submitter in terms of the detail of its technical analysis, the Amendment Report contained sufficient information to enable the Council to consider the proposal and decide to initiate the process. The submitter's objection to the proposal appears to relate to the quality of information provided in the report, rather than in relation to specific concerns regarding the proposed R25 density coding.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; however
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b) above.

- (vi) **Ad hoc strategic planning in Salter Point** [1 submission]
Salter Point Community Group:

Submitters' comments: Objection on the grounds of the ad hoc nature of strategic planning on the Peninsula.

Council's Response: The Council is required to consider each Amendment proposal that is formally submitted. Each proposal is considered on merit. The City's TPS6 provides the main basis against which requested amendments are considered. At present there is no other up-to-date Local Planning Strategy document to guide future development directions. It is impossible to predict the manner of proposals that might be put forward by landowners. However, decisions are not made on an 'ad hoc' basis, but are based on sound Planning principles.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHELD; and
- (b) Amendment No. 44 not be modified in this regard.

(I) **Other matters**

- (i) **Lights on Aquinas sports ovals :** [1 submission]
Submitters from Welwyn Avenue:

Submitters' Comments: Another visual blot on the landscape are the "WACA" type lights on the oval. We live in Welwyn Avenue and these lights shine through the windows at the back of our property – one of which is the kitchen/dining/lounge area where we spend a significant part of our evening. We have had to purchase block-out blinds and draw them, unable to revel in the twilight and beautiful sunsets from our rooms or patio. We are the width of the hockey fields and an oval, plus a street and three houses away. The lights appear to have two settings, the one that shines down is bad enough, but the setting that shines straight out, is very offensive. What approvals or consideration were necessary and given to their installation?

Council's Response: The matter of Aquinas College lighting is not relevant to the current rezoning request. However, the matter will be examined by the City to ensure that the extent of light spillage complies with legislative requirements.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHELD; and
- (b) Amendment No. 44 not be modified in this regard.

- (ii) **Original purpose of the land :** [1 submission]
Submitter from Welwyn Avenue:

Submitters' Comments: The land was probably originally granted to the Christian Brothers or the preceding organisation for a purpose other than development for sale. If the organisation no longer requires the land for its original purpose it should be ceded for the use and enjoyment of the local community.

Council's Response: The original purpose of the land grant or sale is not relevant to the current rezoning proposal unless any conditions remain on the Certificate of Title for the land. There does not appear to be any encumbrance endorsed on the title other than a mortgage and in relation to heritage memorials for listed buildings on the Clontarf Campus. There is therefore no impediment to prevent the rezoning, subdivision and sale of land.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHELD; and
- (b) Amendment No. 44 not be modified in this regard.

(m) Submitters' suggestions

- (i) **Submitters' Comments – Other subdivision design suggestions** [10 submissions]
Submitters from Redmond Street, Roebuck Drive, Tandy Street:

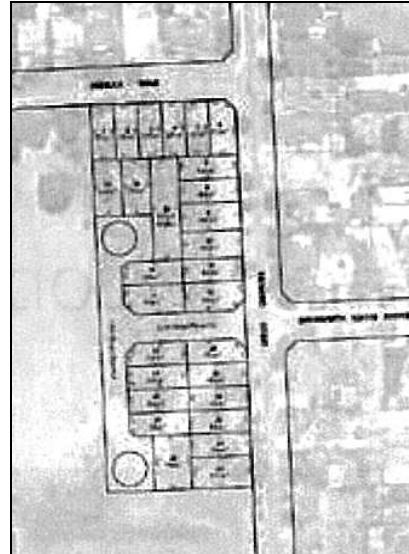
- If development of the area is inevitable, I support Salter Point Community Group Preferred Option 1.
- Can current drainage ponds cope or should an extra sump be part of the project?
- If a development does go ahead, the Richard Noble plan should be scrapped and the SPCG Preferred Design Option 1 be substituted *[because of the points mentioned by the submitter elsewhere in this report]*. This plan offers a safer, softer, more public-friendly and attractive setting - with a possibility of retaining some of the original native fauna which should be an important feature of a plan such as this one.
- I fully support The Salter Point Community Groups Option 1 where there is one access road into or out of the new subdivision with a round-about there to slow the speed of traffic in Redmond Street and would happily name two people with whom I have had to have unpleasant discourse with for the safety of my grandchildren alighting of cars, in contrast to Richard Noble's Plan which is purely to maximum capital both for the vendor and themselves without any regard for current or future residents of the area.
- The current subdivision design put forward by Richard Noble is totally unacceptable to residents and living standard will be

adversely affected by vehicle lights coming out of proposed entry/exit roads will be shining directly into bedroom windows.

- The road exits are totally unacceptable to current residents, giving a lack of privacy and respect to current residents. The Salter Point community group has put forward alternative proposals which we are in agreement with, my wife and I are members of this group and feel strongly against the Richard Noble proposal.

Council's Response: The subdivision option suggested by the SPCG which is preferred by the submitters, is shown in **Figure 8** (right). Subdivision design does not form part of this Amendment. The purpose of the Amendment is only to change the zoning of the land and to apply an appropriate density coding. The subdivision options examined by SPCG are not official, and have not been endorsed by the applicants, the Council or the WAPC. It is therefore not open to the Council to consider the SPCG's and some submitters' preferred subdivision design at this time. In any case, the particular design favoured by some submitters is not universally supported by all submitters. It is also possible that the applicants' design will be modified to some extent at the next stage of the subdivision process.

Figure 8: Salter Point Community Group subdivision Option 1



Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be NOT UPHOLD; and
- (b) Amendment No. 44 not be modified in this regard.

(ii) Submitters' Comments – Site requirements [5 submissions]
Submitters from Roebuck Drive, Success Crescent, Unwin Crescent:

- Should the proposed amendment to increase the housing density to R25 be approved, there are a number of conditions which should be imposed on the developers to minimize the local impact:
 - The access point onto Roebuck should be re-located. It is too close to the Redmond Street intersection for safety.
 - The building setback should be consistent with surrounding properties to allow for an open green streetscape as already exists.
 - There should be provision for adequate off street parking on each lot to avoid the obstruction of roadways as is seen in other areas where a high density has been approved.

- o The setback should allow for a vehicle to park on the driveway without overflowing on to the public road reserve space as seen on the Mt Henry subdivision and along Hope Avenue where shins can be damaged by over-hanging towing hitches (and more) overlapping the footpath.
- o The road reserve (width) should be similar to that in the existing neighbourhood to allow for similar species of roadside (verge) trees. Such trees are essential with small lot sizes that can no longer support trees which make a meaningful contribution to the environment. One of the features of this neighbourhood is the green leafy environment: this should be maintained, if not improved.
- o To provide consistency with the existing area and to minimize street intersections (and an associated increase in risks of accidents) the entry to the proposed development should be a continuation of Letchworth Centre Avenue which would best be accommodated by a round-about at the modified intersection.

If these reasonable considerations cannot be negotiated with the developers due to other existing 'rules', the decision on the proposal should be in favour of the status quo, that is the development as proposed should be rejected.

