

# ATTACHMENTS

## Ordinary Council Meeting

23 April 2024

**Part 1 - 7.2.2, 10.1.1, 10.3.1, 10.3.2 and 10.3.3**

# ATTACHMENTS TO AGENDA ITEMS

Ordinary Council Meeting - 23 April 2024

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# NOTES

## Council Agenda Briefing

**Meeting Date & Time:** 6.00pm, Tuesday 16 April 2024  
**Meeting Location:** Council Chamber

### 1. DECLARATION OF OPENING

The Presiding Member opened the Briefing at 6.01pm and welcomed everyone in attendance.

### ITEMS FOR COUNCIL

The Presiding Member informed the meeting that Agenda Items 2, 3, 6, 7, 8.1, 8.2, 9, 11, 13 and 14 will be dealt with at the Ordinary Council Meeting to be held 23 April 2024.

### 4. ATTENDANCE

Presiding Member

Mayor Greg Milner

#### Councillors

Como Ward  
Como Ward  
Manning Ward  
Manning Ward  
Mill Point Ward  
Mill Point Ward  
Moresby Ward

Councillor Glenn Cridland (Arrived at 6.24pm)  
Councillor Bronwyn Waugh  
Councillor André Brender-A-Brandis  
Councillor Blake D'Souza (Arrived at 6.02pm)  
Councillor Mary Choy  
Councillor Nic Coveney  
Councillor Hayley Prendiville

#### Officers

Chief Executive Officer  
Director Corporate Services  
Director Development and Community Services  
Director Infrastructure Services  
Manager Development Services  
Manager Finance  
Manager Governance  
Manager People and Performance  
Communications and Marketing Coordinator  
Governance Coordinator  
Coordinator Organisational Planning & Performance  
Governance Officer

Mr Mike Bradford  
Mr Garry Adams  
Ms Donna Shaw  
Ms Anita Amprimo  
Ms Fiona Mullen  
Mr Abrie Lacock  
Ms Toni Fry  
Ms Pele McDonald  
Ms Karys Nella  
Mr Morgan Hindle  
Ms Fleur Wilkinson (Retired at 6.29pm)  
Ms Jane Robinson

#### Gallery

There were 4 members of the public present.



#### 4.1 Apologies

- Nil.

#### 4.2 Approved Leave of Absence

- Councillor Jennifer Nevard for the period 23 March 2024 to 25 April 2024 inclusive.

### 5. DECLARATIONS OF INTEREST

- Mayor Greg Milner – Financial and Proximity Interest in Item 12.1 as ‘one of my campaign donors owns the Coles Local site on the corner of Anstey Street and Angelo Street.’
- CEO Mike Bradford – Impartiality Interest in Item 15.1.1 as ‘this item relates to my contract of employment.’

*Councillor Blake D’Souza arrived at 6.02pm during consideration of Item 8.*

### 8. PRESENTATIONS

#### 8.3 Deputations

Nil.

### 10. DRAFT APRIL 2024 REPORTS

The Chief Executive Officer, Mr Mike Bradford gave a brief summary of the April 2024 Agenda Items to be considered by Council, as follows.

#### 10.1.1 RFT 12/2023 - Provision of Salter Point Sewer Upgrade

This report considers submissions received from the advertising of Tender 12/2023 for the Provision of Salter Point Sewer Upgrade.

This report will outline the assessment process used during evaluation of the tenders received and recommend approval of the tender that provides the best value for money and level of service to the City.

#### 10.3.1 Draft Local Planning Policy - Tree Retention (Advertising) and Revocation of P350.5 - Trees on Development Sites and Street Verges

The purpose of this report is for Council to consider revoking Policy P350.5 – Trees on Development Sites and Street Verges and adopting a new draft Local Planning Policy – Tree Retention for the purpose of advertising.

### **10.3.2 State Development Assessment Unit (SDAU) Referral of Significant Development Application (Amendment to Development Approval) - Lots 3 & 4 (Nos. 109 & 111) Robert Street, Como and Lots 118 & 119 (Nos. 469 & 471) Canning Highway, Como**

This report presents the City's recommendation to a request for comment from the State Development Assessment Unit for amendments to a development approval issued by the Western Australian Planning Commission at Lots 3 & 4 (Nos. 109 & 111) Robert Street, Como and Lots 118 & 119 (Nos. 469 & 471) Canning Highway, Como.

The proposal involves amendments to conditions, design revisions which include variations to privacy screening, store areas, balconies and communal open space, the introduction of car stackers, and extending the approval timeframe by 24 months.

### **10.3.3 Proposed Holiday House, Lot 1, Unit 1/31 Banksia Terrace, Kensington - Section 31 Reconsideration**

The purpose of this report is for Council to reconsider its previous refusal of a change of use from a Single House to a Use Not Listed (Short-Term Accommodation) at Lot 1, Unit 1/31 Banksia Terrace, Kensington under section 31 of the *State Administrative Tribunal Act 2004*. The application is recommended for approval.

### **10.4.1 Listing of Payments March 2024**

This report presents to Council a list of accounts paid under delegated authority between 1 March 2024 to 31 March 2024 for information. It also includes purchase card transactions between 1 February 2024 to 29 February 2024 in line with new legislative requirements.

*Councillor Glenn Cridland arrived at 6.24pm during consideration of Item 10.4.2.*

### **10.4.2 Monthly Financial Statements March 2024**

The monthly Financial Statements are provided within **Attachments (a)–(i)**, with high level analysis contained in the comments of this report.

### **10.4.3 Strategic Community Plan - Minor Review**

The purpose of this report is to provide an overview of the minor review conducted of the City's Strategic Community Plan (SCP) 2021-2031 and gain endorsement of the changes made to adopt the new SCP.

## 12. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

*Mayor Greg Milner declared a Financial and Proximity Interest in Item 12.1*

- 12.1 Notice of Motion - Councillor Mary Choy - Angelo and Mends Street Precincts - Letters to Main Roads WA
- 12.2 Notice of Motion - Councillor Mary Choy - Incentivisation For Long-Term Unoccupied Dwellings and Vacant Land
- 12.3 Notice of Motion - Councillor Mary Choy - Mill Point Road Traffic Safety Review

## 15. MEETING CLOSED TO THE PUBLIC

*The meeting was closed to public at 6.29pm prior to questions asked in relation to Item 10.1.1 and Item 15.1.1.*

Questions were asked in relation to the **Confidential Attachment (a)** of Item 10.1.1 RFT 12/2023 - Provision of Salter Point Sewer Upgrade.

*CEO Mike Bradford declared an Impartiality Interest in Item 15.1.1 and left the Chamber at 6.33pm.*

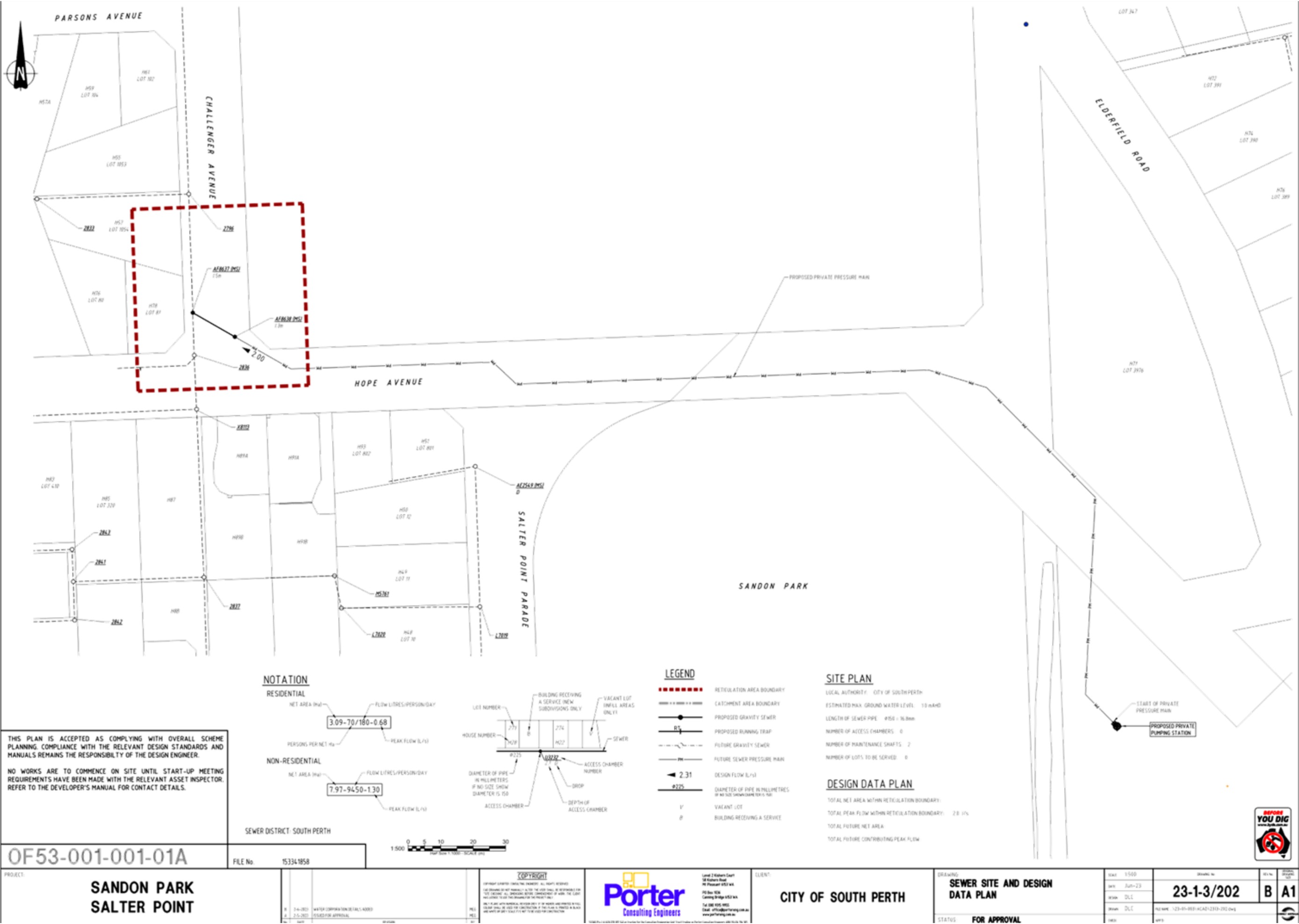
### 15.1.1 Independent Facilitator for Chief Executive Officer Evaluation Process 2023/24

*The meeting was reopened to the public at 6.38pm.*

*CEO Mike Bradford returned to the Chamber at 6.38pm prior to consideration of Item 16.*

## 16. CLOSURE

At 6.39pm the Presiding Member closed the Council Agenda Briefing and thanked everyone for their attendance.





## Strategic Direction

### *Environment (Built and Natural)*

## Policy P350.05 Trees on Development Sites and Street Verges

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

### Rationale

Trees provide environmental, health and amenity benefits in relation to solar screening, microclimate, carbon absorption, bird and animal habitat, air quality and visual attractiveness. Due to these benefits, trees can also enhance the monetary value of individual properties and the enjoyment of residing in a green, leafy neighbourhood.

Town Planning Scheme No. 6 (TPS6) promotes urban infill which contributes to the City's sustainability commitment. However, while the City of South Perth is presently characterised by mature trees, an inevitable consequence of urban infill development is that only a very limited number of trees can be retained on development sites. While sharing the community concern about the loss of trees as a result of development, the City takes a balanced approach to both urban infill development and tree preservation, as reflected in this Policy. The Policy requires every development site with a sufficient street frontage to have at least one mature tree, being either a 'retained' tree or a newly planted tree.

Trees in road reserves are an essential part of the streetscape providing aesthetic appeal as well as the environmental benefits. Street trees are a valuable community and City asset. The amenity value of these trees is progressively increasing as the number of mature trees on development sites declines. The City therefore seeks to preserve most existing street trees. The City's 'Street Tree Management Plan' provides more detailed provisions relating to street trees.

### Policy

#### 1. Status

- This Policy is a planning policy prepared, advertised and adopted pursuant to clause 9.6 of TPS6. Under clause 1.5 of TPS6 all planning policies are documents supporting the Scheme.
- This Policy has also been prepared pursuant to clause 5.3 of the Residential Design Codes (R-Codes) that expressly permits Local Planning Policies which address streetscape and building design.

#### 2. Objectives

- To promote the designing of residential development in a manner that enables trees to be retained.

- (b) To ensure that new trees are planted to preserve or enhance the City's desirable 'green' character.
- (c) To preserve street trees.

### 3. Scope

This Policy applies to any site where new dwellings or additions to an existing dwelling are proposed.

### 4. Definitions

#### **existing tree**

A tree situated on a development site at the time of submission of a development application.

#### **street tree**

A tree located within any part of a road reserve.

### 5. Method of measurement of distance from a tree

For the purpose of this Policy, a specified distance from a tree is to be measured from the centre of the tree trunk at ground level.

### 6. Development site plan to show all trees

The site plan submitted as part of a development application is to accurately show:

- (a) any existing tree 3.0 metres or more in height;
- (b) which existing trees 3.0 metres or more in height the applicant intends to retain and which are proposed to be removed;
- (c) any trees to be planted on the development site; and
- (d) all trees on the street verge adjoining the development site.

### 7. Trees on development sites

#### **(a) Existing trees to be retained wherever possible**

Unless the applicant satisfies the City under clause 7(c) that certain trees should be removed, all existing trees 3.0 metres or more in height are to be retained, provided that the trees are situated at least 3.0 metres from a side or rear boundary of a survey strata lot or a 'green title' lot. In the case of trees situated less than 3.0 metres from such a boundary, the applicant has the option as to whether to retain or remove those trees. Retention of trees situated less than 3.0 metres from such a boundary is not mandatory having regard to the potential safety hazard for a neighbour's property, or structural damage to the tree where roots and branches protruding beyond the lot boundary are pruned by the neighbour.

#### **(b) Development design is to accommodate existing trees**

##### **(i) Distance between buildings and existing trees within communal open space**

Acceptable Development clause 6.4.5 A5(vi) of the R-Codes requires any existing tree 3.0 metres or more in height to be retained if it is situated within communal open space for Grouped or Multiple Dwellings. Having regard to this requirement, any proposed building is to be situated not less than 3.0 metres from a tree being retained within a communal open space.

**(ii) Design to retain existing trees not within communal open space**

On any part of a development site that is not proposed to be communal open space, where an existing tree is to be retained, any proposed building is to be situated at least 3.0 metres from the tree.

**(c) Requirements where applicant seeks approval to remove an existing tree**

In the case of an existing tree 3.0 metres or more in height which is situated 3.0 metres or more from a side or rear boundary of a survey strata lot or a 'green title' lot, where the site plan indicates the proposed removal of the tree:

- (i) in respect of each such tree, the applicant is to pay a fee, calculated in accordance with the City's Schedule of Fees and Charges, for the cost of a replacement tree which is to be planted within a road reserve or recreation reserve. The fee includes the cost of the supply, planting and maintenance of a suitable tree. The maintenance period is to be two years. (Note: Where the applicant pays a fee for a replacement tree, the City will plant a tree in a location and of a species to be determined by the City. The replacement tree will be planted as close to the development site as the City considers practicable.)

or

- (ii) the applicant is to submit one of the following for consideration by the City:
  - (A) documentation demonstrating why it is not feasible to redesign the development in a manner that would ensure that the tree can flourish to maturity without detriment to the tree or structural damage to any adjacent building; or
  - (B) an arboriculturalist's report justifying why the tree ought to be removed having regard to its health, life expectancy, or structural stability.

In the case of either (ii)(A) or (ii)(B), the applicant is required to plant a replacement tree. In this regard, a plan is to be submitted detailing the location, type and height of another tree to be planted in a designated position elsewhere on the development site. The replacement tree is to be of a species approved by the City and not less than 3.0 metres in height at the time of planting. Each tree that is removed is to be replaced by one tree, but in no case are more than two replacement trees required.

**(d) City to decide which trees are to be retained**

When assessing the development application, after having considered the proposed design and any submission made by the applicant under clause 7(c), the City will decide which trees are required to be retained. Where the City does not support the applicant's request for removal of any tree, the development proposal is to be redesigned to preserve that tree.

**(e) Planting of trees on development site**

- (i) In the case of a development site:
  - (A) not containing any trees at the time of submission of the development application or where no existing trees are to be retained; and
  - (B) having a frontage of at least 10.0 metres onto a public street; at least one tree is to be planted within the street setback area or elsewhere on the site.
- (ii) Local species trees with broad canopies providing maximum shade and bird habitat are encouraged. Palms are not suitable for new planting on development sites.



**(f) Dwelling density entitlement preserved**

Subject to clause 7(g), the City does not seek to reduce the number of dwellings on a development site below the normal entitlement, and will permit the removal of trees which would prevent the construction of a dwelling which could otherwise be built.

**(g) Registered trees not to be removed**

Notwithstanding clause 7(f), where a development site contains a tree which is included in the City's Register of Tree Preservation Orders pursuant to clause 6.13 of TPS6, any proposed development is to be designed to ensure that the tree will be preserved without detriment to the tree or structural damage to any adjacent building.

**8. Street trees****(a) Retention of street trees**

The City requires the retention of all street trees unless:

- (i) the tree is dead;
- (ii) the tree is diseased and remedial treatment would not be effective;
- (iii) the tree is hazardous or is causing damage to public or private property where repair and specific treatment options are not appropriate;
- (iv) the tree has a limited life expectancy;
- (v) the City considers the tree to be of an unsuitable species;
- (vi) retention of the tree would:
  - (A) restrict the number of dwellings on the development site to less than the permissible number;
  - (B) result in a visually unacceptable development; or
  - (C) unreasonably restrict vehicular access to the development site.

**(b) Street tree removal or replacement**

The City will replace any removed street tree with another tree on the street verge adjoining the development site, where there is sufficient space to do so. The replacement species will be selected in accordance with the City's 'Street Tree Management Plan'.

**(c) Street tree relocation**

If a street tree would adversely affect a proposed development in relation to the matters referred to in clause 8(a)(vi), the City may decide to relocate that tree.

**(d) Street tree pruning**

Where a crossover is proposed to be within 3.0 metres of a street tree, the City will determine the impact on the tree. The City may decide to approve the proposed location of the crossover, subject to the tree being pruned to avoid damage to either the tree or vehicles using the crossover.

**(e) New or Extended Crossovers**

The distance between an existing street tree which is to be retained and a new or extended crossover, is to comply with the provisions of clause 6(a) of Policy P350.3 'Car Parking Access, Siting, and Design'.

**(f) Development design to retain existing street trees**

Where a proposed crossover is required to be relocated in order to retain a tree, the City may require modifications to the site plan or building design or both, in accordance with the provisions of clause 6(a)(ii) of Policy P350.3 'Car Parking Access, Siting, and Design'.

**(g) Applicant to meet costs associated with disturbance of a street tree**

Where a street tree is to be removed, replaced, relocated or pruned as a result of a development, the applicant is to pay a fee, calculated in accordance with the City's Schedule of Fees and Charges. The fee includes the following:

- (i) the amenity value of the tree calculated according to the City of South Perth Amenity Valuation Method;
- (ii) the cost of removal and stump grinding;
- (iii) the cost of pruning;
- (iv) the cost of supply and planting of a replacement '100 litre container' sized tree;
- (v) cost of maintenance for a period of two years; and
- (vi) administration costs.

**9. Protection of trees which are to be retained**

During construction of a development, every tree which is to be retained on a development site or within a road reserve must be protected from root, trunk and canopy damage.

**Legislation / Local Law Requirements**

Nil.

**Other Relevant Policies / Key Documents**

City of South Perth Town Planning Scheme No. 6

Residential Design Codes

Policy P305 'Tree Preservation Orders'

Policy P308 'Street Trees'

Policy P350.3 'Car Parking Access, Siting, and Design'

Other Policies within Policy P350 'Residential Design Policy Manual: City-Wide Policies'

City of South Perth 'Street Tree Management Plan'

City of South Perth Information Sheet: 'Encroaching Roots and Branches'

([www.southperth.wa.gov.au/docs/infosheets/EncroachingRootsAndBranchesRef145.doc](http://www.southperth.wa.gov.au/docs/infosheets/EncroachingRootsAndBranchesRef145.doc))



## Local Planning Policy – Tree Retention

### 1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations). This Policy may be cited as Local Planning Policy – Tree Retention.

### 2. Purpose

To encourage and facilitate the protection of trees and to maintain and enhance tree canopy.

### 3. Application

This Policy applies to zoned land within the City of South Perth (the City) including in the circumstances described below:

- (a) Development applications;
- (b) Subdivision applications;
- (c) Other strategic planning proposals including scheme amendments and structure plans; and
- (d) Any tree damaging activity to a regulated tree.

A development application is required for any tree damaging activity to a regulated tree where other works are proposed on a subject site, even if those other works are exempt from development approval under the local planning scheme as per Schedule 2, Part 7 Clause 61 of the Regulations.

### 4. Objectives

- 4.1 Provide a clear definition of a regulated tree and clarify when a development application is required for tree damaging activity.
- 4.2 Prioritise the retention, protection, and the provisions of trees on private land and adjacent reserves in the planning process.
- 4.3 Promote and facilitate tree preservation at the earliest possible stage in the planning and development process, balancing with the desired built form and land use outcomes.

- 4.4 Preserve and enhance neighbourhood amenity, character and sense of place.
- 4.5 Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to biodiversity and other environmental benefits.

## 5. Exemptions

Development approval of the City is not required for the following:

- (a) The tree does not satisfy the definition of regulated tree;
- (b) The tree damaging activity is carried out in the course of works in accordance with the Regulations Schedule 2 Part 7 Clause 61(b) item 18:  
*“works that are urgently necessary for any of the following —*
  - (i) Public safety;*
  - (ii) The safety or security of plant or equipment;*
  - (iii) The maintenance of essential services; or*
  - (iv) The protection of the environment.”;*
- (c) The tree damaging activity is required as part of an approved Bushfire Management Plan;
- (d) The tree damaging activity is maintenance pruning;
- (e) Tree damaging activity to a regulated tree that is a species declared as a noxious weed by the Department of Primary Industries and Regional Development;
- (f) The tree damaging activity is a public work.

