

# ATTACHMENTS.

## Ordinary Council Meeting

27 June 2017

Items 10.3.1 – 10.3.4 Only

# ATTACHMENTS TO AGENDA ITEMS

Ordinary Council - 27 June 2017

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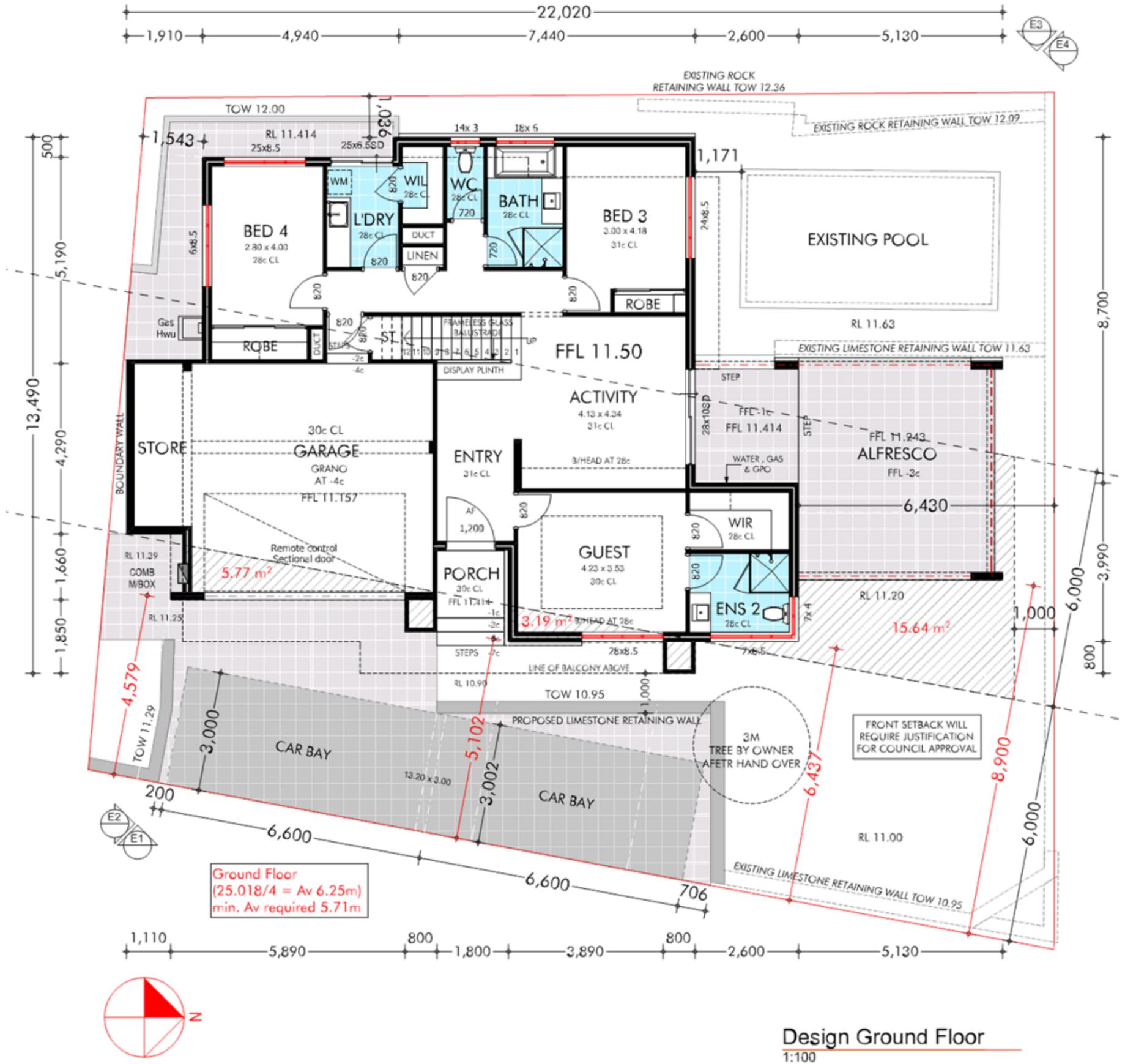


**DESIGN NOTES**

20°49' GARAGE ROOF PITCH  
20°49' REAR GROUND FLOOR ROOF PITCH  
20°49' UPPER FLOOR ROOF PITCH  
COLORBOND ROOF

31c GROUND FLOOR TO CEILING  
30c + PLATE UPPER FLOOR TO CEILING

RENDERED BWK EXTERNALLY



Area Calc	
ALFRESCO	35.07
GROUND FLOOR	120.15 ( 55.340m)
UPPER FLOOR	136.41 ( 51.340m)
STORE	7.18
PORCH	4.10
BALCONY	25.68
GARAGE	36.63
<b>Total</b>	<b>365.22 m<sup>2</sup></b>

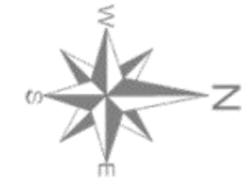
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<b>CLIENT:</b> J & J WINSPEAR	<b>JOB NUMBER:</b> 20199	<b>GENERAL INFO:</b> COUNCIL CITY OF SOUTHPERTH ZONING R20 CONSULTANT VJ ESTATE #Estate	<b>OPEN SPACE:</b> SITE LOT AREA 455m <sup>2</sup> ALLOWED SITE COVER 227.50m <sup>2</sup> (50%) ACTUAL SITE COVER 168.92m <sup>2</sup> ( 37.12%) HOUSE TYPE: #House Type	<b>AMENDMENTS:</b> 1/02/17 -V2 7/04/17 - Planning 2 9/05/17 Planning 3
<b>ADDRESS:</b> #139 RIVER WAY SALTER POINT	<b>Design Date:</b> 5/12/16 <b>Designer:</b> NS			





⊕	SEC Dome
⊖	Power Pole
⊙	Phone Pole
⊗	Water Conn.
⊠	Top Pillar/Post
⊡	Top Wall
⊢	Top Retaining
⊣	Top Fence



**ADJOINING PROPERTY**  
SITE AREA 460m<sup>2</sup>  
**OVERSHADOW ALLOWED 25% OF SITE AREA**  
460\*25% = 115m<sup>2</sup>

**DISCLAIMER:**  
Due to lack of survey marks/pegs, all building offset dimensions & features are approximate only and positioned from existing pegs/fences and walls which may not be on the correct alignment and are to be verified when repegged. Any design that involves additions to any structures shown or portion of structures boundaries to be repegged and exact offsets provided to your designer/architect before any plans are produced and before any work is started on site.

**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

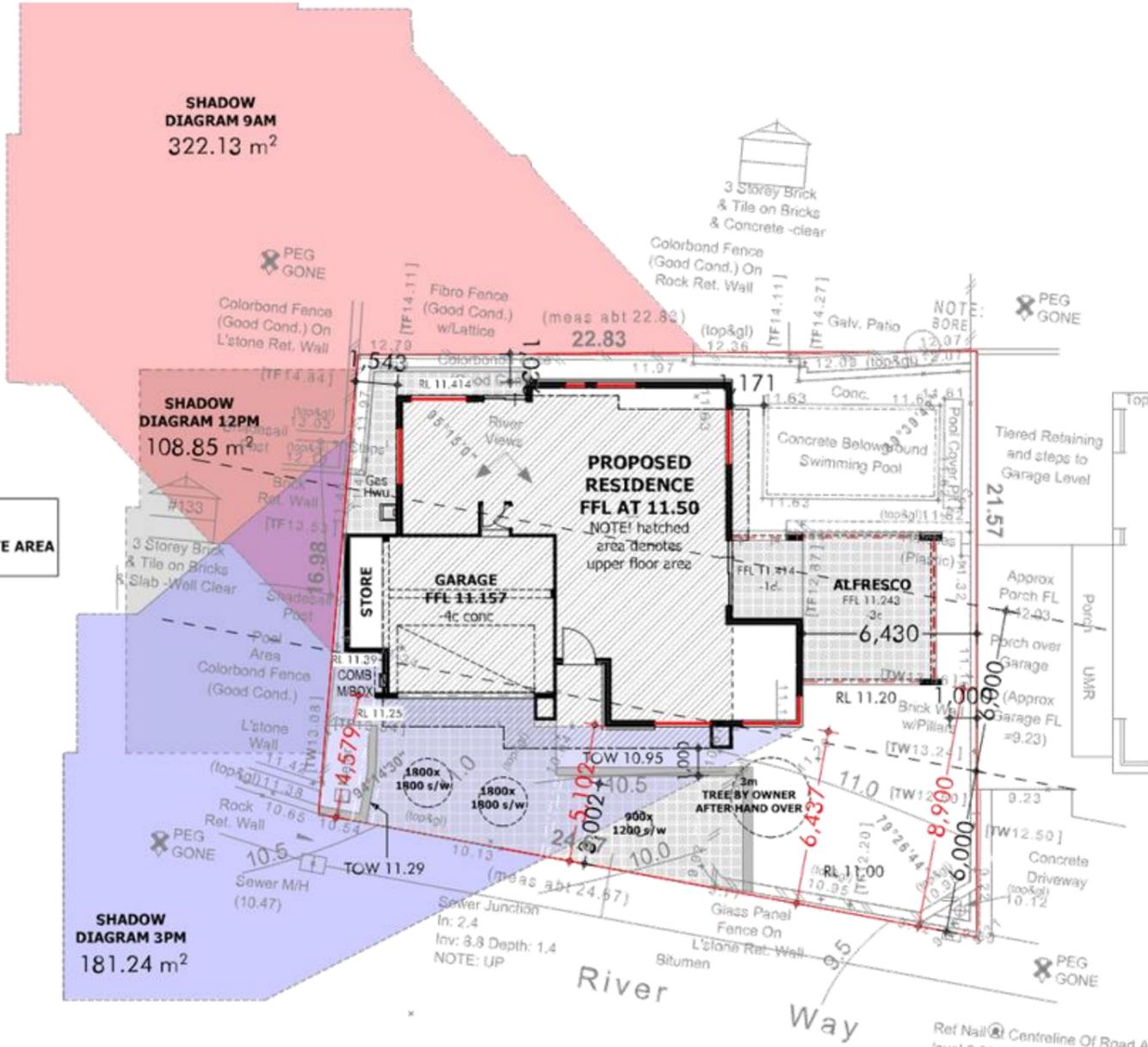
**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**DISCLAIMER:**  
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.  
Scale 1:200

**LOT MISCLOSE**  
0.031 m

**SOIL DESCRIPTION**  
Sand / L/Stone(Poss)  
Light Grass Cover



Ref Nail @ Centreline Of Road A.H.D. level 9.23m (Established from B.M. MWS 1458 using data supplied by the Geodetic Section of Landgate)

**BUILDING SITE INSPECTION REPORT**  
SERVICE AND CONTOUR SKETCH  
MSD REF 403 27-39  
Client WINSPEAR  
Date 12 Jan 17 House No. 139  
Lot No. 216 Area 454m<sup>2</sup> Street River Way  
Suburb Salter Point Shire CITY OF SOUTH PERTH  
Plan 5137 C/T Vol. 1840 Fol 645

Reset Dept.	Bitumen	Alinta Gas Meter Indicated Gas In Area	Yes
Kerbing	Nil	Chronic Water Leak	Yes
Condition	GOOD	Water	Drain
Footpath	Nil	Electricity	U/Ground
Condition	GOOD	Gas	NO
Soil	Sand / L/Stone(Poss)	Other	NO
Drainage	Good	Fencing and other improvements	AS SHOWN
Vegetation	Light Grass Cover	Special Features	AS SHOWN

**COTTAGE & ENGINEERING SURVEYS**  
Licensed Surveyors

57-83 Guilford Street, Osborne Park, Western Australia  
Telephone: (08) 9445 7361 Facsimile: (08) 9445 2998  
Email: perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
409917	12 Jan 17	1:200	C. Weightman

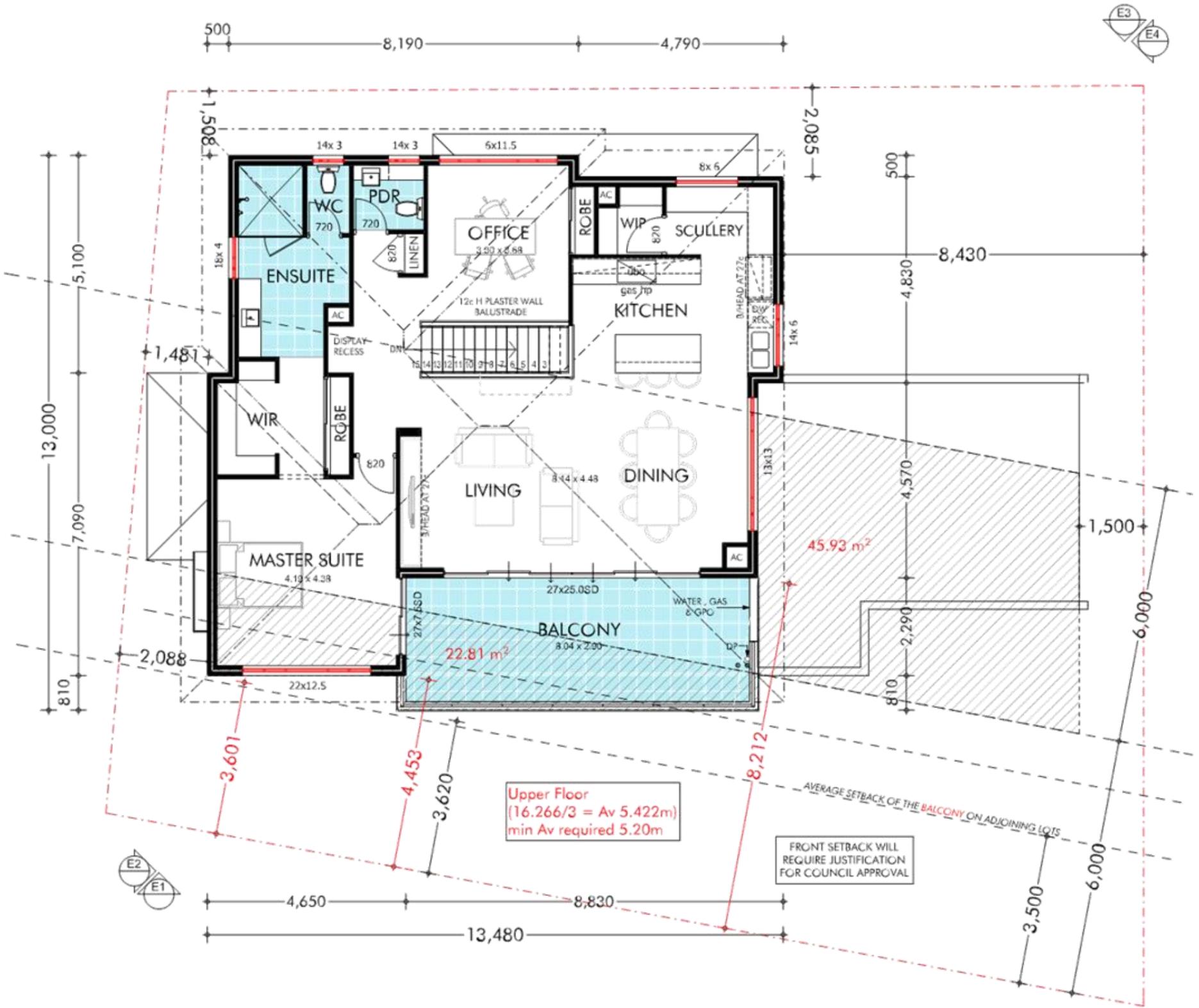


**DESIGN NOTES**

20°49' GARAGE ROOF PITCH  
20°49' REAR GROUND FLOOR ROOF PITCH  
20°49' UPPER FLOOR ROOF PITCH  
COLORBOND ROOF

31c GROUND FLOOR TO CEILING  
30c + PLATE UPPER FLOOR TO CEILING

RENDERED BWK EXTERNALLY



**Design Upper Floor**  
1:100

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<b>CLIENT:</b> J & J WINSPEAR  <b>ADDRESS:</b> #139 RIVER WAY SALTER POINT  <b>Design Date:</b> 5/12/16 <b>Designer:</b> NS	<b>JOB NUMBER:</b> 20199	<b>GENERAL INFO:</b> COUNCIL CITY OF SOUTHPERTH ZONING R20 CONSULTANT VJ ESTATE #Estate	<b>OPEN SPACE:</b> SITE LOT AREA 455m <sup>2</sup> ALLOWED SITE COVER 227.50m <sup>2</sup> (50%) ACTUAL SITE COVER 168.92m <sup>2</sup> (37.12%) HOUSE TYPE: #House Type	<b>AMENDMENTS:</b> 1/02/17 -V2 7/04/17 - Planning 2 9/05/17 Planning 3
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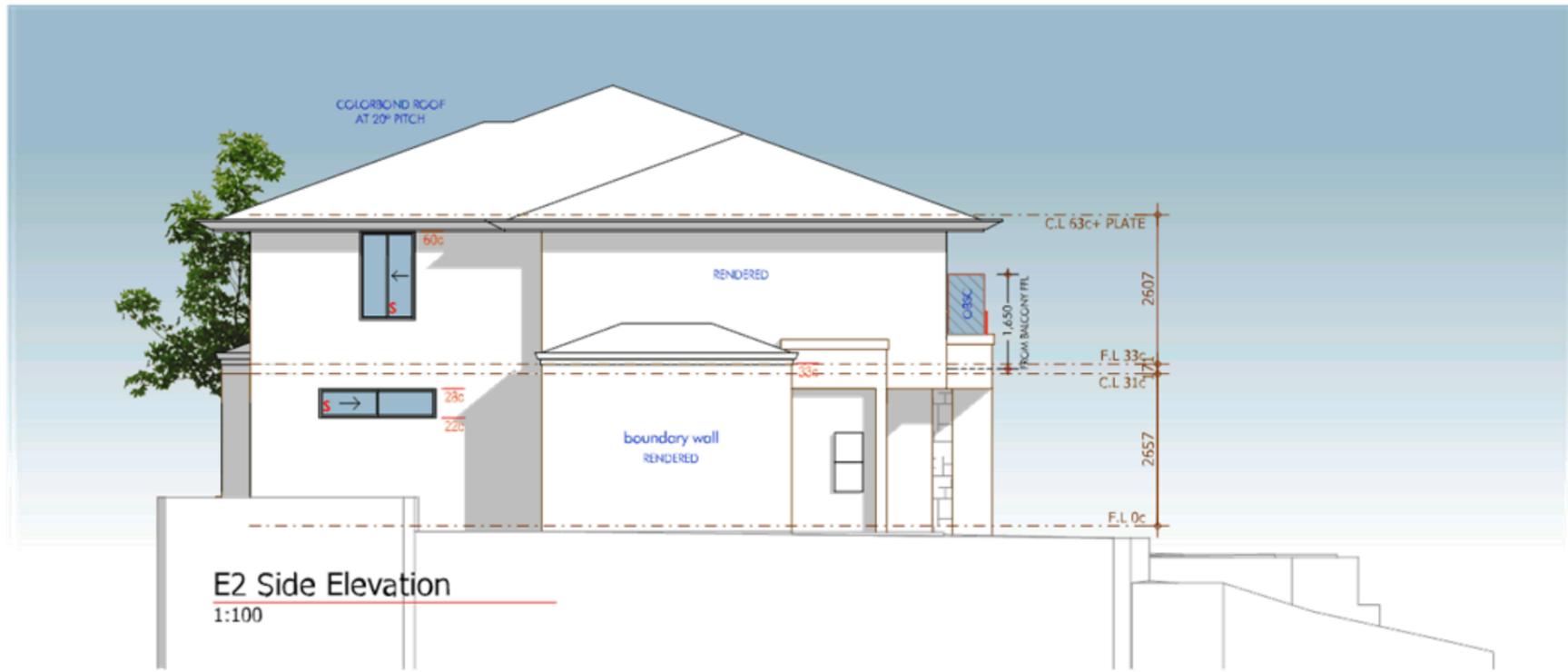
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<b>CLIENT:</b> J & J WINSPEAR ADDRESS: #139 RIVER WAY SALTER POINT	<b>JOB NUMBER:</b> 20199	<b>GENERAL INFO:</b> COUNCIL: CITY OF SOUTHERN PERTH ZONING: R20 CONSULTANT: VJ ESTATE: #Estate	<b>OPEN SPACE:</b> SITE LOT AREA: 455m <sup>2</sup> ALLOWED SITE COVER: 227.50m <sup>2</sup> (50%) ACTUAL SITE COVER: 158.92m <sup>2</sup> (37.12%)	<b>HOUSE TYPE:</b> #House Type	<b>AMENDMENTS:</b> 1/02/17 - V2 7/04/17 - Planning 2 9/05/17 Planning 3
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Design Date: 5/12/15  
Designer: NS



**E1 Front Elevation**  
1:100



**E2 Side Elevation**  
1:100

**DESIGN NOTES**

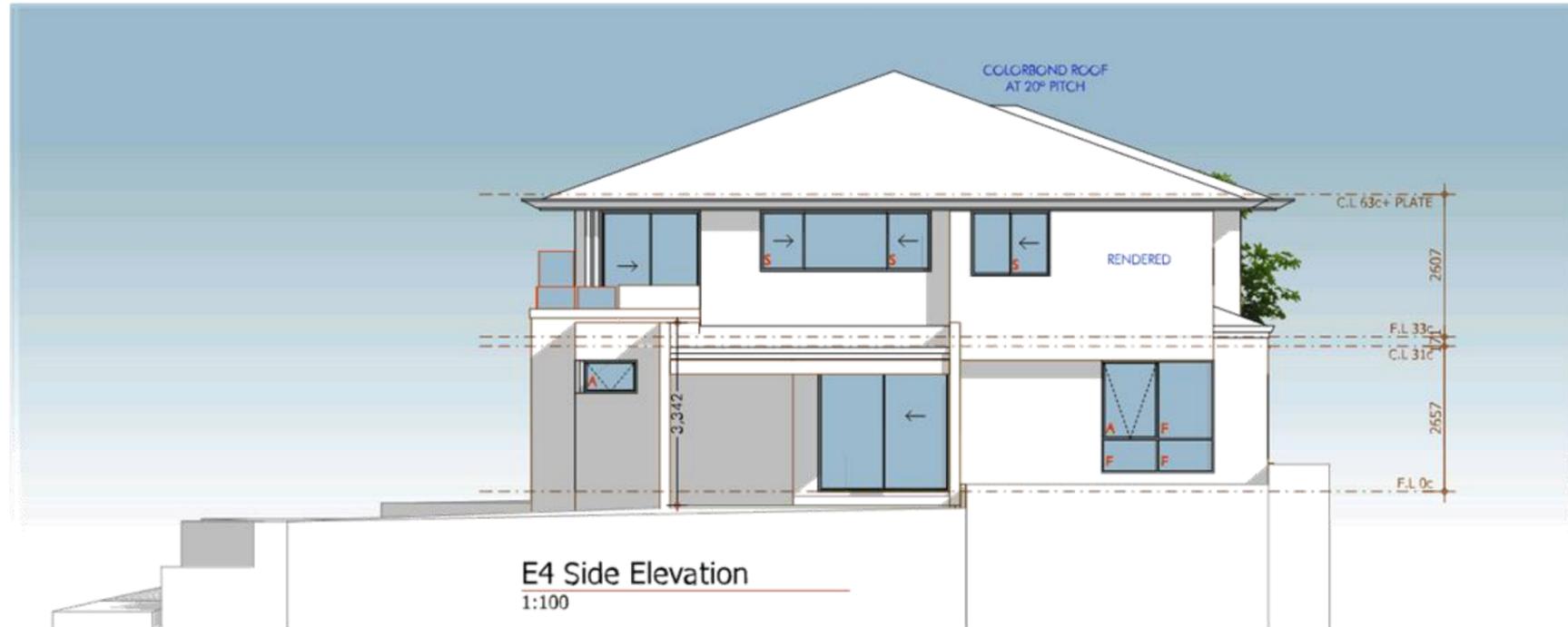
- 20°-49' GARAGE ROOF PITCH
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- COLORBOND ROOF
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- RENDERED BWK EXTERNALLY