- If there are no environmental grounds for preserving the area in its natural state, then I don't have any objections to whatever density is ascribed to the area. In fact, if such valuable habitat is to be destroyed for human habitation, then I think that use should be maximised. But open space should be part of it. That is supposed to be an advantage of higher density developments. If not dense enough for this then perhaps it should be made denser? Perhaps also something should be done to improve the surface of the open space in the gully on Roebuck Drive?
- All buildings should be 5 Star rated for sustainability and training for occupants should be part of the deal. Building materials should be such as to minimise greenhouse gas emissions in manufacture and after construction. The original 10cm of top soil should be managed to allow regeneration of local plants and preferably left in place. Extra could go onto the verge where a waterwise implementation should include local native species.
- Support a rezoning to R20.
- Adopt the SPCG preferred design option to eliminate vehicle light spill and noise when exiting proposed new roads into existing residents' houses. This will also reduce traffic and parking congestion.
- Eliminate proposed new roads and replace with a single, large 'round-about type' entry/exit point at Letchworth Centre Avenue. This would prevent car lights shining into our house at night and reduce associated vehicle noise, while also slowing down the traffic speed along Redmond Street.

- Roads in Salter Point are mostly designed in a grid with few roads ending in a T- junction. The different road layout outlined above would allow this grid system to continue.
- Access to the bottom Aquinas oval is made available as a shared use by the school, the existing community and new residents.
- The existing Aquinas fence be repositioned to come back to protect the school buildings and amenities and along Redmond Street down to the bottom of the embankment.

Council's Response: In response to submitters opposing an increase in the density coding of the Amendment site, the Council is recommending to the Minister that the existing R20 coding remain unchanged. The subdivision concept plan submitted in support of the Amendment proposal is only a draft plan at this stage, and has no official status. It was prepared merely to illustrate one of the ways in which the Amendment site could be subdivided if Amendment No. 44 reaches finality. A detailed subdivision plan will be considered by the Council at a later stage.

It is also premature to consider specific development requirements, such as setbacks and car parking arrangements on development sites, at this stage. The purpose of this Amendment is to consider the zoning and density coding only. Other details will be considered at later times.

Some of the submitters' listed suggestions, including encouragement of the use of sustainable design principles in later development of the land, are supported by the Council. The applicants have advised that at the later subdivision stage, they will consider whether or not to prepare design guidelines, as have been prepared for another of their subdivisions at Cygnia Cove. Some of the submitters' suggestions will be suggested to the applicants for consideration as part of that process. If the applicants do not prepare design guidelines at the time of preparation of the final subdivision plan, the City intends to do so.

Having regard to all of the relevant considerations:

- (a) the Council recommends that:
 - (i) the related comments be PARTIALLY UPHELD; however
 - (ii) Amendment No. 44 not be modified in this regard; and
- (b) the applicants be advised that owing to the strength of concern expressed by submitters on Amendment No. 44 and also felt by the Council, at the time of a later application for detailed subdivision of the site into single house lots, prior to any of the proposed new lots being offered for sale, design guidelines will be prepared by the applicants or the City including the following, in addition to any other relevant provisions:
 - (A) having regard to the busy nature of Redmond Street and the narrow width proposed for the new access road, two visitor car bays to be provided on each lot, in addition to two occupiers' bays;

- (B) car parking structures to be set back at least 6.0 metres from the street boundary, in order to provide space for additional vehicles to park on the driveway without encroaching onto the street reserve; and
- (C) development of all lots to incorporate appropriate sustainable design measures drawn from Council Policy P351.14 'Cygnia Cove Residential Design Guidelines'.

(iii) **Support for subdivision at density coding of R20** [21 submissions]

Submitters from Howard Parade, Redmond Street, River Way, Roebuck Drive, Salter Point Parade, Success Crescent, Sulman Avenue, Unwin Crescent, Welwyn Avenue, Salter Point Community Group:

Submitters' Comments: As part of their objections to the proposed R25 density coding, several submitters whose specific comments are categorised variously in the above analysis of submissions, also express positive support for R20 coding for the Amendment site.

Council's Response: This suggestion has been considered seriously by the Council as part of its assessment of the original proposal before initiating the Scheme Amendment process, and again as part of its assessment of submissions on the proposed rezoning and R25 coding proposal. An R20 density coding would match the density coding shown on the Scheme Map for most of Salter Point, and would result in slightly fewer dwellings than the proposed R25 coding would yield. As discussed previously, the R20 coding would not guarantee an outcome that would closely match the built form of the surrounding older housing; however, based on all of the discussion throughout this report, the Council now considers that there is no strong argument for supporting the proposed R25 coding.

Having regard to all of the relevant considerations, the Council recommends that:

- (a) the related comments be UPHOLD; and
- (b) Amendment No. 44 **be modified** as recommended for Submission category 4(b), above.

CONCLUSION

The proposed Amendment No. 44 has been advertised as required by the Town Planning Regulations 1967 and by Council Policy P301 'Consultation for Planning Proposals'. The consultation undertaken by the City involved invitations to comment on the proposal being mailed to the owners of the site, to owners of neighbouring properties, and to public utilities. Signs were placed on the Amendment site, and copies of the Amendment documents were displayed at the Civic Centre offices, in the City's Libraries and on the City's web site.

The number of submissions received, being 73 (other than Public Utilities), indicates considerable interest within the community as to the outcome of this Amendment.

Of the 73 submissions from the community, 3 support the proposals, 1 conditionally supports the proposals, and 69 are opposed to Amendment No. 44. The majority of submissions, whether supporting or opposing the Amendment, are individually prepared (not 'form' letters or petitions) and cover in some detail the various issues of interest or concern.

The number of submissions opposing the Amendment far outweighs those in support. Many of the arguments opposing the Amendment relate, to a varying extent, to matters which are not directly relevant to the 'rezoning' of Lot 2, but to the design of the ultimate subdivision of the land into individual house lots. Despite this, most of the submissions clearly reject the proposed R25 coding – 21 submissions strongly supporting retention of the existing R20 coding.

In recommending to the Minister, the Council has also taken into account:

- the applicants' own statement that their current consideration of proposed lot size and frontage could be accommodated within the requirements of an R20 coding;
- the fact that the applicants' concept design for **29 house lots** was far closer to the maximum R20 coding yield of **27 lots** than to the maximum R25 yield, being **35 lots**; and
- the strong opposition to R25 by the community.

Having considered all of the comments made by the submitters, the Council recommends that the majority of submissions opposing R25 coding be **UPHELD**, and that the current R20 coding be retained.

DETERMINATION OF SUBMISSIONS

Having regard to the preceding comments, Council recommends that:

1. Submissions 1.1 to 1.3 inclusive, supporting the proposed Amendment No. 3 be **PARTIALLY UPHELD**;
2. Submission 2.1 conditionally supporting the proposal be **PARTIALLY UPHELD**;
3. Submissions 3.1 to 3.4 being comments from Government agencies be **NOTED**; and
4. Submissions 4.1 to 4.69 opposing the proposal be **PARTIALLY UPHELD**.