## 6. General requirements

- 6.1 Where tree damaging activity is proposed to a regulated tree the following will be given due regard in the assessment process:
  - (a) Health, maturity, species, and location of the tree;
  - (b) Ecological, biodiversity and environmental values of the tree;
  - (c) Contribution of the tree to the streetscape;
  - (d) The preservation of any other regulated tree on the subject site;
  - (e) The location of the tree within the development site and capacity for a modified building design or subdivision to maximise tree retention;



- (f) Any existing development on the site;
- (g) Design and location of proposed crossovers to retain trees;
- (h) Topography and the potential impact from excavation/fill;
- (i) Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining the tree;
- (j) Tree Protection Zone(s) (as per *Australian Standard 4970-2009 – Protection of Trees on Development Sites*);
- (k) Tree replacement and/or planting proposed;
- (l) Recommendations of an Arborist Report;
- (m) The objectives of this Policy.

6.2 The following justifications for tree damaging activity to a regulated tree will not be supported:

- (i) Impact on views;
- (ii) The tree variety is disliked;
- (iii) The tree variety causes nuisance by way of leaf, fruit or bark shedding or the like;
- (iv) The tree impacts on private gardens, solar installations, swimming pools or the like;
- (v) Allergies.

## 7. Development applications

7.1 There is a general presumption against tree damaging activity (other than maintenance pruning) to any regulated tree and the siting and design of the development should, where possible, avoid impacting any regulated tree.

7.2 Tree damaging activity to a regulated tree may be considered if the following relevant information and/or technical reports are provided to demonstrate:

- (a) The regulated tree is unhealthy, based on the recommendations of an Arborist report;
- (b) The regulated tree causes safety risks to people, infrastructure or buildings based on recommendations on an Arborist report and/or Structural Engineering Report;

- (c) In the opinion of the City, the redesign of the development to accommodate the regulated tree is unfeasible.

## 8. Subdivision applications

- 8.1 The City may recommend that prior to the determination of an application for subdivision approval, additional information be provided to the Western Australian Planning Commission to allow consideration of the impacts of the subdivision design and layout on any regulated tree, and whether the general requirements of this Policy have been addressed.
- 8.2 Subdivision design, layout and earth working levels, including the positioning of public open space, configuration of the public road network, lot design and densities, shall prioritise the retention of regulated trees.
- 8.3 The subdivision plan shall identify regulated trees and note if they are to be retained or removed, and the applicant is to demonstrate how the retained regulated trees will be protected as part of the subdivision process.

## 9. Strategic planning proposals

- 9.1 Where applicable, Local Planning Scheme amendments and Structure Plan proposals should identify regulated trees and shall outline mechanisms and measures to protect regulated trees at subsequent stages of the planning process.
- 9.2 Concept Plans supporting Local Planning Scheme amendment applications and Structure Plans shall prioritise positioning of public open space, configuration of the public road network and lot design and densities to retain regulated trees.
- 9.3 Strategic planning proposals shall be supported by technical information and reports which demonstrate that the protection of regulated trees has been prioritised.

## 10. Definitions

**Arborist Report:** *means a report which is prepared by a suitably qualified and experienced arboriculturist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level tree assessment and diagnosis.*

**Maintenance Pruning:** *means pruning that:*

- (a) involves removing dead or diseased wood only;*
- (b) is the first pruning of the tree in the calendar year and affects less than 10% of the canopy, not altering the overall shape of the canopy; or*

- (c) *is of a fruit tree and done for fruit production; or*
- (d) *does not include removing limbs with a diameter of 100mm or more; or*
- (e) *is otherwise minor maintenance or thinning of the crown that does not adversely affect the health or general appearance of the tree; and*
- (f) *is undertaken in accordance with the standard for Pruning Amenity Trees Australian Standard 4373-2007 – Pruning of Amenity Trees.*

Regulated tree: *means a living tree that:*

- (a) *Is 8.0m or more high; and/or*
- (b) *has an average canopy diameter of at least 6.0m; and/or*
- (c) *has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and*
- (d) *is of a species that is not included on State or local area weed register.*

Tree-damaging activity: *means:*

- (a) *the killing or destruction of a tree; and/or*
- (b) *the removal of a tree; and/or*
- (c) *the severing of branches, limbs, stems or trunk of a tree; and/or*
- (d) *the ringbarking, topping or lopping of a tree; and/or*
- (e) *any other substantial damage to a tree.*

## 11. Relevant Legislation, Policies, Documents

*Planning and Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

State Planning Policy 7.3 – Residential Design Codes

City of South Perth Local Planning Scheme No.7

City of South Perth Local Planning Policies

Australian Standards AS 4970—2009 - Protection of trees on development sites

Australian Standards AS 4373-2007 Pruning of Amenity Trees

**12. Document Control**

Adoption date	OCM xx
Date Modified	xxx
Strategic Community Plan Reference	Economy Environment (Built and Natural)





Our ref: SDAU-025-20  
Enquiries: 6551 9450

Attention Fiona Mullen  
City of South Perth  
Corner Sandgate Street and South Terrace  
South Perth WA 6151

Dear Ms Mullen

**APPROVAL OF APPLICATION FOR SIGNIFICANT DEVELOPMENT – LOTS 3 & 4 (109&111) ROBERT STREET AND LOTS 118 & 119 (469&471) CANNING HIGHWAY, COMO**

Thank you for providing comments on the proposed 10-15 storey at Lots 3 & 4 (109&111) Robert Street and Lots 118 & 119 (469&471) Canning Highway, Como. Consultation is an important aspect of our planning system and Council's comments were given full consideration during the assessment and determination of this application.

The application for Development Approval was considered by the Western Australian Planning Commission (the Commission) at its meeting held on 9 December 2021, where it resolved to approve the application in accordance with Part 17 of the *Planning and Development Act 2005*. A copy of the Commission's Notice of Determination is attached for your information. For further information the meeting agenda and minutes can be found online at [State Development Assessment Unit Agenda and Minutes](#) page.

The City's on-going cooperation is sought in regard to any advice requested by the State Development Assessment Unit when it is tasked with clearing the conditions of development approval, and in regard to any subsequent approvals or permits required by the applicant from the City's. This will ensure that this significant development can be delivered in a timely manner to support the State's economic recovery.

Please contact the State Development Assessment Unit via 6551 9450 or [SDAU@dplh.wa.gov.au](mailto:SDAU@dplh.wa.gov.au) if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan  
Secretary  
Western Australian Planning Commission

5 January 2022

Att. Notice of Determination  
Approved Plans and Documents



### ***Planning and Development Act 2005***

#### **Section 274(2)**

## **APPROVAL of Form 17B Significant Development Application**

**WAPC Ref:** SDAU-025-20

**Property Location:** Lots 3 & 4 (109-111) Robert Street And Lots 118 & 119 (469-471) Canning Highway, Como (City of South Perth)

**Application Details:** 10-15 Storey Development Containing 224 Multiple Dwellings, Child Day Care Centre, Three Shops, Three Restaurant/Cafés, Two Medical Centres and Religious Activities.

In accordance with Section 274(2) of the *Planning and Development Act 2005*, the above application for development approval was **APPROVED** by the Western Australian Planning Commission at its meeting held on 9 December 2021 subject to the following conditions:

### **Conditions**

#### Approval Timeframe

1. This decision constitutes planning approval only and is valid for a period of 24 months from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

#### Conformity with Plans

2. The development is to be undertaken in accordance with the approved plans and documents (date stamped 23 March and 24 November 2021) attached to this approval, subject to modifications required by any condition of this approval, final details of which are to be submitted at working drawings stage (condition clearance stage), to the satisfaction of the Western Australian Planning Commission.

#### Clearance of Conditions of Approval

3. A copy of the final working drawings (prepared for submission of a building permit application) and all associated plans, reports and information that address the conditions of approval are to be submitted to and approved by the Western Australian Planning Commission.

#### Construction

4. Prior to commencement of site works for each stage of the development, a Dilapidation Report, detailing the current condition of surrounding buildings and structures within 50m of the relevant lot/s and adjacent public realm infrastructure and paving, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth.



5. Prior to commencement of site works for each stage of the development, a Demolition and/or Construction Management Plan is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth and Main Roads WA, addressing but not limited to:
  - a) recycling and waste mitigation of demolition and construction materials, including potential re-use of character bricks from the church additions within the landscape design
  - b) management of construction traffic, including potential impacts on the local and regional road network
  - c) site access / egress, internal movement and holding of heavy vehicles and contractor parking
  - d) deliveries and storage of construction materials and machinery
  - e) management of construction vibration, dust and erosion
  - f) management of construction noise and other site generated noise
  - g) investigation and management of acid sulphates soils
  - h) management of any site dewatering or stormwater discharge
  - i) temporary fencing, hoardings, gantries and signage
  - j) protection of public realm infrastructure adjacent to the site
  - k) public communication and complaint handling procedures

with the Plan thereafter implemented, and updated where necessary prior to submission of subsequent building permit application/s.

6. The Tree Protection Plan (Tree Care WA, March 2021) is to be updated to provide details of protection and watering regime of the retained street trees, in addition to protection of the on-site tuart tree, during demolition and construction activity, with final details submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth, prior to the commencement of site works for each stage of the development, and thereafter implemented.
7. Prior to the occupation of the development, arrangements are to be made for the amalgamation of Lots 118 and 119 into a single lot on a Certificate of Title and amalgamation of Lots 3 and 4 into a single lot on a Certificate of Title, to the satisfaction of the Western Australian Planning Commission.

#### Design and Materials

8. The development plans are to be revised to incorporate the following privacy and amenity improvements:
  - a) design of balconies and terraces on the western elevation of the West Site building (facing Lily Lane) are to be refined to provide an unscreened balcony or terrace, setback a minimum 3.5m from the lot boundary, with internal dwelling layouts modified where necessary to provide adequate access and sizes for the balconies;
  - b) East Site Units 107 and 108 are to be combined into one dwelling, or otherwise redesigned, to provide unscreened lounge room window/s and balcony/ies setback a minimum of 6.0m from the northern lot boundary;
  - c) East Site Unit 109 is to be redesigned to setback the balcony a minimum 6.0m from the northern lot boundary, or a high quality 1.6m high privacy screen is to be applied to the northern edge of the balcony; and
  - d) The balcony planters for East Site Units 204 and 205 are to be increased in width such that the edge of each balcony (excluding the planters) is setback a minimum of 6.0m from the northern lot boundary;





with the revised plans being submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s.

9. Final details of the materials and design for the East Site ground floor frontage to Canning Highway, including areas of clear glazing to the child day care centre and the visual enhancement of blank walls and service areas, being submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application, with any public art provided to enhance this frontage being in addition to that provided under condition 16.
10. The West Site southern tower elevation facing Cassey Street is to be revised to provide improved visual interest and design detailing through increased variety in material selection, colours and/or landscape elements, with final details being submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application.
11. Enclosure of balconies to create 'winter gardens' is only to be applied to balconies facing Canning Highway where it has been demonstrated that the associated apartments have unacceptable road traffic noise ingress, with the balcony enclosures to be fully openable above a 1.0m balustrade height, with final details being submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application.
12. Final plans and details of the protection, restoration and conservation of the 1931 church building, during basement excavation, demolition of extensions, and restoration of the retained building, are to be submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant demolition and/or building permit application/s.
13. The development is to be constructed with high quality and durable external materials and finishes, consistent with the approved Development Plans (other than as amended by conditions of approval), with final details submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s.
14. All external facing service infrastructure, service area doors, electrical transformers, air-conditioning condensers and building plant are to be integrated into the design of the development or screened to minimise any visual or noise impacts on residential properties and the public realm, with final details being submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s.
15. A minimum of 20% of all dwellings are to be capable of adaption in accordance with the Liveable Housing silver design standards and State Planning Policy 7.3 Apartment Design, with final details submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s.

#### Landscape and Public Realm

16. Public art to a minimum value of \$500,000 is to be provided, in accordance with the Public Art Master Plan (The Bridge Organisation, March 2021), with final plans and details to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth, prior to commencement of



works for each relevant stage of the development, and thereafter implemented and maintained by the owners of the development.

17. Final Landscape Plans, including hard and soft landscape specifications and reticulation details for the residential communal spaces, the green walls to building exteriors, setback areas, and the West Site public plaza, in accordance with the approved Landscape Plans and Development Plans, are to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth, prior to commencement of works for each relevant stage of the development.
18. Landscape areas for each stage of the development are to be completed in accordance with the final approved Landscape Plans prior to occupation of each stage of the development, and thereafter maintained by the owners or operators of the development, to the satisfaction of the Western Australian Planning Commission.
19. A Universal Access Report/s, detailing universal access within the public realm of the development site and for all building entries, is to be submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s.
20. Final Lighting Plans, detailing external illumination of the development to enhance amenity and safety, are to be submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s, and thereafter implemented.
21. A Signage Strategy, identifying locations and dimensions for all building, tenancy and wayfinding signage, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth, prior to submission of the relevant building permit application/s.

#### Sustainability and Water

22. A final Stormwater Management Plan/s, detailing stormwater management in accordance with water sensitive urban design principles, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth, prior to submission of the relevant building permit application/s for each stage of the development, and thereafter implemented.
23. A final Sustainability Report/s, detailing the initiatives included in the final plans to achieve 6 Star Green Star Certification for the West Site and 5 Star Green Star equivalent for the East Site, is to be submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application/s for each stage of the development.
24. Prior to occupation of each stage of the development, documentation from a suitably qualified professional is to be provided certifying that all applicable sustainability initiatives identified in the final Sustainability Report/s have been implemented in the construction of that stage, to the satisfaction of the Western Australian Planning Commission.

#### Transport, Access and Parking





25. Prior to the occupation of the relevant stage of development, the road widening requirement for the Canning Highway Primary Regional Road Reserve affecting Lots 118 and 119 Canning Highway is to be set out on a plan of survey (deposited plan) as road widening and ceded free of cost, to the satisfaction of the Western Australian Planning Commission, on advice from Main Roads WA.
26. Prior to the occupation of the relevant stage of development, the section of Lot 3 Robert Street required for widening of the Cassey Street road reserve is to be set out on a separate diagram or plan of survey (deposited plan) for future acquisition for road widening purposes, to the satisfaction of the Western Australian Planning Commission, on advice from Main Roads WA.
27. No part of the approved buildings shall be located in the Canning Highway or Cassey Street road widening areas other than an architectural feature attached to a building that does not encroach into the road widening area by more than 250mm, to the satisfaction of the Western Australian Planning Commission, on advice from Main Roads WA.
28. The south-west ground floor corner of the building on the West Site is to be modified to provide a 1.5m by 1.5m truncation at the property boundaries between Lilly Lane and Cassey Street, with the revised plans being submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application.
29. A final Parking and Travel Management Plan/s and associated working drawings, detailing:
  - a) identification and management of resident, visitor, customer, staff, and special use car parking facilities
  - b) signage identifying shared use of the shared car parking and motor cycle bays, with no bays to be leased to or allocated to specific tenants
  - c) plans and dimensions of adequate bicycle parking and end of trip facilities
  - d) the charging facilities for electric vehicles, bicycles and scooters inclusive of charging facilities at the time of construction and additional conduits to support future expansion of charging infrastructure as required
  - e) the operation of the shuttle bus service
  - f) the operation of the car sharing scheme
  - g) the management of childcare related vehicle arrivals and parking during peak periods
  - h) promotion of public transport and alternative transport options

is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth and the Department of Transport, prior to submission of the relevant building permit application/s for each stage of the development, and thereafter implemented by the operators of the development.

30. All car parking spaces, access aisles and bicycle parking spaces shall be constructed in accordance with Australian Standards AS2890.1 and 3 and thereafter maintained by the operators of the development, to the satisfaction of the Western Australian Planning Commission, on advice from the City of South Perth.

#### Noise and Operational Management

31. An Operational Management Plan for the Religious Activities uses, detailing operating hours and noise, parking, patron and delivery management, is to be



submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth, prior to operation of the relevant stage of development and thereafter implemented.

32. A final Acoustic Report/s and plans endorsed by a qualified acoustic consultant, detailing effective management of noise ingress and egress for all land uses, traffic noise, service vehicles, hospitality venues and mechanical equipment, is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth and Main Roads WA, prior to submission of the relevant building permit application for each stage of the development.
33. Prior to occupation of each stage of the development, documentation from a qualified acoustic consultant is to be provided certifying that the acoustic treatments recommended in the final Acoustic Report/s have been implemented in construction of that stage, to the satisfaction of the Western Australian Planning Commission, on advice from the City of South Perth.
34. Prior to occupation of each stage of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 is to be placed on the relevant Certificate/s of Title. The notification is to state: 'This lot is in the vicinity of a transport corridor and is currently affected, or may be affected in the future, by transport noise'.
35. A final Waste Management Plan/s is to be submitted to and approved by the Western Australian Planning Commission, on advice from the City of South Perth, prior to submission of the relevant building permit application/s for each stage of the development, and thereafter implemented by the operators of the development.

### Advice Notes

- a) With regard to condition 1, and in accordance with s.279(4) of the Planning and Development Act 2005, the Western Australian Planning Commission cannot do anything that would have the effect of extending the period within which the development must be substantially commenced.
- b) This is a development approval only. The applicant/owner is advised that it is their responsibility to ensure that the proposed development complies with all other applicable legislation, local laws and licence or permit requirements that may relate to the development. Please contact the City of South Perth for further advice on building, health, engineering and road reserve requirements.
- c) With regard to condition 3, the final working drawings are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved plans are required to be clearly identified. Once the Commission is satisfied that the working drawings and information are consistent with the approved development plans and conditions of approval, the Commission will provide a clearance letter and copies of the working drawings to the City of South Perth to assist with the issuing of a building permit.
- d) Where works and/or building permits are proposed to be staged, the Commission may agree to a staged clearance of working drawings and associated conditions of approval. In such cases a Conditions Staging Matrix will need to be completed and





submitted for the Commission's approval. Interim documentation may be acceptable for the clearance of some conditions for the initial stages of the development, in accordance with an approved Conditions Staging Matrix. In the instance where interim documents or plans are accepted by the Commission, the documentation is required to identify the time or stage for the delivery of the final documents and/or plans.

- e) The approved land uses for the development are Multiple Dwellings, Child Day Care Centre, Shops, Restaurant/Cafés, Medical Centres and Religious Activities.
- f) With regard to condition 17, any proposed landscape works outside the development lot boundaries will require consent from the City of South Perth as the road reserve owner / manager, prior to implementation. Any street tree removal may require payment of costs / amenity value to the local government. The applicant is encouraged to further investigate, with the City of South Perth, potential relocation of trees to be removed from the development site into the proposed landscaped road closure area.
- g) With regard to condition 22, the Stormwater Management Plan should address the City of South Perth's Policy P354 Stormwater Drainage Requirements for Proposed Buildings and the associated Design Guidelines – which encourage water sensitive urban design and storm water re-use. A separate 'Stormwater Drainage for Proposed Buildings' application will also need to be submitted to the City prior to issue of a building permit.
- h) With regard to condition 29, the below actions could be included in the Travel Management Plan to encourage use of active and public transport:
  - o Hold event days with residents and/or tenants to build awareness and a culture supportive of active and public transport use.
  - o Promote local active transport events to residents and tenants such as activities offered by the local government.
  - o Run bike facility tour/s for tenants and staff.
  - o Offer bike skills training and a social ride for residents
  - o Prepare and provide a site access map/guide to tenants (in electronic form) for them to provide to employees and clients.
  - o Hold an annual forum on transport with residents and tenants – this could form part of a scheduled body corporate meetings and provide an opportunity to promote travel plan measures and any initiatives affecting site access or car parking.
  - o Encourage larger tenants to consider joining the Department of Transport Your Move Workplace program to access support for their own active travel promotion to employees.
- i) With regard to condition 32, the final acoustic report should include:
  - o the most up-to-date current traffic data and future modelled projections, ensuring compliance with the 20-year forecasting required by SPP 5.4, and citing the source in the acoustic report including date and reference number. Contact Main Roads' Traffic Modelling Branch to obtain current traffic data and future modelled projections.
  - o correctly cited current and future road surfaces as inputs to the noise modelling.
  - o recommended treatments consistent with SPP 5.4 and its Guidelines, particularly the Quiet House Design Packages, and therefore needs to include specifications for walls and ceilings as well as for glazing.