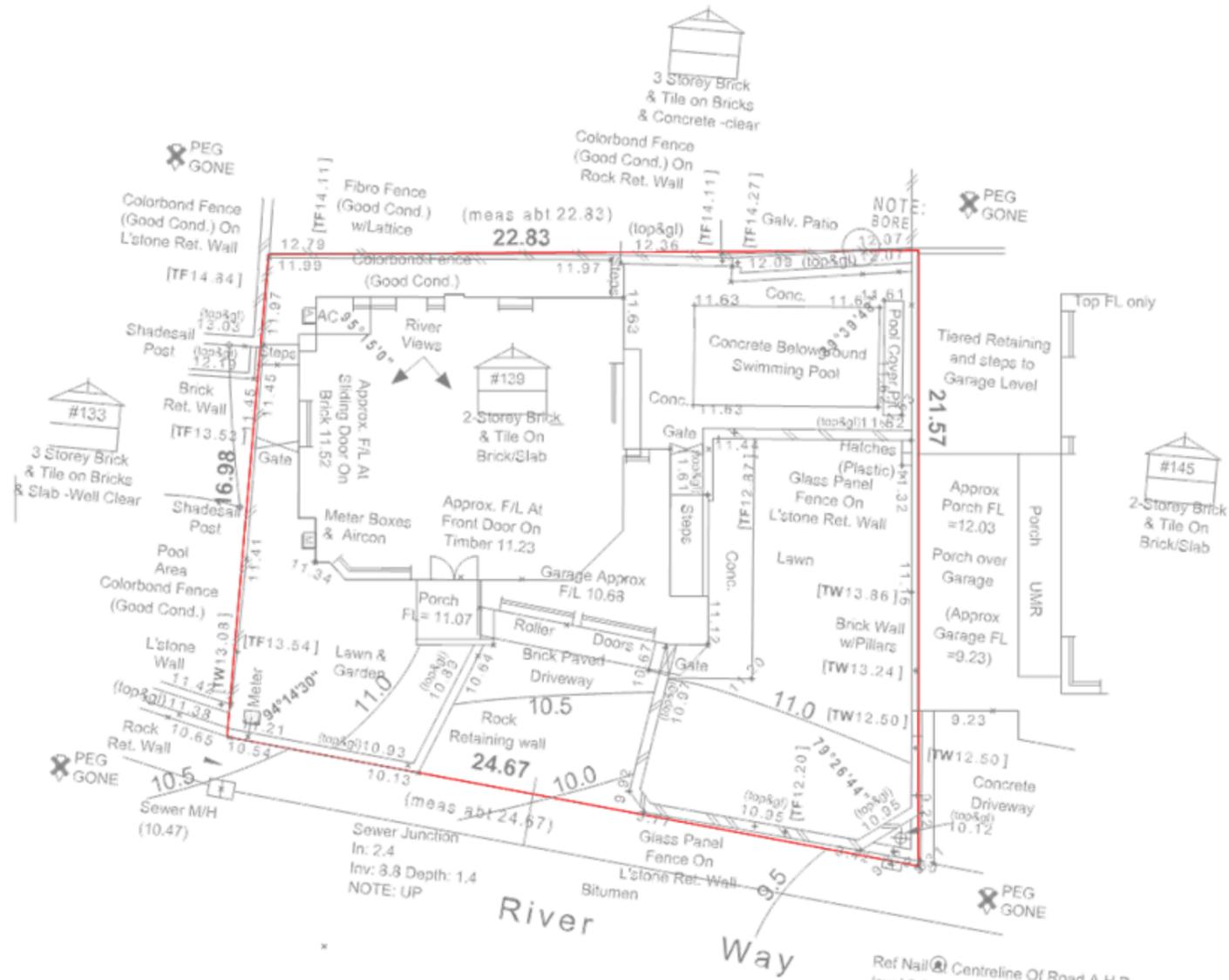
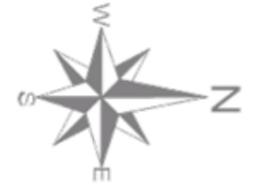
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<b>Design Date:</b> 5/12/15 <b>Designer:</b> NS	<b>GENERAL INFO:</b> COUNCIL: CITY OF SOUTHPERTH ZONING: R20 CONSULTANT: VJ ESTATE: #Estate
<b>OPEN SPACE:</b> SITE LOT AREA ALLOWED SITE COVER: 227.50m <sup>2</sup> (50%) ACTUAL SITE COVER: 156.92m <sup>2</sup> (37.12%)	<b>HOUSE TYPE:</b> #House Type
<b>AMENDMENTS:</b> 1/02/17 - V2 7/04/17 - Planning 2 9/05/17 Planning 3	





+	SEC Dome
⊕	Power Pole
⊕	Phone Pole
⊕	Water Conn.
TF 10.00	Top Floor/Post
TW 10.00	Top Wall
TR 10.00	Top Retaining
TF 10.00	Top Fence



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Scale 1:200

**LOT MISCLOSE**  
0.031 m

**SOIL DESCRIPTION**  
Sand / L/Stone(Poss)  
Light Grass Cover

**BUILDING SITE INSPECTION REPORT  
SERVICE AND CONTOUR SKETCH**

MSD REF 403 27-39  
**OLD AREA**

Client **WINSPEAR**  
Date **12 Jan 17** House No. **139**  
Lot No. **216** Area **454m<sup>2</sup>** Street **River Way**  
Suburb **Salter Point** Shire **CITY OF SOUTH PERTH**  
Plan **5137** C/T Vol. **1840** Fol **645**

Road Dept.	Bitumen	Alinta Gas Map Indicates Gas In Area	Yes
Kerbing	Nil	Checked for call 131258	Yes
Condition	GOOD	Water	Under
Footpath	Nil	Electricity	U/Ground
Condition	GOOD	Other Services	NO
Soil	Sand / L/Stone(Poss)	Checked for Smart Directory	Only - Confirm With 0145
Drainage	Good	Fencing and other improvements	AS SHOWN
Vegetation	Light Grass Cover	Special Features	AS SHOWN

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47-49 Gullford Street, Osborne Park, Western Australia  
Telephone: (08) 9445 7361 Facsimile: (08) 9445 2995  
Email: perth@cottage.com.au Website: www.cottage.com.au

J/N:	DATE:	SCALE:	DRAWN:
409917	12 Jan 17	1:200	C. Weightman



30 May, 2017

City of South Perth  
Cnr Sandgate St and South Tce  
SOUTH PERTH WA 6152  
Attention: Val Gillum

Dear Val,

**Re: Proposed Two-Storey Single House - 11.2017.76.1**  
**Address: No. 139 (Lot 216) River Way SALTER POINT**  
**Our Ref: 20199**

We refer to the abovementioned development application currently under consideration by the City and the comments received setting out matters to be addressed in order for assessment of the application to progress.

Those matters raised by the City include solar access and the proposed front setback. These matters are addressed with reference to local planning policy P306 – *Development of Properties Abutting River Way*.

**1 - Solar Access**

The subject land and the adjoining lot to the west (#30 Sulman Avenue) both adjoin the northern boundary of #133 River Way. Therefore, the maximum extent of overshadowing impact must be shared between the subject land and #32 Sulman Avenue, based on the proportion by which each lot adjoins the shared boundary with #133 River Way, as described in Figure 11b of the Codes.

The southern boundary of the subject land measures 16.98m, while that portion of the southern boundary of #30 Sulman Avenue measures 2.635m adjoining #133 Sulman Way, as shown in the image below. The proportional split is 86.6% - 13.4%.



The maximum extent of overshadowing specified in Clause 5.4.2 of the Codes is 25% for lots zoned R25 or lower. Based on the above proportional split between 139 River Way

and #30 Sulman Way, development on the subject land may overshadow #133 River Way by a maximum 22.15%.

#133 River Way measures 460m<sup>2</sup> and the proposed development will generate a maximum extent of overshadowing measuring 108.85m<sup>2</sup> or 23.6% of the adjoining lot. A variation of 1.45% is therefore proposed.

The design principles in Clause 5.4.2 of the Codes are addressed as follows:

- The extent of overshadowing impact will be generally consistent with the pattern generated by the existing dwelling, which is also two storey and has a similar setback. The overshadowing impact and its extent is therefore not a new impact from the perspective of the adjoining residents.
- The adjoining two storey dwelling to the west, #30 Sulman Way, has the potential to generate an overshadowing impact measuring up to 3.35% based on its proportionate share. However, the dwelling is too far away to generate an overshadowing impact. On this basis, it is likely #133 River Way will not be subject to an overshadowing impact exceeding the maximum 25% required.
- Roof mounted solar panels on #133 River Way will not be affected by any overshadowing, consistent with the design principles.
  
- The pattern of overshadowing will predominantly affect the pool area, which is used sporadically and is already subject to a similar existing pattern of overshadowing. The small 1.45% variation will result in negligible additional impact on areas that are not utilised frequently. Further, the minimum outdoor living area required for land zoned R20 is 30m<sup>2</sup> and the outdoor living area at #133 River Way far exceeds this, with much more than 30m<sup>2</sup> adjoining the dwelling being unaffected by overshadowing.

## **2 - Primary Setback (Local Planning Policy)**

The City's local planning policy (LPP) P306 – *Development of Properties Abutting River Way*, includes the following policy statement relevant to the development:

### **1. Street Setback – Buildings other than carports and garages**

*(a) Subject to subclause (b), buildings other than carports and garages shall be set back a minimum of 6.0 metres from the River Way boundary; and*

*(b) Where a development site is adjoined on both sides by lots containing dwellings set back less than 6 metres from the River Way boundary, the minimum setback of each storey of a dwelling on the development site shall be not less than the average of the setbacks of the corresponding storeys of the dwellings on the adjoining lots.*

The above criteria of LPP P306 are addressed as follows:

- The City has advised that the proposed dwelling requires an average setback of 5.71m at ground level and 5.2m at the upper level, based on the averages observed at the adjoining properties either side of the subject land. The attached modified application plans indicate the proposed dwelling achieves an average setback exceeding these averages at ground floor and upper levels, given the extent of compensating areas.
- In addition to the above, the City has confirmed that the dwelling must achieve minimum setbacks that do not exceed the above averages. The minimum upper (3.601m) and ground level (4.579m) setbacks are below the above averages. A more detailed comparison with adjoining dwellings follows.
- The ground floor at #133 has a minimum setback of 4.5m and #145 has a minimum setback of 5.25m at ground level. The proposed dwelling has a minimum setback of 4.579m. Therefore, the proposed minimum is consistent with #133 and

although the minimum exceeds the average (5.71m), it will not detract significantly from the existing pattern of development.

- The upper floor at #133 has a minimum setback of 3.2m and #145 has a minimum setback of 3.85m at the upper level. The proposed dwelling has a minimum setback of 3.601m at the upper level. Therefore, the proposed minimum exceeds that of #133 and is 0.2m below #145. Therefore, although the proposed minimum exceeds the average (5.2m) of the two adjoining properties, it will not detract from the existing pattern of development.

### **3. R - Code Setback Assessment**

The deemed to comply criteria of the Codes setting out primary street setback requirements include the following:

#### ***5.1.2 - C2.1 Buildings set back from the primary street boundary:***

##### ***i. in accordance with Table 1;***

Table 1 requires a minimum setback of 6m, which may be achieved by an average.

##### ***ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;***

- As described above, the proposal exceeds the average setback of the adjoining properties at ground and upper levels. The proposed minimum setbacks at ground level (4.579m) and upper level (3.601m) are also between with the minimums observed on the adjoining dwellings. On this basis, it is considered the proposal meets with the above deemed - to - comply criteria.
- The ground level features a standard double garage, feature stone wall, visible entry door and glazing of varying proportions. These distinctly defined components provide some articulation and visual interest, and avoid blank walls.
- Parking, landscaping and utilities are accommodated, with parking for residents being indoors and concealed from view. Additional visitor parking is available in the front setback area for sporadic use. Adequate private outdoor living areas are also provided at the northern side of the dwelling.
- The proposal is considered to meet with the above deemed – to – comply criteria of the Codes, and it is demonstrated that the dwelling design is in keeping with and would contribute positively to the streetscape.

On the basis of the above, we trust the proposal may be deemed acceptable by the City. Please contact me on 9441 5820 or [buildingapprovals@apghomes.com](mailto:buildingapprovals@apghomes.com) should you have any queries.

Yours Sincerely

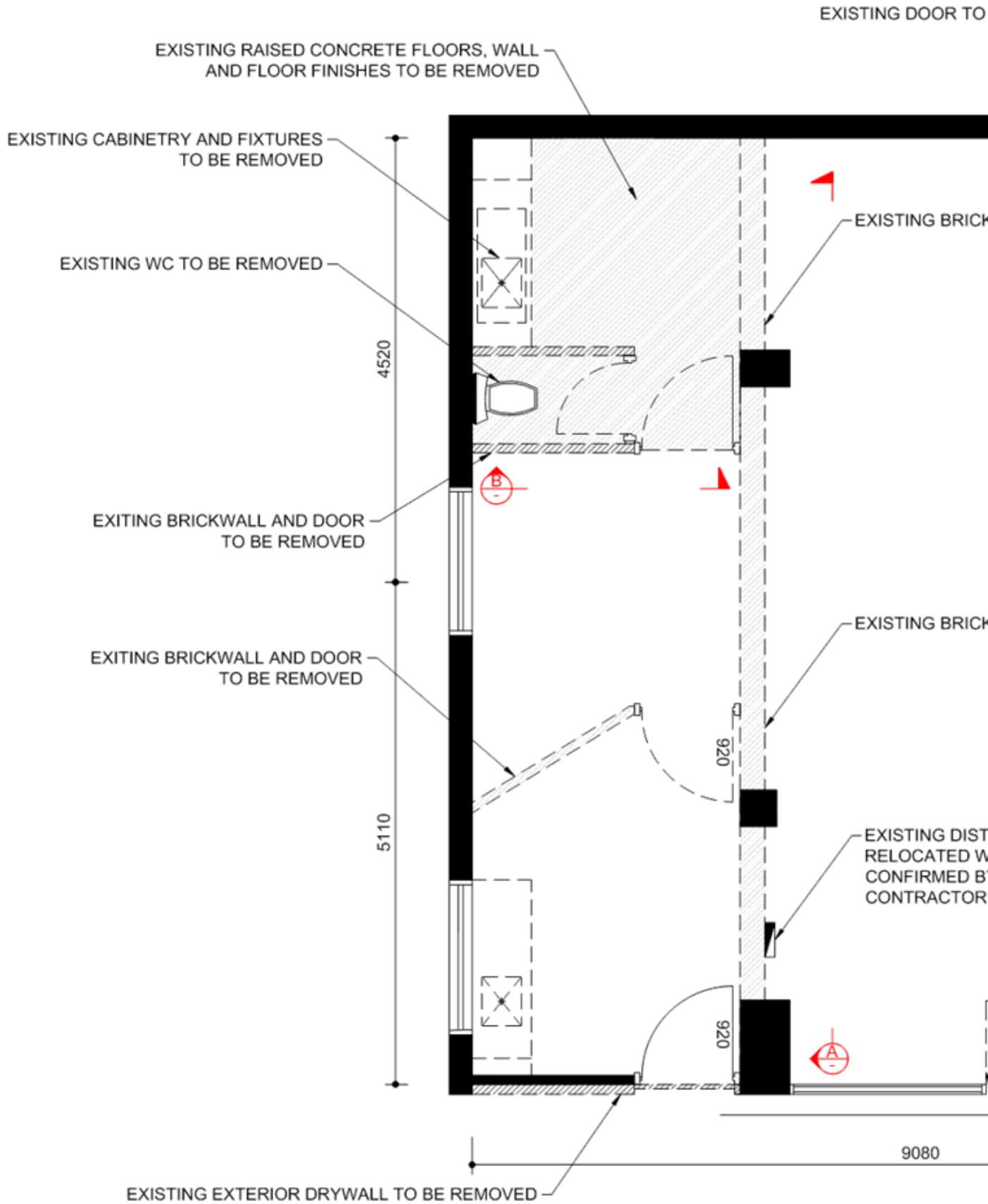


Sally Fleay  
**Shire Liaison Officer**  
**apg Homes**

<b>DRAWING LIST</b>	
<b>DWG NO.</b>	<b>DESCRIPTION</b>
DL 01	DRAWING LIST
GN 01	GENERAL NOTES
SS 01	DEMOLITION PLAN
SS 02	DEMOLITION VIEW A & B
SS 03	SHOP FRONT ELEVATION VIEW
SS 04	PROPOSED FLOOR PLAN
SS 05	ELEVATION VIEW C & D
SS 06	ELEVATION VIEW E & F
SS 07	ELEVATION VIEW G & H
SS 08	MECHANICAL PLAN
SS 09	ELECTRICAL PLAN
SS 10	DRAINAGE PLAN
SS 11	FLOOR FINISHES PLAN

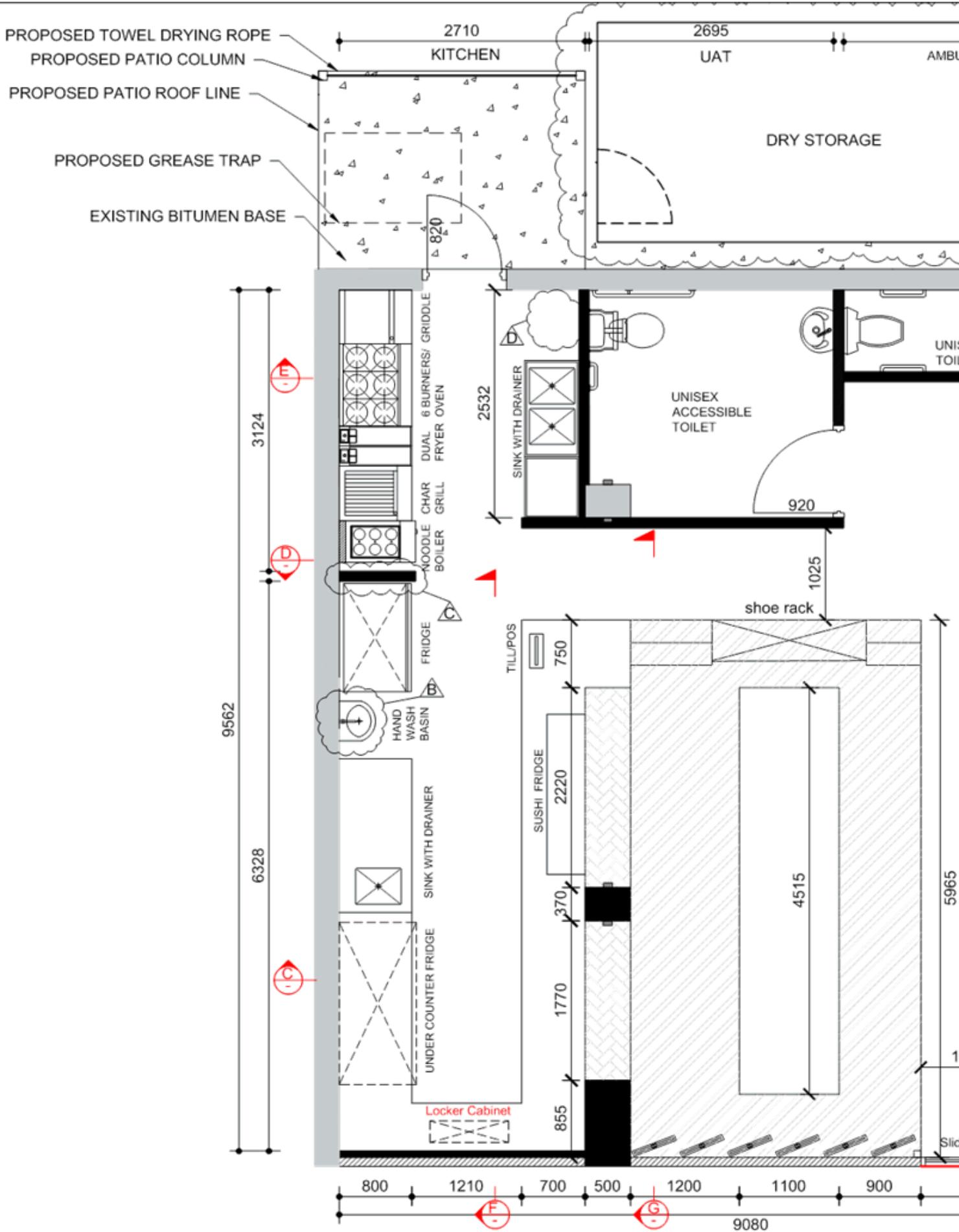
## GENERAL NOTES:

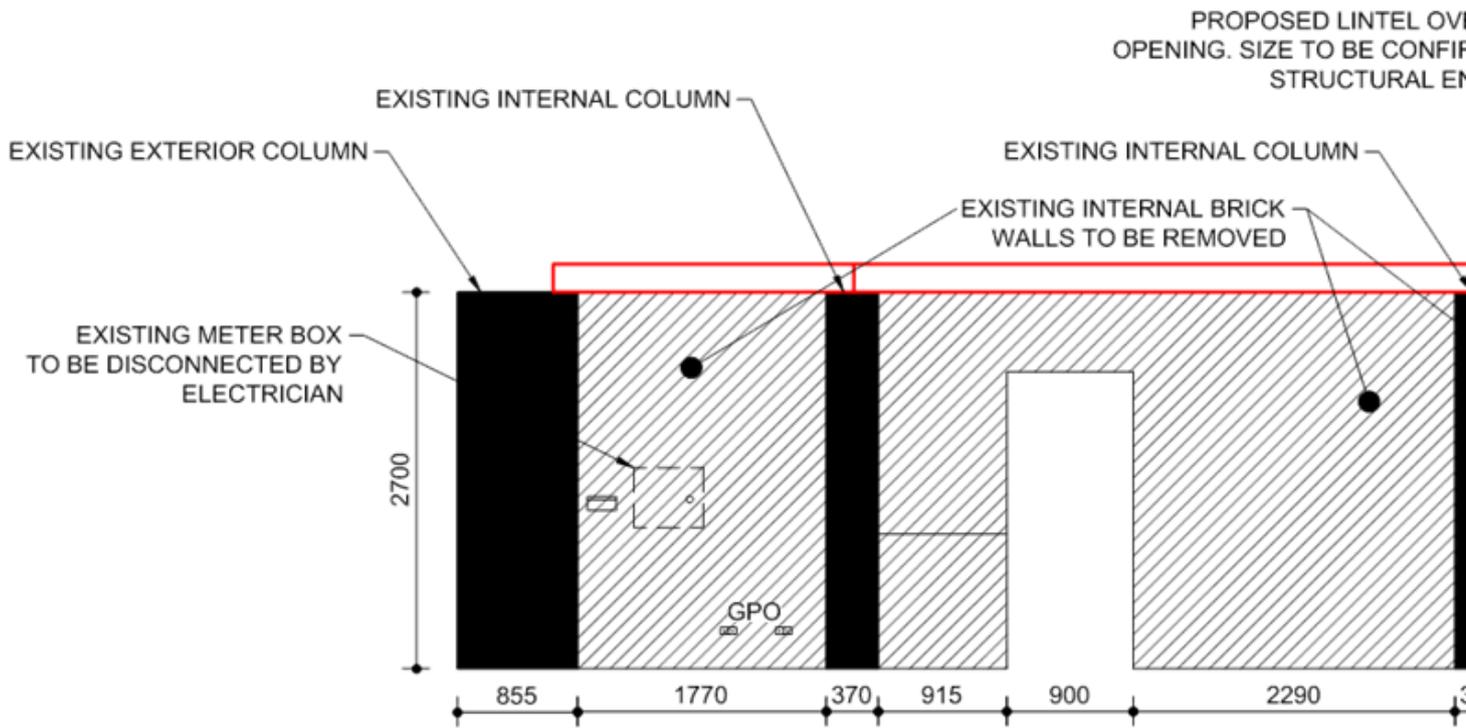
1. FIRE HAZARD PROPERTIES FOR PROPOSED WALL CLADDING, MATERIALS ACCORDANCE WITH C1.10 (BCA).
2. FIRE EXTINGUISHERS AND FIRE BLANKETS ARE REQUIRED TO BE INSTALLED BY RELEVANT SERVICE CONTRACTOR.
3. MECHANICAL VENTILATION SYSTEM TO BE IN ACCORDANCE WITH AS 1668.
4. ARTIFICIAL LIGHTING TO BE INSTALLED AS PER AS/NZS 1680.0.
5. HYDRAULIC SYSTEM TO BE IN ACCORDANCE WITH AS/NSZ 3500 (SERIES).
6. ELECTRICAL DISTRIBUTION BOARDS INSTALLED IN A PATH OF TRAVEL TO BE PROTECTED BY NON-COMBUSTIBLE CONSTRUCTION (OR A FIRE PROTECTIVE COVERING) AGAINST SMOKE SPREAD AS PER D2.7 (BCA)
7. ACCESS TO AND WITHIN THE PROPOSED TENANCY TO COMPLY WITH AS 1429 FOR DISABILITY.
8. UNIVERSAL ACCESSIBLE TOILETS AND AMBULANT FACILITIES ARE TO COMPLY WITH AS 1429-2009.
9. REFRIGERATED OR COOLING CHAMBERS ARE REQUIRED TO HAVE A DOOR OPENING FROM THE INSIDE WITHOUT KEY, INTERNAL LIGHTING CONTROLLED BY A SWITCH LOCATED OUTSIDE THE CHAMBER (BUT CONTROLLED INTERNALLY) FOR EMERGENCY EGRESS.
10. ANY AMENDMENT TO THE EXISTING SERVICES, DETECTION SYSTEMS OR FIT-OUTS TO BE INSTALLED AND SERVICEABLE AS PER BCA'S REQUIREMENTS. WHERE EXISTING SERVICES ARE ALTERNATIONS OR ADDING TO, THE WORKS MUST COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.
11. DEMOLITION WORKS ARE NOT TO COMPROMISE THE EXISTING STRUCTURE. THE STRUCTURE IS TO BE CHECKED AND CONFIRMED BY THE CONTRACTOR CARRYING OUT THE WORKS. CONSULTATION SHOULD BE SOUGHT IF THE MATTER IS QUESTIONABLE.
12. CARE MUST BE TAKEN SO THAT THE FIT-OUT WORKS ARE CARRIED OUT IN A MANNER WHERE BUILDING COMPLIANCE IS NOT COMPROMISED



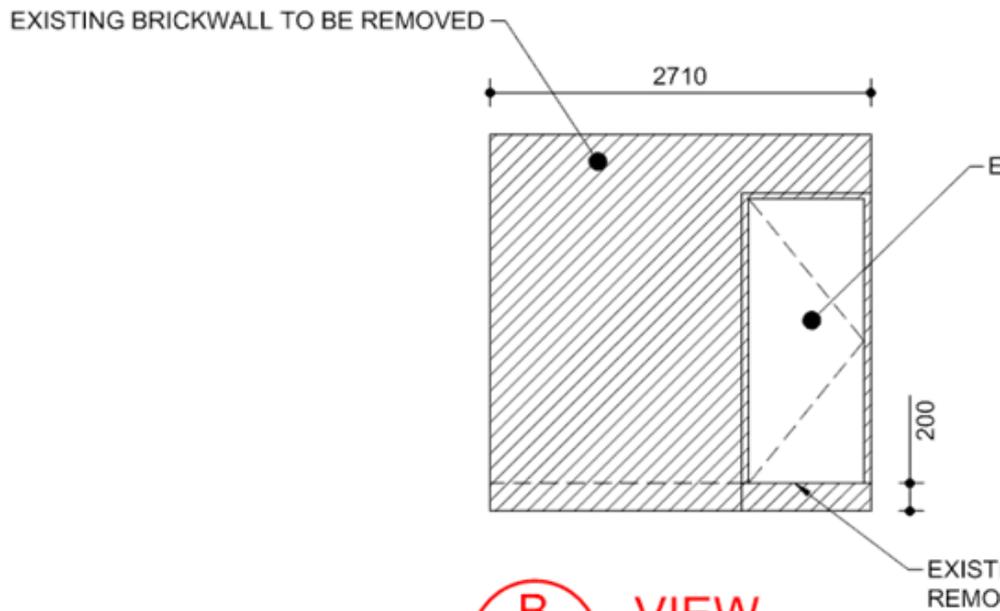
# DEMOLITION PLAN

SCALE 1:50

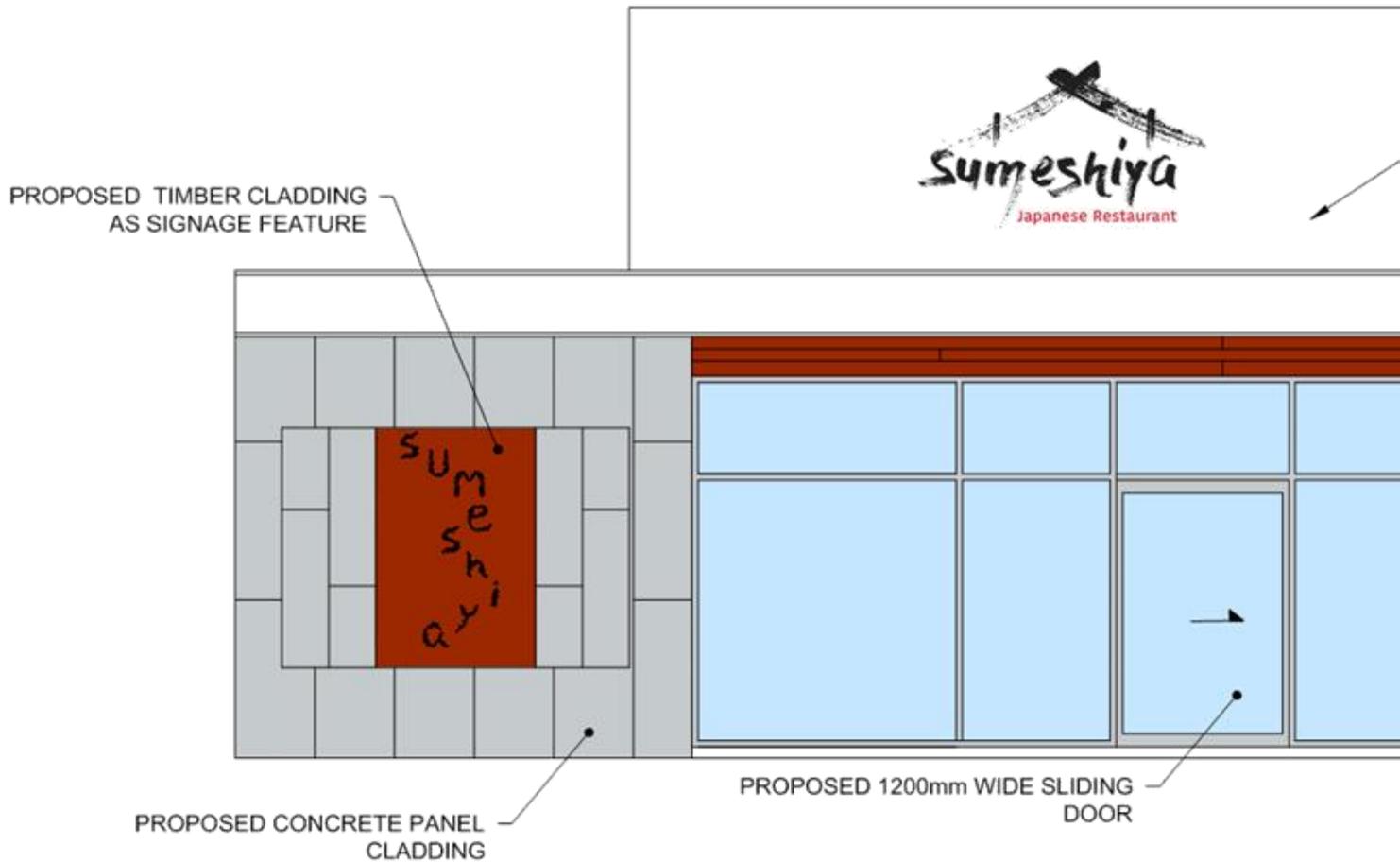
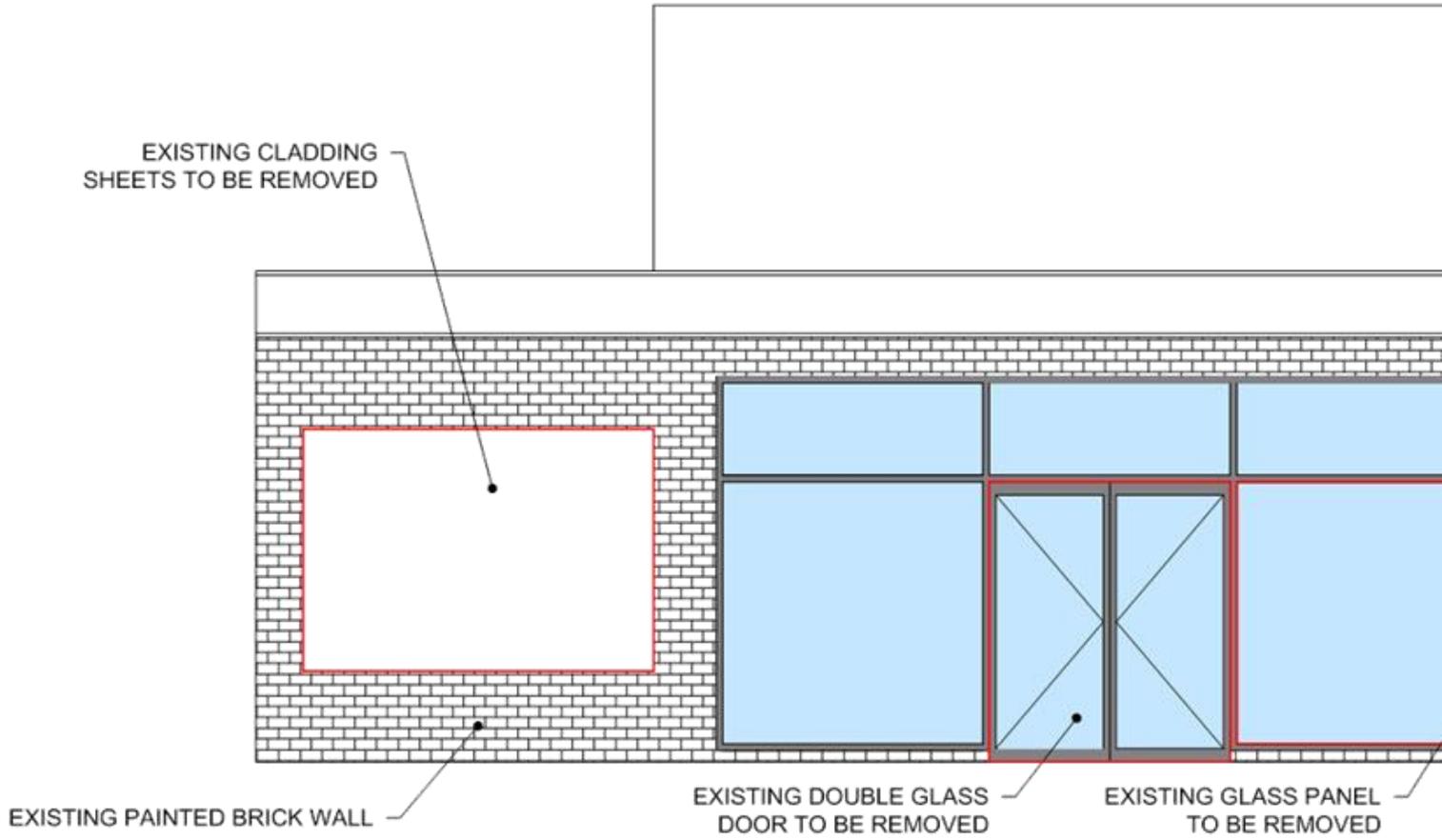


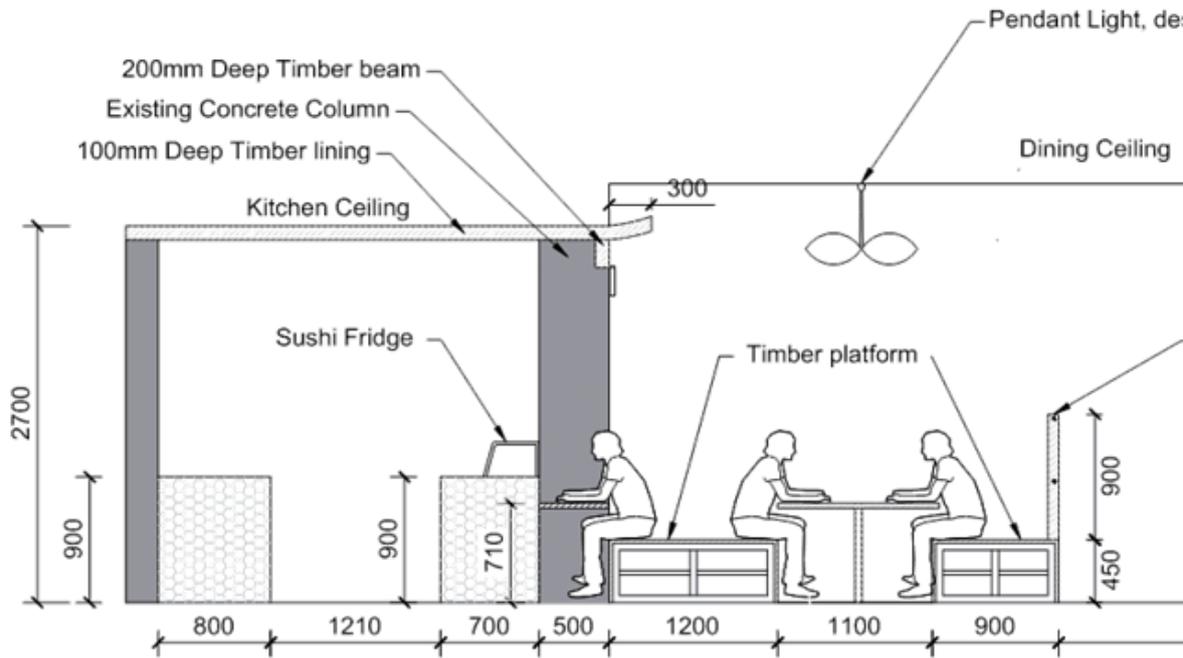


**A** VIEW  
SCALE 1 : 50

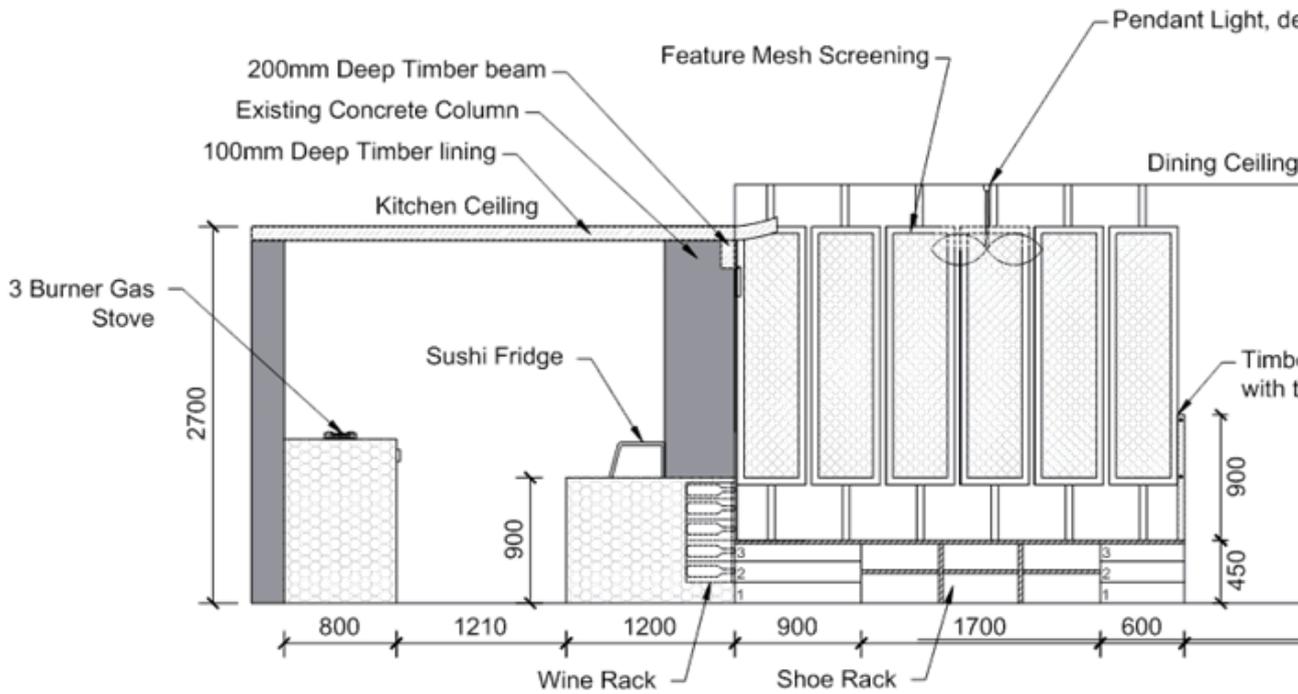


**B** VIEW  
SCALE 1 : 50

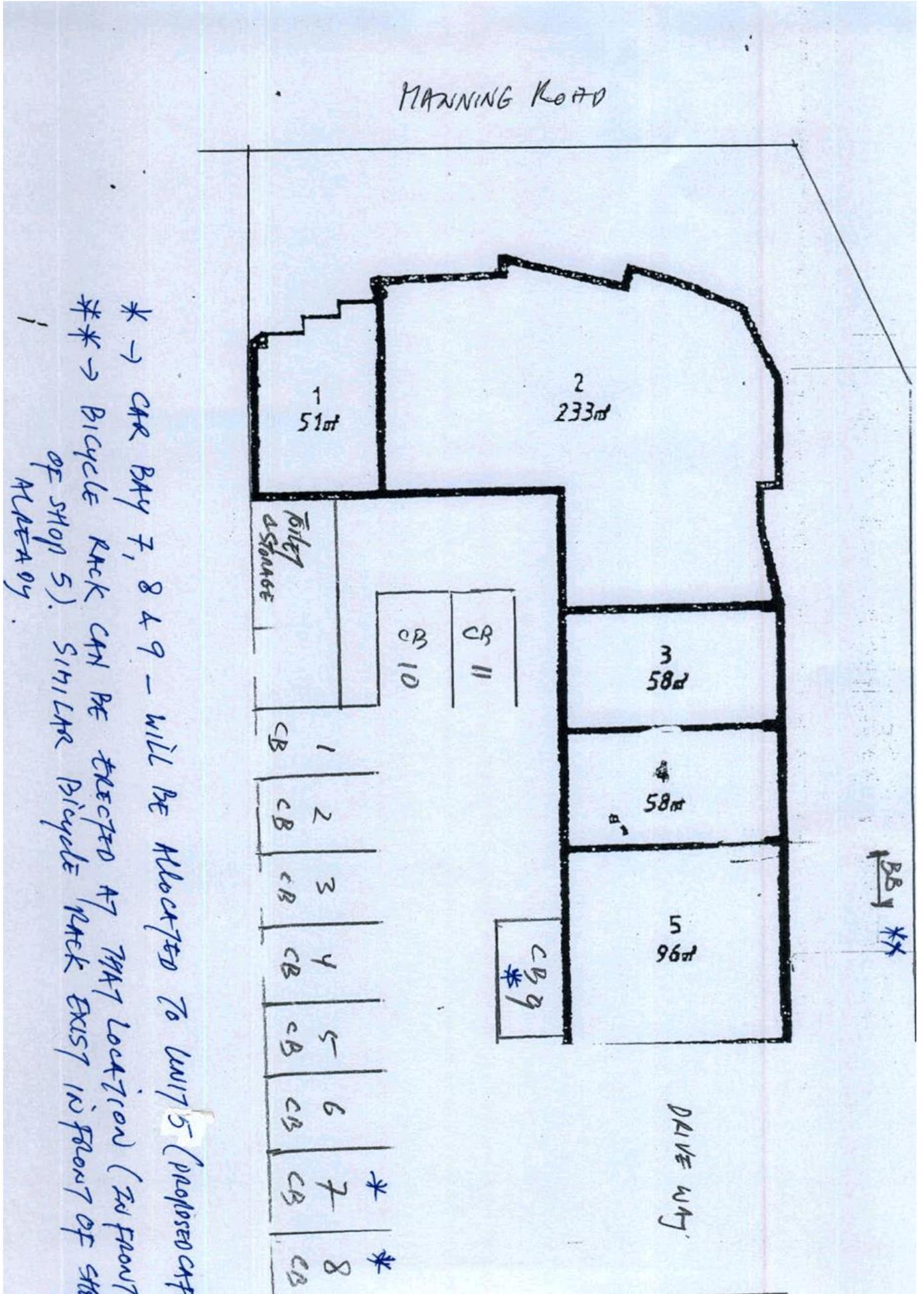




**C** VIEW  
SCALE 1 : 50



**D** VIEW  
SCALE 1 : 50



Notes:

DRAWING LIST	
DWG NO.	DESCRIPTION
DL 01	DRAWING LIST
GN 01	GENERAL NOTES
SS 01	DEMOLITION PLAN
SS 02	DEMOLITION VIEW A & B
SS 03	SHOP FRONT ELEVATION VIEW
SS 04	PROPOSED FLOOR PLAN
SS 05	ELEVATION VIEW C & D
SS 06	ELEVATION VIEW E & F
SS 07	ELEVATION VIEW G & H
SS 08	MECHANICAL PLAN
SS 09	ELECTRICAL PLAN
SS 10	DRAINAGE PLAN
SS 11	FLOOR FINISHES PLAN