CONCLUDING ACTION

IT IS RECOMMENDED that:

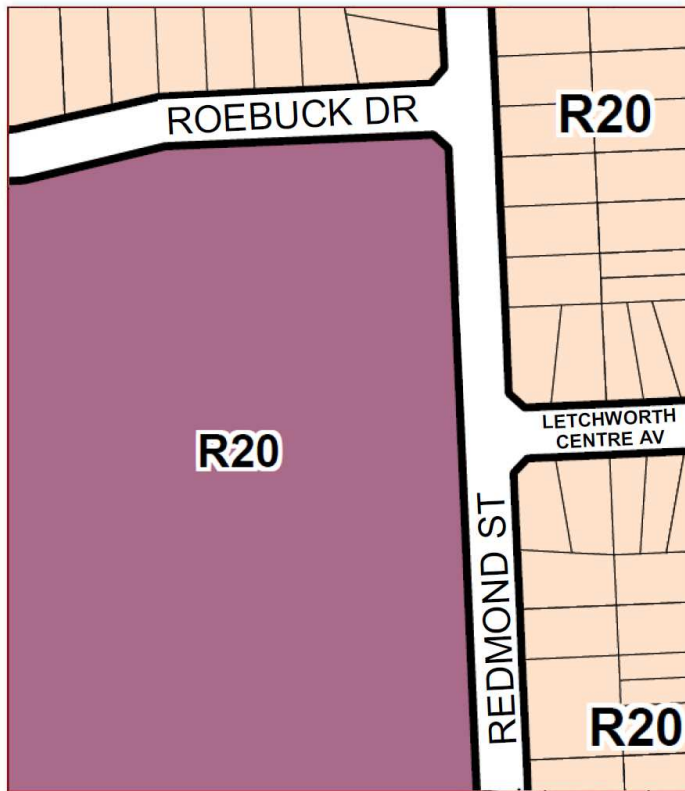
- (a) Amendment No. 44 to the City of South Perth Town Planning Scheme No. 6 be **adopted with modification**.
- (b) The Council of the City of South Perth under the powers conferred upon it by the *Planning and Development Act 2005*, hereby amends the above Town Planning Scheme by:

- (i) rezoning the portion of Lot 18 (No. 58) Mount Henry Road, Salter Point, comprising Lot 2 Redmond Street cnr Roebuck Drive identified on the subdivision plan conditionally approved by the Western Australian Planning Commission on 9 January 2013 (WAPC reference 146811), from 'Private Institution' to 'Residential'; and
- (ii) modifying the Scheme Map (Zoning) for Precinct 13 'Salter Point' accordingly.

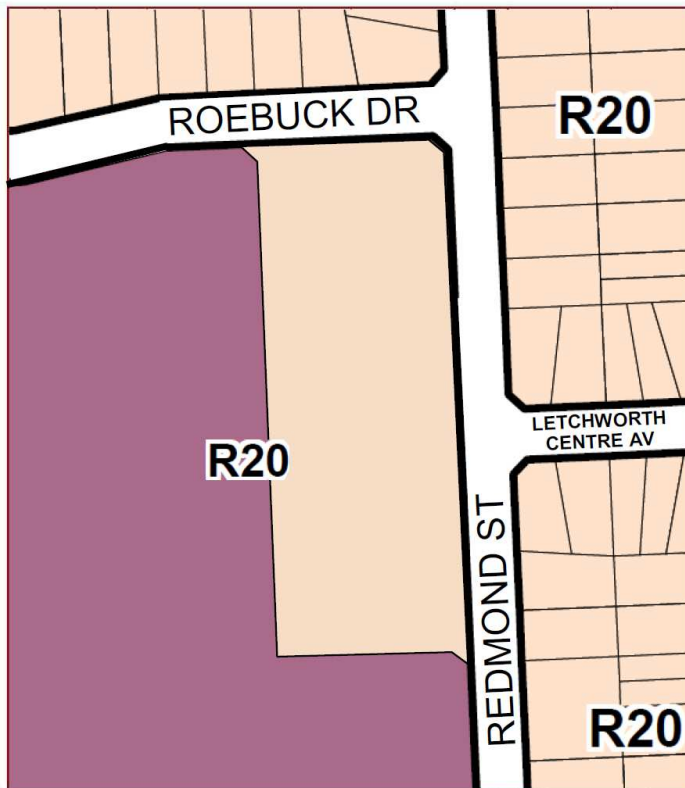
A C FREWING
CHIEF EXECUTIVE OFFICER



Town Planning Scheme No. 6
Amendment No. 44





EXISTING ZONING



PROPOSED ZONING

LEGEND

ZONES

-  Residential
-  Private Institutions

OTHER

-  R Codes



burgess design group
TOWN PLANNING + URBAN DESIGN

PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4042

Planner: JD/MS
Client: Richard Noble & Co
Date: 23.09.13
Plan No: RNC AQU 9-01a_T

TOWN PLANNING SCHEME No.6

Pt. Lot 18 Mt Henry Road

SALTER POINT

CITY OF SOUTH PERTH

MODIFIED

City of South Perth
Town Planning Scheme No.6

Amendment No.44

Rezoning proposed Lot 2 Redmond Street
cnr Roebuck Drive, Salter Point
from Private Institution (R20) to Residential (R25)

Report prepared by: **BURGESS DESIGN GROUP**



Civic Centre
Cnr Sandgate Street and South Terrace
SOUTH PERTH WA 6151

Monday to Friday:	8.30am to 5.00pm
Enquiries:	Cameron Howell, Planning Officer
Telephone:	9474 0777
Facsimile:	9474 2425
Email:	enquiries@southperth.wa.gov.au
Web:	www.southperth.wa.gov.au

MINISTER FOR PLANNING

FILE: LP/209/44

WAPC Reference: TPS/1290



Proposal to Amend a Town Planning Scheme

- | | |
|--|--|
| 1. Local Authority: | City of South Perth |
| 2. Description of Town Planning Scheme: | Town Planning Scheme No.6 |
| 3. Type of Scheme: | District Zoning Scheme |
| 4. Serial No. of Amendment: | Amendment No.44 |
| 5. Proposal: | To amend the Scheme for the purpose of rezoning Part Lot 18 Mount Henry Road, Salter Point from the "Private Institution" zone to the "Residential" zone and modify the residential density coding from R20 to R25; and modify the Scheme Map accordingly. |



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

PLANNING AND DEVELOPMENT ACT 2005



**Resolution Deciding to Amend
City of South Perth
Town Planning Scheme No.6**

Amendment No.44

RESOLVED

That the Council of the City of South Perth, in pursuance of Section 75 of the *Planning and Development Act 2005* (as amended), amend the City of South Perth Town Planning Scheme No.6 for the purpose of:

1. rezoning Part Lot 18 Mount Henry Road, Salter Point from "Private Institution" zone to the "Residential" zone;
2. modifying the residential density coding from R20 to R25; and
3. modifying the Scheme Map accordingly.

A C FREWING
CHIEF EXECUTIVE OFFICER

Minutes of Council Meeting dated: 10 December 2013



AMENDMENT

REPORT



AMENDMENT REPORT

TABLE OF CONTENTS

1.	SUMMARY	1
2.	BACKGROUND	2
2.1	INTRODUCTION	2
2.2	LOCATION AND SITE PARTICULARS	2
2.3	EXISTING AND HISTORICAL LAND USE	2
2.4	SURROUNDING LAND USE AND DEVELOPMENT	2
3.	PLANNING FRAMEWORK	4
3.1	CURRENT ZONING	4
3.2	FUTURE ZONING	4
3.3	STRATEGIC CONTEXT	4
3.3.1	Directions 2031 and Beyond and Sub-Regional Strategy	4
3.3.2	State Planning Policy 3.1 - Residential Design Codes	4
3.3.3	Liveable Neighbourhoods	5
3.3.4	Development Control Policy 2.2 Residential Subdivision	5
3.3.5	Local Housing Strategy	5
4.	PROPOSAL	6
4.1	JUSTIFICATION	6
4.2	ECONOMIC	7
4.3	LAND USE	7
4.4	TRAFFIC	7
4.5	VEGETATION	7
4.6	LOT SIZE & HOUSING CHOICE	8
5.	CONCLUSION	9



Report on Amendment No.44 Town Planning Scheme No.6

SUMMARY

Landowner:	Trustees of the Christian Brothers in WA Inc. A copy of the Certificate of Title for the lot is attached at Appendix A.
Property Description:	Pending Issue of Deposited Plan for Part Lot 18 <ul style="list-style-type: none">• Part Lot 18 Mt Henry Road, Salter Point; The subject land forms part of the wider Aquinas College grounds. A Location Plan is provided at Appendix B, Aerial Plan at Attachment C and Context Plan at Appendix D.
Site Area:	1.5959 ha
Current Zoning:	‘Urban’ under the Metropolitan Region Scheme. ‘Private Institution’ under the City of South Perth Town Planning Scheme No.6 with a residential density coding of R20.
Proposal:	Rezoning the subject land from the ‘Private Institution’ zone to the ‘Residential’ zone with a residential density coding of R25. This is to facilitate subdivision and development of the land for residential purposes. A copy of the concept subdivision plan is provided at Appendix E.