- j) Main Roads WA advises that:
  - The upgrading/widening of Canning Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are considered long Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.
  - Stormwater discharge (if any) cannot exceed pre-development discharge to the Canning Highway road reserve or the widened road reservation.
  - No works are permitted within the Canning Highway reservation, unless Main Roads has issued a Working on Roads Permit.
- k) Any future application for subdivision, including an application for strata titles or community titles, will be assessed against relevant policies of the Western Australian Planning Commission, and may result in a requirement for the provision of public open space, in accordance with Development Control Policies 1.3 and 2.3 and Operational Policy 1.11.
- l) If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 17 of the Planning and Development Act 2005.

nominated architect: Rusti Valla BArch (Hons) new reg no 6582 Jon Pizey BArch new reg no 6567

DEPARTMENT OF PLANNING, LANDS  
AND HERITAGE

DATE15-Dec-2023FILESDAU-025-20

COMO BAPTIST CHURCH REDEVELOPMENT

DEVELOPMENT APPLICATION SUBMISSION



dem



DRAWING LIST

number	description	scale
ar-cv00	Cover Sheet	N/A
ARCHITECTURE		
ar-0001	Site Plan	1:250
ar-0002	Demolition Plan	1:250
ar-0003	Staging Plans	1:250
ar-0100	Basement 2 Plan	1:250
ar-0101	Basement 1 Plan	1:250
ar-0102	Ground Floor Plan	1:250
ar-0103	Level 1 Plan	1:250
ar-0104	Level 2 Plan	1:250
ar-0105	Level 3 Plan	1:250
ar-0106	Level 4-6 Plan	1:250
ar-0107	Level 7 Plan	1:250
ar-0108	Level 8 Plan	1:250
ar-0109	Level 9 Plan	1:250
ar-0110	Level 10 Plan	1:250
ar-0111	Level 11 Plan	1:250
ar-0112	Level 12 Plan	1:250
ar-0113	Level 13 Plan	1:250
ar-0114	Level 14 Plan	1:250
ar-0115	Level 15 Plan	1:250
ar-0116	Roof Plan	1:250
ar-2100	Section 1 with Existing Context (Combined)	1:250
ar-2101	Section 1 & 2 with Existing Context (Site East)	1:250
ar-2102	Section 1 with Future Context (Combined)	1:250
ar-2103	Section 1 & 2 with Future Context (Site East)	1:250
ar-2160	Section 1 with Existing Context (Site West)	1:250
ar-2161	Section 2 with Existing Context (Site West)	1:250
ar-2162	Section 3 with Existing Context (Site West)	1:250
ar-2163	Section 4 with Existing Context (Site West)	1:250

ar-2164	Section 1 with Future Context (Site West)	1:250
ar-2165	Section 2 with Future Context (Site West)	1:250
ar-2166	Section 3 with Future Context (Site West)	1:250
ar-2167	Section 4 with Future Context (Site West)	1:250
ar-2530	North Elevation with Existing Context (Site East)	1:250
ar-2531	SE Elevation with Existing Context (Site East)	1:250
ar-2532	West Elevation with Existing Context (Site East)	1:250
ar-2533	North Elevation with Future Context (Site East)	1:250
ar-2534	SE Elevation with Future Context (Site East)	1:250
ar-2535	West Elevation with Future Context (Site East)	1:250
ar-2560	North Elevation with Existing Context (Site West)	1:250
ar-2561	East Elevation with Existing Context (Site West)	1:250
ar-2562	South Elevation with Existing Context (Site West)	1:250
ar-2563	West Elevation with Existing Context (Site West)	1:250
ar-2564	North Elevation with Future Context (Site West)	1:250
ar-2565	East Elevation with Future Context (Site West)	1:250
ar-2566	South Elevation with Future Context (Site West)	1:250
ar-2567	West Elevation with Future Context (Site West)	1:250

LANDSCAPE		
la-0501	Ground Floor Landscape Design	1:250
la-0502	West Building Level 2 Landscape Design	1:200
la-0503	West Building Level 13 & 15 Landscape Design	1:200
la-0504	East Building Level 9 & 10 Landscape Design	1:200

DEVELOPMENT DATA & STATISTICS - MIXED-USE DEVELOPMENT														
BUILDING		WEST					EAST							
LOCALITY/ SUBURB		Como, Perth												
STREET ADDRESS		109 & 111 Robert Street					469 & 471 Canning Highway							
LOT NUMBER(S) & DEPOSITED PLAN		Lot 3 & 4 on D80841					Lot 118 & 119 on P3486							
NUMBER OF EXISTING LOTS		2					2							
SITE AREA		3431m²					2267m²							
NUMBER OF DWELLINGS		137					86							
Units		Yield		Percentage			Yield		Percentage					
Studio				—			9		10.5%					
1 Bed		29		21.2%			26		30.2%					
2 Bed		95		69.3%			44		51.2%					
3 Bed		12		8.8%			7		8.1%					
4 Bed		1		0.7%			—							
	Controls	Requirements					Proposed							
		West		East			West		East					
ZONING	CBACP	Q3, M10					Q3, M10+Bonus Provision		Q3, M10					
BUILDING HEIGHT	CBACP	Max. 10 storey, 32m above NGL					15 storey, 50.5m		10 storey, 33.5m					
CAR PARKING (per dwelling)		Studio/1B	2B/3B	4B+	Motorcycle	Visitor	Non-Resi.	Resi.	Non-Resi.	Resi.	Non-Resi.			
	CBACP		1	1.25		0.125	1/50m² NLA	130	48	77	16			
	R-Codes Vol. 2 (Location A)	0.75	1		0.1/car bay	0.25 up to 12 Storey 0.125 from 13th Storey	—	12 Motorcycle		12 Motorcycle				
BICYCLE STORAGE (per dwelling)		Resident		Visitor		Non-Resi.		Resi.	Non-Resi.	Resi.	Non-Resi.			
	CBACP	1				1/100m² NLA		137	59	86	26			
	R-Codes Vol. 2 (Location A)	0.5		0.1		—								
SETBACKS	CBACP / R-Codes Vol. 2	Street (Front)	Street/ Location		Podium		Tower	Podium	Tower <sup>a</sup>	Podium	Tower <sup>a</sup>			
			Cassey Street (Linking Pathway)		0m		3 - 5m	0m		3m		—		
			Robert Street (Linking Pathway)					3m		5m		0m 1.1 - 19m		
			Lily Lane		0m			5m from 4th storey		0.5m		5m		—
			Canning Highway		0m + 3m colonnade				—		2.5m		5m	
		Side/Rear		Northern Adjoining Property		4m		9m	4m	9m	4m	9 - 12m		
DEEP SOIL	R-Codes Vol. 2	10% of site area or 7% with retained existing trees; or DOUBLE the shortfall area with <b>planting on structure</b>					0m²		245m³					
LANDSCAPE AREA	CBACP	75% of Site Area					4530m²		2210m²					
COMMUNAL AREA	R-Codes Vol. 2	Max. 300m²					500m³		325m³					
SOLAR ACCESS	R-Codes Vol. 2	70% of dwellings to have 2hr or direct sunlight between 9am to 3pm on 21 June; and max. 15% of dwellings in a <b>building</b> without direct sunlight					156 / 223 = 70%							
CROSS VENTILATION	R-Codes Vol. 2	60% for the first NINE storeys of the building; <b>single aspect units</b> with openings at 45°-90° of the prevailing wind direction can be included.					151 / 223 = 67.7%							

\* Side/rear setback may be reduced to nil for podiums fronting Canning Highway.  
\*Tower setbacks are calculated to the external face of the building excluding balconies/ winter gardens, architectural features, and columns.

Sustainability

The proposed development is seeking to achieve a 5 Star Green Star Certification and Fitwel Certification, which includes the implementation of the following features intended to improve occupant and community health and wellbeing outcomes. Also, refer to submitted ESD reports by Full Circle Design Services for details.		Key additional health and wellness benefits under Fitwel for the proposed development as follows: • Provide bike storage, showers to support active transportation • Integrate street furniture with building ground plane, pedestrian network and cyclist infrastructure • Provide community shuttle service • Integrate universal accessibility for visitors and aging in place for locals • Implement parking efficiency practice • Provide point of collection, signs and visibility of stairs to promote stair use by occupants • Establish and implement an Indoor Air Quality policy • Share indoor air quality policy with regular occupants to improve environmental awareness • Implementation of an Integrated Pest Management plan • Provide occupant awareness in common areas for occupants where possible and practical • Conduct regular occupant satisfaction survey for regular occupants • Establish and implement a Stakeholder Collaboration Process • Provide university sustainable water supplies and recycling station in common areas • Conduct regular water quality testing	
Key design features targeted under Green Star for the proposed development as follows: • Comprehensive building lifecycle management for Operations and Maintenance • Monitor environmental building performance and operational efficiency • Implementation of effective energy/water metering and monitoring systems • Implementation of waste management plan • Implementation of high air quality control system • Implementation of acoustic and noise mitigation measures • Improve lighting and visual comfort to improve lighting quality in occupied space • Incorporate thermal comfort based BCA requirements and achieve minimum 7 Star NABERS certification or equivalent • Implement design features to reduce carbon emissions over its operation life • Offer operational costs for occupants with 1000W solar pump system provided • Incorporate electric vehicle charges and car share scheme service • Incorporate Active Transport/Kind Of Trip facilities • Incorporate energy efficient services and equipment • Incorporate sub-solar irrigation, drought tolerant planting and green groundswapping practices • Implementation of Life Cycle Impact assessment • Secure selection of low environmental impact materials procured • Undertake Commissioning and Handover certificate review and assessment • Minimise urban heat island effect on site • Minimise light spill pollution to surrounding context • Implementation of Low-carbon best practice design • Implementation of Sustainable Operation and Climate Change Adaptation Plan • Implementation of Sustainable Circumstances operation and green cleaning policy • Engage independent Commissioning Agent • Undertake building commissioning assessment in operation efficiency • Undertake pre & post occupancy analysis, services and maintainability review			

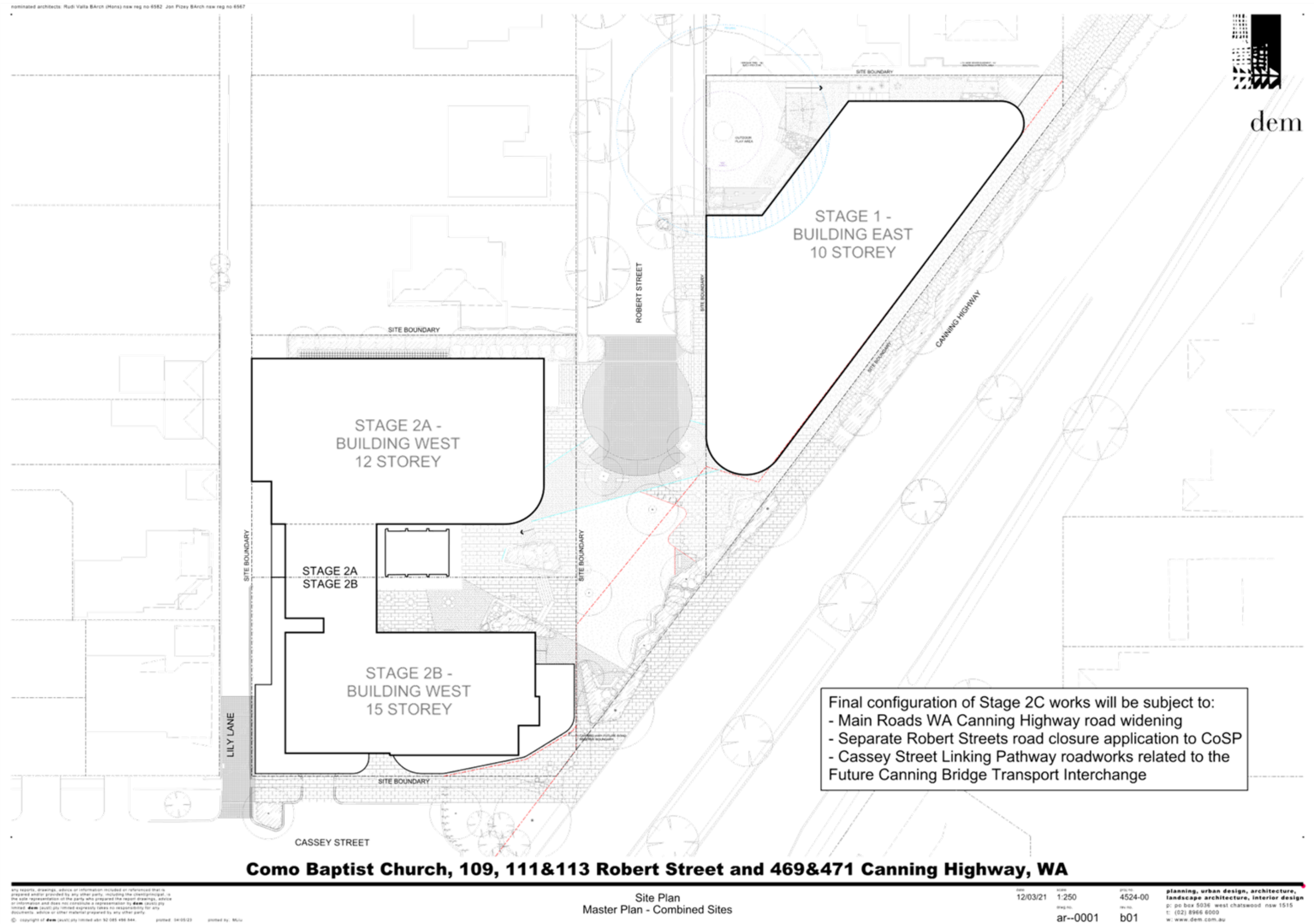
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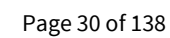
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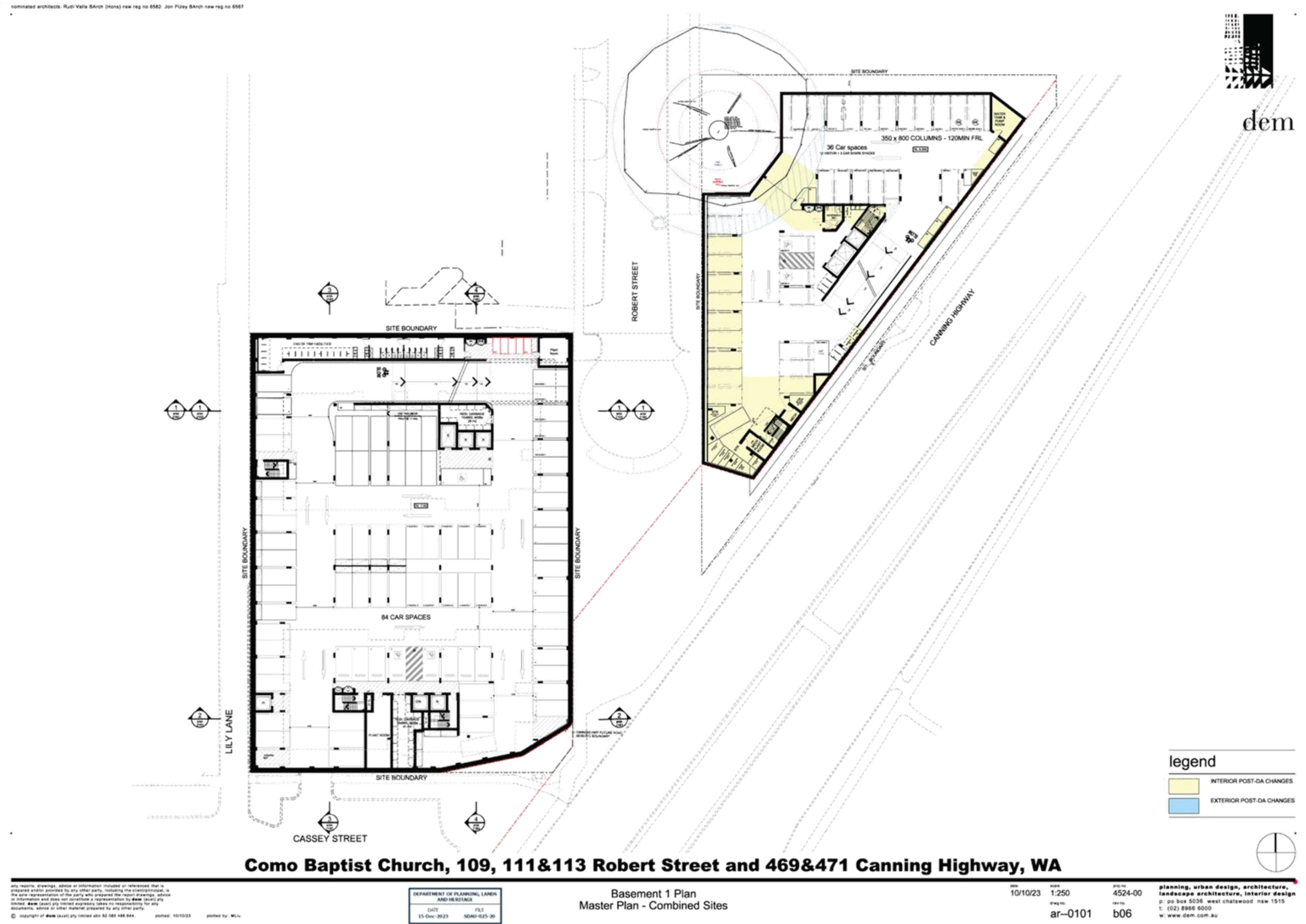
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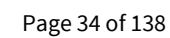
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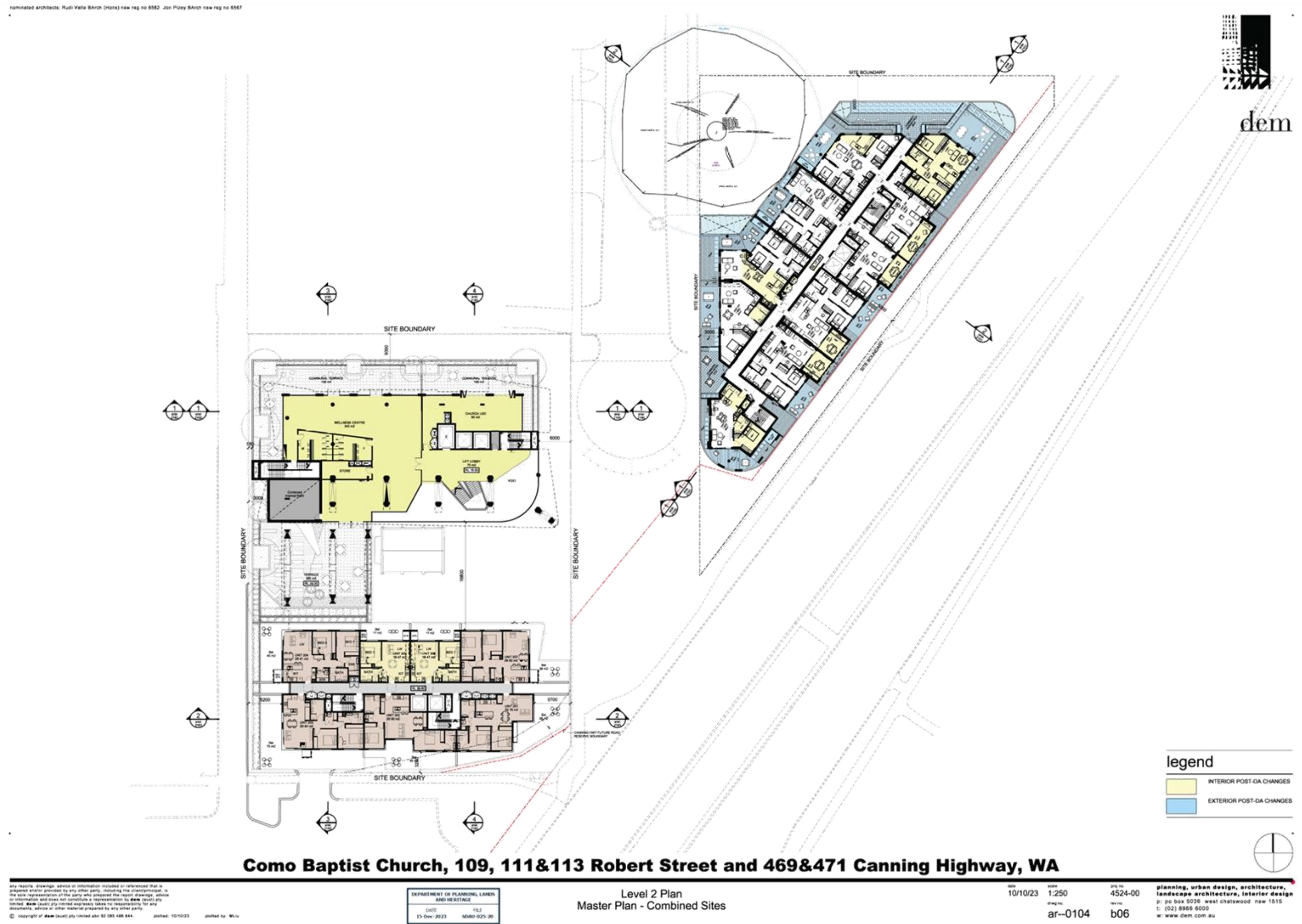








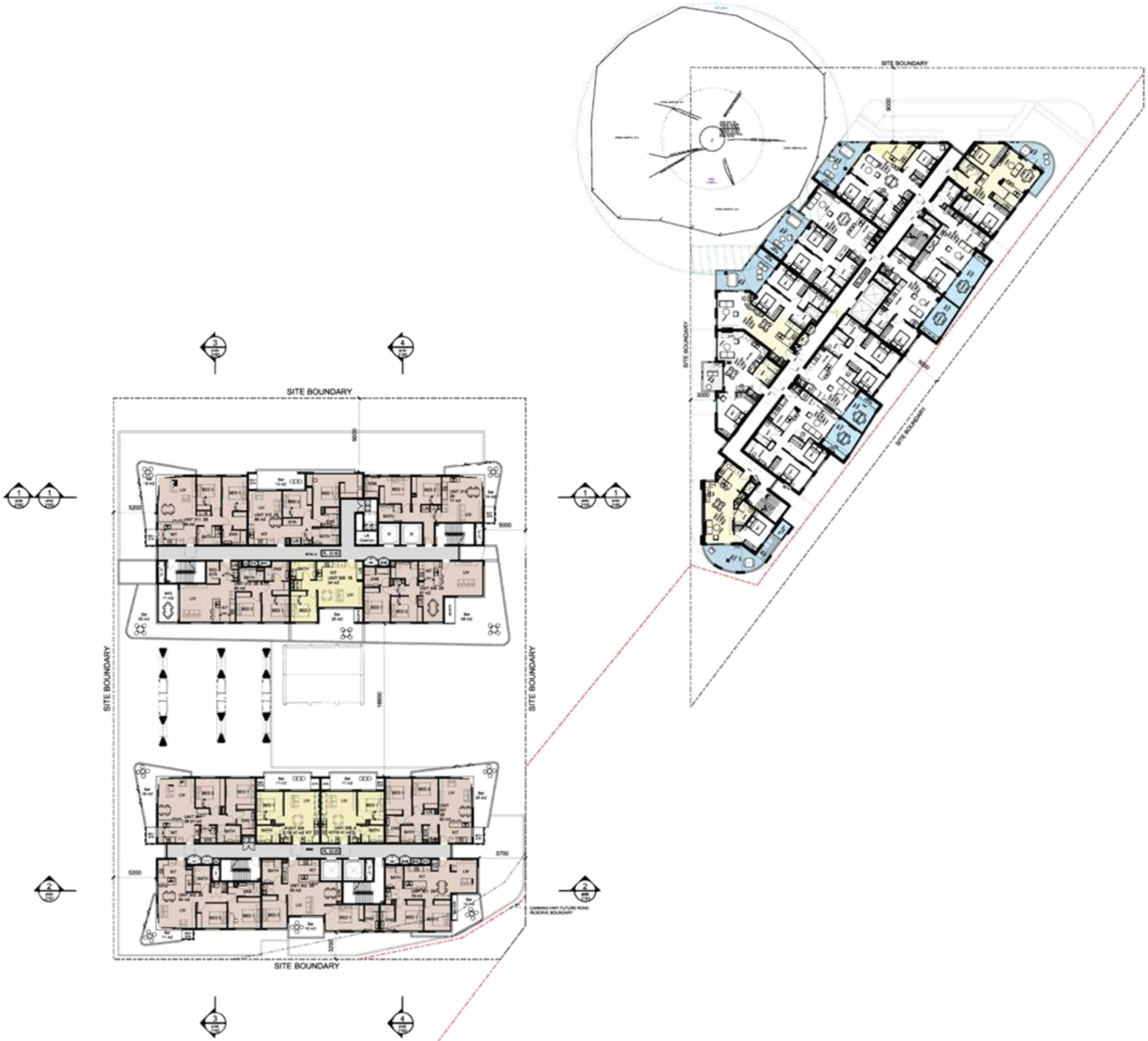




nominated architects: Rupi Valla BArch (Hons) nsw reg no 8582 Jon Pizay BArch nsw reg no 8567