0	ISSUE FOR COMMENT		
REV:	DESCRIPTION:	BY:	DATE:
STATUS:	COUNCIL SUBMISSION		
CLIENT:	KEVIN ER		
ARCHITECT:	GRAND CO PTY LTD		
SITE:	59 LEY ST, MANNING		
TITLE:	PROPOSED FIT-OUT WORKS DRAWING INDEX		
SCALE AT AS:	DATE:	DRAWN:	CHECKED:
	10/04/17	CJNG	SHLIAO
PROJECT NO:	DRAWING NO:	REVISION:	
	DL 01	0	



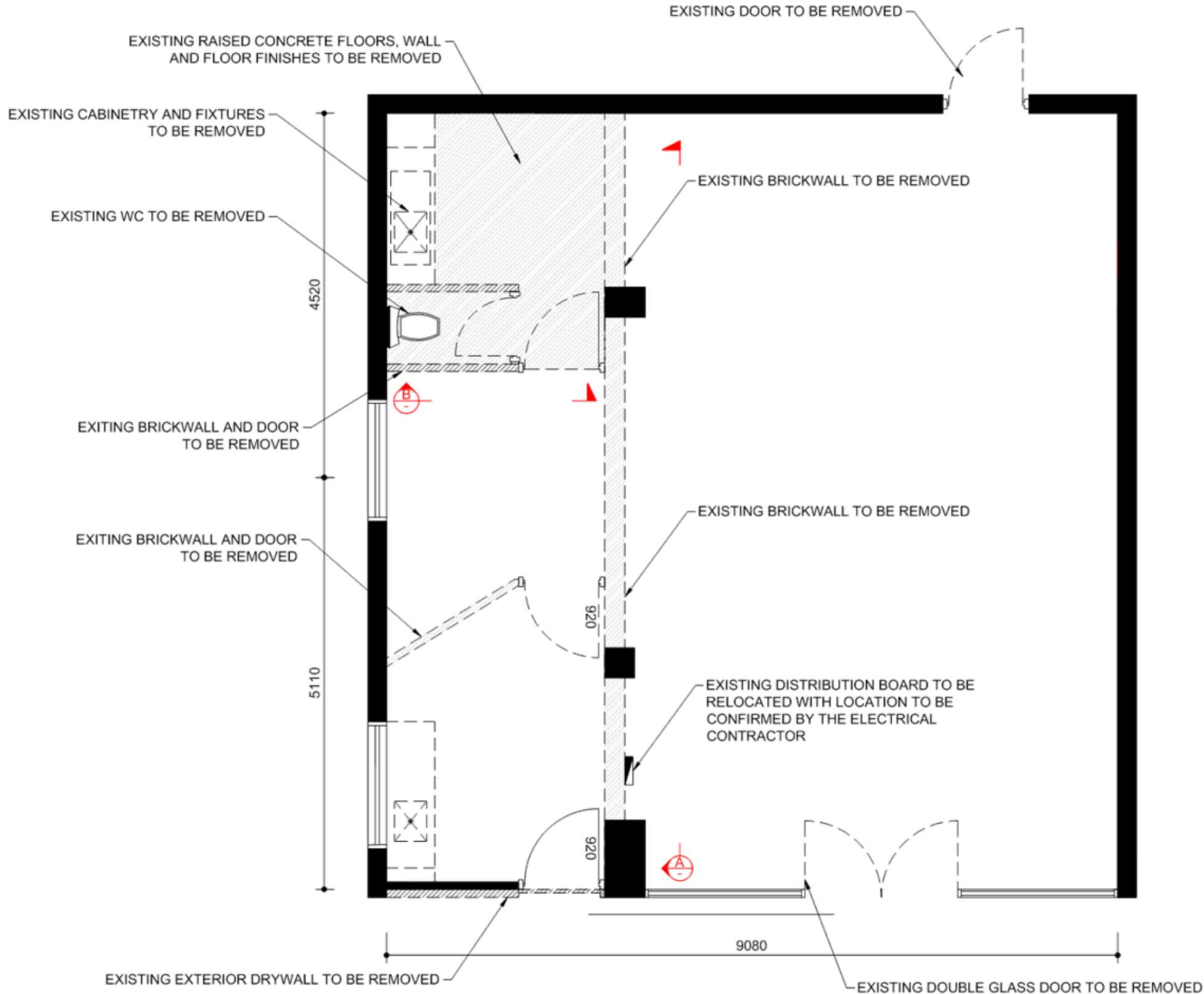
Notes:

**GENERAL NOTES:**

1. FIRE HAZARD PROPERTIES FOR PROPOSED WALL CLADDING, MATERIALS AND ASSEMBLIES TO BE IN ACCORDANCE WITH C1.10 (BCA).
2. FIRE EXTINGUISHERS AND FIRE BLANKETS ARE REQUIRED TO BE INSTALLED AND CERTIFIED TO AS 2444 BY THE RELEVANT SERVICE CONTRACTOR.
3. MECHANICAL VENTILATION SYSTEM TO BE IN ACCORDANCE WITH AS 1668.2.
4. ARTIFICIAL LIGHTING TO BE INSTALLED AS PER AS/NZS 1680.0.
5. HYDRAULIC SYSTEM TO BE IN ACCORDANCE WITH AS/NSZ 3500 (SERIES).
6. ELECTRICAL DISTRIBUTION BOARDS INSTALLED IN A PATH OF TRAVEL TO A REQUIRED EXIT ARE TO BE ENCLOSED BY NON-COMBUSTIBLE CONSTRUCTION (OR A FIRE PROTECTIVE COVERING) WITH DOORWAYS SUITABLY SEALED AGAINST SMOKE SPREAD AS PER D2.7 (BCA)
7. ACCESS TO AND WITHIN THE PROPOSED TENANCY TO COMPLY WITH AS 1428.1 - 2009 FOR A PERSON WITH DISABILITY.
8. UNIVERSAL ACCESSIBLE TOILETS AND AMBULANT FACILITIES ARE TO COMPLY WITH PROVISIONS OF AS 1428 1-2009.
9. REFRIGERATED OR COOLING CHAMBERS ARE REQUIRED TO HAVE A DOOR WHICH IS CAPABLE OF BEING OPENED FROM THE INSIDE WITHOUT KEY, INTERNAL LIGHTING CONTROLLED BY A SWITCH AND, AN ALARM LOCATED OUTSIDE THE CHAMBER (BUT CONTROLLED INTERNALLY) FOR EMERGENCY PURPOSES AS PER G1.2 (BCA).
10. ANY AMENDMENT TO THE EXISTING SERVICES, DETECTION SYSTEMS OR FIRE SUPPRESSION SYSTEM TO BE INSTALLED AND SERVICEABLE AS PER BCA'S REQUIREMENTS. WHERE EXISTING SERVICES REQUIRE ALTERNATIONS OR ADDING TO, THE WORKS MUST COMPLY WITH THE RELEVANT PROVISIONS OF THE BCA AND AUSTRALIAN STANDARDS.
11. DEMOLITION WORKS ARE NOT TO COMPROMISE THE EXISTING STRUCTURAL ADEQUACY OF THE BUILDING, WHICH IS TO BE CHECKED AND CONFIRMED BY THE CONTRACTOR CARRYING OUT THE WORKS. FURTHER INDEPENDENT CONSULTATION SHOULD BE SOUGHT IF THE MATTER IS QUESTIONABLE.
12. CARE MUST BE TAKEN SO THAT THE FIT-OUT WORKS ARE CARRIED OUT IN A MANNER THAT THE EXISTING BUILDING COMPLIANCE IS NOT COMPROMISED

0	ISSUE FOR COMMENT		
REV:	DESCRIPTION:	BY:	DATE:
STATUS: COUNCIL SUBMISSION			
CLIENT: KEVIN ER			
ARCHITECT: GRAND CO PTY LTD			
SITE: 59 LEY ST, MANNING			
TITLE: PROPOSED FIT-OUT WORK GENERAL NOTES			
SCALE AT AS:	DATE: 10/04/17	DRAWN: CJNG	CHECKED: SHLIAO
PROJECT NO:	DRAWING NO: GN01	REVISION:	0





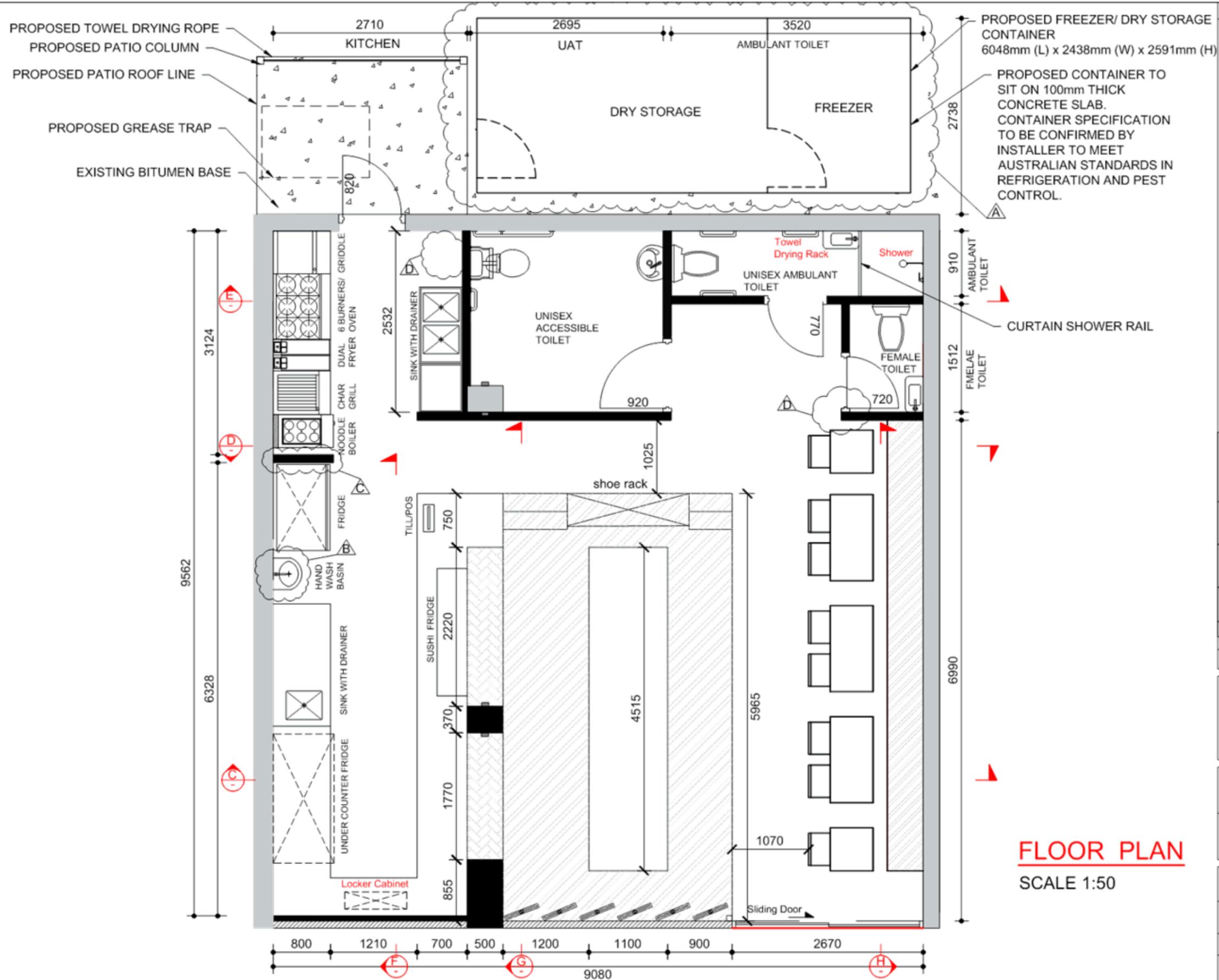
**DEMOLITION PLAN**  
SCALE 1:50

Notes:



0 ISSUE FOR COMMENT			
REV:	DESCRIPTION:	BY:	DATE:
STATUS: COUNCIL SUBMISSION			
CLIENT:			
ARCHITECT: GRAND CO PTY LTD			
SITE: 59 LEY ST, MANNING			
TITLE: PROPOSED FIT-OUT WORKS DEMOLITION PLAN			
SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:50	10/04/17	CJNG	SHLIAO
PROJECT NO:	DRAWING NO:	REVISION:	
	SS 01	0	





Notes:

PROPOSED FREEZER/ DRY STORAGE CONTAINER  
6048mm (L) x 2438mm (W) x 2591mm (H)

PROPOSED CONTAINER TO SIT ON 100mm THICK CONCRETE SLAB. CONTAINER SPECIFICATION TO BE CONFIRMED BY INSTALLER TO MEET AUSTRALIAN STANDARDS IN REFRIGERATION AND PEST CONTROL.

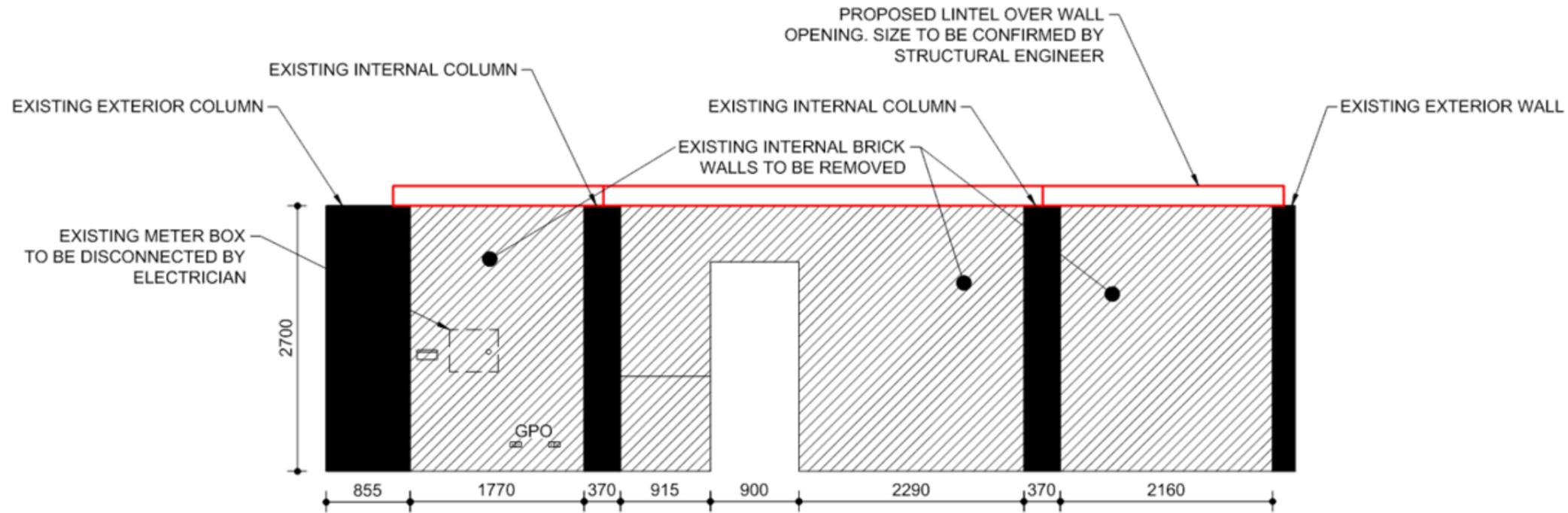
0 0.5 1.0 1.5 2.0 2.5m  
SCALE 1:50 AT ORIGINAL SIZE

D	TO REDUCE THE LENGTH OF THE WALL TO REMOVE DISHWASHER	9/5/17
C	TO ADD A PARTITION WALL IN THE KITCHEN	24/04/17
B	ADD HAND WASH BASIN IN KITCHEN	12/04/17
A	INCLUDE FREEZER CONTAINER AT REAR	12/04/17
O	ISSUE FOR COMMENT	
REV:	DESCRIPTION:	BY: DATE:
STATUS: <b>COUNCIL SUBMISSION</b>		

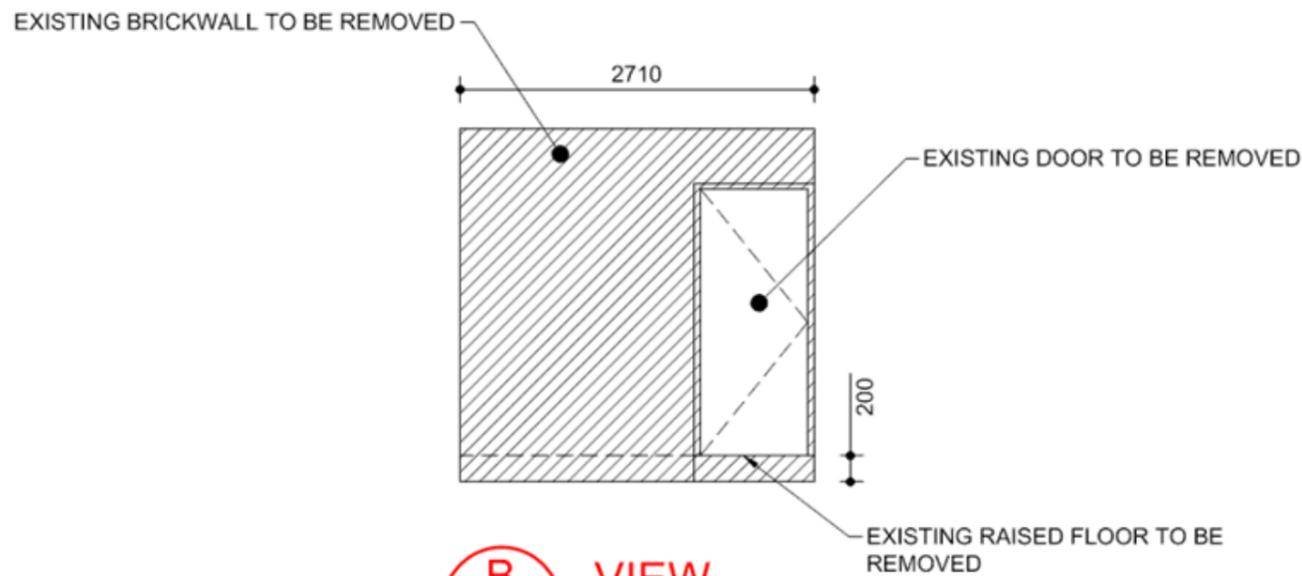
CLIENT:	KEVIN ER		
ARCHITECT:	GRAND CO PTY LTD		
SITE:	59 LEY ST, MANNING		
TITLE:	PROPOSED FITOUT WORKS PROPOSED FLOOR PLAN		
SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:50	18/05/17	CJNG	SHLIAO
PROJECT NO:	DRAWING NO:	REVISION:	
	SS 04	D	

**FLOOR PLAN**  
SCALE 1:50





**A** VIEW  
SCALE 1 : 50



**B** VIEW  
SCALE 1 : 50

Notes:

1. ALL DEMOLITION WORKS TO BE CARRIED OUT BY CONTRACTOR WITH BUILDING LICENCE



0	0.5	1.0	1.5
2.0	2.5		
SCALE 1:50 AT ORIGINAL SIZE			
0	ISSUE FOR COMMENT		
REV:	DESCRIPTION:	BY:	DATE:
STATUS: COUNCIL SUBMISSION			

CLIENT: KEVIN ER

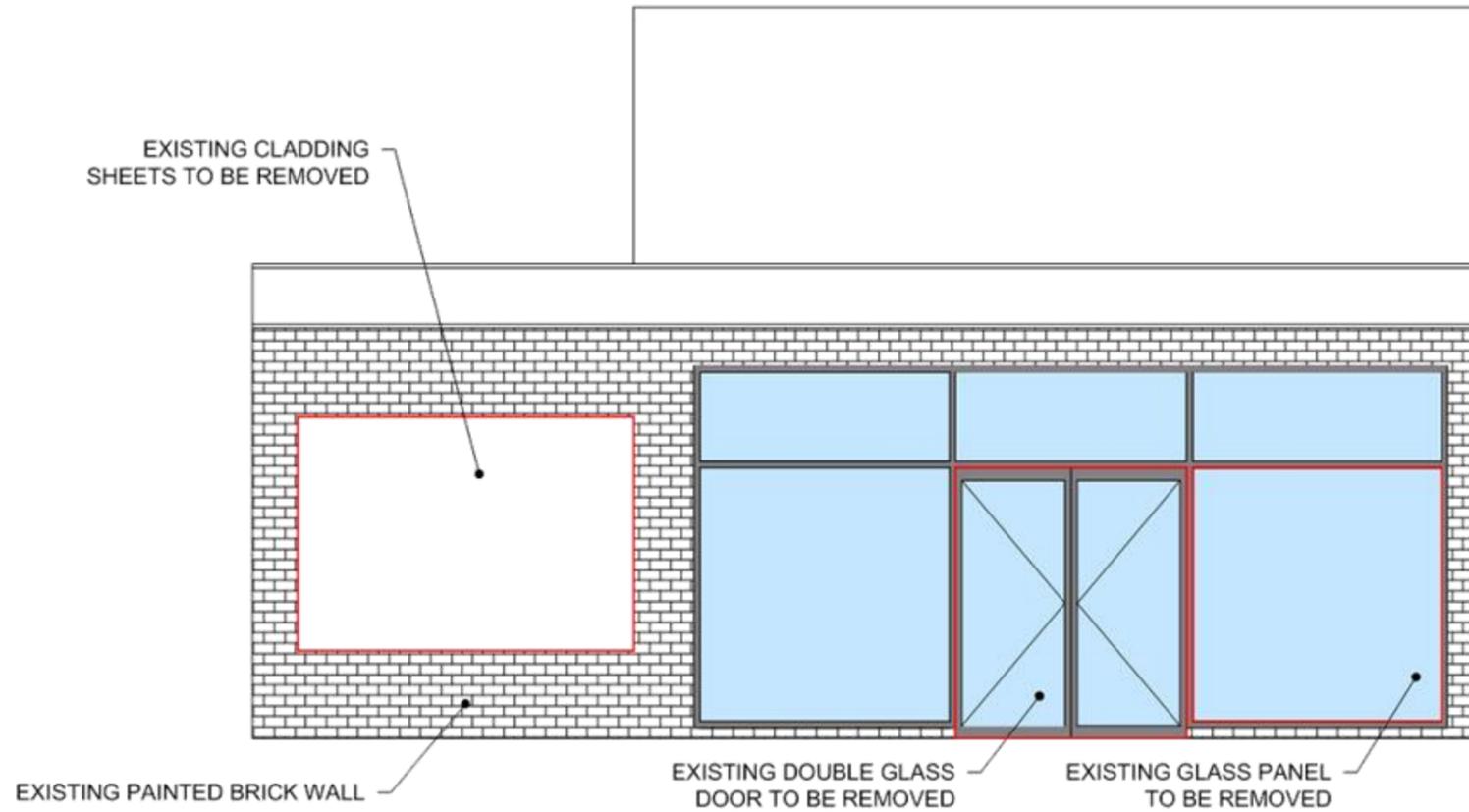
ARCHITECT: GRAND CO PTY LTD

SITE: 59 LEY ST, MANNING

TITLE: PROPOSED FIT-OUT WORKS  
DEMOLITION VIEW A & B

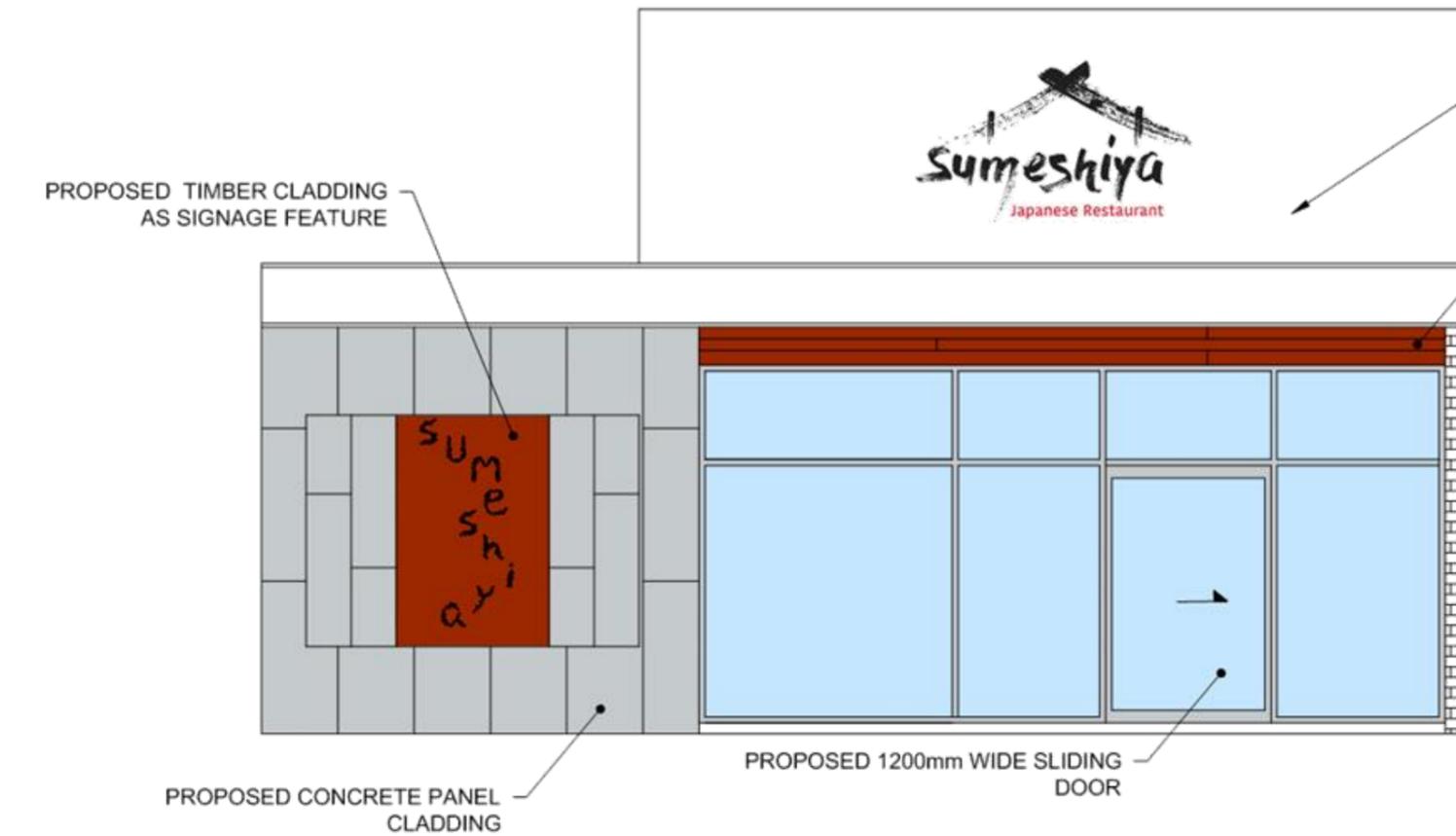
SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:50	10/04/17	CJNG	SHLIAO
PROJECT NO:	DRAWING NO:	REVISION:	
	SS 02	0	