BACKGROUND

1.1 Introduction

This Scheme Amendment seeks to facilitate the subdivision and development of a portion of land that is in the process of being excised, for residential purposes, from Lot 18 Mt Henry Road, Salter Point, being the broader lot upon which Aquinas College is located. Under the site's current zoning of Private Institution, permissible land uses do not preclude the subdivision and development of the site for residential purposes. The current density coding is R20. In order to introduce some diversity in housing stock to the area, the amendment also seeks to change the applicable residential density coding from R20 to R25.

The following report provides an overview of the site characteristics, the local context, findings of preliminary investigations and explains the rationale of the Scheme Amendment proposal.

1.2 Location and Site Particulars

The site is formally described as:

- Part Lot 18 on Deposited Plan 3383, Certificate of Title Volume 1550, Folio 176. There are no notifications registered on the title. Refer Appendix A – Certificate of Title.

The subject site is to be excised from Lot 18 under WAPC Reference 146811 in accordance with subdivision approval dated 27 September 2012. A copy of the approved subdivision plan that creates the subject site (Part Lot 18) is attached at Appendix F.

The subject site has a total area of 1.5959 hectares (ha) and is located in the suburb of Salter Point, approximately 7.5km south of the Perth Central Business District. Salter Point is a primarily low density residential area within the City of South Perth. Refer Appendix B - Location Plan.

The subject site has existing road frontages to Redmond Street along its eastern boundary and Roebuck Drive along its northern boundary; and adjoins the Aquinas College site to the west and south. Refer Appendix D - Context Plan.

1.3 Existing and Historical Land Use

Whilst the site currently forms part of Lot 18, being the Aquinas College site, no improvements have been made on the land. Some clearing of vegetation has occurred within the subject site boundary however, it remains generally uncleared vegetation with a canopy of less than 1ha. This vegetation is considered to be in a good to degraded condition. Refer Appendix C – Aerial Image.

1.4 Surrounding Land Use and Development

The local area is generally characterised by low density single residential development. Along Redmond Street to the east of the subject site, the area of most lots is around 770m². Two Redmond Street lots have an area of 388m² while the area of the largest lot is 1552m². Along Roebuck Drive to the north of the subject site, the lot sizes generally range between 865m² (the most common size) and 1017m².

A local commercial centre is located approximately 300m to the east of the subject site on Letchworth Centre Avenue.

The Hope Avenue Reserve on Roebuck Drive is located approximately 100m west of the site and provides access to local Public Open Space for future residents. The Sandon Park regional reserve is located approximately 650m east of the subject site along Letchworth Centre Avenue.

The site has good access to public transport with Transperth Bus routes along Hope Avenue to the north and along Redmond Street to the east. The subject site is within 200m of two separate bus routes with the nearest bus stops located at Hope Avenue near the corner of Redmond Street and on Redmond Street near the corner of Howard Parade.

A site context plan has been included at Appendix D.

PLANNING FRAMEWORK

1.5 Current Zoning

Under the Metropolitan Region Scheme the subject land is zoned “Urban”.

Under the City of South Perth’s Town Planning Scheme No.6 the subject site is classified as “Private Institution” zone. The residential density coding is R20.

The various purposes for which land may be used in the Private Institution zone are set out in Table 1 “Zoning - Land Use” of TPS No.6. Under this table, the “Private Institution” zone allows for both Residential and Non-Residential land uses.

1.6 Future Zoning

It is proposed under this Scheme Amendment to rezone the subject land to Residential with a density coding of R25. The R25 coding is proposed to enable a variety of low density lot sizes. A concept subdivision plan has been provided at Appendix D. This concept outlines how the R25 density coding could accommodate a diversity of housing stock on lots ranging from 300m² to 544m².

1.7 Strategic Context

1.7.1 Directions 2031 and Beyond and Sub-Regional Strategy

“*Directions 2031 and Beyond*”, published by the Western Australian Planning Commission, is a broad strategic plan for the Perth metropolitan area. This plan recognises the benefits of a more consolidated city, promoting sustainable urban growth. The detail of the “*Directions 2031*” proposals is contained in the Commission’s “*Central Metropolitan Perth Sub-Regional Strategy*”. For the City of South Perth, the Strategy sets a target of 6,000 additional dwellings by 2031, with one-third of these required over the next 10 years. Approximately half of these additional dwellings are to be located in five identified ‘growth areas’. The balance (around 3000 dwellings) needs to be accommodated by way of incremental infill subdivision and development dispersed throughout other parts of the district, to the extent allowed by the assigned zoning and density coding. To a limited extent, the proposed rezoning of the subject site to Residential R25 under Scheme Amendment No. 44 will assist towards meeting the State Government’s growth target for the City of South Perth while delivering a built outcome compatible with the character of nearby existing houses and the redevelopment occurring in the neighbouring locality.

1.7.2 State Planning Policy 3.1 - Residential Design Codes

The WA Residential Design Codes, or R-Codes, provide a basis for the control of residential development, in terms of built form and housing density, in Western Australia. The key objective of the R-Codes is to provide for a full range of housing types and densities that meet the various needs of the community whilst ensuring an appropriate standard of amenity. Importantly, the R-Codes stipulate the dwelling type and general site area requirements to which residential development shall comply. Under the R-Codes, the proposed R25 density coding is considered to provide for a low residential density by allowing single house developments to be constructed on an average site area of 350m². Whilst this density is slightly higher than the traditional R20 density of the area, it will retain the single house characteristic of the Salter Point locality.

1.7.3 Liveable Neighbourhoods

Liveable Neighbourhoods is the State Government's operational policy for the design and assessment of structure plans and subdivisions for new urban and urban infill sites in Western Australia. Importantly, Liveable Neighbourhoods sets out the level of relevant information and details required to support and justify new developments. Given the subject land sits within an existing urban context, it cannot be planned in isolation and due consideration must be given to the integration of the site with surrounding land uses/development. Therefore the most relevant aspects of the Liveable Neighbourhoods document for this proposal are the standards and objectives of the Community Design and Movement Network elements of the policy.

By providing for a slightly higher residential density than traditionally afforded in this residential area, the site provides an opportunity to introduce some diversity of housing stock options whilst retaining the single house characteristic of the area. The lot layout and street network established under the subdivision concept for the site ensures the appropriate integration of the development with surrounding land uses. In particular, future residential lots will be separated from the Private Institution site by a local access road and future dwellings will address this road to provide adequate surveillance of the street and adjacent College. Refer Appendix E – concept subdivision plan. It is noted that a security fence will be located on the College boundary where it adjoins the proposed perimeter road.