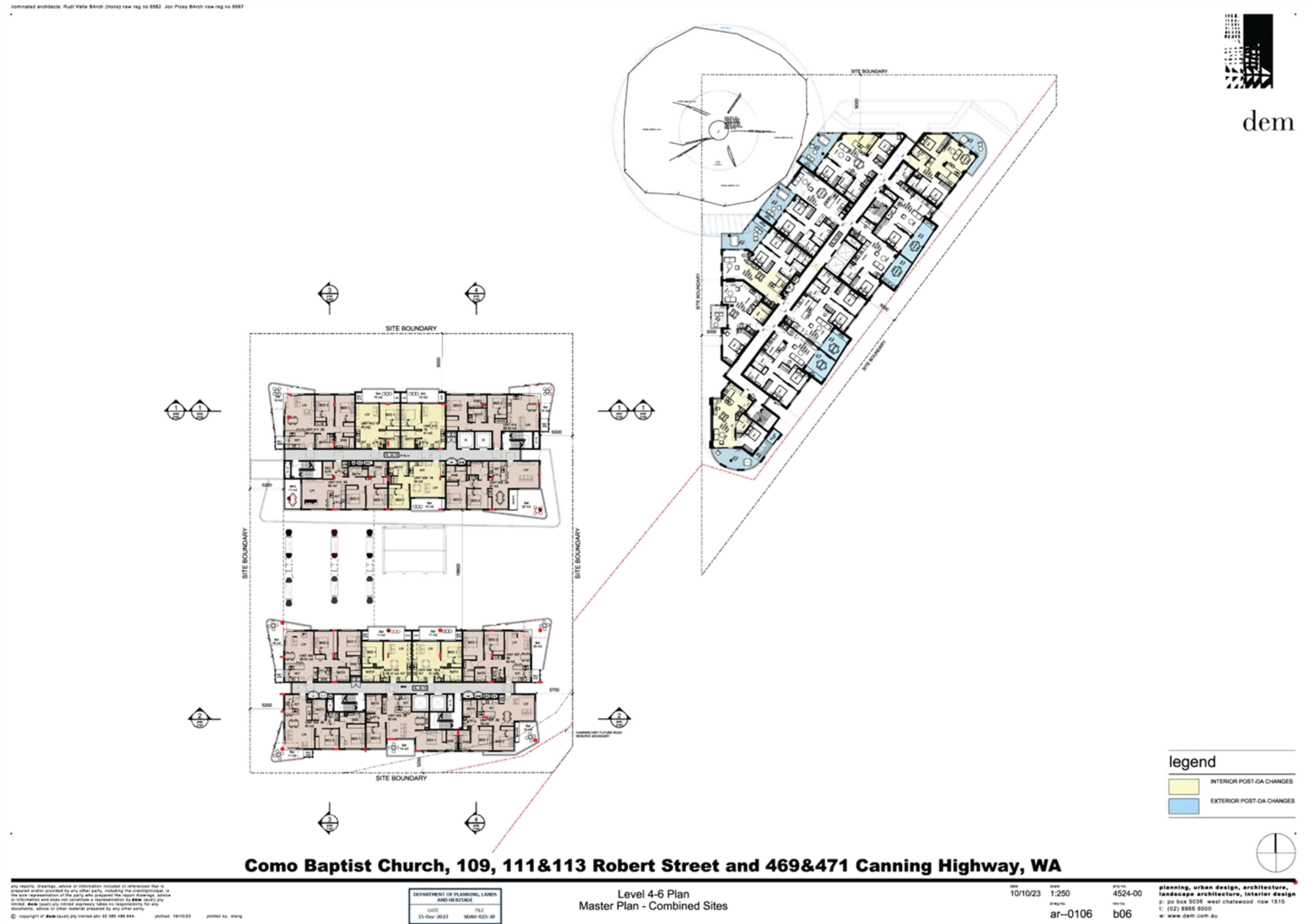


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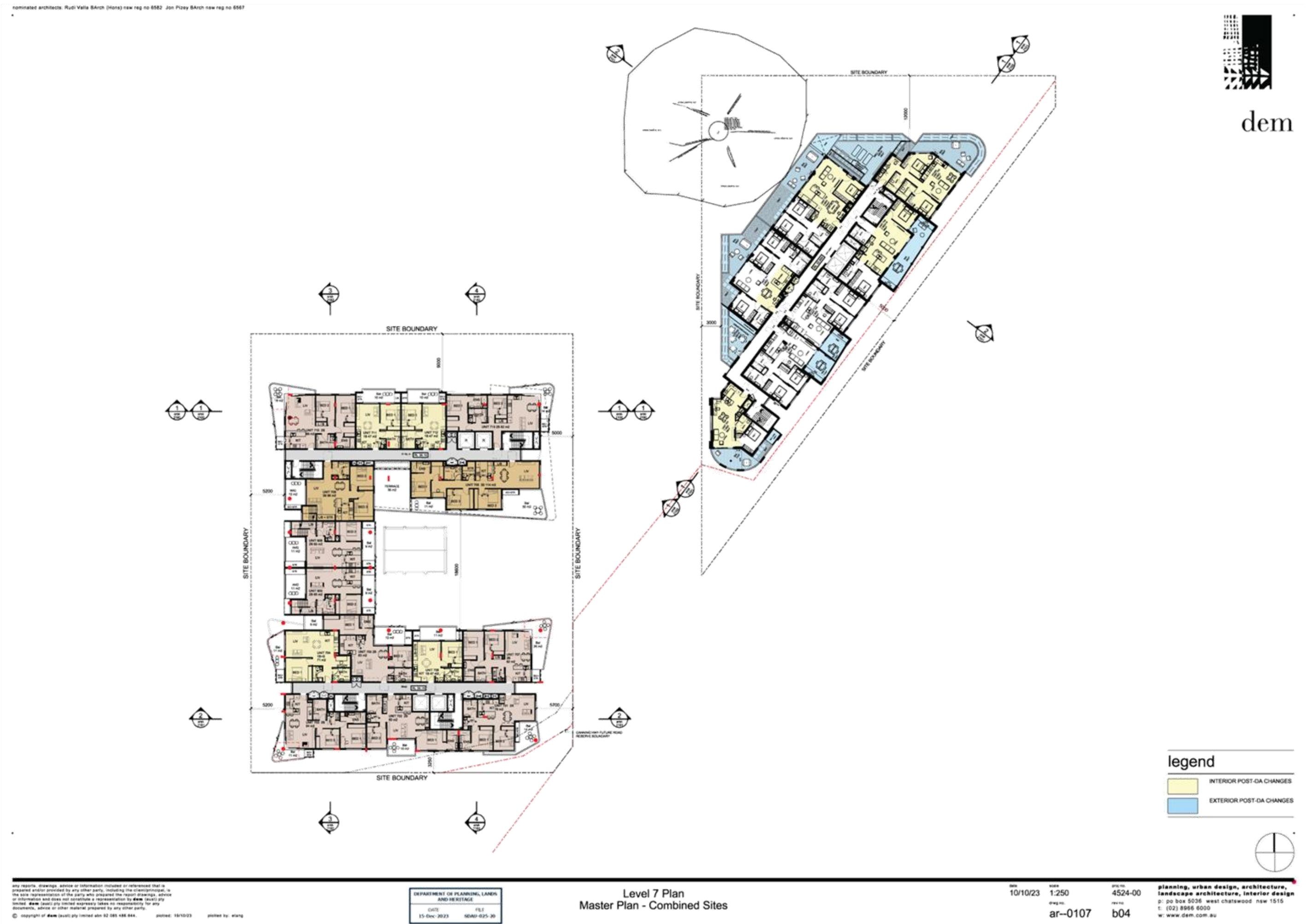


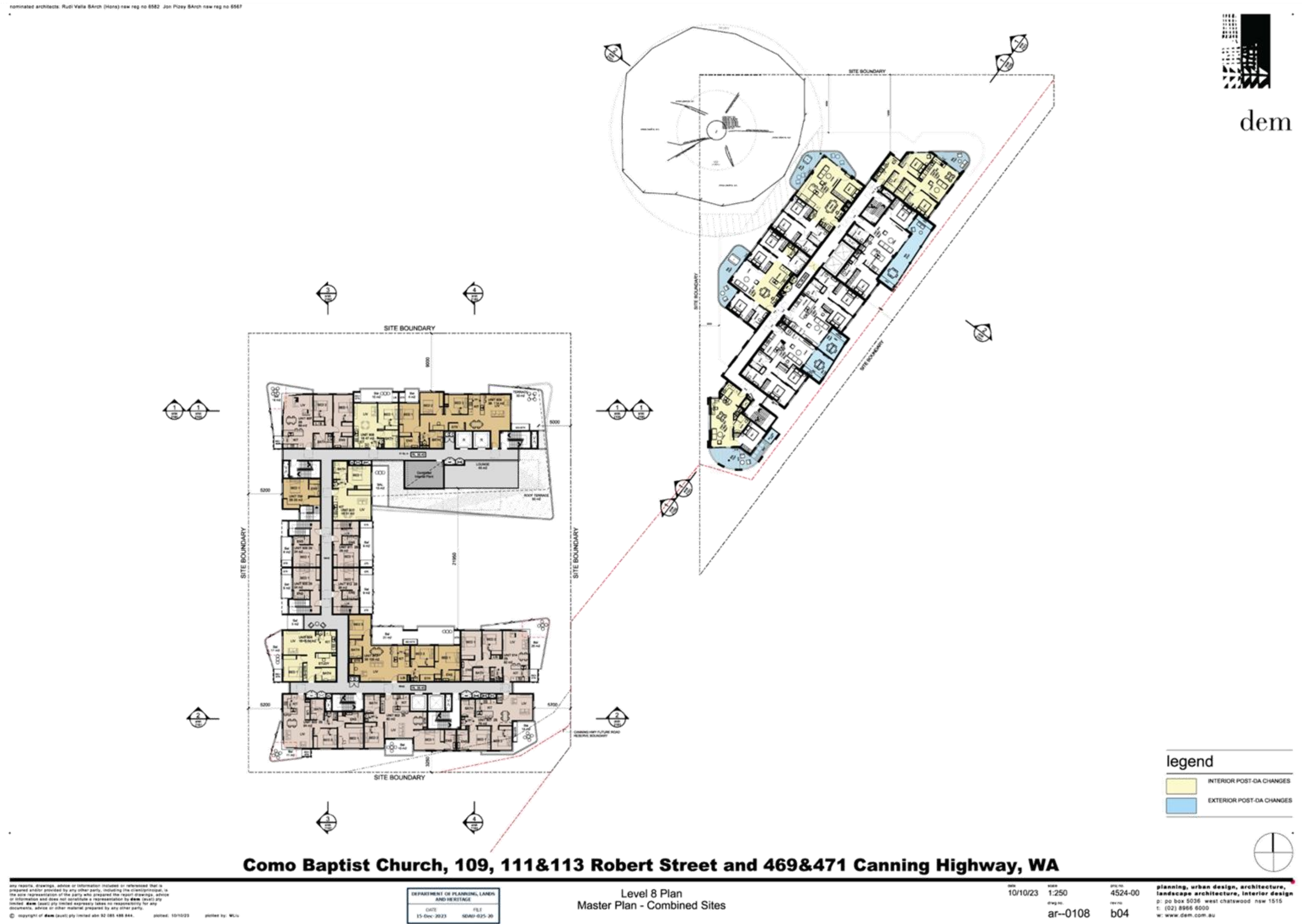
Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA



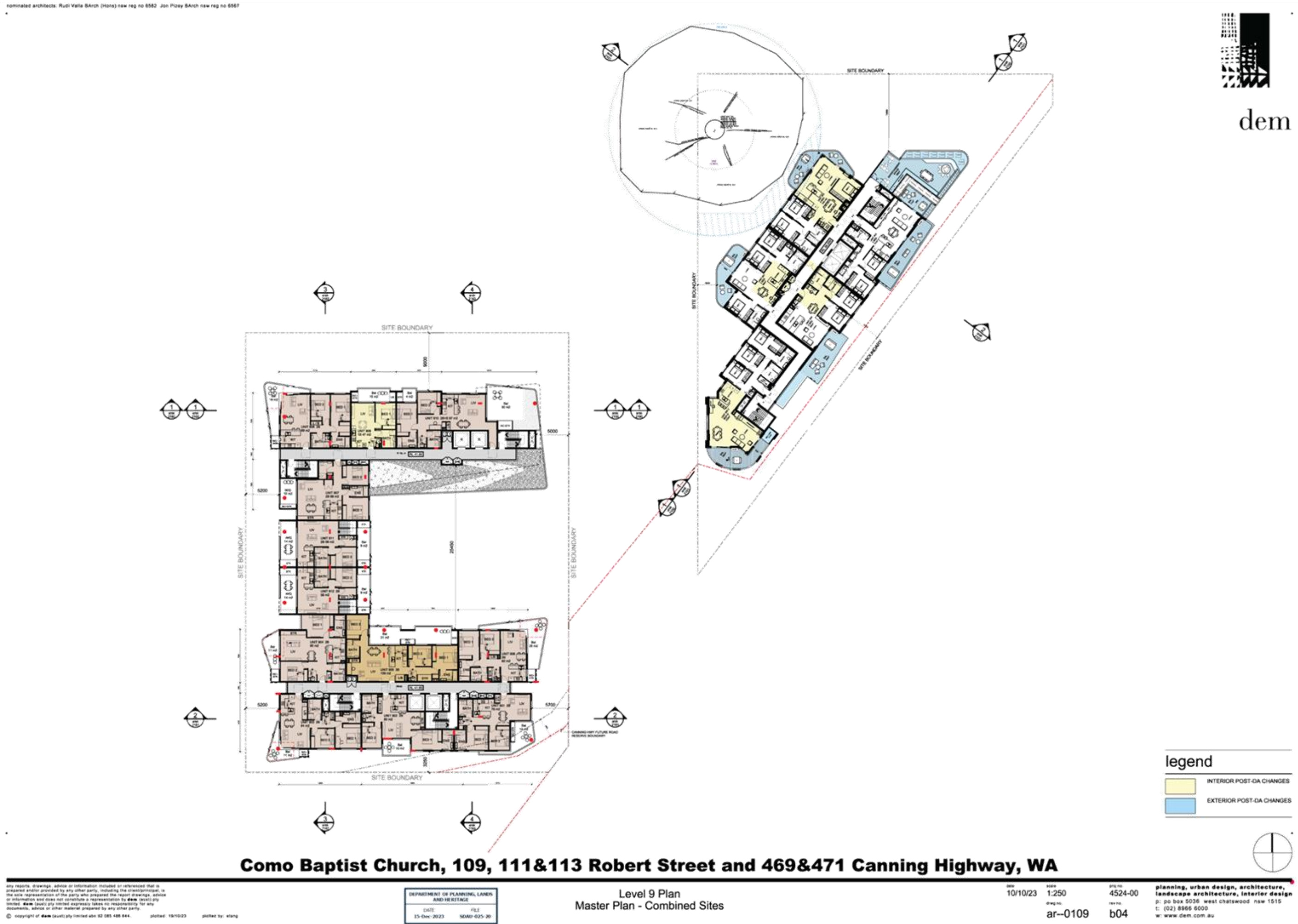


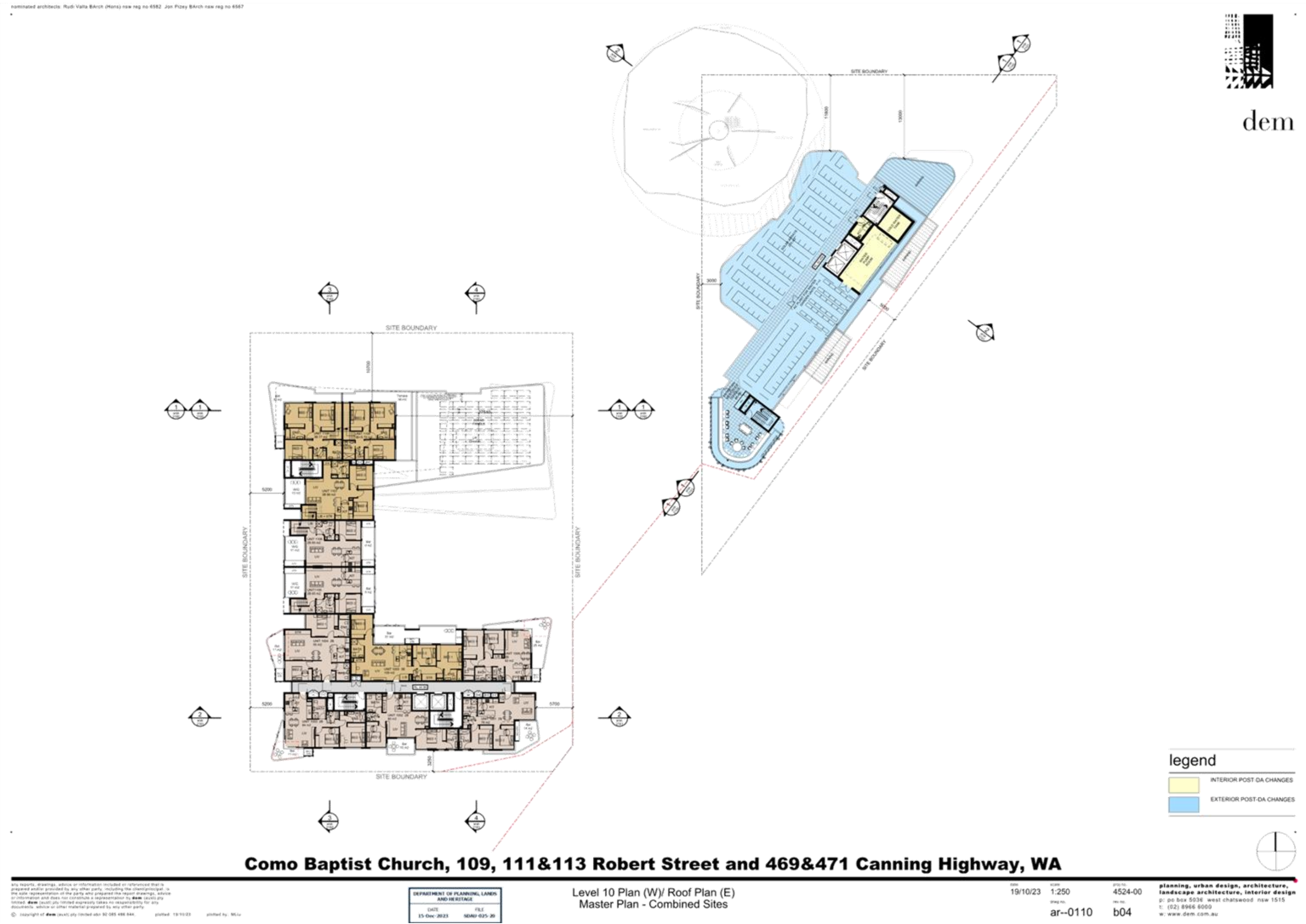














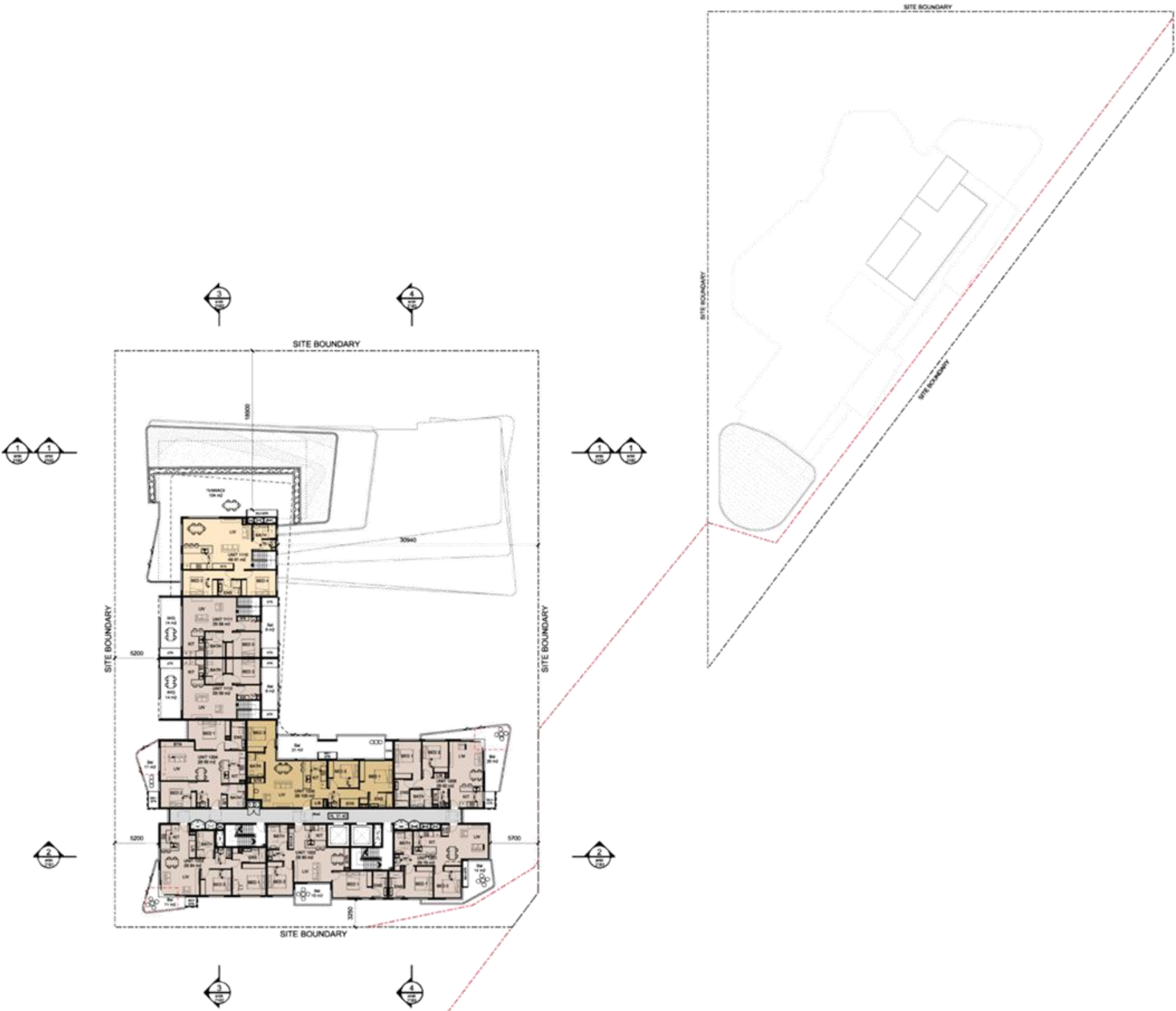


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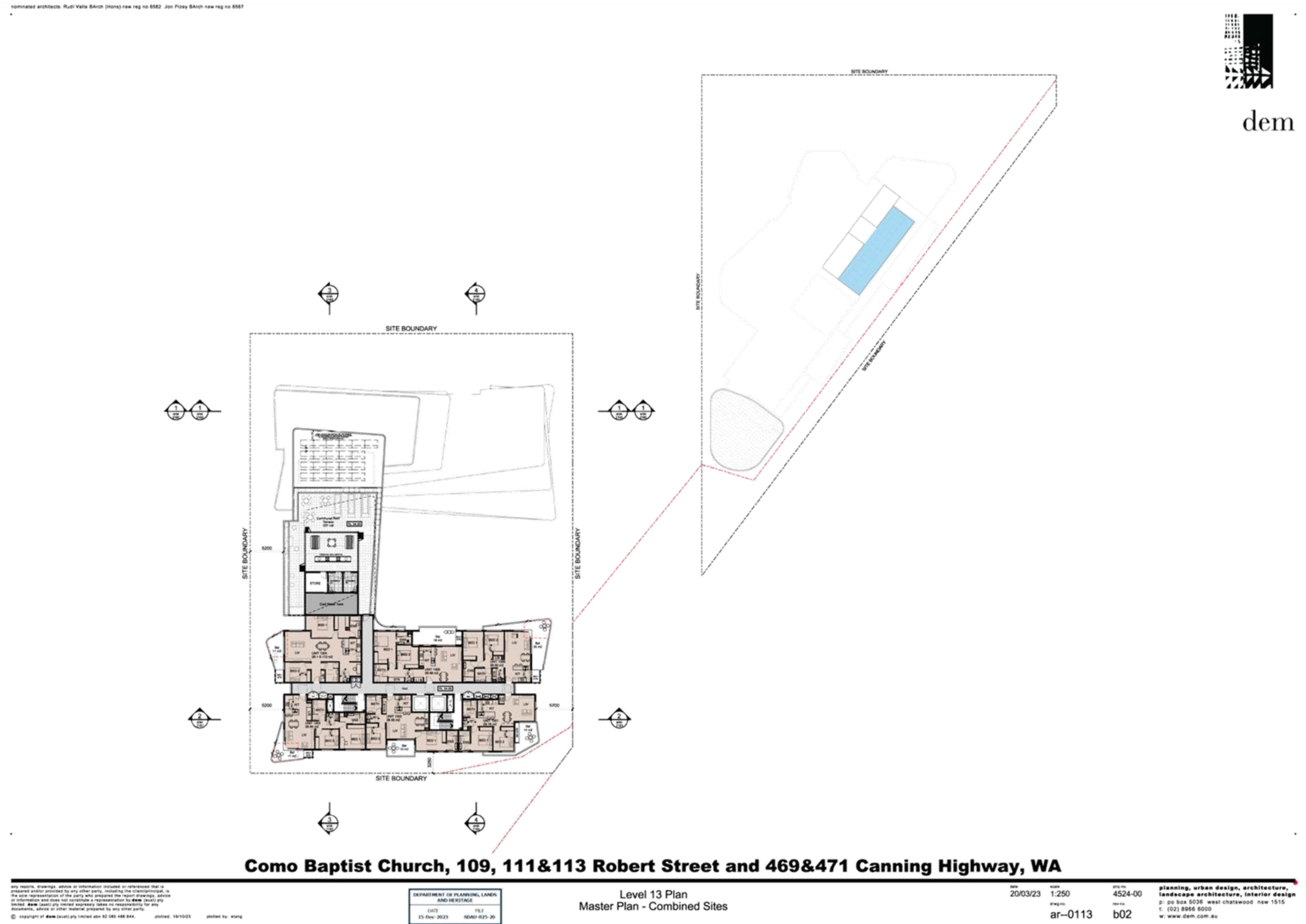
nominated architects: Rupi Valla BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567



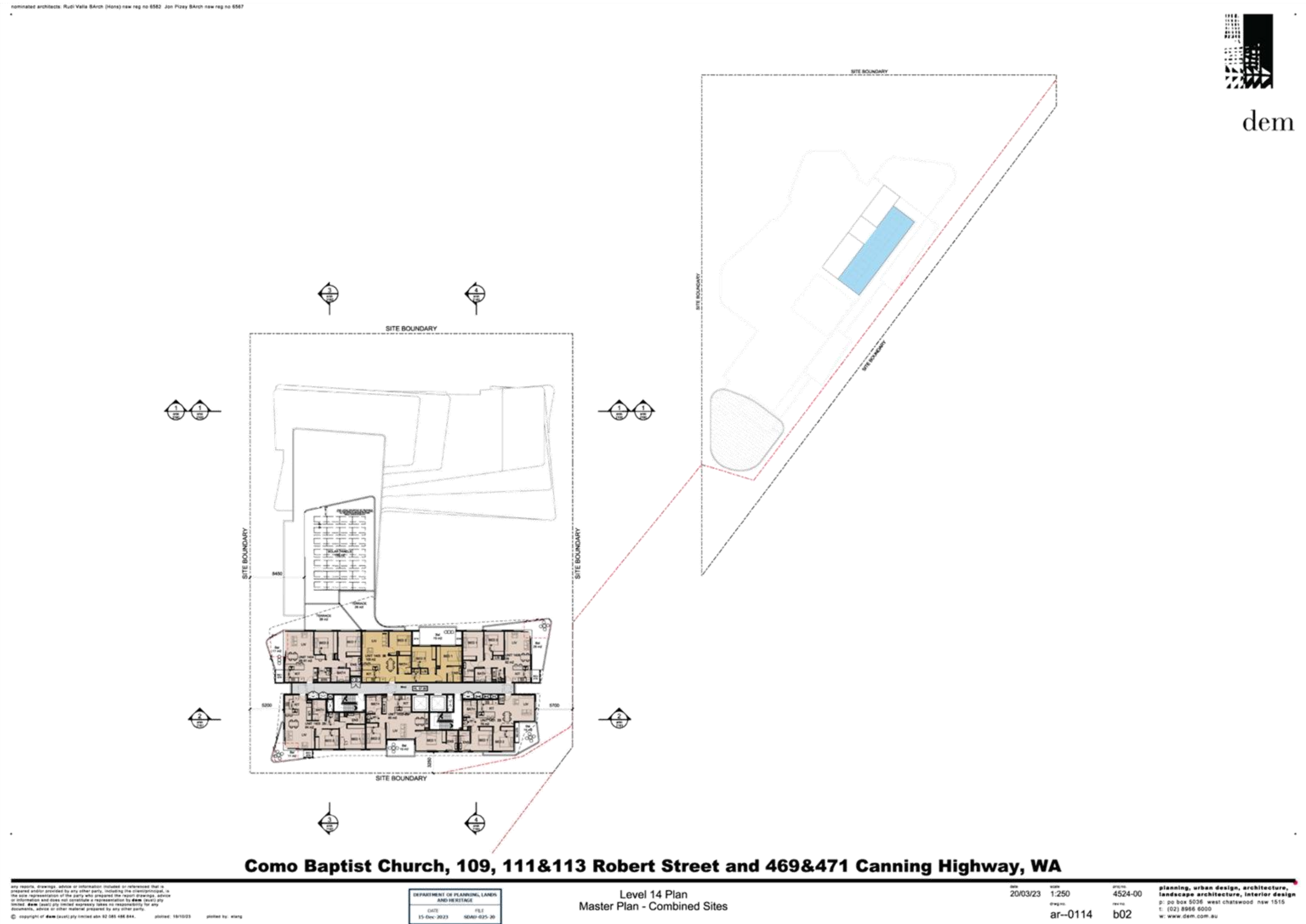
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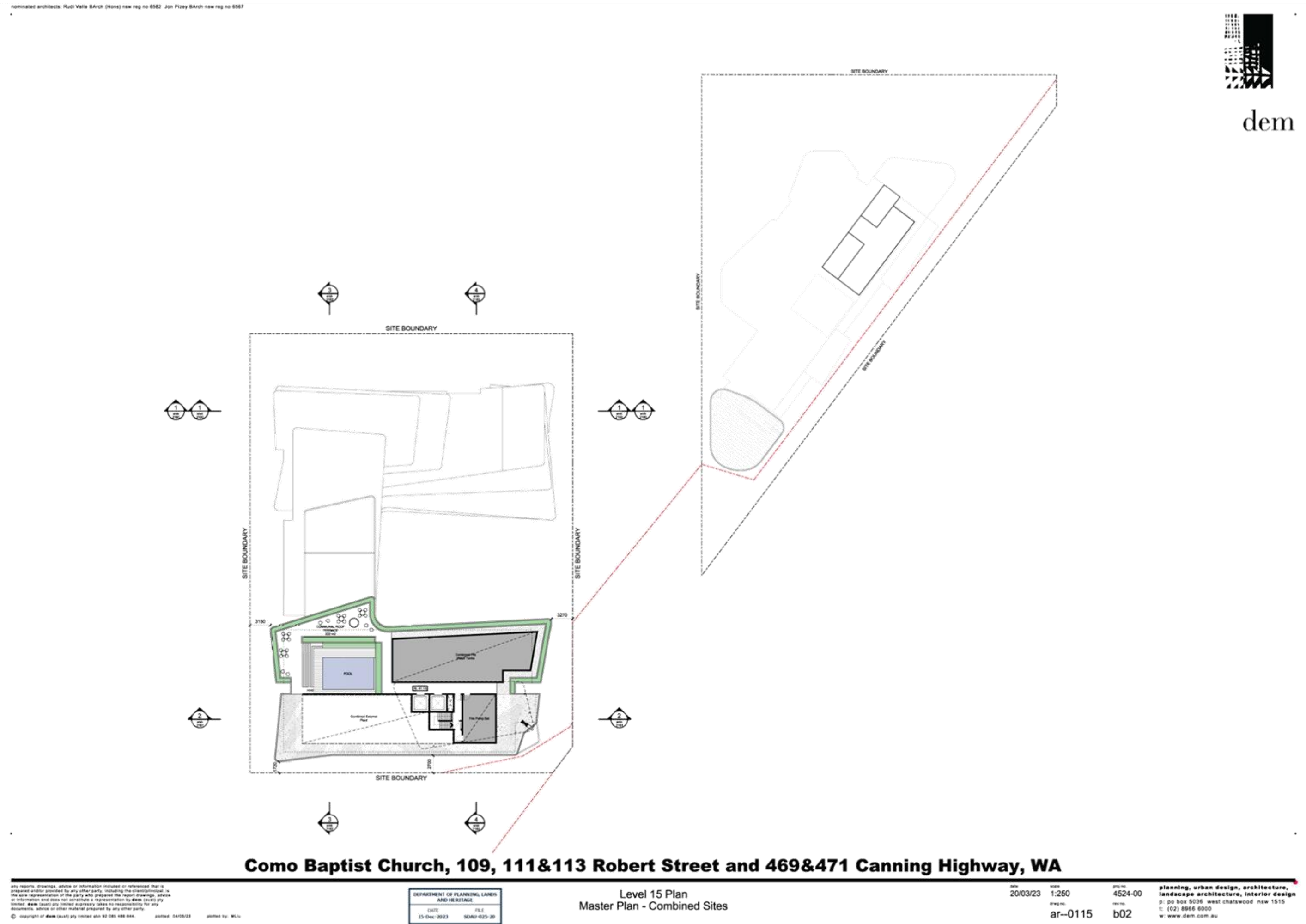
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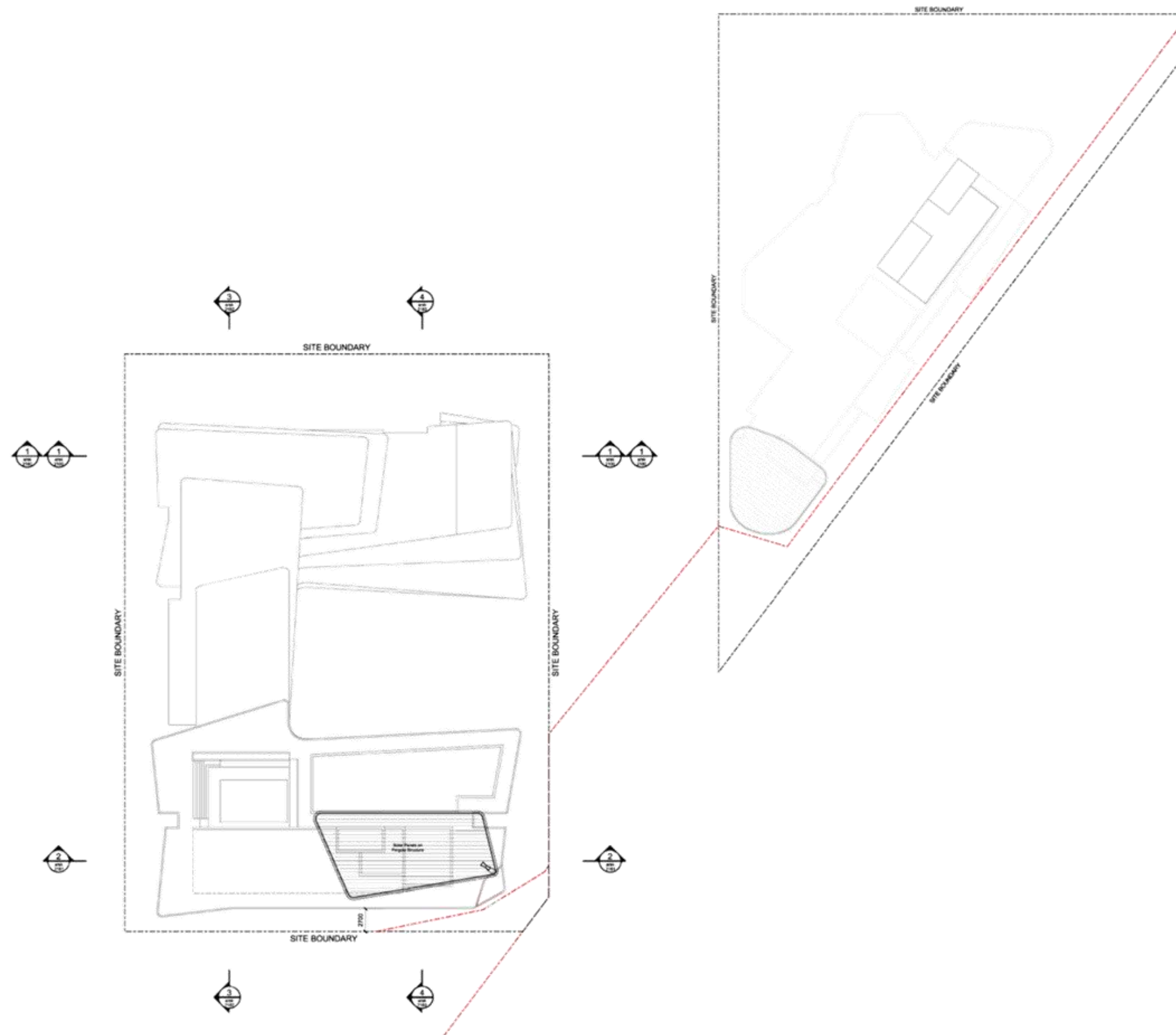












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DATE 15-Dec-2023	FILE SDAP-025-20

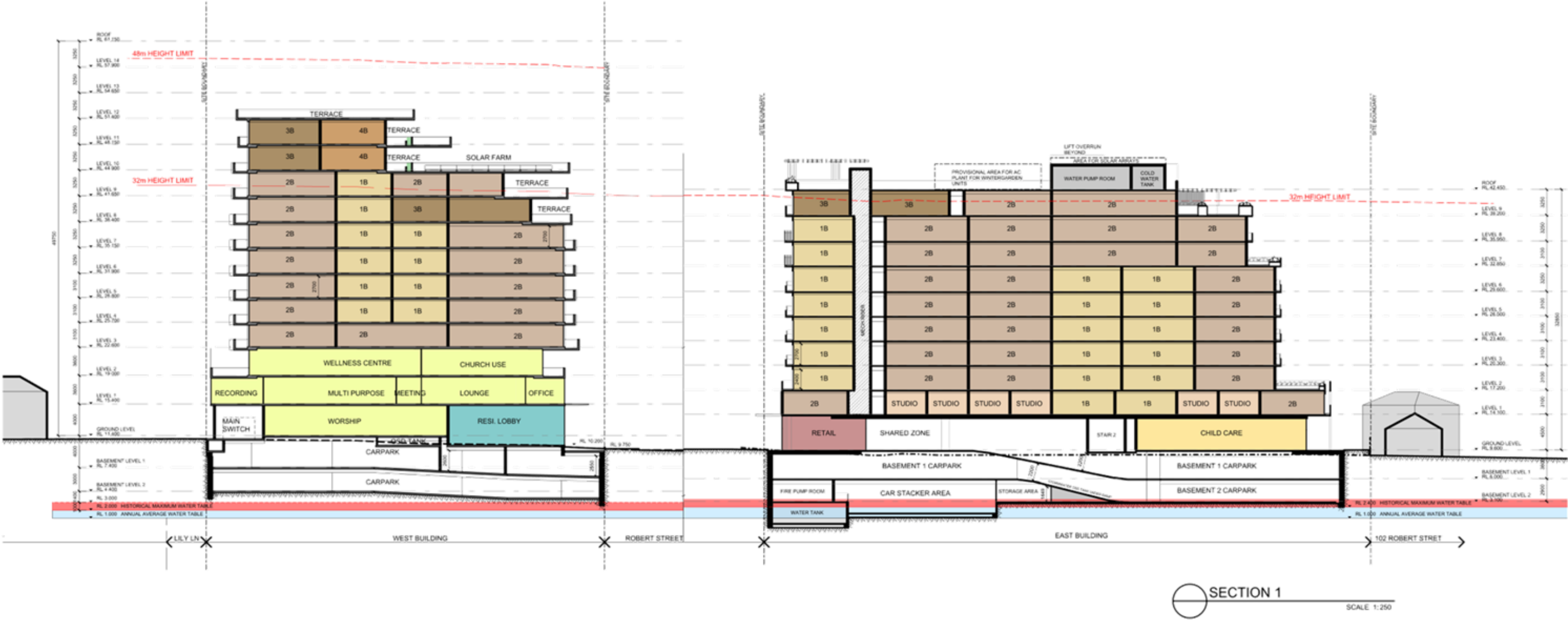
date	vote	proj. no.
20/03/23	1:250	4524-00
	drag. no.	rev. no.
	ar--0116	b02

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landscape architecture, interior design  
p: po box 5036 west chatswood nsw 1515  
t: (02) 8966 6000  
w: [www.dem.com.au](http://www.dem.com.au)

nominated architects: Rudi Valla BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567