**EXISTING ELEVATION VIEW**

SCALE 1:50



**PROPOSED ELEVATION VIEW**

SCALE 1:50

Notes:



0	ISSUE FOR COMMENT		

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	COUNCIL SUBMISSION		



CLIENT: KEVIN ER

ARCHITECT: GRAND CO PTY LTD

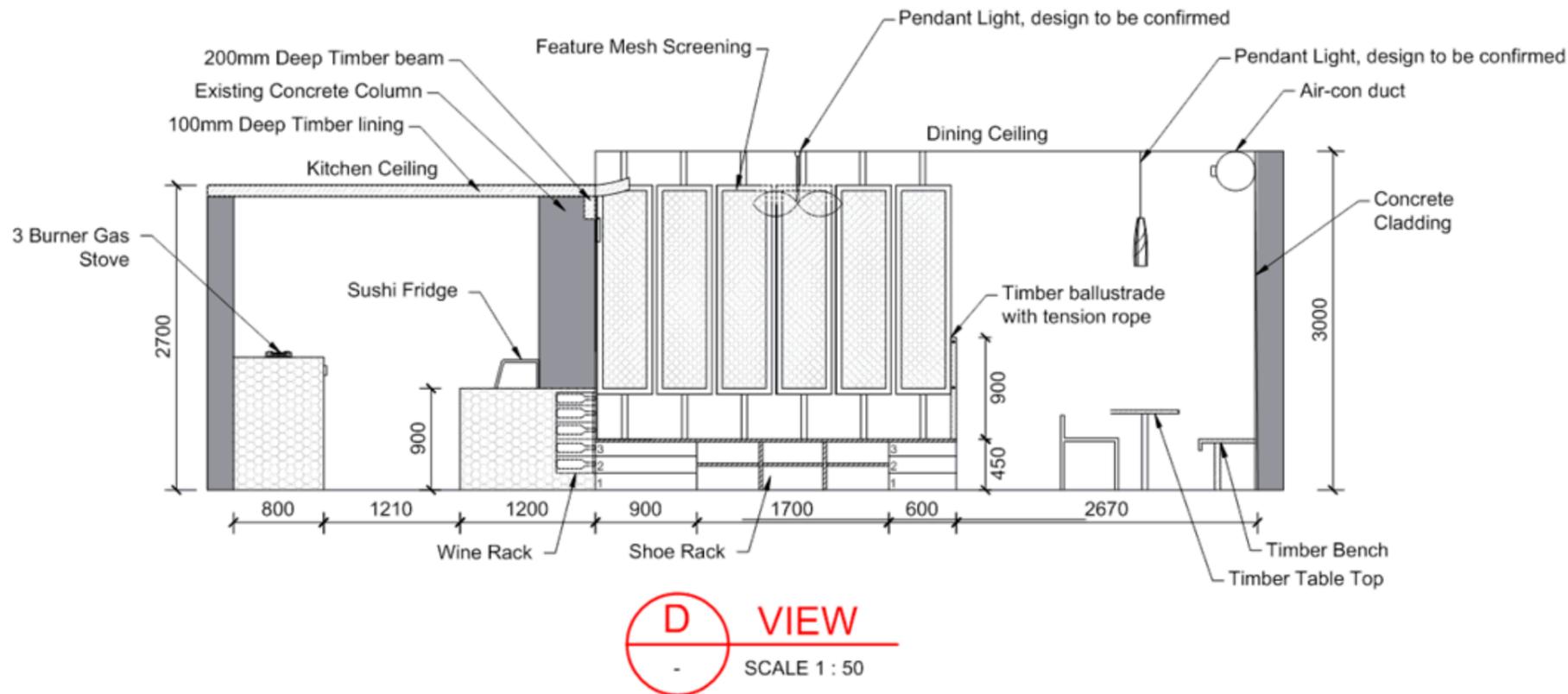
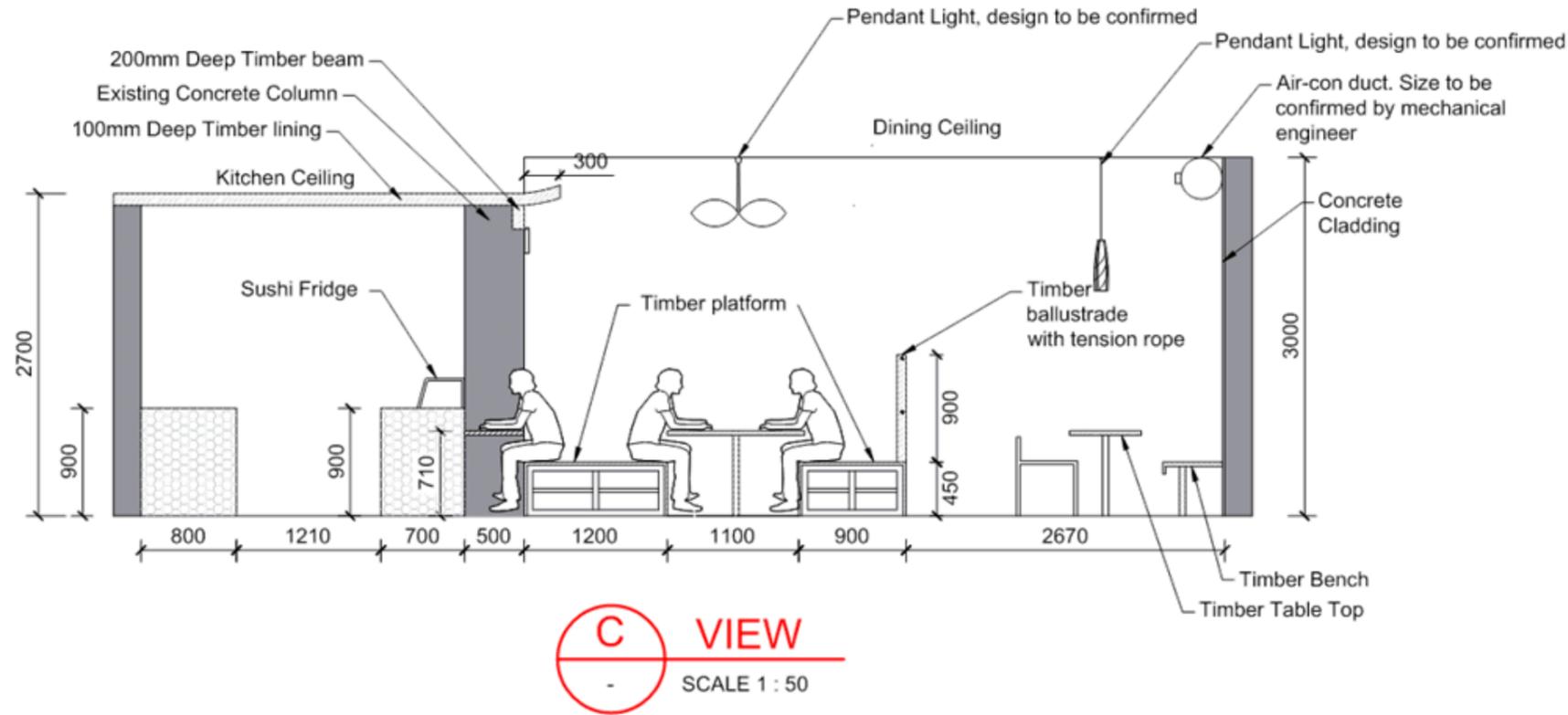
SITE: 59 LEY ST, MANNING

TITLE: PROPOSED FIT-OUT WORKS  
SHOP FRONT ELEVATION VIEW

SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:50	10/04/17	CJNG	SHLIAO
PROJECT NO:	DRAWING NO:	REVISION:	
	SS 03	0	



Notes:



0	0.5	1.0	1.5	2.0	2.5m
SCALE 1:50 AT ORIGINAL SIZE					
0 ISSUE FOR COMMENT					
REV:	DESCRIPTION:	BY:	DATE:		
STATUS: <b>COUNCIL SUBMISSION</b>					

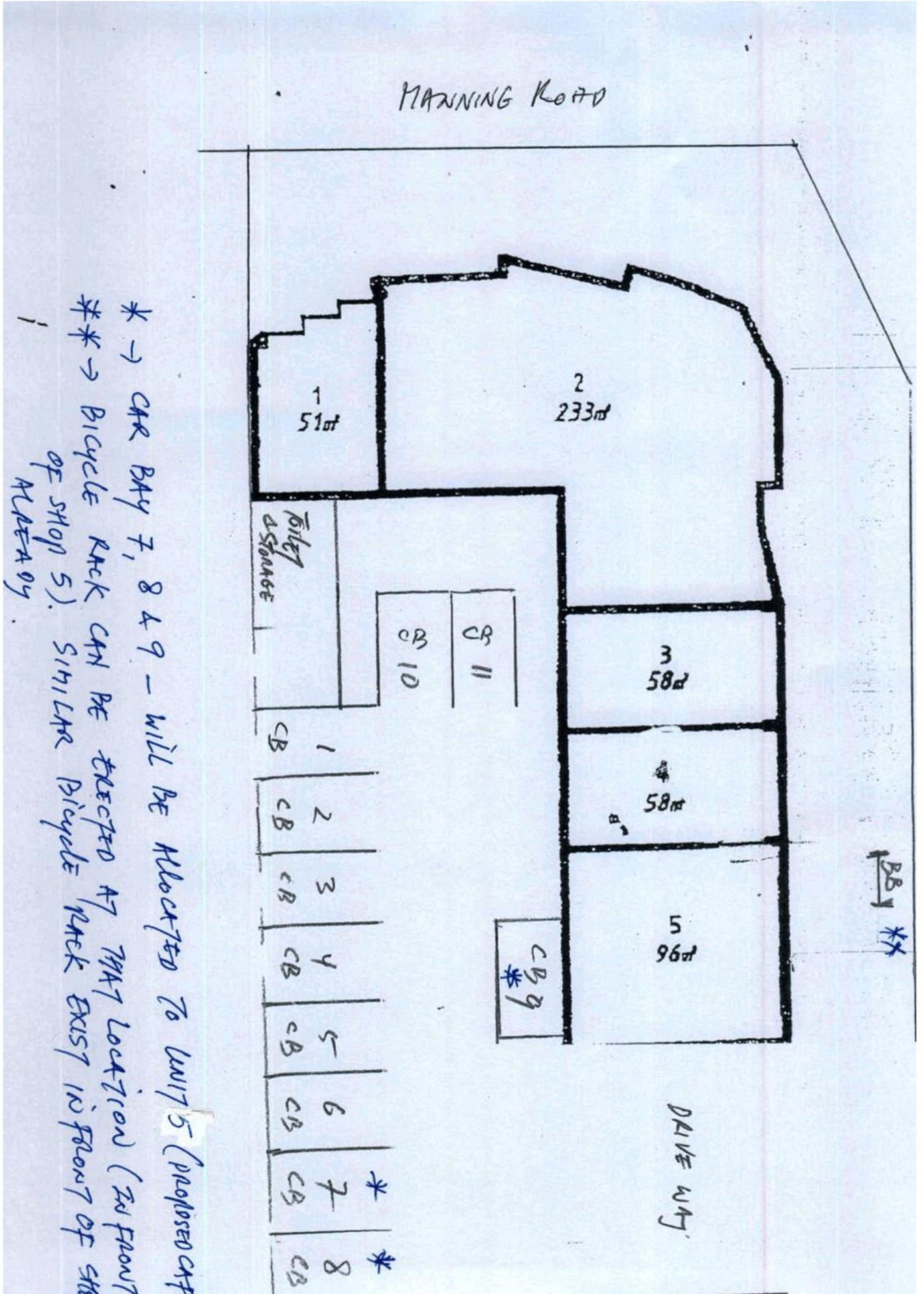
CLIENT: KEVIN ER

ARCHITECT: GRAND CO PTY LTD

SITE: 59 LEY ST, CANNING

TITLE: PROPOSED FIT-OUT WORKS  
ELEVATION VIEW C & D

SCALE AT AS:	DATE:	DRAWN:	CHECKED:
1:50	10/04/17	CJNG	SHLIAO
PROJECT NO:	DRAWING NO:	REVISION:	
	SS 05	0	





-  Existing Commercial Development within Canning Bridge Activity Centre Plan Mt Henry Quarter (Q5)
-  Existing Commercial Development in TPS6 Highway Commercial Zone
-  Existing Commercial Development in TPS6 Public Assembly Zone



# Application for Planning Approval Requiring Engineering Comments

<b>TO:</b>	Engineering Design
<b>FROM:</b>	Miss Victoria Madigan STATUTORY PLANNING OFFICER, Development Services
<b>DATED:</b>	05 May 2017

<b>PROPERTY ADDRESS:</b>	Lot 3 (No. 5/71) Manning Road, Como
<b>PROPOSAL:</b>	Change Of Use To Café/Restaurant
<b>APPLICATION DATE:</b>	4 November 2016
<b>ID NUMBER:</b>	11.2016.338.1
<b>PLAN LOCATIONS:</b>	D-17-29825/D-17-37038

<p><b>GENERAL COMMENT:</b></p> <p><b>VEHICLE MOVEMENTS:</b></p> <p><b>ONSITE PARKING:</b></p> <p><b>STREET TREES:</b></p> <p><b>CROSSOVER DESIGN:</b></p> <p><b>VERGE TREATMENTS:</b></p> <p><b>GROUND LEVELS:</b></p> <p><b>LOWEST POINT OF STREET: (DRAINAGE ISSUE)</b></p> <p><b>BUS STOP RELOCATION:</b></p> <p><b>OTHER:</b></p>	<p>No</p> <p>Yes (Bicycle)</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>No</p> <p>Cash in Lieu Bicycle Parking – Applicant has proposed bicycle parking on Council Verge</p>
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## ENGINEERING COMMENTS IN RELATION TO ABOVE:

\*Email Correspondence Converted into Referral\*

**Karen Lancaster:**

*“Cora 316 stainless steel model CBR1F insitu fixing (cast in). In ground installation with concrete footings, installed prior to hardstand area. If paving, then install stainless steel circular flange over the paving, as shown in the photo below of the bike rack outside of our Civic Centre.*

*Cora supplier: <http://www.cora.com.au/?gclid=CNT29YiU2NMCFUwGKgodrtwDXQ>  
<http://www.cora.com.au/assets/downloads/Price%20List.pdf> price list Item is currently \$330, and*

## Application for Planning Approval Requiring Engineering Comments



*install cost would be similar”.*

**Les Croxford:**

*“Cash in lieu of a Bicycle Parking Bay is \$750. This would enable a “bike rack” as per the specification below to be installed, see Karen comments”.*

Phone conversation between Victoria and Les on the 6/05/2017 stating that the applicant will pay the City a cost of \$750 cash in lieu for the provision of bicycle racks that the City will then place on the verge.

Name:	Karen Lancaster	Date:	05/05/2017
	Les Croxford		05-06/05/2017



## MEMORANDUM

<b>To:</b>	Miss Victoria Madigan - STATUTORY PLANNING OFFICER, Development Services
<b>From:</b>	Jason Jenke - Team Leader, Environmental Health Services
<b>Date:</b>	12 April 2017
<b>Reference:</b>	MA3/71; 11.2016.414.1
<b>Subject:</b>	Proposed Change of Use (Cafe/Restaurant) – Lot 3 (No. 5/71) Manning Road, COMO – <b>D-17-29825</b>

**12/04/2017**

Hi Victoria,

In assessing this application for Environmental Health requirements the following comments apply;

Fitout requirements:

It is not clear from the plans as to the location of the;

- Dedicated hand wash basin
- Floor waste in the kitchen area
- Provisions for dry goods storage

Please clarify what the under counter locker cabinet is for.

The premise will be required to notify/register with the City of South Perth. Notification/registration form is available on the City's website.

A final inspection by an Authorised Office will be required prior to the business operating.

Regards

Jason Jenke

Environmental Health Coordinator

**18/04/2017**

**\*Revised Plans submitted to the City and sent to Jason for review with additional notes by applicant, see image below\***

*Fitout requirements:*

*It is not clear from the plans as to the location of the;*

- *Dedicated hand wash basin*

We have revised the drawing to include a dedicated hand wash basin in the kitchen. Please refer to [Dwg SS 04 REV B](#) and [SS 06 REV A](#).

For your information, we plan to operate the restaurant with liquor license.

- *Floor waste in the kitchen area*

We have revised the drawing to include a notation to show the falls to the proposed floor waste in the kitchen area. Please refer to [Dwg SS 10 REV A](#)

- *Provisions for dry goods storage*

We have revised the drawing to include a proposed container, located at the back of the restaurant, to serve as freezer compartment and storage for dry food.  
[Please refer to Dwg SS04 REV B.](#)

*Please clarify what the under counter locker cabinet is for.*

According to the council's planner, under the Canning Bridge Activity Centre Plan, we are encouraged to provide a locker cabinets for trip facilities. In such case, the proposed locker cabinet is for staff members to store their personal belongings.

*The premise will be required to notify/register with the City of South Perth. Notification/registration form is available on the City's website.*

*Yes, noted*

*A final inspection by an Authorised Office will be required prior to the business operating.*

*Yes, noted*

**3/05/2017 – Jason Comment on amended plans and notes**

Hi Victoria,

Thank you for the additional information.

I confirm that the information provided is satisfactory.

Kind regards

Jason  
Environmental Health Coordinator

## Strategic Direction 3

### *Housing and Land Uses*

## Policy P303 Design Review Panel

<b>Responsible Business Unit/s</b>	<b>Development Services</b>
<b>Responsible Officer</b>	<b>Manager Development Services</b>
<b>Affected Business Unit/s</b>	<b>Development Services</b>

### Background

In the early 1960s, the City created a design advisory committee, comprising a group of architects who lived or worked within the City of South Perth. It is believed to have been the first of its kind to be established in Western Australian local government. Under different names, the design advisory group has operated consistently since that time. The group is now named the 'Design Review Panel'.

Design review, particularly when undertaken early, has multiple benefits for a range of stakeholders including the delivery of quality development outcomes, a reduction in time and cost through early identification of issues, and progressive certainty for design teams provided through collaborative resolution of planning and design issues.

Design review undertaken by suitably qualified and independent experts provides confidence and empowers decision makers to better meet the needs of the community. Design review can also support Local Authorities in their role as clients, helping them secure high quality design.

### Policy Status

This policy is a local planning policy prepared, advertised and adopted pursuant to Schedule 2, Part 2, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, relating to local planning policies, and the City of South Perth local planning policy P301 Community Engagement in Planning Proposals.

All appendices to this local planning policy form part of the policy and have the status of a local planning policy.

### Policy Objectives

The purpose of the DRP is to provide comments and advice to the Council and City officers on the design and site planning of certain development proposals, urban design issues and on other planning proposals where the City would benefit from their comments and advice.

This policy sets out the guidelines for the operation of the DRP to ensure that it is run in a professional and accountable manner that provides a high standard of advice.

## Policy Scope

This Policy and Terms of Reference (Appendix 1) provides guidelines for the selection and appointment of members to the DRP and for the operation of the Panel.

## Policy Statement

### 1. Definitions

#### **DRP**

The Design Review Panel referred to in this Policy.

#### **Financial interest**

Has the same meaning as given by section 5.60A of the *Local Government Act 1995*;

#### **Impartiality interest**

An interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest arising from kinship, friendship or membership of an association.

### 2. Status of the DRP

#### **(a) Specialised advisory panel**

The DRP is a specialised group of consultants selected by the Council in the manner and for the purposes specified in this Policy and Terms of Reference. The DRP provides professional and technical advice to the City in relation to the design of buildings and related matters. The DRP performs a purely advisory function and does not have any power to make decisions.

#### **(b) DRP members not to speak on behalf of the City**

- (i) In respect of any item under consideration at a meeting, the DRP members are not authorised, either collectively or individually, to speak on behalf of the City or provide comment to the media.
- (ii) The DRP members are not to provide written advice directly to an applicant in respect of any item under consideration at a DRP meeting.

#### **(c) Council Policy P112 not applicable**

The DRP is not a Community Advisory Group pursuant to the City's Policy P112 'Community Advisory Groups'.