1.7.4 Development Control Policy 2.2 Residential Subdivision

The Western Australian Planning Commission's DC Policy 2.2 sets out the State Government policy requirements for the subdivision of land into residential lots to ensure land is capable of development in accordance with the relevant density coding, in this case the proposed Residential R25 coding. The proposed Scheme Amendment is justified against this policy given the following site characteristics:

- a) Located within an area which is suitable for subdivision in terms of its physical characteristics;
- b) Convenient to areas of passive and active open space;
- c) Lots will be provided with frontage to public roads;
- d) Served by a suitable level of community services; and
- e) Proposed single residential lots are rectangular in shape to accommodate traditional forms of housing.

1.7.5 Local Housing Strategy

In addition to the above, the City's draft Local Housing Strategy proposes to make amendments to existing residential density coding in the surrounding area. Specifically, the dual density coding of R15/R20 that applies to the row of lots directly north of the subject land, along Roebuck Drive, is proposed to be removed and a set density coding of R20 applied. This will facilitate the further subdivision of some of these lots in the future, to assist in providing for smaller average site areas.

PROPOSAL

Whilst the “Private Institution” zone primarily supports uses associated with non-government community organisations, some residential uses are also permissible within this zone and a residential density coding of R20 is applicable to the subject site. It is therefore noted that, under the current zoning, both non-residential and residential land uses can be considered on the subject land.

This Scheme Amendment seeks to rezone the subject land from “Private Institution” to “Residential” to facilitate the development of the site for residential purposes at a proposed density of R25.

Under the existing R20 density coding, the subject land would be capable of accommodating approximately 24 lots at an average site area of 450m². At the R25 density, the site could cater for a maximum of eight (8) additional lots, although the concept subdivision plan (Appendix E) yields only five (5) additional lots. The intent of the recoding is to offer a range of lot sizes, as demonstrated by the concept subdivision plan.

The subject site’s boundary includes truncations for a residential access road to be constructed at the time of future residential subdivision. This new road will be located along the western and southern boundaries of the subject site in order to provide a road interface with the Aquinas College ‘Private Institution’ site (refer Appendix F - approved site plan).

1.8 Justification

The subject site will be excised from its parent lot, being Lot 18 Mt Henry Road, to facilitate its redevelopment for residential purposes. Whilst Lot 18 accommodates Aquinas College and all of its associated facilities, historically the subject land has remained vacant and unutilised. The vegetation on the site is considered to be degraded in areas and has a canopy of less than 1ha.

The residential concept subdivision plan (Appendix E) has been prepared in support of the R25 coding and provides a total of 29 lots, thus providing an additional five (5) lots more than would be permissible under the prevailing R20 density coding. Under the subdivision concept, lot sizes range from 300m² to 544m². The R25 coding will maximise land efficiency whilst maintaining the single residential housing character of the area. The R25 coding will also enable a variety of lot size and housing types to be provided, catering for a more diverse housing stock, at a density that can make effective use of existing and future local services.

It is acknowledged that the site has contributed to the amenity of the local area and provides a pleasing outlook to adjacent residents. However, the site is in private ownership, it is not reserved for any public purpose and the existing zoning does not preclude development. The Scheme Amendment is a valid proposal in that it does not propose the removal of any land from public use.

1.9 Economic

The Scheme Amendment will provide a more efficient use of land and infrastructure in the locality and will introduce a variety of contemporary housing types and options in Salter Point. The provision of additional housing will contribute to:

- Increasing the cost effectiveness of essential service infrastructure provision;
- Improving the efficiency of the public transport system; *and*
- Enhancing the viability of the local community and broader local economy.

1.10 Land Use

There is the potential for the site to accommodate residential development in the absence of this Scheme Amendment. However, in light of the proposed creation of up to 29 single lots, it is more appropriate to rezone the subject land Residential.

Development of the site at a slightly higher residential density is compatible with the adjacent R20 density development.

1.11 Traffic

The subject land is located at the corner of Roebuck Drive and Redmond Street in Salter Point and therefore has good access to the existing local street network. For the purposes of determining potential traffic impacts of any future R25 development, the number of vehicle trips generated by each dwelling needs to be estimated.

In accordance with the *Guide to Traffic Generating Development* (Version 2.2, October 2002 - Roads and Traffic Authority, New South Wales) the typical rates for residential dwellings range between 4 and 9 trips per dwelling per day (vpd). However, it is common practice for the City to use a conservative estimate of 10 vpd for calculating traffic movements from any proposed residential development. It is therefore expected that the eventual development of the site for residential purposes will generate around 290 vpd.

The average number of vehicle trips per day on Redmond Street adjoining the subject site is recorded at 767vpd. The same count for Roebuck Drive indicates an average of 289vpd (data collected by the City between April 2005 and August 2009).

The traffic counts for Redmond Street and Roebuck Drive adjoining the subject site are relatively low for residential streets in a standard grid-pattern of subdivision. As a comparison, the traffic count for Welwyn Avenue in a similar location to the east of the subject site is 1309vpd. These low traffic volumes are the result of a number of factors including: both Redmond Street and Roebuck Drive only having residential dwellings on one side in these locations, with Aquinas College occupying the other side of each of the streets; and, the subject site being at the southern extremity of the Salter Point peninsula and there being a limited number of dwellings south of this point. It is noted that the traffic count for Redmond Street increases exponentially the closer any count is taken to its northern end at Hope Avenue.

Given that access to and from any future residential development on the site will be divided between Redmond Street and Roebuck Drive the increase in traffic on those roads will be around 29% on Redmond and 18% on Roebuck (calculation based on estimates of the number of lots likely to access/egress the site from Redmond and Roebuck respectively). It should be

noted that these increases relate to the traffic volumes calculated directly adjacent to the site, that is, the increase of 29% on Redmond Street will diminish the closer the traffic counts are taken to Hope Avenue given the increase in total traffic volumes.

Both roads will remain well within their technical capacity of around 3,000 vpd. The eventual post-development traffic volumes will remain well below averages for standard residential streets.

The eventual development of the subject site for low density residential purposes will not generate a significant level of vehicle movements and will not place undue pressure on the capacity of the existing road network. This will ensure that residential amenity will not be unduly affected by increased vehicular traffic.

1.12 Vegetation

The vegetation type present on the site can be classified as Banksia Woodland which is generally associated with the Bassendean Sands that are apparent on the site. Several weed varieties are also evident on site, with the understorey having been significantly disturbed. The vegetation on the subject site has been assessed and classified as ranging from a degraded to good (in small sections) condition.

The total vegetation canopy area has been surveyed at less than 1ha.

The landowners are willing to retain significant trees wherever possible. Opportunities will be examined as to which trees/vegetation can be retained across the site although it is noted that the contemplated lot sizes and required earthworks will make it difficult to retain significant stands of trees/vegetation.

The owners are also happy to make the site available for the collection of local provenance seed and cuttings that may be replanted elsewhere on the Aquinas site or utilised by the City for revegetation projects.

1.13 Lot Size & Housing Choice

The City's Draft Local Housing Strategy indicates a high proportion of low density residential lots, comprising single-detached dwellings in the City. The housing diversity that can be found in the City is attributed to progressive redevelopment since the 1960's.