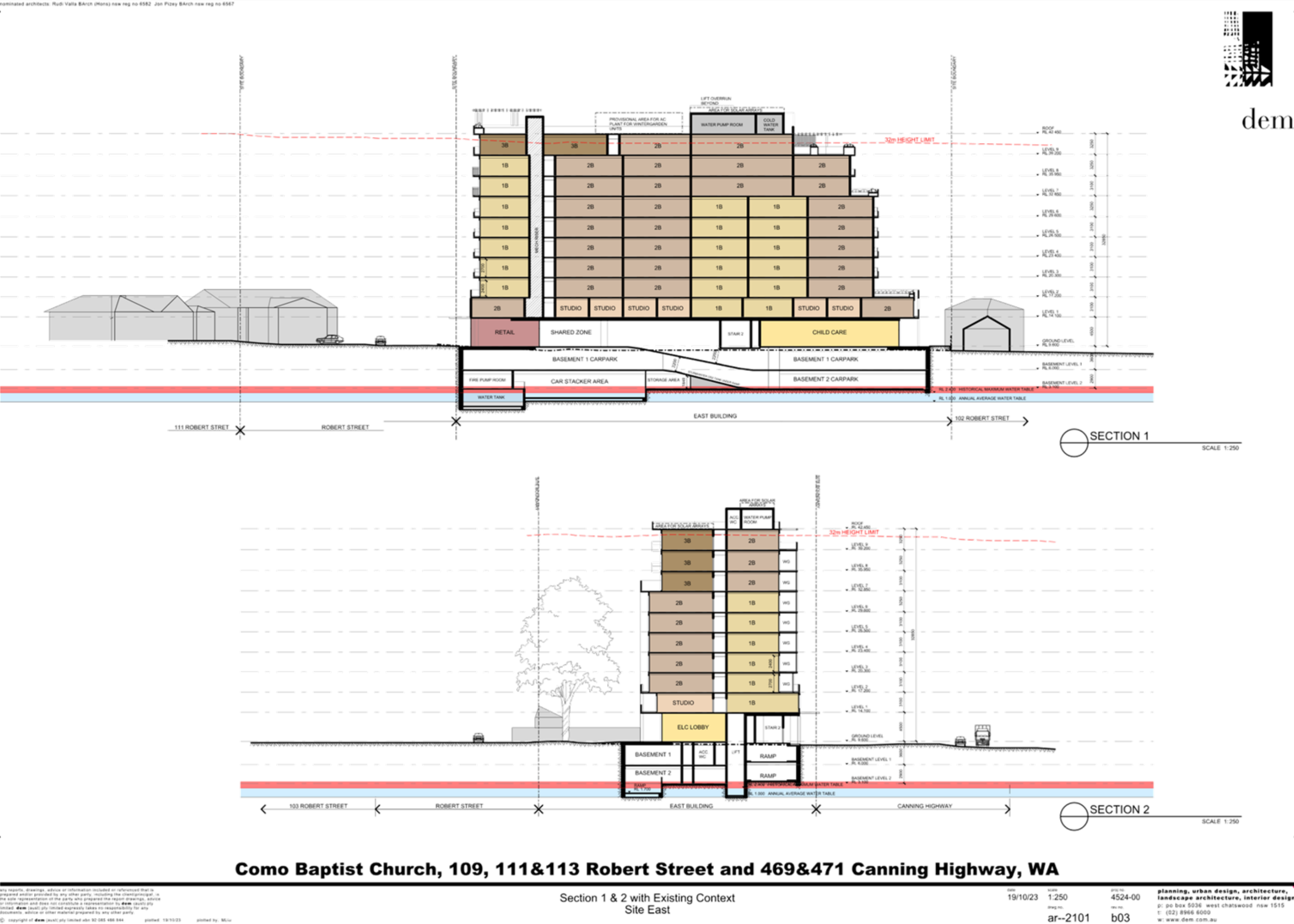


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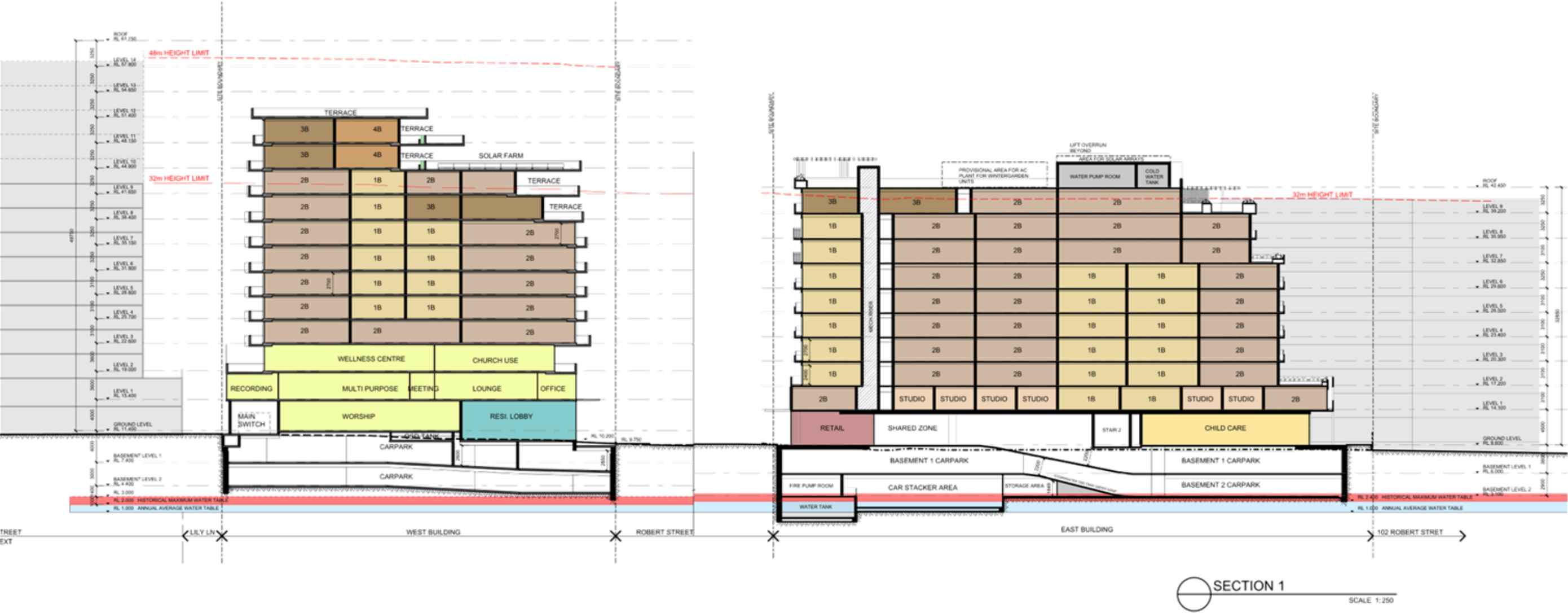




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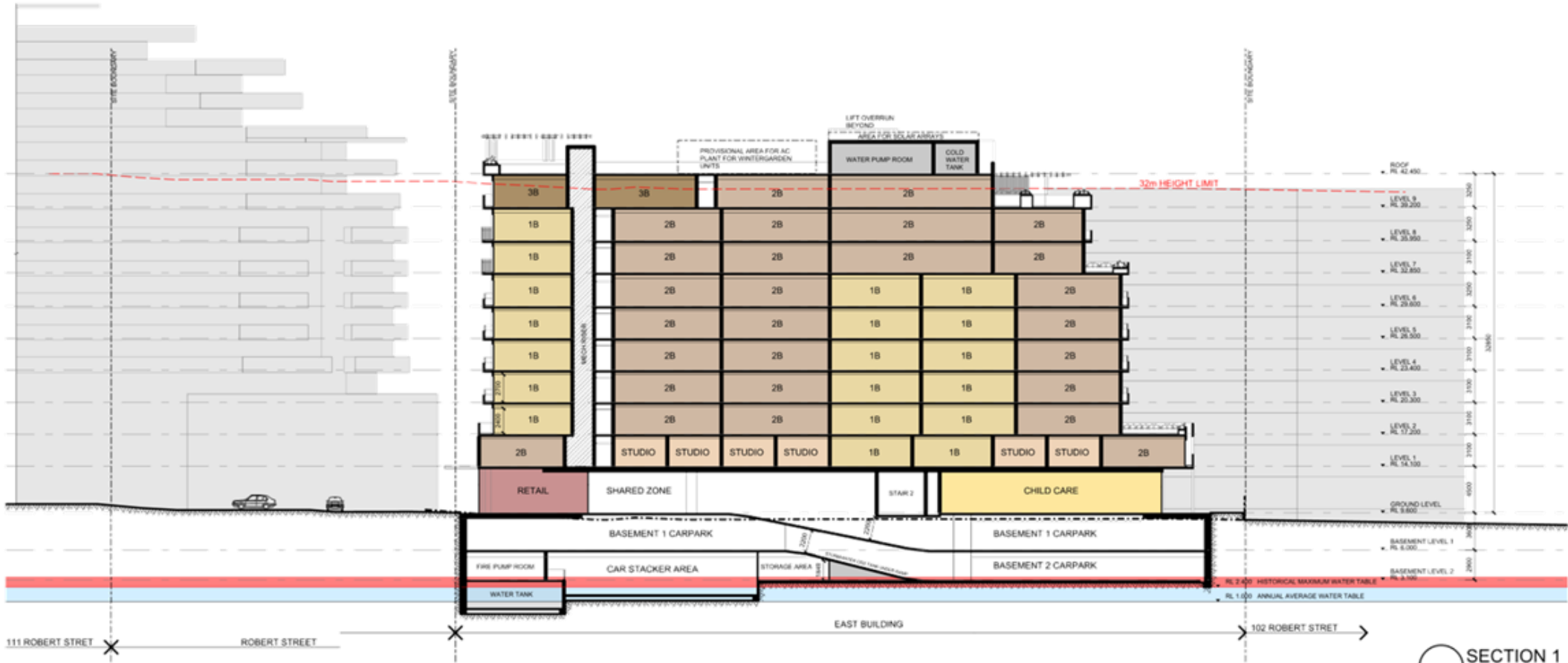


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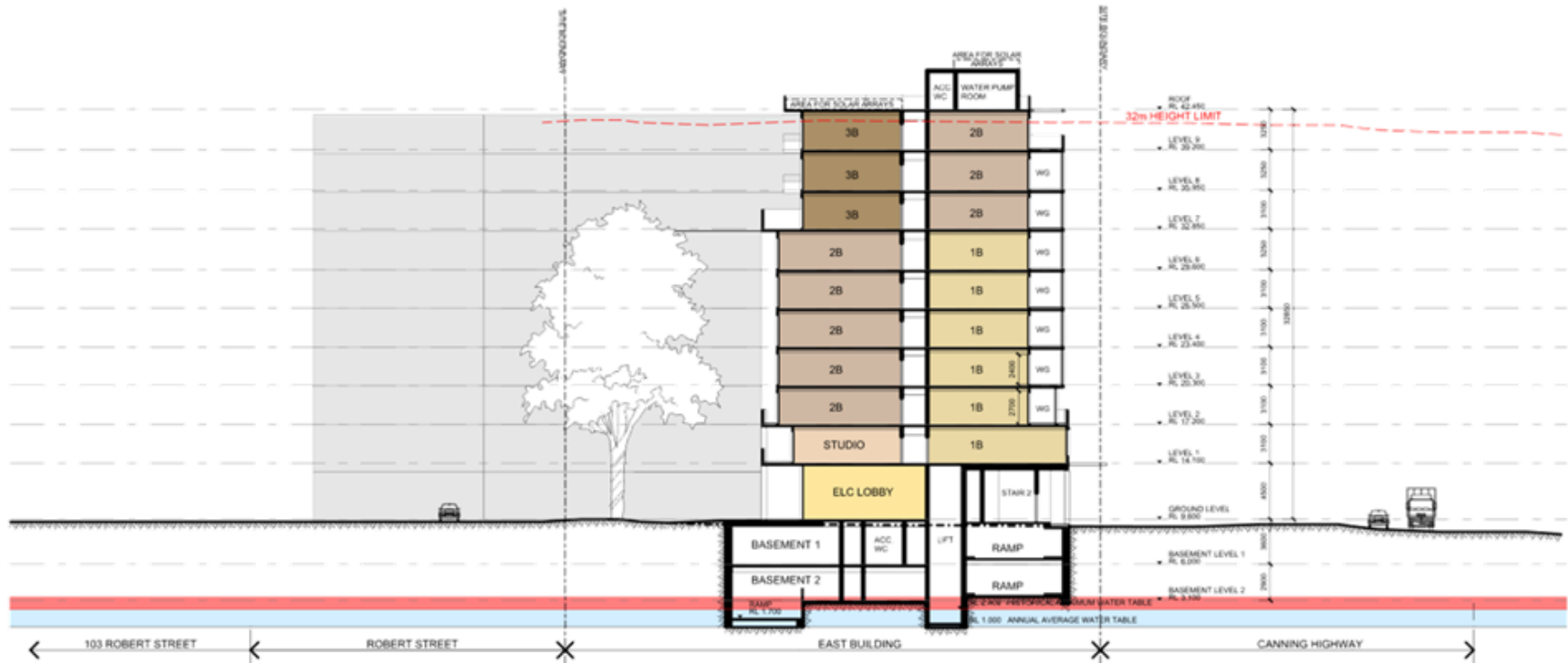


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SECTION 1

SCALE 1:250



SECTION 2

SCALE 1:250

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Section 1 & 2 with Future Context  
Site East

date: 19/10/23

scale: 1:250

proj no: 4524-00

rev no:

ar-2103

b03

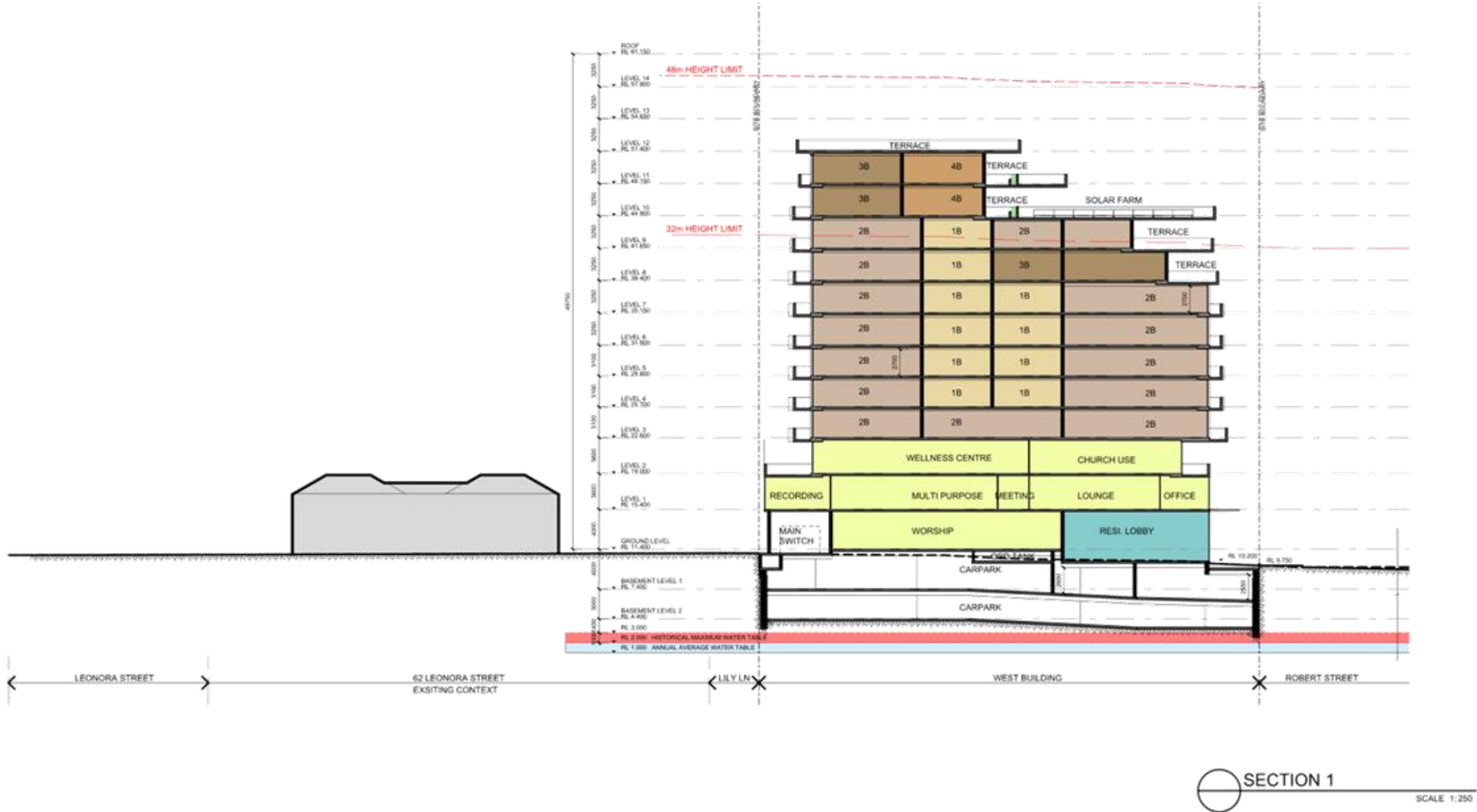
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SECTION 1  
SCALE 1:250

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Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567



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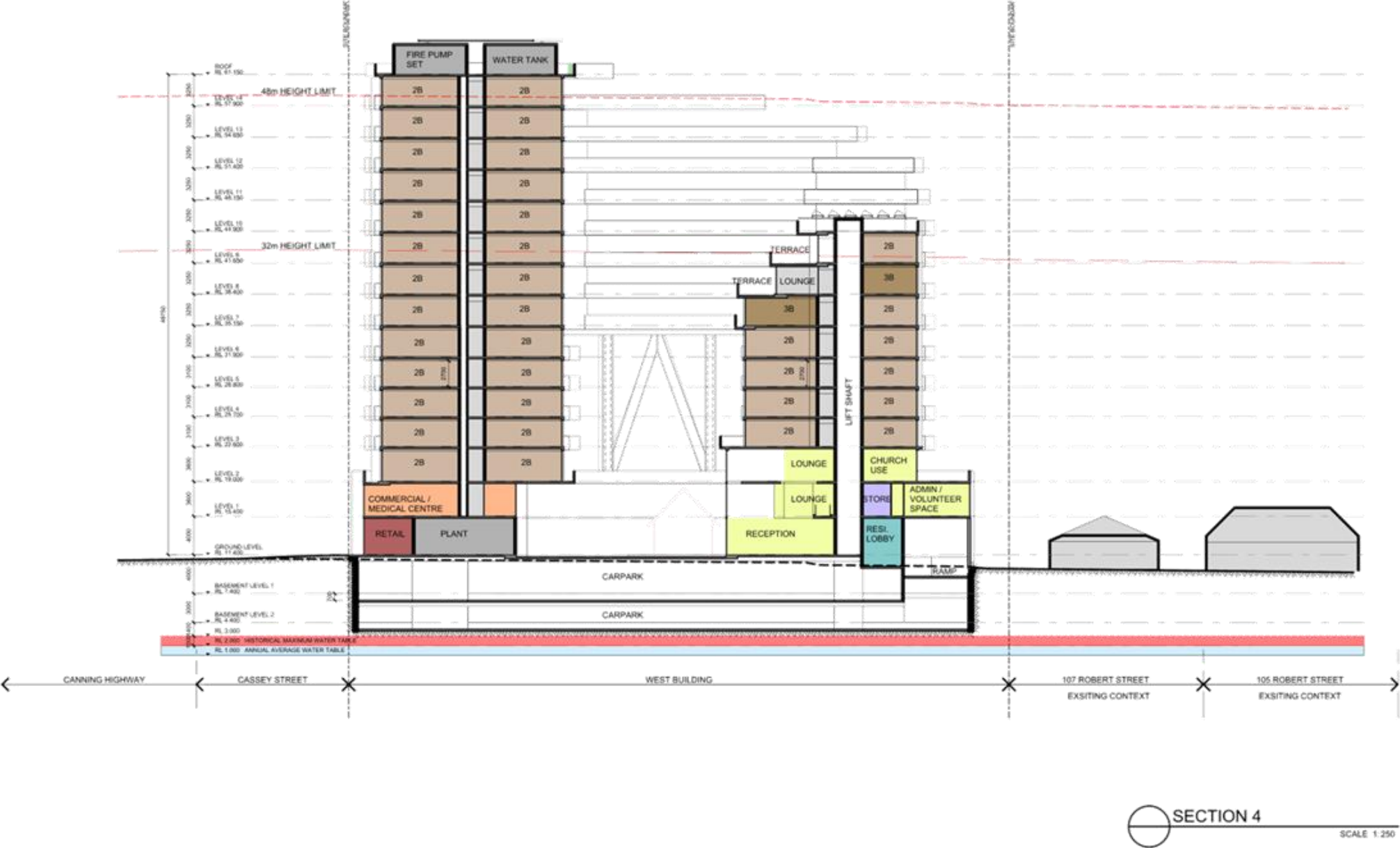
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nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567



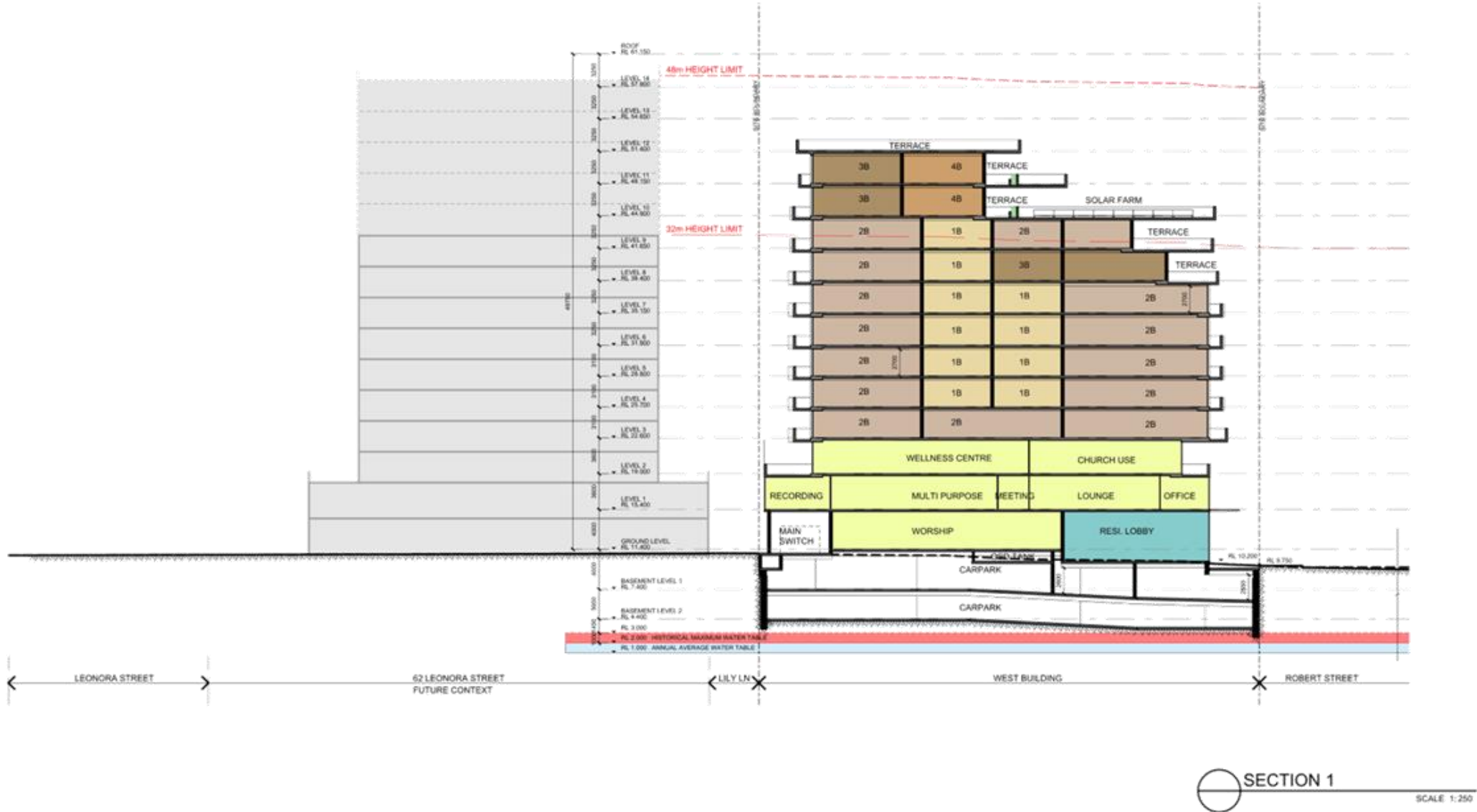
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nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567