#### **(d) DRP not a committee**

The DRP is not a committee established pursuant to section 5.8 of the *Local Government Act 1995*.

### 3. Design Review Principles

When providing advice to the decision making authority on a proposed development the Panel is to have due regard to the Design Principles set out at section 2(i) of the Terms of Reference (Appendix 1).

The DRP is to operate in a manner that is fair, robust and credible. The following best practice principles of design review will guide the review process and the operation of the DRP:

- (a) Independent - the Panel is comprised of persons who are unconnected with the scheme's promoters and decision makers, and it ensures that conflicts of interest do not arise.

- (b) Expert - the Panel comprises suitably trained persons who are experienced in design and know how to criticise constructively. Review is usually most respected where it is carried out by professional peers of the project designers, because their standing and expertise will be acknowledged.
- (c) Multidisciplinary - the Panel combines the different perspectives of architects, urban designers, urban planners and landscape architects to provide a rounded design assessment.
- (d) Accountable - the Panel and its advice must be clearly seen to work for the benefit of the public.
- (e) Transparent - the Panel's remit, membership, governance processes and funding should always be in the public domain.
- (f) Proportionate - the Panel is used on projects whose significance warrants the investment needed to provide the service.
- (g) Timely - a meeting of the Panel takes place as early as possible in the design process, because this can avoid unnecessary wasted time. It also costs less to make changes at an early stage.
- (h) Advisory - the Panel does not make decisions, but it offers impartial advice for the people who do.
- (i) Objective - the Panel appraises proposals according to reasoned, objective criteria rather than the stylistic tastes of individual panel members.
- (j) Accessible - the Panel findings and advice are clearly expressed in terms that design teams, decision makers and clients can all understand and make use of.

#### **4. Terms of reference of the DRP**

**Appendix 1 contains the Terms of Reference document**

#### **Legislation/ Local Law Requirements**

*Planning and Development Act 2005*  
*State Planning Policy 7 – Design of the Built Environment*  
*The City of South Perth Town Planning Scheme No.6*  
State Planning Policy 3.1 “Residential Design Codes” (2015)

#### **Other Relevant Policies/Key Documents**

City of South Perth Schedule of Fees and Charges  
City of South Perth local planning policies

#### **Appendices**

Appendix 1 – City of South Perth Design Review Panel Terms of Reference  
Appendix 2 – City of South Perth Design Review Panel Templates

## **P303 Design Review Panel – Appendix 1**

# **City of South Perth Design Review Panel Terms of Reference**

## **(1) Matters to be referred to the DRP**

### **(i) Development applications**

Applications for planning approval for proposed development (development applications) in the following categories are to be referred to the DRP for their comments:

- (a) non-residential development which, in the opinion of the delegated officer, is likely to have a significant impact on the City;
- (b) residential development which is 9.0 metres high or higher, or comprises 10 or more dwellings;
- (c) development of the kind referred to in items (A) and (B) above, comprising a mixture of non-residential and residential components;
- (d) development not of the kind referred to in items (A) to (C) above, but which, in the opinion of the delegated officer, is contentious or likely to be of significant community interest; and
- (e) minor development proposals which, in the opinion of the delegated officer, should be referred to the DRP due to unusual or unconventional design elements.

Referral of applications in the above categories is required whether the application is to be determined at a Council meeting or by an officer identified in Delegation DM 690.

### **(ii) DRP agenda items require prior assessment**

Unless otherwise authorised by the Manager, Development Services or if the plans are subject to a pre-lodgment process, the Planning Officers' assessment of a development application is to be completed prior to the application being included on the agenda for a meeting of the DRP. Completion of assessment may not be necessary where only limited aspects of the proposal require comment.

### **(iii) Other kinds of planning proposals**

Planning proposals in the following categories may be referred to the DRP where the City would benefit from obtaining the members' comments:

- (a) studies relating to special areas or precincts at various stages of the study;
- (b) proposed 'Planning' policies, as appropriate;
- (c) 'Planning' strategies or principles newly proposed or under review, as appropriate;
- (d) proposed amendments to the City's Town Planning Scheme No. 6 (TPS6), as appropriate; and
- (e) any other matters relating to the design of buildings.

## **(2) Aspects of proposals to be considered by the DRP**

The DRP does not report on compliance with policy or scheme, however it may be requested to examine proposals against the background of the provisions of TPS6, the Residential Design Codes (R-Codes) and relevant City policies, including but not limited to the following:

- Relevant provisions contained in Clause 1.6 of the Town Planning Scheme and clause 67 of the Deemed provisions of the Planning and Development (Local Planning Schemes) Regs 2015
- Policy P302 General Design Guidelines for Residential Development
- Policy P350.01 Environmentally Sustainable Building Design
- Policy P350.02 Residential Boundary Walls
- Policy P350.04 Additions to Existing Dwellings
- Policy P350.09 Significant Views
- Policy P351.14 Cygnia Cove Residential Design Guidelines
- Policy P351.5 Streetscape Compatibility – Precinct 5 ‘Arlington’ and Precinct 6 ‘Kensington’
- Schedule 9A of Town Planning Scheme No.6

The DRP may be requested to examine proposals referred to them in relation to the following, among other aspects:

### **(i) State Planning Policy 7- Design principles**

- (a) Context and Character
- (b) Landscape quality
- (c) Built form and scale
- (d) Functionality and build quality
- (e) Sustainability
- (f) Amenity
- (g) Legibility
- (h) Safety
- (i) Community
- (j) Aesthetics

For guidance on these design principles, see State Planning Policy 7 – Design of the Built Environment.

### **(3) DRP comments and advice**

#### **(i) Advice to City Planning Officers**

The DRP are to provide comments and advice to the City's Planning Officers to assist in providing pre lodgment advice to applicants, formulating recommendations to Council meetings on particular applications for planning approval, or in determining applications under delegated authority.

#### **(ii) Format of advice**

The advice provided in accordance with the template at Appendix 2 "Design Review Report and recommendations".

#### **(iii) DRP advice not binding**

The comments and advice of the DRP are not binding on the City, but assist the City in making better informed decisions.

#### **(iv) Without prejudice advice**

The DRP provide comments and advice on a 'without prejudice' basis.

### **(4) Membership**

#### **(i) Composition and eligibility for membership**

- (a) The DRP is to comprise up to six members chosen by a selection panel and endorsed by Council for appointment by the Chief Executive Officer.
- (b) The selection criteria for the DRP include, but are not limited to, the following:
  - (1) detailed knowledge of the composition and character of the City of South Perth thus enabling the member to make a positive contribution towards improving the built environment of the City;
  - (2) a demonstrated high level of expertise and knowledge in their particular field of architecture, urban design, landscape architecture, sustainability and heritage relevant to the City. Other disciplines may include planning, transport, public art, accessibility or civil and structural engineering;
  - (3) Current registration with their relevant Professional Body is desirable;
  - (4) Direct experience in design review;
  - (5) The ability to work in a multi-disciplinary team.
- (c) Council Members and City employees are not eligible for appointment to the DRP group.

#### **(ii) Selection and appointment of members**

- (a) The method of sourcing eligible persons for membership of the DRP group is at the discretion of the Chief Executive Officer and could include, among other methods:
  - (1) consultation with the relevant Professional Bodies;

- (2) calling for Expressions of Interest from suitably qualified persons; or
  - (3) investigation to identify professionals renowned for their design skills reflecting the selection criteria, as demonstrated by the quality of existing buildings within Australia.
- (b) When a vacancy occurs, details of eligible persons willing to serve as a member of the DRP group are to be presented to a Council meeting for approval.

(c) Role of the Chair

The Chair of the Panel will be appointed by the Chief Executive Officer. The appointed Chair will have extensive experience in design review and facilitation, and a proven ability to draw meaningful conclusions from the collective views expressed.

In addition to presiding at the meetings, the Chair shall:

- ratify meeting notes.
- liaise with City officers over the operation of the Panel as necessary.
- attend Council briefings (where this may be required) to provide specific design advice on a matter before the meeting.
- attend Development Assessment Panel meetings (where necessary).

### **(iii) Term of appointment of members**

The appointment of a member of the DRP will be effective from the date of the City's receipt of written acceptance of an invitation concerning the appointment. The term of appointment of any member is to be a maximum of two years, subject to the following:

- (a) a member may be reappointed for one or more further terms; and
- (b) the Chief Executive Officer may terminate the appointment of a member prior to the expiry of his/her term of appointment, if:
  - (1) the member is absent from more than three successive meetings without having obtained leave of absence from the City.
  - (2) the Chief Executive Officer considers that the member is not making a positive contribution to deliberations of the group.

## **(5) Meetings**

### **(i) Scheduled monthly and special meetings**

- (a) Meetings of the DRP are to be held on one regular scheduled day each month.
- (b) From time to time, a special meeting of the DRP may be called to deal with particular proposals or issues.
- (c) The DRP may be invited to attend one Council Meeting each year to provide an opportunity for discussion of relevant planning and design issues.

## **(ii) Attendance**

- (a) Each member of the DRP is expected to attend all scheduled monthly and special meetings.
- (b) A member who is unable to attend a particular meeting is to advise City officers in advance of the meeting date
- (c) A member who will be absent from more than three successive meetings is to apply in writing to the Director, Development and Community Services for leave of absence.
- (d) DRP meetings are not open to the public.

## **(iii) Notice of meetings and agenda**

- (a) Notice of each meeting is to be given by way of the distribution of agendas to each member of the DRP in advance of the meeting date.
- (b) Under the heading of each listed item on the agenda, the following information is to be provided, as relevant to the proposal under consideration:
  - (1) TPS6 site requirements and any other special provisions;
  - (2) City policies;See template at attachment 2 “Development Assessment Overview”

## **(iv) Quorum**

A meeting of the DRP may not proceed unless a quorum comprising a minimum of three members is present.

## **(v) Meeting procedure**

### **(a) Informal meeting procedure**

The proceedings of meetings of the DRP are informal and not subject to *City of South Perth Standing Orders Local Law 2007*.

### **(b) Proceedings at meetings**

All formal communication with the Panel will be facilitated by the Manager Development Services or another officer appointed by the manager, who will liaise directly with the chair. The appointed Panel Chair is to preside as chairperson at every meeting of the Panel, unless, due to unavailability, he or she has delegated the role in advance to another Panel member. If the Panel Chair is not present within ten minutes after the time appointed for the commencement of the meeting, the attending members may choose one of their group to act as Chair for that meeting.

For both preliminary proposals and formal applications, it is recommended that discussion proceed in the following format:

- Initial closed briefing by Local Authority to panel members for each item
- Local Authority assessment
- Proponent enters and Chair undertakes introductions
- Proponent presentation
- Panel comment, discussion and summary
- Conclude discussion
- Proponents depart

**(c) Scope of comments and advice to be provided**

Having reviewed the proposal, the DRP is to provide comments and advice on the particular aspects of the proposal listed in the agenda as requiring their comment and they should provide positive feedback as to how could the built form, site planning or related matters be improved to achieve desired outcomes. The DRP may also offer comments on any other aspect of the proposal.

**(vi) Recording of proceedings at DRP meetings**

- (a) At every meeting of the DRP, an officer is to record the group's comments and advice
- (b) The proceedings at meetings of the DRP are to be recorded in the form of Notes containing the entire content of the agenda relating to each item, in accordance with the template, at attachment 1 "Design Review Report and recommendations"
- (c) In the Notes, each of the aspects of the development listed in the agenda as requiring comment by the DRP is to be recorded. In addition, the Notes are to record any other comments or advice that the DRP may wish to offer.
- (d) Where the views expressed by the DRP are not unanimous, the Notes are to record the minority comments and advice of a particular member when requested by the member concerned.
- (e) Final notes are to be referred to the Chair for review and ratification. Once confirmation is received, notes are to be forwarded to the applicant.

## **(6) Code of Conduct**

Each member of the DRP is required to observe the *City of South Perth Code of Conduct*.

## **(7) Conflict of interest**

**(a) Financial interest**

If a member of the DRP has a financial interest in a matter to be discussed at a meeting of the DRP, the member must disclose the nature of the financial interest to the Chair of the meeting in writing prior to the meeting or at the meeting immediately before the matter is to be discussed and must not participate in or be present during any discussion of the matter.

**(b) Impartiality interest**

If a member of the DRP has an impartiality interest in a matter to be discussed at a meeting of the DAC, the member must disclose the nature of the impartiality interest to the Chair of the meeting in writing prior to the meeting or at the meeting immediately before the matter is to be discussed.

**(8) Attendance fees**

- (a) A fee is payable to each member of the DRP for attendance at scheduled monthly and special meetings. The fee is to be as prescribed in the City's Schedule of Fees and Charges and is to be reviewed by the Council annually.
  
- (b) When a member of the DRP appears on the City's behalf as an expert witness at the State Administrative Tribunal, the member is to be paid at a mutually agreed hourly rate consistent with the qualifications, experience and professional status of the member.

**P303 Design Review Panel – Appendix 2**

# City of South Perth Design Review Panel Templates

City of South Perth Design Review Panel Agenda			
Meeting date:			
Time and location:			
Item No.			Subject
3	1.	4	Attendance and apologies
5	2.	6	Deferred applications
7 1	2.	8	
9 2	2.	10	
11	3.	12	New applications
13 1	3.	14	
15 2	3.	16	
17	4	18	Other business / advice
19	5	20	Next meeting - time and date
21	6	22	Confirmation of minutes
23	7	24	Meeting close

<b>City of South Perth Design Review Panel</b> <b>Development assessment overview</b>		
Proposed development		
Street address		
Applicant / Owner		
Reported by		
The proposal	[Brief and succinct summary of proposal]	
Background	[A summary of relevant background information establishing history of the proposal to date including response to context and site; photos may also be useful]	
Assessment summary:		
<b>Primary controls</b> <i>Refer 2.1 Apartment design policy (Vol. 2, R-Codes) and/or the relevant local planning framework</i>		
	<b>Proposed</b>	<b>Assessment</b>
25 Plot ratio	26	27
28 Height	29	30
31 Front setback	32	33
34 Side setbacks	35	36
37 Rear setback	38	39
40 Other (e.g. building depths, envelopes)	41	42
43 Schedule 9A Table A requirements (SP Station precinct)	44	45
<b>Key criteria/standards of planning policies relevant to this proposal</b> <i>Shown for apartment development referencing design criteria in Apartment design policy (Vol. 2, R-Codes)</i>		
	<b>Proposed</b>	<b>Assessment</b>
46 3.3 Existing tree retention	47	48
49 3.4 Deep soil areas	50	51
52 3.5 Communal and public open space	53	54
55 3.6 Visual privacy	56	57
58 3.10 Car and bicycle parking	59	60
61 4.1 Solar and daylight access	62	63

64	4.2 Natural ventilation	65	66
67	4.3 Ceiling heights	68	69
70	4.4 Apartment size and layout	71	72
73	4.5 Private open space and balconies	74	75
76	4.6 Circulation and common spaces	77	78
79	4.7 Storage	80	81
82	4.16 Universal design	83	84
85	4.20 Energy efficiency	86	87
88	4.21 Water conservation and mgmt.	89	90
<b>91 City of South Perth planning policies relevant to this proposal</b>			
92	Policy P302 General Design Guidelines for Residential Development	93	94
95	Policy P350.01 Environmentally Sustainable Building Design	96	97
98	Policy P350.02 Residential Boundary Walls	99	100
101	Policy P350.04 Additions to Existing Dwellings	102	103
104	Policy P350.09 Significant Views	105	106
107	Policy P351.14 Cygnia Cove Residential Design Guidelines	108	109
110	Policy P351.5 Streetscape Compatibility – Precinct 5 ‘Arlington’ and Precinct 6 ‘Kensington’	111	112
113	Key issues	114	[Summary / dot points]

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<b>City of South Perth Design Review Panel</b> <b>Design review report and recommendations</b>	
Time and date:	
Location:	
Panel members:	115 [Chair] 116 [Member] 117 [Member] 118 [Member]
Apologies	
Council staff	
Guests	
Declarations of interest	
<b>Business items and meeting minutes</b>	
Item no.	
Development application no.	
Property address	
Background	
Proposal	119 [Succinct summary of proposal]
Applicant or applicant's representative address to the design review panel	120 [Note if applicant addressed the design review panel. Include name and position]
Key issues	121 [Summary of key issues discussed]

Chair signature	
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<b>Design quality evaluation - apartments and mixed use development</b> <i>The design reviewer(s) use this form to establish if the proposal exhibits design quality.</i>	
Principle 1 – Context and character	122 [Discussion of related section(s) of any relevant policies i.e. Residential Design Codes Volume 2 - Apartment Design]
Principle 2 – Landscape quality	
Principle 3 – Built form and scale	
Principle 4 – Functionality and build quality	
Principle 5 – Sustainability	
Principle 6 – Amenity	
Principle 7 – Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	
Schedule 9A Table B (SP Station ) Design Quality (A) exhibits exemplary levels of architectural design quality, as defined by any policy or guideline of the Western Australian Planning Commission relating to architectural design quality;	

<p>(B) delivers a high level of amenity within the public realm by:</p> <p>(I) being of a scale along the street alignment which is conducive to creating a comfortable pedestrian environment;</p> <p>(II) allowing for appropriate levels of sunlight penetration into key pedestrian and public spaces;</p> <p>(III) minimising adverse wind impacts; and</p> <p>(IV) minimising impact on adjoining properties, maximising space between existing and potential future development on adjoining sites and contributing to an attractive skyline and outlook from the public realm within the South Perth Station Precinct and surrounding vantage points; and</p> <p>(C) delivers a high level of amenity within buildings by providing for appropriate natural light access, natural ventilation, privacy and outlook</p>	
<p>Suggested Amendments</p>	<p>123 [Identify any recommended amendments necessary to achieve design quality and the related design principles]</p>
<p>Recommendation(s)</p>	<p>124 [Insert recommendation(s)]</p>

**Draft revised policy P303 Design Review Panel – Submissions received during public advertising April – May 2017**

Comment number	Submitter's comment	Officer's response
<b>Submission No. 1</b>		
1(a)	Suggest under Design Quality Evaluation... Principles 1 - 10... that further dot point guidance will reinforce to the panel the key items that need to be considered. Particularly P1, P3, P5 and P9.	<p>The ten 'Design Principles' at section 2(i) of Appendix 1 and in the Design Quality Evaluation table in Appendix 2 are taken from State Planning Policy 7 and further guidance on these principles is provided in that policy. It is not necessary to restate that guidance in the City's policy.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
<b>Submission No. 2</b>		
2(a)	Re the composition of the panel, to assist it in being truly independent, it should be drawn from a wider constituency than South Perth planners, architects etc., who inevitably will know/ work with each other professionally. I suggest that there be at least two experts from out of state who have had no material personal or business interest in WA during the last five years.	<p>The members of the panel do not need to be residents of South Perth and are to be selected by the Council in accordance with the policy and terms of reference.</p> <p>It would be very expensive and impractical to appoint members from outside of Western Australia.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
2(b)	There should be appointed also at least two non-expert residents of South Perth. It would be condescending to assume that non-experts cannot make a reasoned contribution to any discussion on matters affecting them.	<p>The purpose of the DRP is to be a specialised group of consultants who provide professional and technical advice to the City. Non-expert residents of the City do make an important contribution to the development assessment process when proposals are advertised for public comment.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

<b>Submission No. 3</b>		
3(a)	Under Policy Objective, it should be made clear that this policy revision is in response to the WA Planning Commission's Draft Design Review Guide Oct 2016 and is based largely upon what it documents.	<p>The WAPC's draft Design Review Guide did inform the revised policy and this may be considered as background. However the Guide is not a State Government policy and does not need to be directly referenced in the City's policy.</p> <p>Upon reviewing the policy following public advertising, the policy objectives have been rearranged into separate background and objectives sections. This improves the clarity and readability of the policy.</p> <p>The policy is <b>recommended to be modified</b> in response to this comment.</p>
3(b)	As that Guide is based on research into best practice so that local governments may benefit, the Guide inclusions are good as is the addition of local considerations. On the whole, I support the revised policy but with some reservations after reading the Guide and a few other documents.	The comment is <b>noted</b> .
3(c)	Firstly, the Guide refers to a pool of panel experts in relevant professions and recommends that it be assessed beforehand whether meetings need input from particular professions. If reviews are done by whoever fronts up to a meeting (quorum of 3), it will be hit and miss if required expert advice is to hand. Therefore, the method in the Guide should apply.	<p>Members of the DRP are selected for the breadth and depth of their relevant experience. In all but exceptional circumstances where additional specialist expertise is required, any quorum of panel members will be qualified to provide the required advice. Where specialist expertise is required the Panel may receive briefings to inform their review.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

<p>3(d)</p>	<p>Secondly, it should be made clear that, at the formal review stage of a lodged development application, the report (notes) of the Design Review Panel will be made public as per page 20 of the Guide and that is to occur within 10 working days of the meeting. Page 24 of the Guide specifies plain English that is readily understood by the “consent authority”, the development proponent and <u>the community</u> (quotes and underlining added).</p> <p>“In addition, the outcomes are made public unless the review is in the very early stages and a request for confidentiality has been accepted” (from DESIGN REVIEW RESEARCH Prepared for Green Building Council of Australia August 2011 (Hassell).</p>	<p>The purpose of the DRP is to provide advice to the City and applicant as part of the development assessment process. This process includes public advertising of proposals and is consistent across the state of WA in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2016</i>. This is for community comment on the application itself, not comment on the advice provided by DRP (or any other referral advice the City may receive to assist in assessment). The advice received forms part of the report to the Council or DAP for consideration in making a determination.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
<p>3(e)</p>	<p>The section “Confidentiality” in the current policy has been removed in this revision. Also it seems that development application documents will now be provided to review panel members ahead of a meeting as stated in the Guide. This is sensible so that panel members come prepared to make their contributions.</p>	<p>Section 9 – confidentiality in the current policy has been removed as it does not reflect current practice.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
<p>3(f)</p>	<p>For the above reasons, the public should have the ability to access the “notes” of the Design Review Panel. It’s also been found that a review of the reviews (lessons learned) provides useful information in drawing attention to ongoing design issues.</p> <p>Among the benefits of reviews listed by the former Commission for Architecture and the Built Environment (UK) is “It can identify inappropriate or simply bad design that is masquerading as cutting edge.” Such detection is needed to protect the community from being conned by marketing terms such as “world class development by a world class team” (88 Mill Point Road) if the assertion is not true.</p> <p>(Hassell wrote the Design Review Research for the Green Building Council of Australia (below) and is also the designer of 88 Mill Point Road).</p>	<p>As discussed above it is not recommended to publically advertise the notes of the DRP meetings.</p> <p>From time to time the City may review the operation of the DRP and make updates as required.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

<b>Comment No. 4</b>		
4(a)	<p><i>The DRP members are not to provide advice directly to an applicant in respect of any item under consideration at a DRP meeting.</i></p> <p>Comment: in practice, we do provide verbal advice directly to the applicant in meetings while discussing design issues and possible resolutions. This is what makes South Perth's process effective, in my opinion, compared to say the City of Perth where the DAC members simply ask clarification questions and then render an opinion about the design.</p>	<p>This clause in the policy is intended to ensure that written advice is provided by the panel, rather than from individual panel members. The policy is recommended to be modified to reflect this.</p> <p>The policy is <b>recommended to be modified</b> in response to this comment.</p>
4(b)	<p><i>Multidisciplinary - the Panel combines the different perspectives of architects, urban designers, urban planners, landscape architects, engineers and other specialist experts to provide a complete, rounded assessment.</i></p> <p>Comment: in practice most of the discussion and critique surrounds architectural and urban design issues (sometimes landscape too). I know some other Councils (Vic Park for example) have other consultants attending design reviews such as engineers, but in my view this mostly isn't necessary at the conceptual design level. And the current design review panel at South Perth is made up only of architects and an urban designer so it's a bit disingenuous to say it is broadly multidisciplinary (unless there are changes planned to the composition of the panel).</p>	<p>The purpose of the DRP is to <i>provide comments and advice... on the design and site planning</i>. Specialist engineering and other technical advice is generally outside of the scope of the DRP and the wording of the policy is recommended to be modified to reflect this.</p> <p>The policy is <b>recommended to be modified</b> in response to this comment.</p>