The subject site represents one of the last remaining significant undeveloped parcels of land in the City. The proposed density coding of R25, means the site will be developed as efficiently as possible, providing a greater choice and variety in lot sizes, whilst maintaining the single-residential character of the area. As portrayed in the attached subdivision concept plan, residential lot sizes are proposed to range between 300m² and 544m².

Furthermore, the development of this site represents a rare opportunity to purchase vacant residential land in the City and construct a home that responds to the needs of its inhabitants, without having to undergo the complex and costly process of demolition and rebuilding.

CONCLUSION

The proposed Scheme Amendment is sought to facilitate a small-scale infill development. The Amendment will facilitate the subdivision and development of the subject land for residential purposes and will eliminate any land use uncertainties that could arise from the existing Private Institution zoning.

It is considered that there are sufficient planning grounds upon which Council may consider supporting the rezoning and increased density coding, given that current state government planning initiatives support a more consolidated city and promote greater housing diversity.

The rezoning of the site and its subsequent redevelopment for residential purposes provides a number of benefits to the City of South Perth and the surrounding community:

- It will provide opportunities to diversify housing and lot choice in the area in response to changing community needs;
- Development will assist the City in achieving its housing targets set out under the Directions 2031 Strategy;
- It caters for new housing stock whilst preserving the local single residential character of the local suburb.

Overall, the Scheme Amendment proposes a suitable zoning and density within the existing urban context.

Council meeting dated: 10 December 2013



AMENDING DOCUMENTS

Endorsed by Council for community advertising

Council Meeting: 10 December 2013

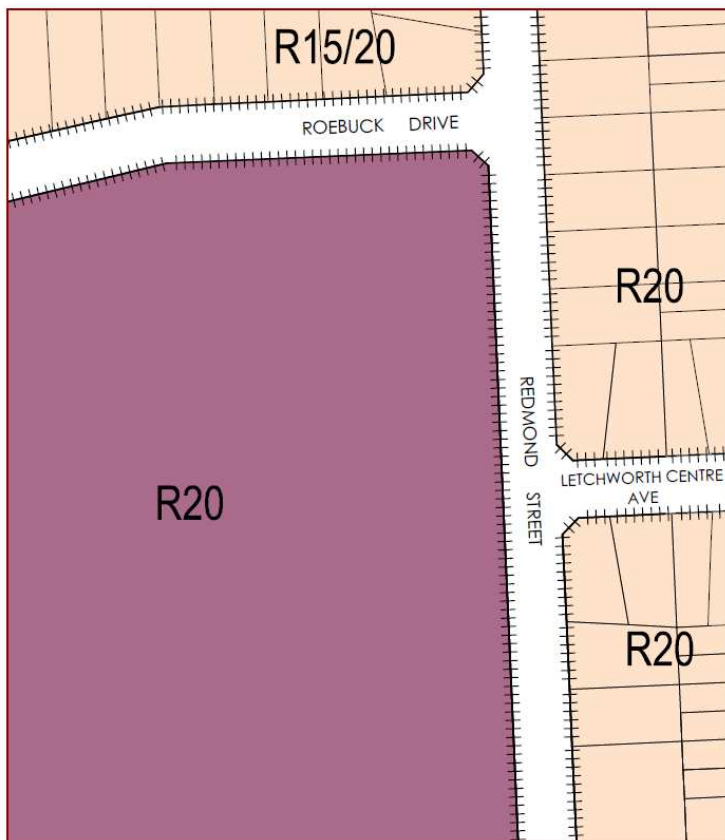
PLANNING AND DEVELOPMENT ACT 2005



Town Planning Scheme No.6 Amendment No. 44

The Council of the City of South Perth under the powers conferred upon it by the *Planning and Development Act 2005*, hereby amends the above local planning scheme by:

1. rezoning the portion of Lot 18 (No. 58) Mount Henry Road, Salter Point, comprising Lot 2 Redmond Street cnr. Roebuck Drive identified on the subdivision plan conditionally approved by the Western Australian Planning Commission on 9 January 2013 (WAPC reference 146811), from 'Private Institution' with R20 density coding to 'Residential' with R25 density coding; and
2. modifying the Scheme Map (Zoning) for Precinct 13 "Salter Point" accordingly.



EXISTING ZONING



PROPOSED ZONING



**Town Planning Scheme No.6
Amendment No.44**

LEGEND

ZONES



Residential



Private Institutions

OTHER



R Codes



NORTH



TOWN PLANNING SCHEME No.6

Pt. Lot 18 Mt Henry Road

SALTER POINT

CITY OF SOUTH PERTH

burgess design group
TOWN PLANNING + URBAN DESIGN

PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4062

Planner: JD/MS
Client: Richard Noble & Co
Date: 23.09.13
Plan No: RNC AQU 9-01a_T



MODIFIED AMENDING DOCUMENTS

Modified by Council in response to submissions

Council Meeting: 22 July 2014

Modified by the Council in response to submissions

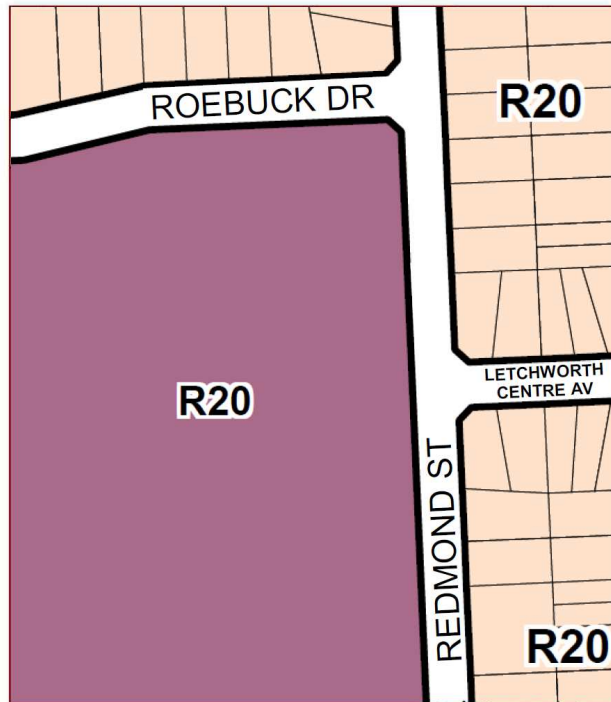
PLANNING AND DEVELOPMENT ACT 2005

**Town Planning Scheme No.6
Amendment No. 44**

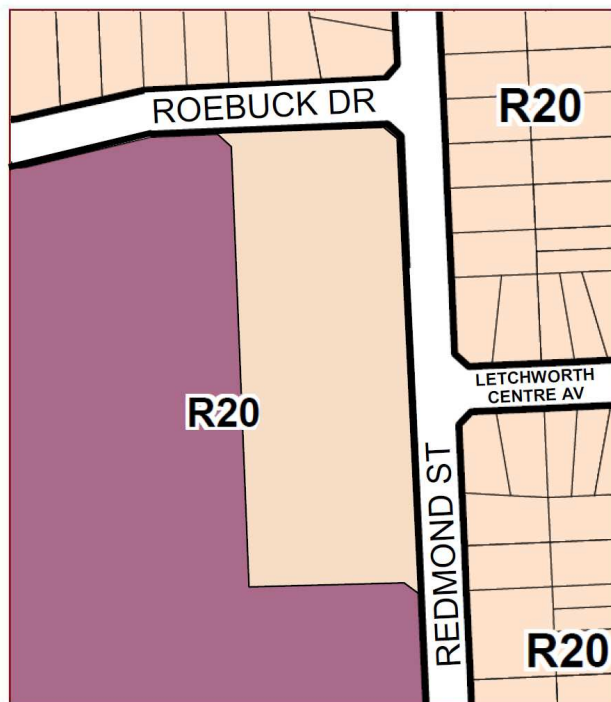
The Council of the City of South Perth under the powers conferred upon it by the *Planning and Development Act 2005*, hereby amends the above local planning scheme by:

- (a) rezoning the portion of Lot 18 (No. 58) Mount Henry Road, Salter Point, comprising Lot 2 Redmond Street cnr. Roebuck Drive, Salter Point, identified on the subdivision plan conditionally approved by the Western Australian Planning Commission on 9 January 2013 (WAPC reference 146811), from 'Private Institution' to 'Residential'; and
- (b) modifying the Scheme Map (Zoning) for Precinct 13 'Salter Point' accordingly.