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nominated architects: Rudi Valla BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567



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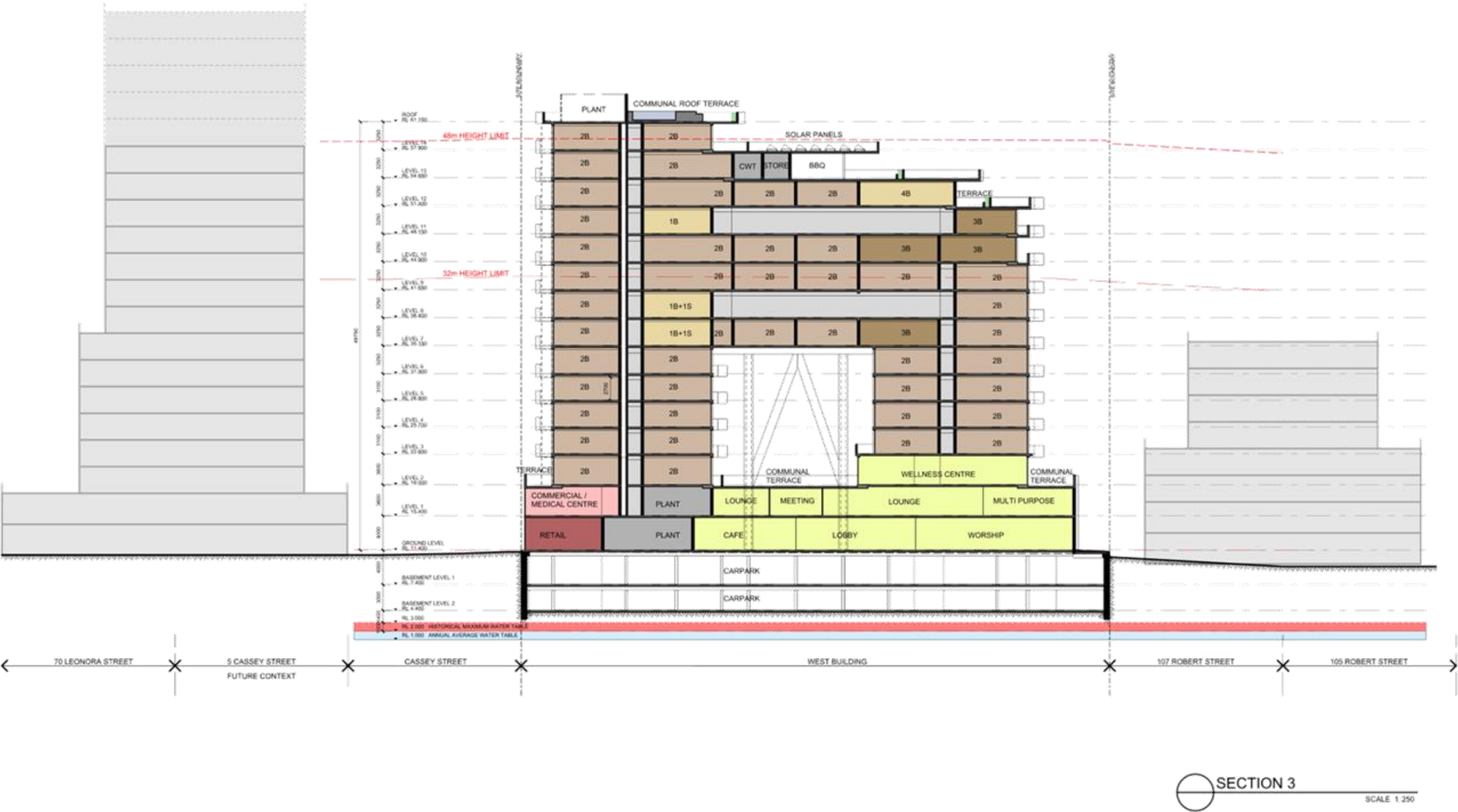
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nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567



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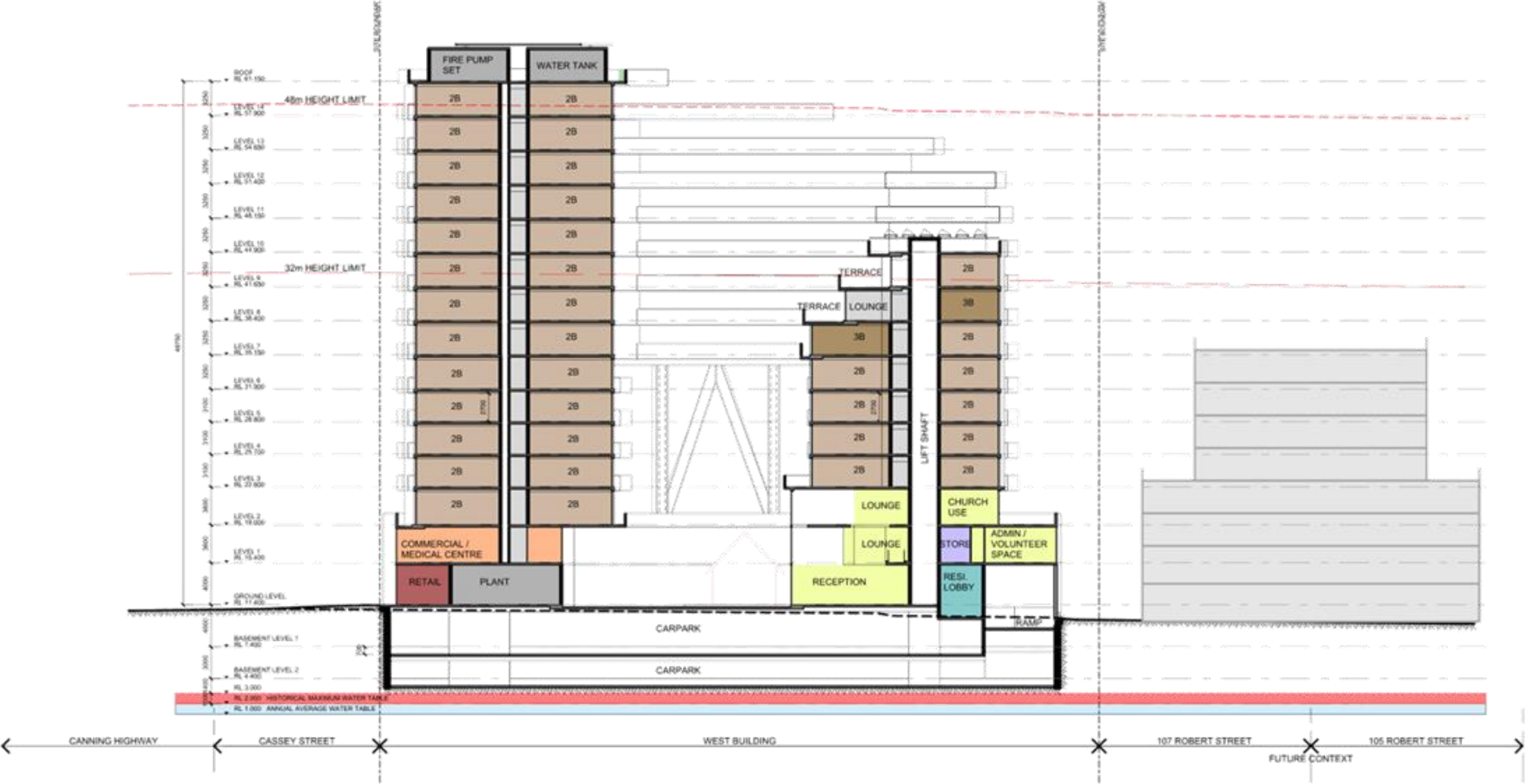


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SECTION 4  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

nominated architects: Rudi Valla BArch (Nsw) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ANYWAY GLAZES
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	CORBELLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MF	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED PC CLADDING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED PC CLADDING - DARK GREY FINISH
PC3	PREFINISHED PC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SHIMMERE PANEL



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Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA



nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED HAMM COLOUR FACE BRICK
FB-2	CORBUISED FACE BRICK WALL
GB	GLASS BALUSTRADE
MF	METAL FIN BALUSTRADE
MF	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED FC CLADDING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED FC CLADDING - DARK GREY FINISH
PC3	PREFINISHED FC CLADDING - BEIGE WITH TEXTURE FINISH
DB	SOLID BALUSTRADE WITH OFF WHITE FINISH
DC	DARK GREY PERFORATED METAL PRIVACY SCREEN
DP	DARK GREY SPANDREL PANEL



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SOUTHEAST ELEVATION  
SCALE 1:250

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South-East Elevation with Existing Context  
Site East

Date: 25/08/23  
Scale: 1:250  
Proj. No.: 4524-00  
Draw. No.: ar\_2531  
Rev. No.: 004

planning, urban design, architecture,  
landscape architecture, interior design  
P: po box 5036 west chiswick nsw 1515  
T: (02) 8966 6000

nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED WARPCOLOUR FACE BRICK
FB-2	CORBELLED FACE BRICK WALL
GB	GLAZED BALCONY RAIL
MF	METAL FINISH SUBSTRATE
MP	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED FC GLAZING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED FC GLAZING - DARK GREY FINISH
PC3	PREFINISHED FC GLAZING - BEIGE WITH TEXTURE FINISH
SB	SOLID SUBSTRATE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



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WEST ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	COMBIBLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MP	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED PC CLADDING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED PC CLADDING - DARK GREY FINISH
PC3	PREFINISHED PC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



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NORTH ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

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North Elevation with Future Context  
Site East

date: 01/11/23  
scale: 1:250  
drawing no: 2533  
sheet no: 008

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P: po box 5036 west chiswick nsw 1515  
T: (02) 8966 6000



nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	COMBELLER FACE BRICK WALL
GB	GLASS BALUSTRADE
MF	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED PC GLAZING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED PC GLAZING - DARK GREY FINISH
PC3	PREFINISHED PC GLAZING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH GRP WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY (SHIMMER) PANEL



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SOUTHEAST ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

nominated architects: Rudi Valta BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINUM GLAZED
FB-1	SELECTED YARM COLOURFACE BRICK
FB-2	CORRELLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MF	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
FC1	PREPARED FC GLAZING - OFF WHITE WITH TEXTURE FINISH
FC2	PREPARED FC GLAZING - DARK GREY FINISH
FC3	PREPARED FC GLAZING - BEIGE WITH TEXTURE FINISH
OB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



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Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

nominated architects: Rudi Valta BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED HAMM COLOUR FACE BRICK
FB-2	CORBELLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MP	METAL FIN BALUSTRADE
MF	DARK GREY PERFORATED METAL PANELS
FC1	PREPARED FFC CLADDING - OFF WHITE WITH TEXTURE FINISH
FC2	PREPARED FFC CLADDING - DARK GREY FINISH
FC3	PREPARED FFC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF-WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANREL PANELS



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NORTH ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA



nominated architects: Rudi Valta BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	COMBUSTIBLE FACE BRICK WALL
GB	GLASS BALUSTRADE
MF	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED FC CLADDING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED FC CLADDING - DARK GREY FINISH
PC3	PREFINISHED FC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



dem



Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

nominated architects: Rudi Valta BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567

materials legend	
AG	ALUMINIUM GLAZED
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	CORRELLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MP	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
PC1	PREPARED PC CLADDING - OFF-WHITE WITH TEXTURE FINISH
PC2	PREPARED PC CLADDING - DARK GREY FINISH
PC3	PREPARED PC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF-WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



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Site West

Date: 12/03/21  
Scale: 1:250  
Proj No: 4524-00  
Draw No: ar\_2562  
Rev No: h01

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P: po box 5036 west chiswick nsw 1515  
T: (02) 8966 6000

nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINUM GLAZED
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	CORBELLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MF	METAL FIN BALUSTRADE
MF	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED-FC CLADDING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED-FC CLADDING - DARK GREY FINISH
PC3	PREFINISHED-FC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SF	DARK GREY SPANDREL PANEL



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WEST ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA



nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	CORBELLED FACE BRICK RAIL
GB	GLASS BALUSTRADE
MP	METAL FIN BALUSTRADE
SP	DARK GREY PERFORATED METAL PANEL
FC1	PREFINISHED FC CLADDING - OFF WHITE WITH TEXTURE FINISH
FC2	PREFINISHED FC CLADDING - DARK GREY FINISH
FC3	PREFINISHED FC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



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NORTH ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

nominated architects: Rudi Valta BArch (Hons) nsw reg no 6562 Jon Pizay BArch nsw reg no 6567



dem

materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED WARM COLOUR FACE BRICK
FB-2	CORBELLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MT	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
PC1	PREFINISHED PC CLADDING - OFF WHITE WITH TEXTURE FINISH
PC2	PREFINISHED PC CLADDING - DARK GREY FINISH
PC3	PREFINISHED PC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



EAST ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

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East Elevation with Future Context  
Site West

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Drawn by: ar\_2565  
Proj No: 4524-00  
Rev No: h01

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landscape architecture, interior design  
P: po box 5036 west chiswick nsw 1515  
T: (02) 8966 6000

nominated architects: Rudi Valtia BArch (Hons) nsw reg no 6582 Jon Pizay BArch nsw reg no 6567



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materials legend

AG	ALUMINIUM GLAZED
FB-1	SELECTED SHADE COURTYARD BRICK
FB-2	CORRELLED FACE BRICK WALL
GB	GLASS BALUSTRADE
MP	METAL FIN BALUSTRADE
MP	DARK GREY PERFORATED METAL PANEL
FG1	PREFINISHED PC CLADDING - OFF WHITE WITH TEXTURE FINISH
FG2	PREFINISHED PC CLADDING - DARK GREY FINISH
FG3	PREFINISHED PC CLADDING - BEIGE WITH TEXTURE FINISH
SB	SOLID BALUSTRADE WITH OFF WHITE FINISH
SC	DARK GREY PERFORATED METAL PRIVACY SCREEN
SP	DARK GREY SPANDREL PANEL



SOUTH ELEVATION  
SCALE 1:250

Como Baptist Church, 109, 111&113 Robert Street and 469&471 Canning Highway, WA

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South Elevation with Future Context  
Site West

Date: 12/03/21  
Scale: 1:250  
Drawn by: ar\_2566  
Rev no: h01

planning, urban design, architecture,  
landscape architecture, interior design  
P: po box 5036 west chiswick nsw 1515  
T: (02) 8966 6000







## Proposed Amendment to Mixed Use Development

**Lots 3 & 4 (No. 109 & 111) Robert Street and Lots 118 & 119 (No. 469 & 471) Canning Highway, Como**

December 2023

TOWN PLANNING | MEDIATION | ADVOCACY

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**Prepared for:**

The Baptist Union of Western Australia Inc. & Como Bridge Pty Ltd ATF Como Bridge Unit Trust

**Prepared by:**

Altus Planning  
68 Canning Highway  
SOUTH PERTH WA 6151  
Phone: 9474 1449  
[contact@altusplan.com.au](mailto:contact@altusplan.com.au)  
[www.altusplan.com.au](http://www.altusplan.com.au)

**Document Version Control**

Ver.	Date	Description	Author	Approved
1	01/11/23	Initial	BL	JA
2	10/11/23	Client review	BL	JA
3	14/12/23	SDAU RFI	BL	JA



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## 1.0 Executive Summary

This application seeks to amend the development approval granted by the Western Australian Planning Commission for the proposed 10-15 storey development containing 224 Multiple Dwellings, Child Day Care Centre, Three Shops, Three Restaurant/Cafés, Two Medical Centres and Religious Activities at Lots 3 & 4 (No. 109 & 111) Robert Street and Lots 118 & 119 (No. 469 & 471) Canning Highway, Como. Reference: SDAU-025-020.

Specifically, this application seeks approval to extend the specified period for substantial commencement by a further two (2) years as well as amend aspects of the design as a result of market conditions and fine tuning that has occurred during the detailed design process. The design related amendments are limited to Stage 1 – Building East, with the total number of apartments across the development reducing from 224 to 223 as a result of compliance with Condition 8B.

The application follows extensive and continual discussions with and feedback from departmental officers of the SDAU. At the outset, it should be noted that some of the changes and refinements outlined in this submission do not, of themselves, require formal consideration but have nevertheless been included for completeness.

Considered in the context of the applicable planning framework, including the City of South Perth's draft Local Planning Scheme No. 7, it is also noted that these amendments do not impact on the economic benefits that were stated with the original application.

In summary, the proposed development remains capable of approval, and we respectfully seek that this occur as soon as possible as marketing is well advanced.



## 2.0 Background

### 2.1 Purpose

The following submission has been prepared by Altus Planning to accompany an Application to Amend Approval for Significant Development on behalf of the following landowners:

- The Baptist Union of Western Australia Inc., registered proprietor of Lots 3 & 4 (Nos. 109 & 111) Robert Street, Como, on behalf of the Como Baptist Church; and
- Como Bridge Pty Ltd ATF Como Bridge Unit Trust, registered proprietor of Lots 118 & 119 (Nos. 469 & 471) Canning Highway, Como, whose only unit holder (beneficiary) is the Como Baptist Church.

This application is being made under section 279 of the *Planning and Development Act 2005 (the Act)* for determination by the Western Australian Planning Commission (**WAPC**) in relation to the approval granted for a 10-15 storey development containing 224 Multiple Dwellings, Child Day Care Centre, Three Shops, Three Restaurant/Cafés, Two Medical Centres and Religious Activities at Lots 3 & 4 (No. 109 & 111) Robert Street and Lots 118 & 119 (No. 469 & 471) Canning Highway, Como (**subject lands or site**) [Reference: SDAU-025-020].

Specifically, this application seeks to:

- (a) Extend the specified period in which substantial commencement is to occur for a further 24 months, in accordance with Section 279(2)(aa)(i) of the Act; and
- (b) Amend parts of the approved development, in accordance with Section 279(b) of the Act, as it relates to car parking, unit storage, balconies, setbacks and communal storage for Stage 1 – Building East.

## 3.0 Proposed Amendments to Approval

### 3.1 Design Revisions

The enclosed plans at **Attachment 1** include a number of design revisions to what was approved by the SDAU for Stage 1 – Building East. Specifically, these are in direct response to the conditions of approval, whilst others are as a consequence of the detailed design process, market conditions and marketing feedback.



The design revisions are addressed below and are supported by the enclosed submission by DEM (Aust) Pty Ltd, the project architects. Refer to **Attachment 2**.

### *3.1.1. Units 107 & 108 (Condition 8B)*

*East Site Units 107 and 108 are to be combined into one dwelling, or otherwise redesigned, to provide unscreened lounge room window/s and balcony/ies setback a minimum of 6.0m from the northern lot boundary;*

As required by Condition 8B, Units 107 & 108 have been amalgamated from 2x Studio apartments into 1x 2-Bed apartment. This reduces the total number of apartments in Stage 1 from 87 to 86 and the total number of apartments across the entire development from 224 to 223.

The new Unit 107 maintains the 4.0m setback from the northern boundary however does not contain any major openings or unenclosed private open space areas along its northern elevation, therefore satisfying the requirements set out in Table 3.5 of State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (the **R-Codes Vol. 2**).

As a consequence of the amalgamation, Unit 106 is proposed to change from a Studio apartment to a 1-Bed apartment.

It is noted that these new apartments (Units 106 & 107) comply with the following:

- Minimum internal floor area per dwelling type;
- Minimum internal floor area and internal dimensions per habitable room type; and
- Minimum private open space area per dwelling type.

It is acknowledged that the balcony on Unit 107 in isolation provides a minimum dimension of 2.050m in lieu of the required 2.4m. However, the design adopts the same approach that was ultimately approved initially, which is, that by having a usable external balcony or terrace associated with the living area, it ensures that residents can enjoy an outdoor lifestyle whilst creating a seamless and fully accessible transition between the indoor and outdoor areas.

This design response was submitted to the SDAU in August 2023 and the feedback received in October 2023 made note that the R-Codes Vol. 2 do not allow lightwells to form the primary source of daylight or fresh-air to any habitable room. This is a

misunderstanding of the design; Bed 1 of Unit 107 has a full height east facing window onto a roof area with a pebble or gravel finish proposed.

Concern was also raised that Bed 2 for both Unit 107 and 108 do not have appropriate daylight access and ventilation however both of these units have full height glazing to their respective balconies which measure 2.7m (h) x 1.0m (w) for a total area of 2.7m<sup>2</sup> which is comparable to other typical bedroom windows approved on other levels which measure 1.8m x 1.5m for a total area of 2.7m<sup>2</sup>. It is therefore submitted that sufficient daylight and ventilation is provided as per the other approved units within the development.

Finally, the SDAU also raised a privacy concern between Bed 1 of Unit 107 and the Bath of Unit 108. The enclosed plans show a high level window with obscure glazing to the window of Unit 108's Bath and therefore there should be no privacy concern.

Accordingly, it is considered that Condition 8B has been complied with in the manner intended by the SDAU approval and that the resultant units are consistent with the R-Codes Vol. 2 and their application in the original determination.

### *3.1.2. Unit 109 (Condition 8C)*

*East Site Unit 109 is to be redesigned to setback the balcony a minimum 6.0m from the northern lot boundary, or a high quality 1.6m high privacy screen is to be applied to the northern edge of the balcony;*

Since approval was granted in 2021, Unit 108 (formerly Unit 109 prior to amalgamation) has been reconfigured and Bed 2 has a full height window facing east towards the boundary. There remains no windows along Unit 108's northern façade.

In addition, full height screens are proposed along the northern façade of Unit 108's balcony to screen views to and from the adjoining property to the north and orientating views in an eastward direction towards Canning Highway, whilst ensuring that at least 25% of the balcony is unscreened.

In the design presented to the SDAU officers in August 2023, officers noted the requirement for all clear unscreened windows to be 6m from the boundary. As a result, the enclosed plans have removed the highlight window to Bed 2 of Unit 107.

The refinements to Unit 108's balcony therefore satisfy Condition 8C and achieves Element Objective O 3.5.1 of the R-Codes Vol. 2.

The SDAU officers also queried the screening shown. The same perforated screen used on the rest of the building is proposed for Unit 108's balcony.