<p>4(c)</p>	<p><i>Terms of Reference</i> <i>(iii) Role of the Chair</i> <i>The Chair of the Panel will be appointed by the Chief Executive Officer. The appointed Chair will have extensive experience in design review and facilitation, and a proven ability to draw meaningful conclusions from the collective views expressed.</i></p> <p>Comment: this is a change from the way the panel currently operates. At the moment there is no chair aside from the most senior planning representative, and all panel members are equal. Adding a chair creates a more formal process, which may change the nature of the design discussion that currently occurs in meetings.</p>	<p>Part of the reason for reviewing the policy is to provide more formal processes for the panel's operation.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
<p><b>Comment No. 5</b></p>		
<p>5(a)</p>	<p>I support the policy outlined above, but would recommend under Section 3 - Design Review Principles (c) Multidisciplinary, under 'other specialist consultants' it needs to specifically include Access Consultants to ensure designs are in keeping with Universal Design principles, rather than just meeting AUS/NZ minimum standards. This will ensure the CoSP's DAIP obligations are being met. I am a Disability Advisor at Curtin and work with Properties in such planning activities to support accessibility of the campus for staff students and visitors with disabilities, and can attest to the mistakes made when such consultation has not occurred. UD is much more than just 'being compliant' as the current standards are the LEAST required to be deemed sufficient, and are already out of date with regard to the common types of equipment eg mobility scooters currently being used in the community. I would point to Elizabeth Quay as a classic case of being deemed 'complaint', but not actually accessible for a large proportion of the disabled community.</p>	<p>Accessibility is listed as one of the disciplines eligible for membership of the DRP in the Terms of Reference section 4(i)(ii)(b). Universal Design and accessibility is an important consideration for the DRP.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

<b>Comment No. 6</b>		
6(a)	<p>In late 2016 the WAPC released its draft Design Review Guide – Guidance for local governments to set up and operate design review processes. The document, though not finalised, comprehensively covers all the important aspects of a Design Review Process. We assume it has been reviewed, but believe it should be incorporated far more as it would serve as an excellent basis for the City of South Perth's new DRP process.</p> <p>The document clearly explains the rationale behind a design review process, the set of evaluation principles, establishing the team and processes and the role of support personnel. We suggest a similar level of detail is included in South Perth's policy as it would fill the significant gaps of background and supporting information that we believe exist in the draft CoSP Policy 303 DRP and prevent many of the poor recommendations of the past few years.</p>	<p>Policy P303 has been reviewed in accordance with the Design Review Guide, which does form the basis for the City's revised DRP processes. As the background and rationale for design review is set out in the Guide it is not considered necessary to restate it in the City's policy.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
6(b)	<p>The items listed as Design Review Principles in Policy 303 are not principles – these are items that should be considered when selecting the team members, their attributes and how they will operate.</p>	<p>Clause 3 of the revised policy P303 is recommended to be modified to set out the design principles to which the panel is to have due regard, which are taken from State Planning Policy 7 – Design of the built environment. These principles are set out at section 2 of Appendix 1 to the policy.</p> <p>Clause 3 of the revised policy P303 also sets out the principles that guide the review process and the operation of the DRP.</p> <p>The policy is <b>recommended to be modified</b> in response to this comment.</p>

6(c)	<p>Another extremely important point which is not included in Draft Policy 303:          "At building permit stage (after development approval) it is suggested that a check takes place by the design review panel Chair or delegate, to ensure that the design quality of the proposal is consistent with the approved development application and any relevant conditions related to design quality."</p>	<p>Compliance with planning conditions is managed by the City administration and it is not the role of the DRP to ensure compliance with conditions. City officers have the ability to seek additional advice if there are concerns about design quality at building permit stage.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
6(d)	<p>Many of these principles have not been appropriately considered by DACs in the past which has contributed to the chaotic state of planning and development in South Perth and why WAPC recommended a new DRP.</p>	<p>The WAPC has not recommended a change to the City's design review process. The City has reviewed the policy voluntarily in order to align with contemporary best practice.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
6(e)	<p>ADDITIONAL POINTS to be considered for inclusion or removal.</p> <p>a) Flexibility: Would recommend a specific set of members selected for meetings depending on the particular project rather than simply rolling out the same team every meeting.</p>	<p>For practicality reasons, and in order for the DRP to provide consistent advice, it is necessary to appoint a fixed number of members to the DRP. Members will be selected based on the breadth and depth of their relevant experience, which will allow them to comment on the range of proposals that the City receives.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

6(f)	<p>b) Composition of Panel: we believe that a selection panel be formed to select DRP members.</p> <p>It is essential that this panel includes members with design review expertise, such as a representative from the Office of the Government Architect or member of the State Design Review Panel and also includes members from the City's executive team, elected members and the planning staff. We strongly recommend a councillor vetting process of panel members. Councillors are the ears and eyes of the community and are well placed to be aware of conflicts of interest, skills and local knowledge. Councillors should be able make recommendations to the CEO, who makes the final decision on acceptance or rejection.</p>	<p>Section 4 of Appendix 1 to the policy sets out the membership eligibility requirements and process for selection and appointment of members. Membership of the DRP is at the discretion of the CEO and details of eligible members are to be presented to a Council meeting for approval.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
6(g)	<p>c) Members with Heritage and Environmental Qualifications Mandatory</p> <p>The value of the City's Heritage buildings and spaces cannot be underestimated and a person with those skills should be mandatory. This also applies to having a member with Environmental Science qualifications to ensure any development enhances the city's significant natural features and landmarks, not just from a Landscaping perspective. One only has to look at the current issues around Waste Water Management at Aurelia to see the need.</p>	<p>Members of the DRP are selected for the breadth and depth of their relevant experience. Where specialist expertise is required, for example on a project with heritage or environmental impacts, the Panel may receive briefings to inform their review.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
6(h)	<p>d) Community Representative: We recommend a representative community member is included where the project is asking for bonus in lieu of providing a community benefit or where there will be a significant community impact.</p>	<p>The purpose of the DRP is to be a specialised group of consultants who provide professional design advice to the City. Community members make an important contribution to the development assessment process when proposals are advertised for public comment and when reports are considered by Council.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

6(i)	<p>e) Current Members should be automatically excluded Anyone associated with the current DAC should be eliminated from the future DRP. The current members have proven their incompetence with a number of seriously poor recommendations and opinions. Not the least being that every proposal requesting bonus height in the SPSP requiring it to be of "Exceptional" design was duly given that title – ignoring the very definition of the word. The first opportunity where that opinion was challenged and the OGA was referred, the proposal was cited as being acceptable - not exceptional. The OGA detailed numerous failings in the design which should have been noted by the DAC.</p>	<p>The purpose of the policy review is not to remove or retain existing panel members. Subject to approval of the draft revised policy, any future membership changes will be managed in accordance with the policy.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
6(j)	<p>f) Impartiality Interest: "A Member is considered to have an interest in a proposal if the Member has:</p> <ul style="list-style-type: none"> <li>i) financial, commercial or professional interest in a project, its client and/or its site; or</li> <li>ii) a personal relationship with either the site or an individual or group involved in the project, where that relationship prevents the DRP member from being objective." </li></ul>	<p>Conflict of interest is addressed in the Terms of Reference (Appendix 1 to the policy).</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
6(k)	<p>Additional comments made in this submission are of a personal nature and are not relevant to the review of the draft policy.</p>	
6(l)	<p>g) In the Terms of Appointment there should be an additional item where the CEO can terminate the appointment of a member, prior to the expiry of a term of appointment should they not operate within the guidelines, breach the rules around conflict etc. The panel members are consultants and as such should be treated in the same way as a salaried employee.</p>	<p>The Terms of Reference (Appendix 1 to the policy) section (4)(iii)(ii) state that the CEO may terminate the appointment of a member subject to the listed provisions. These provisions provide broad scope for the termination of a panel member if required.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

<p>6(m)</p>	<p>h) Term of Appointment – 2 years with options In order to provide consistency, we agree the members should be appointed for a reasonable agreed term – we believe two years is reasonable and at the end of this term, positions should be re-advertised, to encourage improvement and to broaden the panel's skills when opportunities arise. In the past members have been on panels for decades where laziness and complacency have obviously been rife, with past panel members not even understanding the primary objective of the existing scheme. Members could be given the option to renominate.</p>	<p>The Terms of Reference (Appendix 1 to the policy) section (4)(iii) sets the term of appointment of panel members at 2 years, with the option for reappointment.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
<p>6(n)</p>	<p>i) In the Terms of Reference: "Aspects of proposals to be considered by the DRP". The DRP does not report on compliance with policy or scheme; however it may be requested to examine proposals against the background of the provisions of TPS6, the Residential Design Codes (R-Codes) and policies....."</p> <p>We believe the members of this panel should be well versed in the current town planning schemes, the time and effort required to assess an application should not be wasted on a proposal that is not compliant with a scheme, as has been the case for the last 4 years.</p> <p>For example: the 6 proposals approved in 2014-2016 requesting extraordinary bonus height are all non-compliant with not even the primary objective of the SPSP being complied with – this is not a minor technicality and was a fundamental flaw in the previous planning regime, which included the previous DAC.</p>	<p>The comment that the DRP does not report on compliance with the Scheme or policies is noted. The purpose of the DRP is to provide comments and advice to the Council and City officers on the design and site planning of certain development proposals. This is not to replace or duplicate the City's assessment of proposals against the town planning scheme in the development assessment process.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

<p>6(o)</p>	<p>3) Principles of Intelligent Urbanism - we also suggest considering these Principles The term of Principles of Intelligent Urbanism was coined by Prof. Christopher Charles Benninger, evolved from the city planning guidelines formulated by the International Congress of Modern Architecture (CIAM), the urban design approaches developed at Harvard's pioneering Urban Design Department under the leadership of Josep Lluís Sert.</p>	<p>The ten 'Design Principles' at section 2(i) of Appendix 1 and in the Design Quality Evaluation table in Appendix 2 are taken from State Planning Policy 7. The City's policy should be consistent with State Government policy wherever possible.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
<p>6(p)</p>	<p>4) Consideration of the following statements by the Commission for Architecture and the Built Environment (CABE), who recommend that the DRP should observe good governance practice. It also identifies a number of well worded benefits as follows:</p> <ul style="list-style-type: none"> <li>• offer an objective and fresh viewpoint, identifying flaws that the designer has failed to recognise</li> <li>• can offer support and encouragement to good schemes as well as criticism of bad ones</li> <li>• can identify inappropriate or simply bad design that is masquerading as cutting edge</li> <li>• brings a breadth and depth of experience that may not be available to the project team or to the planning authority</li> <li>• can offer expert views on complex issues such as sustainability</li> <li>• can broaden discussions and draw attention to the bigger picture.</li> </ul>	<p>Part of the reason to review policy P303 is to improve the governance of the DRP. The benefits of design review articulated by CABE are also set out in the State Government's Design Review Guide and it is not necessary to restate them in the City's policy.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

6(q)	<p>There is a real opportunity for South Perth to become a model for responsible and sustainable community living. At the moment it is a symbol of what goes wrong when too much discretion is given to people without the right mix of experience, expertise and independence to make sensible planning decisions.</p> <p>In a system which allows the decision maker, JDAP, to use extraordinary powers of discretion to alter, twist and distort local planning schemes it is imperative for council to detail and prescribe clearly and openly what is required and wanted in South Perth with well explained limits and controls. A Local Planning Strategy and an experienced effective DRP would be a good start.</p>	<p>This comment is noted.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
<b>Comment No. 7</b>		
7(a)	<p>Firstly it is noted the policy and the 2 support appendix's are based on the <b>"WA Planning Commission's Draft Design Review Guide October 2016"</b> which states in part that;</p> <p><b><i>"Communities benefit from design review by: — gaining assurance that new developments will make a positive contribution to the public realm, adjacent development and the surrounding community,"</i></b></p> <p>In addition under the section headed <b>"Accountable"</b> page 14 it states:</p> <p><b><i>"The design review panel, and the advice that it provides to the local authority (or other approval authority) must be clearly seen to work for the benefit of the public."</i></b></p> <p>Currently the proposed revision of Policy 303 puts most emphasis on identifying issues early and reducing time and cost of approving a development application. It is considered the policy needs to also highlight and emphasise the panel <b><i>"must be clearly seen to work for the benefit of the public."</i></b></p>	<p>The best practice principles under which the DRP is to operate are set out at clause 3 of the policy. Clause 3(d) states that "the Panel and its advice must be clearly seen to work for the benefit of the public".</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>

7(b)	<p>On page 20 of the guide it also mentions consideration for the report of the Design Review Panel to be made public at the formal review stage of the development application. Considering the applicant has a copy of the report and can selectively quote any parts of the report they wish, when making representations to the JDAP, it is considered vital the report is made public, to ensure a balanced and fair case is presented. Request for confidentiality should not be accepted where it is just being used to block public scrutiny, and even then only confidential parts, or information in the report should be blocked.</p>	<p>The purpose of the DRP is to provide advice to the City and applicant as part of the development assessment process. This process includes public advertising of proposals and is consistent across the state of WA in accordance with the <i>Planning and Development (Local Planning Schemes) Regulations 2016</i>. This is for community comment on the application itself, not comment on the advice provided by DRP (or any other referral advice the City may receive to assist in assessment). The advice received forms part of the report to the Council or DAP for consideration in making a determination.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>
7(c)	<p>It is considered some rigor needs to be applied when the applicant uses the "Design Principle" pathway to satisfy a criteria rather than the "Deemed to Comply" pathway. In particular it is considered the Design Review Panel should make comments and recommendations as to what superior outcome the "Design Principle" pathway results in for the community, and how the design mitigates negative impacts on surrounding building and places to ensure it is at least no worse than the "Deemed to Comply" pathway. Both Appendix 1 and Appendix 2 should be amended to ensure this rigor is applied.</p>	<p>The City's planning officers apply the rigour referred to in the comment in preparing responsible authority reports. The role of the DRP is to comment on the design and this may or may not relate to the proposed development's compliance with the R-Codes.</p> <p>The policy is <b>not recommended to be modified</b> in response to this comment.</p>



# City of South Perth

## Review of City of South Perth Town Planning Scheme No. 6

**Civic Centre** Cnr Sandgate St & South Tce, South Perth WA 6151  
**Phone** 9474 0777 **Email** [enquiries@southperth.wa.gov.au](mailto:enquiries@southperth.wa.gov.au)  
**[www.southperth.wa.gov.au](http://www.southperth.wa.gov.au)**



# Review of City of South Perth Town Planning Scheme No. 6

## **Background**

The City of South Perth is a medium sized, inner-metropolitan local government located 2 kilometres across the Swan River from the Perth Central Business District. The City has a population of 46,361 (estimated in 2016), an approximate area of 19.9km<sup>2</sup> and covers the suburbs of South Perth, Kensington, Como, Manning, Karawara, Waterford and Salter Point.

The local government area is primarily residential and provides a diverse range of dwelling types including low density single dwellings, medium density grouped and multiple dwellings, and high density multiple dwellings. These residential areas are complemented and serviced by a number of commercial areas and Centres of varying size and type which are interspersed throughout the City. Most notably, there are two identified Activity Centres located within the City, one in South Perth and centred on the Mends Street commercial area and South Perth Foreshore, and the other partially located in Como and centred on Canning Highway and the Canning Bridge train station (Canning Bridge Activity Centre). These Centres service both the local and wider regional area.

The City also includes 660 hectares of public open spaces, used for a variety of active and passive recreation uses, as well as other important uses that service both the local and wider regional area including educational institutions, a hospital, aged care facility and tourism. The following areas/sites of regional and state significance are located within the City:

- South Perth Foreshore;
- Sir James Mitchell Park;
- Richardson Park;
- Perth Zoo;
- Royal Perth Golf Club;
- Collier Park Golf Course;
- Waterford Plaza Shopping Complex;
- Portion of Bentley Technology Precinct (including the Department of Agriculture, Department of Parks and Wildlife, and Commonwealth Scientific Industrial Research Organisation (CSIRO) sites);
- several private schools and colleges, such as Penrhos College, Aquinas College, Wesley College, and Clontarf Aboriginal College;
- Several places of State-level heritage significance;
- Residential accommodation for Curtin University students; and
- Regional transport nodes for the Perth-Mandurah railway services, and the ferry services.

In addition to these important regional facilities, the City also anchors three of Perth's most important river crossing points, being the Narrows, Canning and Mount Henry Bridges.

### ***Scheme Details***

Town Planning Scheme No. 6 (the Scheme) was gazetted on 29 April 2003 and 36 amendments have been gazetted since that time with several amendments (6) currently in various stages of progress. Since the Scheme's gazettal, the City has developed a number of Strategies and undertaken detailed local planning studies for specific areas to inform and shape the future planning of the City, primarily through Scheme amendments. These include:

- Local Commercial Strategy, 2004;
- Canning Bridge Activity Centre Plan and associated work, 2010 to 2016;
- South Perth Station Precinct Plan and associated work, 2011 to present;
- Local Housing Study, 2012;
- Waterford Triangle Urban Design Study, 2012;
- Manning Hub Community Facility Masterplan and Scheme Amendment, 2012 to 2014;
- Retail Needs Assessment, 2013;
- Canning Highway Residential Density and Built Form Study, 2015 to 2017;
- Local Heritage Inventory Review, 2017

### **Strategic Context**

#### ***Scheme Amendments***

Since the gazettal of the Scheme in 2003, work has been undertaken on 55 Scheme Amendments. A number of these amendments were initiated by the Council to adapt to the changing overarching planning framework or in response to local planning issues, while the remainder were applicant-initiated. Not all amendments have been finalised. Details relating to the amendments are as follows:

- 55 amendments initiated or seriously discussed with applicants (28 initiated by the Council and 27 initiated by applicants);
- 36 amendments have been approved and gazetted;
- 1 amendment refused by the Minister;
- 12 amendments did not proceed for various reasons; and
- 6 amendments are still in progress or pending further action as (at June 2017).

A schedule of the Scheme Amendments and their current status (at June 2017) is provided below:

<b>Amendment No.</b>	<b>Purpose of Amendment</b>	<b>Modifications to Text or Maps</b>	<b>Gazettal Date</b>
1.	Increase in Building Height Limit from 7.0m to 10.5m for land in Hensman and Ridge Streets	<b><i>Did not proceed</i></b>	
2.	Modifications to Scheme Text provisions relating to <i>Compensation and Election to Purchase and Valuation</i>	Clauses 9.3 and 9.4	GG No. 159 7.9.2004
3.	Increase in density coding from R15/25 to R40 for Lots 1, 2 and 3 (Nos. 139, 141 and 143) South Terrace, Como	Precinct 8 Zoning Map	GG No. 189 5.11.2004
4.	Rezoning from 'Public Purposes (Telstra)' reserve to 'Residential' zone R30. Pt Lot 2 (No. 54) Manning Rd cnr Ley St, Manning	<b><i>Did not proceed</i></b>	



REPORT OF SCHEME REVIEW

5.	Increasing density code from R15/25 to R40. Lots fronting South Terrace between Hazel and McDonald Streets, Como	<i>Did not proceed</i>	
6.	Modifications to Scheme Text provisions relating to additions to buildings already exceeding height limit	Clause 6.2(1)(d)	GG No. 40 4.3.2005
7.	Rezoning, modified Building Height Limit and increased density coding for Lot Pt 2 (No. 54) Manning Road, Manning	<i>Did not proceed</i>	
8.	Review of special provisions relating to Karawara	<i>Did not proceed</i>	
9.	Correction of boundary between 13.0m and 28.0m Building Height Limits for five lots in Mill Point	Precinct 1 Building Height Limit Map	GG No. 149 20.7.2007
10.	Rezoning land in Burch Street for South Perth Hospital	Precinct 3 Zoning Map	GG No. 133 1.8.2008
11.	Modifications to Scheme Text provisions relating to minor variations from prescribed car bay width	Clause 6.3(8); Schedule 5	GG No. 130 10.7.2009
12.	Rezoning Lot 701 (No. 365) Canning Highway from Residential R40 to Highway Commercial	<i>Did not proceed</i>	

REPORT OF SCHEME REVIEW

Amendment No.	Purpose of Amendment	Modifications to Text or Maps	Gazettal Date
13.	Bentley Technology Park - Special Control Areas	<i>Did not proceed</i>	
14.	Bentley Technology Park – rezoning	<i>Did not proceed</i>	
15.	Removal of restrictive covenants affecting density	Clause 4.11	GG No. 169 3.9.2010
16.	Addition to variation from R-Codes. Clarification of exempt development. Deletion of definition of ‘pergola’; and new definitions of ‘patio’ and ‘shade sail’	Clauses 4.3(1)) and 7.1(2); Schedule 1	GG No. 160 4.9.2009
17.	Method of measuring building height; and replacement of over-sized buildings	Clauses 6.1, 6.2; Schedule 1 and other clauses	GG No. 135 30.7.2013
18.	Penrhos College - performance based increase in building height limit from 7.0m to 10.5m	Clause 5.4	GG No. 134 9.7.2010
19.	Increased density coding of Lot 50 Jubilee cnr Weston from R40 to R40/60	Schedule 3; Precinct 4 Zoning Map	GG No. 134 9.7.2010
20.	Rezoning Lot 40 (No. 70) South Tce from Public Assembly to Private Institution zone	<i>Did not proceed</i>	
21.	Rezoning land in Godwin Avenue	Precinct 10 Zoning Map	GG No. 231 11.12.2009
22.	Rezoning Lot 165 (No. 15) and Lot 166 (No. 17) Alston Avenue cnr Labouchere Road to Residential R20/R30	Precinct 8 Zoning Map	GG No. 34 8.3.2011
23.	Child Day Care Centres and Consulting Rooms	Table 4; Schedule 1	GG No. 172 9.9.2011
24.	Additional Use (‘Office’) on Lot 5 (No. 52) Manning Road, Como	Schedule 2; Precinct 10 Zoning Map	GG No. 76 10.5.2011
25.	Special provisions relating to South Perth Station Precinct	Scheme Text (various); Scheme Maps (various)	GG No. 6 18.1.2013
26.	Lot 3298 Murray Street, Como - performance-based increase in density from R30 to R40 and building height	Clause 5.4; Precinct 9 Zoning Map	GG No. 179 27.9.2011
27.	Rezoning Lot 30 (No. 14) Collins Street, Kensington to Residential R25	Precinct 6 Zoning Map	GG No. 172 9.9.2011
28.	Rezoning Lot 51 (Nos. 245-247) Canning Highway, Como to Highway Commercial	Clause 5.4; Precinct 8 Zoning Map and Building Height Limit Map	GG No. 109 26.6.2012
29.	Fencing	Clause 6.7; Schedule 1	GG No. 73 11.5.2012
30.	Cash-in-lieu of car parking	Clauses 6.3, 6.3A, 7.8, Table 6, Schedule 1	GG No. 141 12.9.2014
31.	Rezoning Lot 36 (No. 47) Tate Street, South Perth to a split zoning of Residential and Local Commercial, and increase the density coding from R15 to R40	Precinct 5 Zoning Map	GG No. 73 11.5.2012
32.	Revising ‘Shop’ and ‘Consulting Rooms’ definitions	Schedule 1	Refused by Minister 6.8.2013