Modified by the Council in response to submissions



EXISTING ZONING





PROPOSED ZONING



Town Planning Scheme No. 6
Amendment No. 44

LEGEND

ZONES

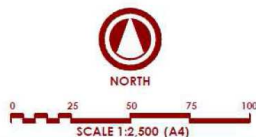
-  Residential
-  Private Institutions

OTHER

-  R Codes



burgess design group
TOWN PLANNING + URBAN DESIGN



PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4062

Planner: JD/MS
Client: Richard Noble & Co
Date: 23.09.13
Plan No: RNC AQU 9-01a_T

TOWN PLANNING SCHEME No.6

Pt. Lot 18 Mt Henry Road

SALTER POINT

CITY OF SOUTH PERTH

Adoption

ADOPTED by resolution of the Council of the City of South Perth at the Ordinary Council Meeting held on 10 December 2013.

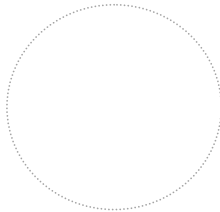
SUE DOHERTY
MAYOR

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 _____

APPENDIX A
Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER N/A	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 28/1/2010

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1550** FOLIO **176**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 4, 9 & 18 ON PLAN 3383

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

TRUSTEES OF THE CHRISTIAN BROTHERS IN WA INC OF 53 REDMOND STREET, MANNING
(T C005983) REGISTERED 10 OCTOBER 1980

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. THE LAND THE SUBJECT OF THIS CERTIFICATE OF TITLE EXCLUDES ALL PORTIONS OF THE LOT DESCRIBED ABOVE EXCEPT THAT PORTION SHOWN IN THE SKETCH OF THE SUPERSEDED PAPER VERSION OF THIS TITLE. SEE VOL 1550 FOL 176 AS TO LOTS 4 & 18 ON P 3383 ONLY
2. L210384 MORTGAGE TO THE ROMAN CATHOLIC ARCHBISHOP OF PERTH REGISTERED 22.1.2010.
3. *L414297 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. AS TO LOT 18 ON P 3383 ONLY LODGED 30.8.2010.
4. *L512585 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. AS TO PORTION ONLY AS TO LOT 18 ON P 3383 ONLY LODGED 21.12.2010.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1550-176 (18/P3383) , 1550-176 (4/P3383) , 1550-176 (9/P3383).
PREVIOUS TITLE: 1311-527.
PROPERTY STREET ADDRESS: LOT 4 MOUNT HENRY RD, SALTER POINT (4/P3383).
58 MOUNT HENRY RD, SALTER POINT (18/P3383).
LOCAL GOVERNMENT AREA: CITY OF SOUTH PERTH.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: N/A

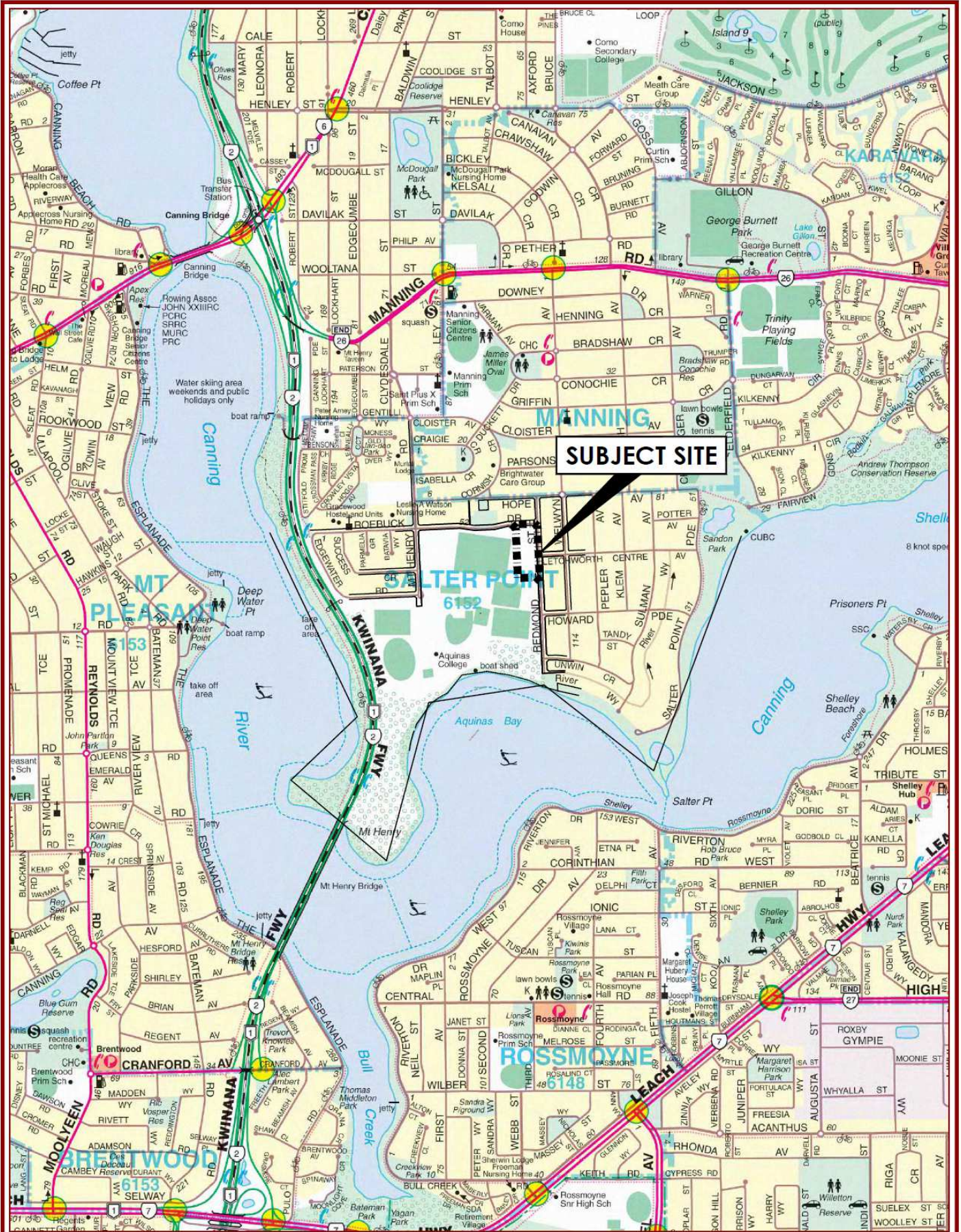
VOLUME/FOLIO: 1550-176

PAGE 2

NOTE 1: L396753 DEPOSITED PLAN (INTEREST ONLY) 67489 LODGED AS TO LOT 18 ON P 3383 ONLY

APPENDIX B

Location Plan



0 200 400 600 800 1000m
SCALE 1:20,000 (A4)



Subject Land

LOCATION PLAN
Pt. Lot 18 Mt Henry Road
SALTER POINT
CITY OF SOUTH PERTH

burgess design group
TOWN PLANNING + URBAN DESIGN

PO Box 6779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4062

Planner: JD/MS
Client: Richard Noble & Co
Date: 31.07.13
Plan No: RNC AQU 9-01_L

APPENDIX C
Aerial Image



burgess design group
TOWN PLANNING • URBAN DESIGN



Subject Land

PO Box 8771, Perth Business Centre 6049
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4042



SCALE 1:2,500 (A4)

Plan No: BNC AQU 9-01_NE Client: Richard Noble & Co
Date: 31.07.13 Planner: JD/MS

AERIAL PHOTOGRAPH
Pt. Lot 18 Mt Henry Road
SALTER POINT
CITY OF SOUTH PERTH

APPENDIX D

Context Plan



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



burgess design group
TOWN PLANNING + URBAN DESIGN

PO Box 8777, Perth Business Centre 6849
www.burgessdesigngroup.com.au
P (08) 9328 6411
F (08) 9328 4062

Plan No: RNC AGU 9-01 Client: CLIENT
Date: 31.07.13 Planner: JD/MS



DRAFT

OPPORTUNITIES & CONTEXT
Pt. Lot 18 Mt Henry Road
SALTER POINT
CITY OF SOUTH PERTH

APPENDIX E
Concept Subdivision Plan



SCALE 1:1000 (A4)

DRAFT

PROPOSED CONCEPT SUBDIVISION

Pt Lot 18 Mt Henry Road

SALTER POINT

burgess design group
TOWN PLANNING • URBAN DESIGN

PO Box 8779, Perth Business Centre 6847
www.burgessdesigngroup.com.au

P (08) 9328 4411
F (08) 9328 4062

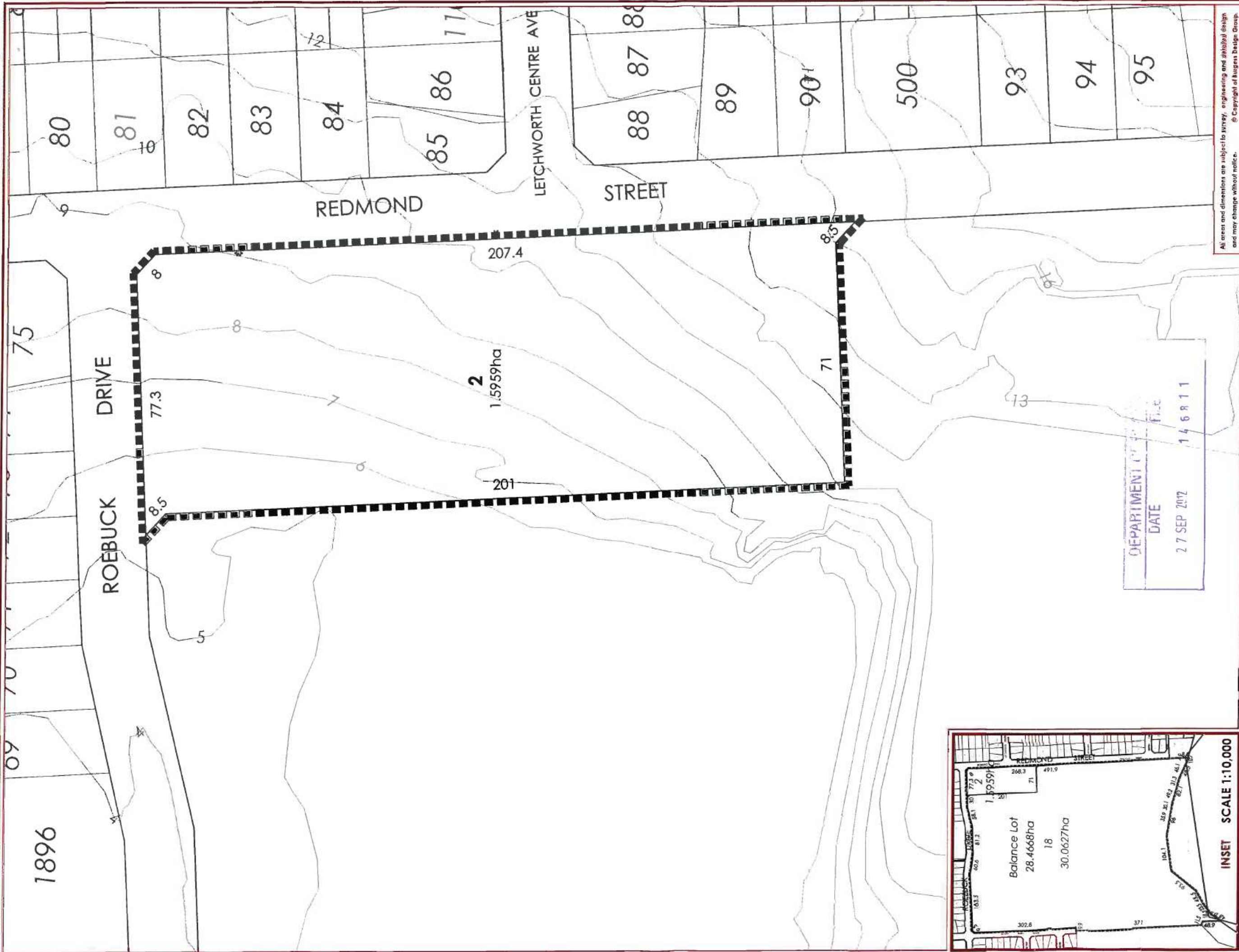
Planner: JD/MS
Client: Richard Noble & Co

Date: 29.07.13
Plan No: RNC AQU 3-01F_C

CITY OF SOUTH PERTH

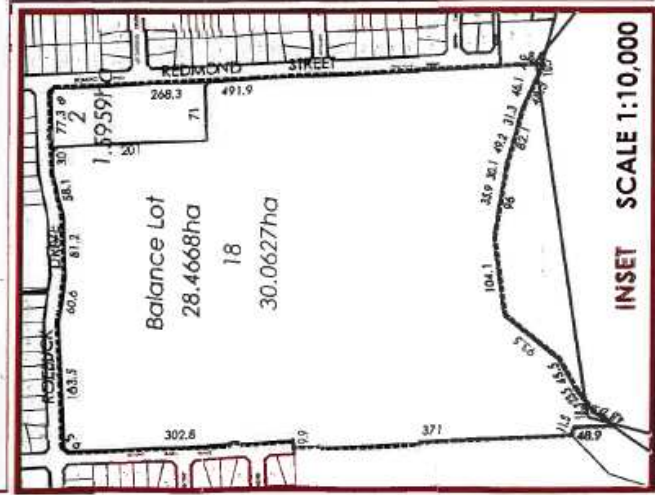
APPENDIX F
Approved Subdivision Creating Subject Site

1896



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group

DEPARTMENT OF
DATE
27 SEP 2012
FILE
146811



NORTH
SCALE 1:1000 (A3)
0 10 20 30 40 50m

PROPOSED SUBDIVISION: LOT 2
Lot 18 Mt Henry Road
Salter Point

Second Schedule