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Amendment No.	Purpose of Amendment	Modifications to Text or Maps	Gazettal Date
33.	Rezoning POS and road land; and increasing density coding from R20 to R60 and R80 and increasing Building Height Limits from 7.0 to 10.5m for five Grouped Dwelling sites in Cygnia Cove	Precinct 14 Zoning and Building Height Limit Maps	GG No. 226 11.12.2012
34.	Rezoning Pt Lot 2 (No. 43) Manning Road, Manning, from Public Purposes Reserve (Telstra), to Residential and Highway Commercial (R160), with increased Building Height Limits and mandatory design criteria	Clauses 4.3, 5.4; Zoning Map Building Height Limit Map	GG No. 43 24.3.2015
35.	Revision of "Home Occupation" definition and requirements	Clauses 4.12 and 4.13; Schedule 1	GG No. 57 17.4.2014
36.	Manning Community Centre, Bradshaw Crescent, Conochie Crescent and Welwyn Avenue, Manning – creation of 3D building envelopes and specific Scheme provisions	Clauses 4.3, 5.1, 5.4	GG No. 110 25.7.2014
37.	Waterford Triangle UDP and Design Guidelines	Zoning map, Building Height map and various clauses	Action Pending
38.	Rezoning Lots 382, 46, 47 and 48 (Nos. 33, 31 and 29) on two corners Canning Highway and Way Road from Residential R15 to Highway Commercial R80 zone	Schedule 2; Precinct 5 Zoning Map	GG No. 191 25.10.2013
39.	Density coding increase on southern side of Angelo Street between Addison and Lawler Streets from R15 to R25	Precinct 3 Zoning Map	GG No. 101 4.7.2014
40.	Rezoning Lot 6 (No. 148) South Terrace from Residential (R40) zone to Highway Commercial (R80) zone (Como Hotel)	Precinct 3 Zoning Map	GG No. 50 8.4.2014
41.	Density coding increase from R15 to R20 for area bounded by South Terrace, Murray Street, Ryrie Avenue and Canning Highway, Como	<i>Did not proceed</i>	
42.	Salter Point Building Height Limits	<i>Did not proceed</i>	
43.	Amending definition of 'gross floor area'	Schedule 1	GG No.85 13.6.2014
44.	Rezoning Part Lot 18 (No. 58) Mount Henry Road (Aquinas College cnr Redmond Street & Roebuck Drive), Salter Point from Private Institution (R20) to Residential (R25)	Precinct 14 Zoning Map	GG No. 66 5.5.2015
45.	Rezoning Southcare site, Bickley Crescent, Manning from Residential and Public Assembly with density coding of R20 to Private Institution (R40) with increased building height to 14 m	Clause 5.4 Zoning Map	GG No. 187 11.12.2015
46.	Replacement of Schedule 9 with a modified Schedule 9A	Clauses 3.3 (9), 4.3, 4.7, 5.1, 5.2, 5.3, 6.1A, 6.3, 6.3A, 6.4, 7.8, 4.3 Indexes, Schedule 9	GG No. 44 21.2.2017
47.	Include provisions for the Centre zone and Activity Centre Plans, and create the Canning Bridge Activity Centre	Clauses 3.1(1), 3.3, 4.3, 5.4, 6.1A, 6.3, 6.4, 10.1, Table 1, Schedule 10, Schedule 12; Zoning and Height Maps	GG No. 38 10.2.2017
48.	Car bay sizes	Clauses 4.3, 6.3(8) Schedule 5	GG No.181 4.12.2015
49.	Modification to Schedule 6 – Form of Application for Planning Approval	<i>Did not proceed</i>	

Amendment No.	Purpose of Amendment	Modifications to Text or Maps	Gazettal Date
50.	Licensed Premises	Table 1, Table 6, Schedule 1	GG No. 35 4.3.2016
51.	Major Review of Schedule 9A - South Perth Station Precinct	Schedule 9A	Action Pending
52.	Building Height Limits for lots 501 and 502 River Way, Salter Point	Precinct 13 Building Height Limits Map	In progress (Ministerial approval subject to modifications at May 2017)
53.	Increased density coding and Building Height Limit for Lot 26 (No. 2) Darley Street, South Perth	Precinct 1 Zoning and Building Height Limit Maps	Action Pending
54.	Modifying the Scheme Text to align with Deemed Provisions and certain changes to R-Codes	Scheme Text	In progress
55.	Amendment to permit certain minor projections beyond defined building envelope for Lot 801 Bradshaw Crescent and Lot 802 Conochie Crescent, Manning	Clause 5.4 (10)	In progress

#### ***Local Planning Strategy amendments***

The City does not have a Local Planning Strategy and is currently in the process of developing one as part of the Scheme Review process. Notwithstanding the City has a number of Strategies outlined in the Scheme Details section of this report which will be reviewed and updated to inform the content of the Local Planning Strategy. A number of detailed planning studies have also been undertaken since 2010. These studies will also inform the content of the Local Planning Strategy.

#### ***Development Activity in the City of South Perth***

Dwelling commencements, commercial development activity and lot creation in the City since 2003 are discussed below:

##### ***Residential Development***

Residential development activity has varied from a high of 186 new single dwellings and 54 new grouped dwellings in 2003 to a low of 105 new single dwellings and 10 new grouped dwellings in 2009, as shown in Figure 1. Lower numbers of building approvals in 2008-09 coincide with the Global Financial Crisis and the lower numbers in 2016 could be attributed to the decline in mining activity within the state.

Since 2003 no more than 7 multiple dwelling building approvals have been issued in a single year (2015). However it must be noted that each multiple dwelling approval issued contains a number of individual units. For example within the South Perth Station Precinct an additional 336 multiple dwellings have either been constructed or are currently under construction since 2013.

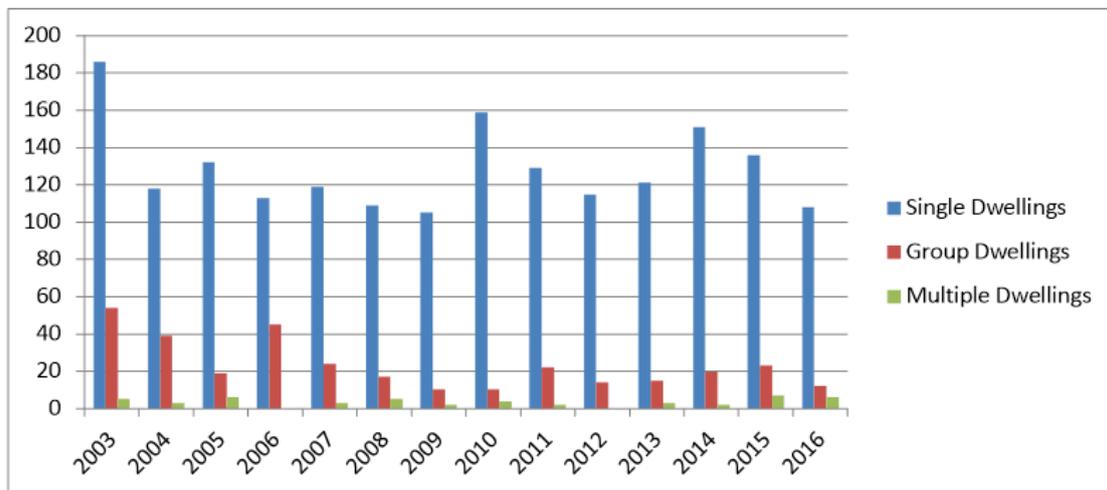


Figure 1: Residential building permits (single, grouped and multiple dwellings) in the City of South Perth between 2003 and 2016

The total dwelling commencements (excluding renovations) between 2003 and 2016 was 2,186. This is made up of:

- 1,801 single dwellings
- 324 grouped dwellings
- 48 multiple dwelling developments
- 9 ancillary dwellings
- 3 aged/disabled accommodation
- 1 caretaker's flat

*Commercial Development*

The amount of non-residential development (including mixed use development with a residential component) has varied significantly from year to year since 2003. In 2013 there was a high of 20 building permits issued for shop/tavern/café/hairdressing uses, while in 2012 there were no permits issued for these uses.

In 2016 there was a high of 21 office building permits issued. This is significantly higher than in any other year since 2003 and is likely to be accounted for by development in the South Perth Station Precinct.

Non-residential development activity is influenced by many complex factors including the amount of land zoned for commercial purposes, vacancy rates and demand for different types of floorspace across the metropolitan area, planning requirements (for example the requirement for a commercial component in developments within the South Perth Station Precinct) and the availability of finance.



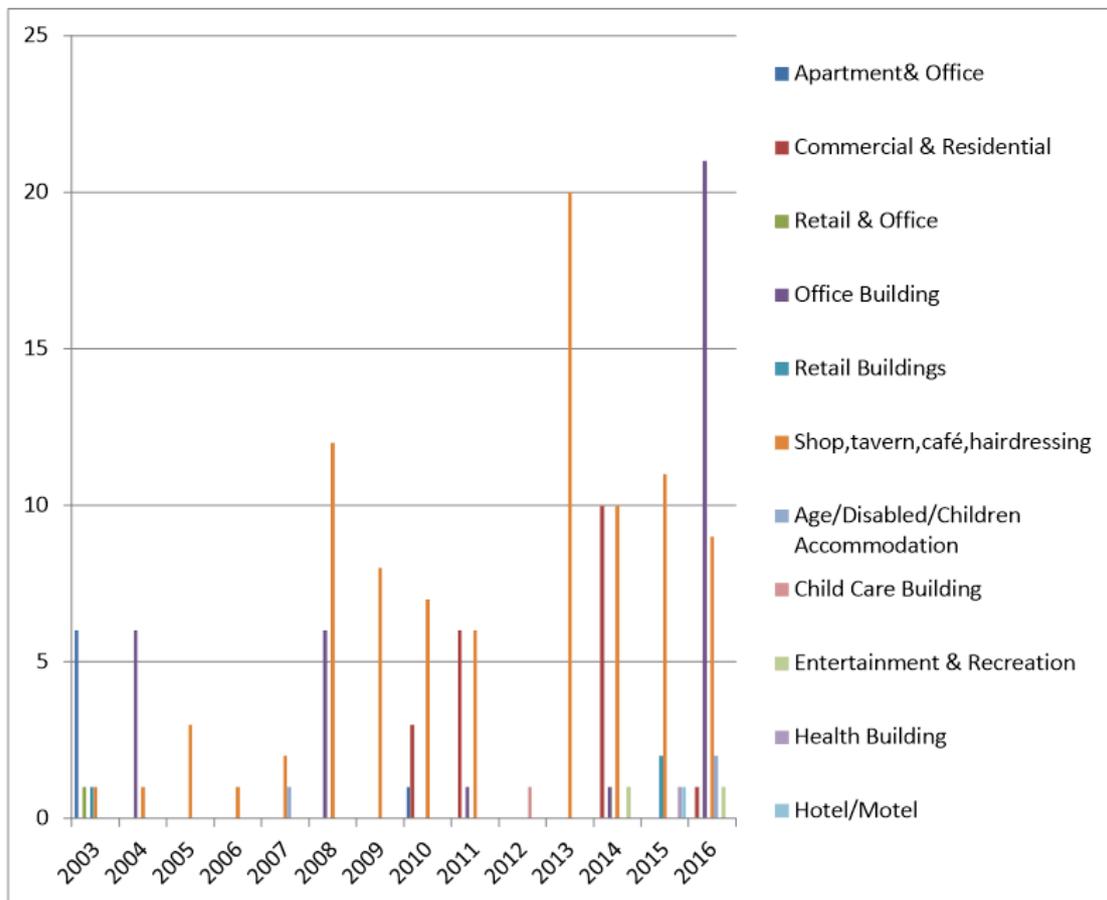


Figure 2: Non-residential building approvals in the City of South Perth between 2003 and 2016

The City is comprised of predominantly residential zoned land with one primary commercial centre and several smaller neighbourhood centres, which results in a relatively modest amount of commercial development activity when measured in terms of building permits. In total there were 165 non-residential building approvals (including mixed use developments with a residential component) issued in the City of South Perth between 2003 and 2016. These figures do not seem significant, however, 23,394m<sup>2</sup> of additional commercial floorspace has been added (constructed or currently under construction) to the City’s primary commercial centre, the South Perth Station Precinct, since 2013.

*Lot Creation*

Since the Scheme was gazetted in 2003 a total of 539 subdivision clearances have been issued. Figure 3 shows that the rate of subdivision has varied from a high of 68 in 2005 to a low of 20 in 2008. Most subdivisions in the City of South Perth are relatively small and create between two and four new lots. The largest subdivision under Town Planning Scheme No. 6 has been Cygnia Cove in Waterford, which created approximately 188 lots in 2011.



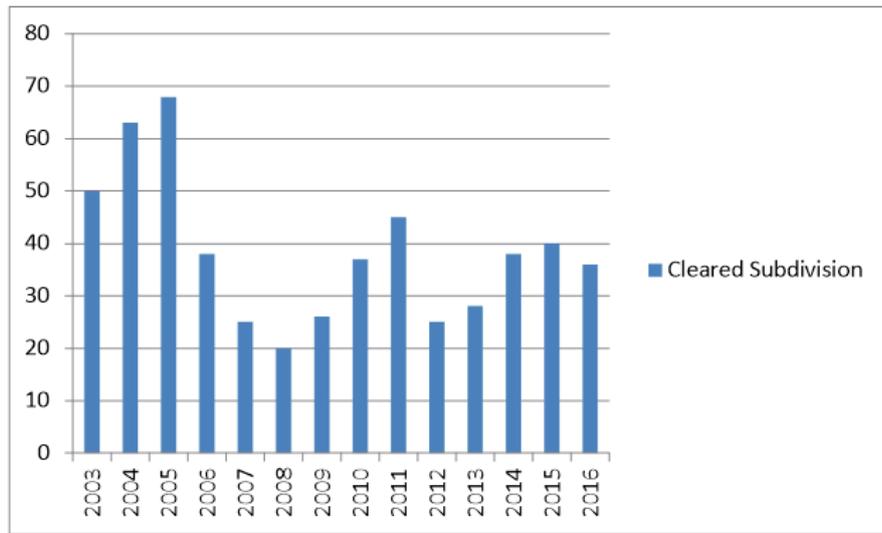


Figure 3: Subdivision clearances in the City of South Perth between 2003 and 2016

**Population Change**

The City of South Perth currently has a population of 46,361 (Estimated Resident Population, 2016). This is forecast to grow to 67,620 people by 2041. Figure 4, below, shows the City’s population growing steadily to 2041, with an annual growth rate of between approximately 1 and 2 percent.

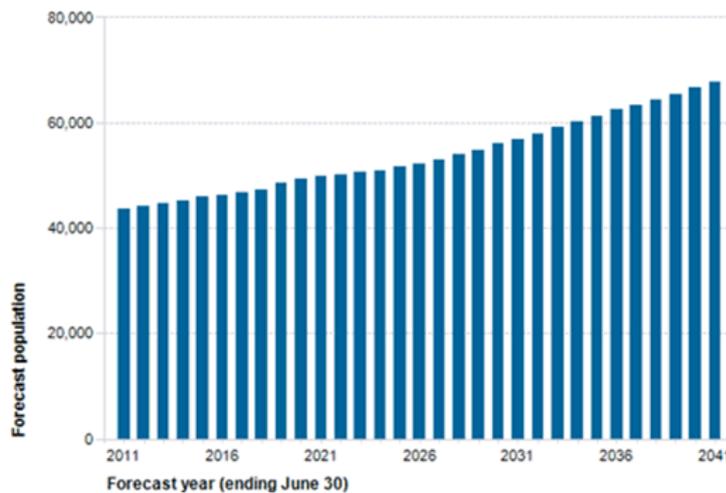


Figure 4: Forecast population in the City of South Perth 2011 to 2041.

The majority of population growth is expected to be accommodated in the activity centres of Canning Bridge and the South Perth Peninsula, with additional growth along the Canning Highway activity corridor and in the Bentley-Curtin Specialised Activity Centre in the longer term.

**Consultation**

The City has not undertaken any consultation in regards to the Scheme Review as the Local Planning Strategy and Local Planning Scheme have not yet been prepared. The city will undertake preliminary consultation with the community to inform the preparation of the Strategy. This is



anticipated to occur towards the end of 2017. The draft Local Planning Strategy and draft Local Planning Scheme will be advertised in accordance with the requirements of the Regulations at the appropriate time (once endorsed for advertising by both the Council and WAPC). Given the need for endorsement by two bodies at this stage it is not possible to anticipate when the formal advertising of these documents may occur.

Each of the detailed planning studies which will inform the Scheme Review process, outlined in the Scheme details section, have involved extensive consultation. Consultation undertaken for each of these studies is outlined below:

#### *Canning Bridge Activity Centre*

The Canning Bridge Rail Station Precinct Study was carried out between 2007 and 2010 and included community engagement and discussion with relevant stakeholders to determine broad attitudes and preferences for the study area (stage 1) followed by additional community engagement and consultation to develop more specific proposals for the future development of the study area (Stage 2). The community engagement program included information days, community forums and opportunities to comment on the draft vision and activity centre plan. The Activity Centre Plan has been adopted and appropriate provisions incorporated into the Scheme.

#### *Canning Highway*

The Canning Highway Residential Density and Built Form Study (November 2015) included two phases of community consultation. Phase 1 sought community comment on aspirational future built form and phase 2 sought feedback on proposed height concept plans and cross sections. Engagement methods included community workshops, online discussion and opportunities to comment on draft proposals.

The Kensington/South Perth Character Study (2016) focussed on the built form and character of the area adjacent to a section of Canning Highway in order to develop town planning scheme provisions and a local planning policy to guide future development. Community consultation was undertaken on the identified built form and character elements, including a community open day and opportunity to provide written feedback. This feedback informed the development of draft planning provisions.

#### *South Perth Station Precinct*

From February to May 2017 the City undertook a high level collaborative planning and design exercise in the South Perth Station Precinct with a focus on engagement with key stakeholders. The engagement program included two workshops, followed by a five-day Planning Design Forum, as well a community open day to present the project outcomes.

The process culminated in the preparation of the report which provides an overview of the process and sets out a renewed draft vision for the area, as well as recommended goals, ideas and actions to achieve this vision. It also provides a draft implementation schedule for the ideas and actions, which will provide the basis for the ongoing planning of the South Perth Station Precinct and the surrounding area, including the preparation of an Activity Centre Plan

#### *Strategic Community Plan*

The City is also reviewing its Strategic Community Plan, which has involved community engagement through surveys and workshops. The draft revised Strategic Community plan will also be advertised for public comment later this year. Relevant information from this process will be used to inform the development of both the Local Planning Strategy and the Scheme.

#### **Comment**

The City of South Perth as an inner city local government faces infill development pressures and is undergoing steady population growth. The growth and associated infill development need to be balanced with community desires and expectations to maintain the aspects of the built and natural environment that are highly valued and make a significant contribution to the amenity of the City.

The City has endeavoured to progressively update its Scheme via scheme amendments since its gazettal in 2003 in order to ensure consistency with the overarching state planning framework, best planning practice and respond to changing community needs. Detailed planning studies in the key growth areas of the South Perth Station Precinct, which is a District Activity Centre, and the Canning Bridge Activity Centre have also been undertaken to facilitate and appropriately plan for growth.

During the operation of the Scheme, the overarching planning framework has changed significantly, most notably with the introduction of the *Planning and Development Act 2005* in April 2006 and the commencement of the comprehensive two phase planning reform process in 2009. Key components of the reform process that have a significant impact on the local planning framework are:

- The release of *'Directions 2031'* in 2010 which identifies long term land use planning objectives for the Metropolitan area and includes the draft *'Central Sub-Regional Planning Framework'*.
- The release of State Planning Policy 4.2 *'Activity Centres for Perth and Peel'* (SPP4.2) in 2010. The Canning Bridge Activity Centre, Karrawarra and the South Perth Station Precinct and immediate surrounding area are District Centres under this policy;
- The review of *'Directions 2031'* and release of the updated *'Perth and Peel @ 3.5 million'* suite of planning documents in 2015, including an updated *'Central Sub-Regional Planning Framework'*. Under these documents the City has an additional dwelling target of 8300 by 2050;
- The comprehensive review of the *Town Planning and Development Regulations, 1967*, which culminated in the gazettal of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) in August 2015.

The Regulations include model scheme provisions which replace the Model Scheme Text contained within the former *Town Planning Regulations, 1967* as well as a set of 'Deemed Provisions' that apply to all local governments and replace all corresponding clauses in local planning schemes.

The Council has recently initiated an amendment to bring the Scheme into line with the 'Deemed Provisions' by deleting those clauses which have been replaced, updating terminology and including additional provisions of the aforementioned deleted clauses as supplemental provisions where considered necessary. Notwithstanding, the Scheme is significantly different to the model scheme provisions.

There have also been changes to the local and regional circumstances, primarily in the South Perth Station Precinct and Canning Bridge Activity Centre. The current local planning framework does not fully address the abovementioned state strategic land use planning documents, particularly the need to accommodate an additional 8,300 dwellings by 2050. Whilst the City has undertaken detailed planning studies in the Canning Bridge Activity Centre, South Perth Station Precinct and along the Canning Highway activity corridor to plan for the anticipated growth, further work is required in the latter two areas. This work has already commenced and will include the preparation of an Activity Centre Plan for the South Perth Station Precinct and the development of appropriate Scheme provisions for Canning Highway to reflect its status as an Activity Corridor.

Further work is also required throughout the remainder of the city, particularly around neighbourhood and local centres, to identify other potential opportunities for accommodating growth. The current provisions in and around these lower order Centres do not fully reflect the requirements of SPP4.2 and there are opportunities for these areas to be consolidated.

Notwithstanding the numerous strategies and planning studies, the City does not have an overarching Local Planning Strategy to provide strategic direction for land use planning and development for the next 10 years. A Local Planning Strategy is currently being developed and a draft is anticipated to be presented to Council for consent to advertise in the first quarter of 2018. The existing strategies will be reviewed and along with the detailed planning studies will inform the content of the Local Planning Strategy.

The Regulations require all local governments with Schemes older than 5 years to carry out a review of their Schemes within 2 years of the gazettal of the Regulations (in 2017). Further, the local planning framework should be holistically reviewed on a regular basis in order to ensure that it facilitates development that is consistent with the state planning framework and the community's vision outlined in the Integrated Planning Framework.

Whilst the City has endeavoured to maintain an up to date local planning framework, the significant changes that have occurred over the last few years, most notably with the introduction of the Regulations, mean that the Scheme is not entirely consistent with the overarching framework. The Scheme requires substantial review to align it with the overarching planning framework, particularly the Model Provisions. It would not be possible to achieve this alignment through amendments to the existing scheme. Consequently the preparation of a new Scheme is required.

**Recommendation**

That Council, pursuant to Regulation 66 (3) of the *Planning and Development (Local Planning Schemes) Regulations, 2015*, recommend to the Western Australian Planning Commission that the City of South Perth Town Planning Scheme No. 6 requires review, a new Local Planning Scheme No.7 should be prepared, and Town Planning Scheme No. 6 should be repealed upon the gazettal of the new Local Planning Scheme.