### *3.1.3. Units 204 & 205 – Balconies (Condition 8D)*

*The balcony planters for East Site Units 204 and 205 are to be increased in width such that the edge of each balcony (excluding the planters) is setback a minimum of 6.0m from the northern lot boundary;*

To comply with Condition 8D, the balcony areas on Units 204 and 205 have been reduced so as to be setback 6m from the northern boundary.

In addition, excessive balcony areas are now proposed to be converted into a communal open space (community garden deck) that is accessible by all residents. It should be noted that the balconies for Units 204 and 205 still exceed the minimum area requirements prescribed by Table 4.4 of the R-Codes Vol. 2.

With the proposed refinement, the building is still setback 4m from the northern lot boundary however planter boxes are proposed along the edge of the deck to ensure compliance with the 6m visual privacy requirement of the R-Codes Vol. 2 and the condition itself.

In terms of amenity considerations for Units 204 and 205 that will abut the community garden deck, a 2.1m high privacy screen/fence will be setback 1.3 and 1.5m respectively from the adjoining major openings of those units. These privacy screens/fences will ameliorate any noise impacts associated with the community garden deck, whilst still providing access to daylight and ventilation, as well as planting opportunities which will soften the appearance of the dividing wall (refer to section drawings on pages 12 & 13 of **Attachment 2** for visual representations). Overlooking and noise implications have been carefully considered and the noise level anticipated from a small group of residents is considered to be low and similar to what occurs on balconies and private courtyards.

It is therefore submitted that Condition 8D has been complied with and furthermore, the addition of a communal open space will not result in any adverse amenity impacts, rather, it is submitted the impact on the residents for the development as whole will be a positive one (this will be discussed further in a separate section).



### 3.1.4. Canning Highway Winter Gardens (Condition 11)

*Enclosure of balconies to create 'winter gardens' is only to be applied to balconies facing Canning Highway where it has been demonstrated that the associated apartments have unacceptable road traffic noise ingress, with the balcony enclosures to be fully openable above a 1.0m balustrade height, with final details being submitted to and approved by the Western Australian Planning Commission, prior to submission of the relevant building permit application.*

The enclosed plans include the following treatments to units facing Canning Highway in response to the above condition:

- Level 1 units facing Canning Highway have wintergardens with a masonry balustrade up to 1.0m and then fully openable glass above.
- Level 2 to 8 units facing Canning Highway have wintergardens with a glass balustrade up to 1.0m and then fully openable glass above.

It is therefore submitted that Condition 11 has been met and it is noted that feedback received from the SDAU officers on 22 September 2023 confirmed the same.

### 3.1.5. Car Stackers (Parking)

Car stackers are now proposed within the basement levels in response to market expectations and results in an additional 13 car parking spaces being provided, compared to the 2021 approval. This refinement provides a reduction in the approved parking shortfall from 21 to 7 bays for the East site and whilst potentially increasing the number of vehicle trips generated by the development, a Transport Memorandum – Car Parking Review has been provided in support of the revised parking arrangement (refer to **Attachment 3**).

The increase in the number of car parking bays through the introduction of car stackers still aligns with Goal 'G8' of the Canning Bridge Activity Centre Plan (CBACP) which states:

*The CBACP area will be a model for the development of greener buildings, more efficient transport usage, and more sustainable lifestyle options. The local residential community will be encouraged to work in the area or travel via public transport to work and public open spaces will be encouraged horizontally and vertically throughout.*

Specifically, it is intended that a car stacker will be assigned to an individual unit (i.e. units will not share the use of a single car stacker) and therefore, the nature in which car stackers operate does not encourage regular use of both vehicles, rather it provides select units with the opportunity to securely park two (2) vehicles, if they so choose.

It is important to note that there is no proposed change to the number of bicycle parking facilities or motorcycle/scooter parking which are compliant with CBACP requirements. In addition, the development is still proposing that five (5) of the car parking bays provided will be electric vehicle charging bays, whilst five (5) of the bicycle bays will be electric bicycle charging bays. The three (3) car share parking bays also remain.

For these reasons, the development still promotes alternative transport through minimising individual car bay provision and through the provision of car share bays, motorcycle bays and bicycle parking for residents and visitors.

It is also re-emphasised that the development site is ideally located to maximise alternative transport use being within walking distance of high frequency train and bus services.

In September 2023, SDAU officers advised that there was no objection to the proposed introduction of the car stackers and that this revision of itself did not trigger a requirement for a Form 17C application.

### *3.1.6. Unit Storage*

In response to the above basement carpark amendment, an opportunity has presented to increase the overall storage provided and to rearrange the distribution of this storage, whilst also responding to revised market expectations. Refer to Section 3.2 of **Attachment 2**.

The proposed refinement to the distribution of storage for each unit continues the approach that was previously approved for some units to utilise a 'split' arrangement whereby the minimum storage area specified in Table 4.6 of the R-Codes Vol. 2 is achieved through dedicated storage areas within the apartments and in the basement.

The split arrangement allows for convenient storage of frequently used items within the apartment itself and provides the flexibility in allowing storage of infrequently used

or non-household related items in the basement. Basement storage is a common feature in European apartments.

Under the approved plans, 11 units within the East site relied upon the split approach to meet the storage requirement of the R-Codes Vol. 2. Whilst the proposed revision now has 39 units that benefit from dedicated storage areas within their unit space and within the basement, it remains that only 11 units are reliant on the split approach to achieve the minimum storage requirements (refer to the Unit Schedule on pages 20 & 21 of **Attachment 2**).

Put simply, the design revision creates more storage than was previously approved (i.e. exceeds requirements) and does not alter the number of units that require consideration of the 'split' approach.

The development is therefore considered to still achieve Element Objective O 4.6.1 of the R-Codes Vol. 2 which seeks to ensure *"well-designed, functional and conveniently located storage is provided for each dwelling"*.

### 3.1.7. Balconies

In response to revised market expectations, cost escalation and coordination with structural requirements, as well as an objective to improve unit amenity and usability, it is proposed that the balconies on Levels 7, 8 and 9 be refined. Specifically, the proposed refinements to the previously approved plans are:

Unit	Change
Unit 701 & 702	Balconies increased depth on north-western elevation to improve usability.
Unit 702	Balcony decreased in size on the northern elevation to reduce oversized balcony whilst maintaining amenity and usability.
Unit 704	Wintergarden increased in depth slightly.
Unit 801	Balcony redesigned in response to development coordination with structural requirements.
Unit 802	Balcony redesigned to improve amenity and usability. Specifically, a main private open space with a western outlook and a smaller private open space on the eastern side.
Unit 803	Balcony redesigned to improve internal unit layout and to provide a single balcony area, as opposed to a balcony and wintergarden, for improved usability.
Unit 804	Wintergarden increased in depth slightly.
Unit 901	Balcony redesigned in response to development coordination with structural requirements.



Unit 902	Balcony redesigned to improve amenity and usability. Specifically, a main private open space with a western outlook and a smaller private open space on the eastern side.
Unit 903	Balcony increased in depth slightly for improved amenity and usability.
Unit 904	Balcony increased in size for improved usability.

Refer to Sections 3.3 and 3.4 of **Attachment 2**.

None of the above revisions alter the proposal's compliance with the relevant requirements of R-Codes Vol. 2 and this was affirmed by the SDAU officers in their correspondence dated 22 September 2023.

### 3.1.8. Communal Open Space

In relation to the East site, the plans approved in 2021 included 300m<sup>2</sup> of communal open space which comprised of an 80m<sup>2</sup> communal roof terrace on Level 9 and a 222m<sup>2</sup> of communal roof terrace on the roof. Across the entire development (i.e. including the West site) and the public plaza, the development far exceeded the maximum 300m<sup>2</sup> of communal open space required by Table 3.4 of the R-Codes Vol. 2.

Under the proposed revisions, 325m<sup>2</sup> of communal open space is proposed on the East site, distributed throughout the development to provide a variety of smaller spaces on Levels 2, 7, 9 and 10 (roof), in response to revised market and post-COVID expectations. Specifically, the proposed communal open spaces are as follows with visual representations of each space provided in Section 3.5 of **Attachment 2**:

- Level 2 – Communal Breakout Space (27m<sup>2</sup>)
- Level 2 – Community Garden Deck (66m<sup>2</sup>)
- Level 7 – Coffee Deck (30m<sup>2</sup>)
- Level 7 – Wellbeing Deck (48m<sup>2</sup>)
- Level 9 – Entertainment Space (69m<sup>2</sup>)
- Level 10 – Entertainment Roof Terrace (85m<sup>2</sup>)

The following table considers the revised communal open space areas in the context of the applicable element objectives of the R-Codes Vol. 2.

Element Objective	Response
O3.4.1 Provision of quality communal open space that enhances resident amenity and provides	The development as a whole provides 825m <sup>2</sup> of communal open space within the tower developments themselves, not including the

<p>opportunity for landscaping, tree retention and deep soil areas.</p>	<p>approximate 2,100m<sup>2</sup> of landscaped public plaza at ground level across both buildings.</p> <p>The provision of smaller but increased number of communal open spaces across the East site provides greater flexibility in use and allows for a greater number of users at any one time than would be possible with one or two larger entertainment spaces.</p> <p>Similar to the approved plans, all proposed communal open spaces provide opportunities for landscaping through the use of planter boxes and planting on structure.</p> <p>All communal open space areas receive a minimum of 2 hours direct sunlight between 9am and 3pm on 21 June (refer to pages 32 to 34 of <b>Attachment 2</b>) and therefore exceeds the requirements of A3.4.3 of the R-Codes Vol. 2.</p> <p>Importantly, it should also be noted that a central reason for the dispersal of communal open space throughout the development is to accommodate the increased amount of solar arrays which are required to meet Environmentally Sensitive Design and Green Star rating requirements. Therefore, such a refinement only adds to the high amenity of the development.</p>
<p>O3.4.2 Communal open space is safe, universally accessible and provides a high level of amenity for residents.</p>	<p>As was the case with the approved plans, the communal open spaces on the upper floors of the East site are to be serviced via the lifts accessible from the Robert Street frontage, making them universally accessible. Furthermore, these upper levels are only accessible to residents, thereby enhancing safety.</p> <p>When considered as a whole development, the communal open space areas have been designed such that they are not concealed by</p>

	way of built form or cluttered landscaping, there is passive surveillance between the private and public realms (e.g. through the orientation of windows and balconies/terraces), and the areas will be well illuminated to promote a safe and secure environment.
<p>O3.4.3</p> <p>Communal open space is designed and orientated to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.</p>	<p>The revised communal open space areas are screened and separated from areas of plant and adjoining private open space balconies. Specifically, a divided wall between communal and private open space is provided and will be a minimum of 2.1m high in masonry construction with landscape planting on either side to soften appearance, as illustrated in the 3D views provided in <b>Attachment 2</b>. Overlooking and noise implications have been carefully considered during the redesign process, both within the site and adjoining properties (e.g. to the north through the use of planter boxes to meet minimum separation requirements). The level of noise anticipated to emanate from smaller groups of residents in each open space is anticipated to be low and similar to what occurs on balconies or private courtyards.</p>

Accordingly, it is submitted that the revisions to the communal open space areas are compliant with the R-Codes Vol. 2.

### 3.2. Extension to Substantial Commencement Period

Condition 1 of the planning approval granted on 9 December 2021 stipulates that the development needs to be substantially commenced within 24 months of the date of approval (i.e. 9 December 2023) or else the approval will lapse and be of no effect.

Since the original determination on 9 December 2021, the Applicant has actively and conscientiously pursued the implementation of the development approval, as summarised in the below table and further explained in **Attachment 4** [*Commercial In Confidence*]. These occurrences principally relate to Stage 1 – the 'East Site' being Lots 118 & 119 (No. 469 & 471) Canning Highway, Como.



Date	Occurrence
January 2022	Request for Proposal ( <b>RFP</b> ) issued for Quantity Surveyor and Specialist Engineering Consultants.
February 2022	DEM (Aust) Pty Ltd ( <b>DEM</b> ) appointed to formulate project branding and identity concepts.
March 2022	Baptist Developments Australia ( <b>BDA</b> ) and DEM establish preliminary marketing activity timelines.
22 March 2022	Appointment of Quantity Surveyor and Specialist Engineering Consultants.
23 March 2022	Altus Planning appointed to provide post-approval statutory planning services.
April – July 2022	Detailed 30% Design exercise, updated Cost Plan and Detailed Value Engineering Study undertaken.
10 May 2022	Altus Planning and DEM met with SDAU officers to discuss proposed response to Condition 8 and the clearance process for Part 17 determinations more generally.
May – August 2022	Value Engineering process undertaken by Applicant.
June/July 2022	Altus Planning and DEM prepare draft SDAU DA Conditions Matrix.
September/October 2022	Applicant sought advice from Quantity Surveyor regarding cost escalations since pre-DA cost plan. Verification sought from local construction company thereafter.
24 October 2022	Marketing agents appointed by Applicant.
November 2022	Legal practitioners and surveyor appointed by Applicant.
October 2022 – March 2023	Detailed marketing inputs provided by marketing agents, legal and strata team. Detailed 30% Design refined to meet local market expectations, legal and strata requirements.
7 March 2023	Project programme revised to incorporate marketing activities.
27 March 2023	Altus Planning met with SDAU officers to discuss proposed design revisions and responses to conditions of approval.
13 April 2023	Applicant appoints consultants to prepare Early Contractor Involvement ( <b>ECI</b> ) and GreenPower tender documents.
April – July 2023	Preparation of materials for official sales campaign.
April – October 2023	ECI and GreenPower tendering process undertaken.
12 May 2023	Development application submitted by Altus Planning to the City of South Perth ( <b>City</b> ) seeking approval for a Temporary Sales Office and Advertising Signage at 469 Canning Highway, Como.
15 May 2023	Request for further information ( <b>RFI</b> ) received from the City in relation to the abovementioned application.
25 May 2023	Altus Planning submits response to abovementioned RFI from the City.

31 May 2023	Altus Planning submit proposed design revisions to SDAU, seeking confirmation that a Form 17C application will not be required.
20 June 2023	SDAU officers provide feedback on proposed revisions via telephone.
28 June 2023	Altus Planning submit proposed response to Condition 8B to SDAU before finalising a formal revised package for the SDAU's consideration.
3 July 2023	Altus Planning submits revised Parking Management Plan, at the request of the City, in relation to the Temporary Sales Office.
5 July 2023	SDAU officers provide feedback on proposed revisions via email.
17 July 2023	Approval received from the City for the Temporary Sales Office and Advertising Signage.
July – October 2023	Building Approvals process with the City in relation to the Temporary Sales Office and Advertising Signage.
28 August 2023	Altus Planning submit updated proposed revisions, seeking confirmation that a Form 17C application will not be required.
22 September 2023	SDAU officers provide feedback on proposed revisions via email, following closer review. SDAU position is that a Form 17C application will be required as a result of changes to communal open space distribution, redesign of basement levels to accommodate car stackers and refinement to the storage allocation.
7 October 2023	Official market launch for 'The Promontory'.
13 November 2023	Form 17C application submitted.
20 November 2023	Updated Post 30% Detailed Design Cost Plan formulated.

Due to several external factors outside the control of the Applicant, such as cost escalation and labour shortages, the Applicant has been actively working to refine the proposal to not only address the conditions of approval but to make the project feasible. This has included extensive liaison with SDAU officers as evidenced in the above table.

The Applicant remains committed to implementing the proposal given the time and financial resources expended to date, and as demonstrated by the recent marketing launch, however this was not achievable prior to the substantial commencement date of 9 December 2023. Refer to letter from BDA at **Attachment 5** [*"Commercial In Confidence"*].

It is therefore requested that Condition 1 be amended to allow for a further two (2) years, being a substantial commencement date of 9 December 2025. As outlined in

**Attachment 5** and further evidenced in the Project Programme at **Attachment 6** [*“Commercial In Confidence”*], the full 24-month extension is required to finalise the ECI process, undertake the GreenStar Design Certification process and undertake the design and construct tendering process so that construction can commence around September/October 2025 with a target date for substantial commencement to be achieved by 1 December 2025.

The proceeding section will demonstrate that there have been few modifications to the planning framework since the development approval was granted and that the development remains capable of approval. It is respectfully submitted that there should also be no doubt that the Applicant has actively and relatively conscientiously pursued the implementation of the development approval.

## 4.0 Planning Framework Changes

### 4.1 *Applicable Planning Framework at Determination*

Since the issuance of planning approval on 9 December 2021, there have been no substantial changes to the applicable planning framework. Specifically, we note the following:

Planning Instrument	Amendment(s) / Update(s)
City of South Perth Town Planning Scheme No. 6	Amendment No. 61, but it does not relate to the subject lands or the proposed development.
Canning Bridge Activity Centre Plan	No further amendments.
State Planning Policy 7.0 Design of the Built Environment	No updates or revisions.
State Planning Policy 7.2 Precinct Design	No updates or revisions.
State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments	No updates or revisions.
State Planning Policy 4.2 Activity Centres for Perth and Peel	State Planning Policy 4.2 Activity Centres was gazetted on 3 July 2023 ( <b>SPP4.2</b> ).
Draft State Planning Policy 4.2 Activity Centres (August 2020)	In accordance with section 4a) of SPP4.2, the policy applies to development applications for ‘major developments’ within activity centres. SPP4.2 lists South Perth as a ‘District Centre’ consistent with previous iterations of the policy. However, the proposal does not meet the threshold of 5,000m <sup>2</sup> net lettable



	area of 'Category A' uses to be considered a 'Major Development'.
	The proposal therefore requires no further consideration under the current SPP4.2.
State Planning Policy 5.4 Road and Rail Noise	No updates or revisions.

#### 4.2. *City of South Perth Draft Local Planning Scheme No. 7*

At the time the original application was prepared, assessed and determined, the City's draft Local Planning Scheme No. 7 (**Draft LPS7**) had not yet received consent to advertise from the WAPC. Since the original determination, Draft LPS7 has been publicly advertised, endorsed by Council and sent to the WAPC's Statutory Planning Committee for consideration and recommendation to the Minister for Planning. Current indications are that it will be gazetted in early 2024.

Pursuant to the Draft LPS7 Map, the subject lands are proposed to be zoned 'Centre' and assigned a density coding of 'R-AC0'.

In terms of land use permissibility in the 'Centre' zone, Table 4 – Zoning Table of Draft LPS7 defers to clause 18(6) and that clause states that where no permissible land uses are identified, due regard is to be given to any applicable structure plan or local development plan.

As for development standards and requirements, clause 33 and Schedule C of Draft LPS7 prescribe that all site and development requirements for land coded 'R-AC0' and located within the Canning Bridge Activity Centre Plan (**CBACP**) area shall be in accordance with the CBACP.

It therefore follows that given there have been no further amendments to the CBACP since approval was originally granted for SDAU-025-20, the proposal remains capable of approval.

## 5.0 Cost of Development

The proposed revisions do not result in any substantial change to the estimated cost of development that was stated within the original application (\$107 million). To this end, whilst construction costs have increased significantly since the original determination, the Applicant has continued to investigate more efficient engineering solutions in response to reduce costs whilst also increasing sales value.

The updated construction budgets and cost savings are detailed within **Attachment 4** with cost commentary from the Quantity Surveyor provided at **Attachment 7** [*Commercial In Confidence*].

In short, the project cost savings, in response to the rising construction costs, have principally been derived from the review of internal finishes and treatments, rationalisation of the building structure and basement construction and adoption of a Design & Construct procurement methodology.

## 6.0 Economic Benefits

As the overall development remains as originally approved by the SDAU, the economic benefits remain the same. To summarise:

- The proposal will provide a direct investment which will well exceed \$100 million into the State, with expenditure on consultant services already exceeding \$2 million to date.
- The design and construction phase will create a minimum of 150 direct jobs for Stage 1 and 350 direct jobs for Stage 2, with a conservative 2x multiplier.
- The nature of the development, and the proposed uses, are such that the economic benefits expand post-construction with the East site creating approximately 20 full-time equivalent (**FTE**) long term direct jobs and the West site creating approximately 50 FTE long term direct jobs.
- The proposal also includes numerous public benefits, such as:
  - The creation of a public plaza exceeding \$1 million;
  - The retention and restoration of the original 1931 Chapel;
  - The retention of the heritage Tuart tree;
  - A significant public art strategy and expenditure exceeding \$500,000; and
  - The provision of public community spaces and facilities, as well as significantly improved amenity and accessibility for the locality.

In addition, the refinements to the design have been influenced by market feedback and conditions to ensure that they remain very attractive to apartment buyers. In fact, the Applicant officially launched the "Chapel Hill Como" marketing campaign on 7 October 2023 to positive feedback and immediate interest in pre-sales. An on-site sales

suite is current operating Wednesdays 11.00am – 1.00pm and Saturdays 11.00am – 1.00pm.

## 7.0 Conclusion

This application seeks to amend the approval that was granted for SDAU-025-020 both in terms of the timeframe for substantial commencement and for refinements to the design which are a result of satisfying conditions of approval, as well as responding to marketing feedback, conditions and cost escalation since the development was approved in 2021.

The proposed revisions to the design, which relate only to Stage 1 – Building East, are considered to be refinements and do not substantially alter the form of the development that was approved; there is no change in the proposed land use activities, no change in the number of units/dwellings (other than complying with conditions of approval) and no change in the overall built form in terms of height, setbacks and plot ratio. In fact, the revisions result in a number of improvements which includes a decrease in parking shortfall, an increase in communal open space and general enhancements to amenity and usability. Overall, it is submitted that the revisions in total offer a net improvement both in planning terms and for the amenity of the future residents and visitors.

As addressed in this submission, Applicant has actively and conscientiously pursued implementation of the development and the development remains capable of approval under the current and likely future applicable planning framework, inclusive of the proposed design revisions. It therefore follows that approval should be granted for the proposed amendment.

We trust that this information is to your satisfaction and we look forward to your prompt and favourable determination.

The logo for Altus Planning, featuring a stylized grey geometric shape on the right and the text 'Altus Planning' to its left.

Altus Planning



# Attachment 1

## Development Plans



# Attachment 2

## Architect Submission



# **Attachment 3**

## **Transport Memorandum – Car Parking Review**





# **Attachment 4**

## **Timeline of Activities from DA Consent**

***“Commercial in Confidence”***



## **Attachment 5**

### **Letter from BDA**

***“Commercial in Confidence”***



# Attachment 6

## Project Programme

***“Commercial in Confidence”***



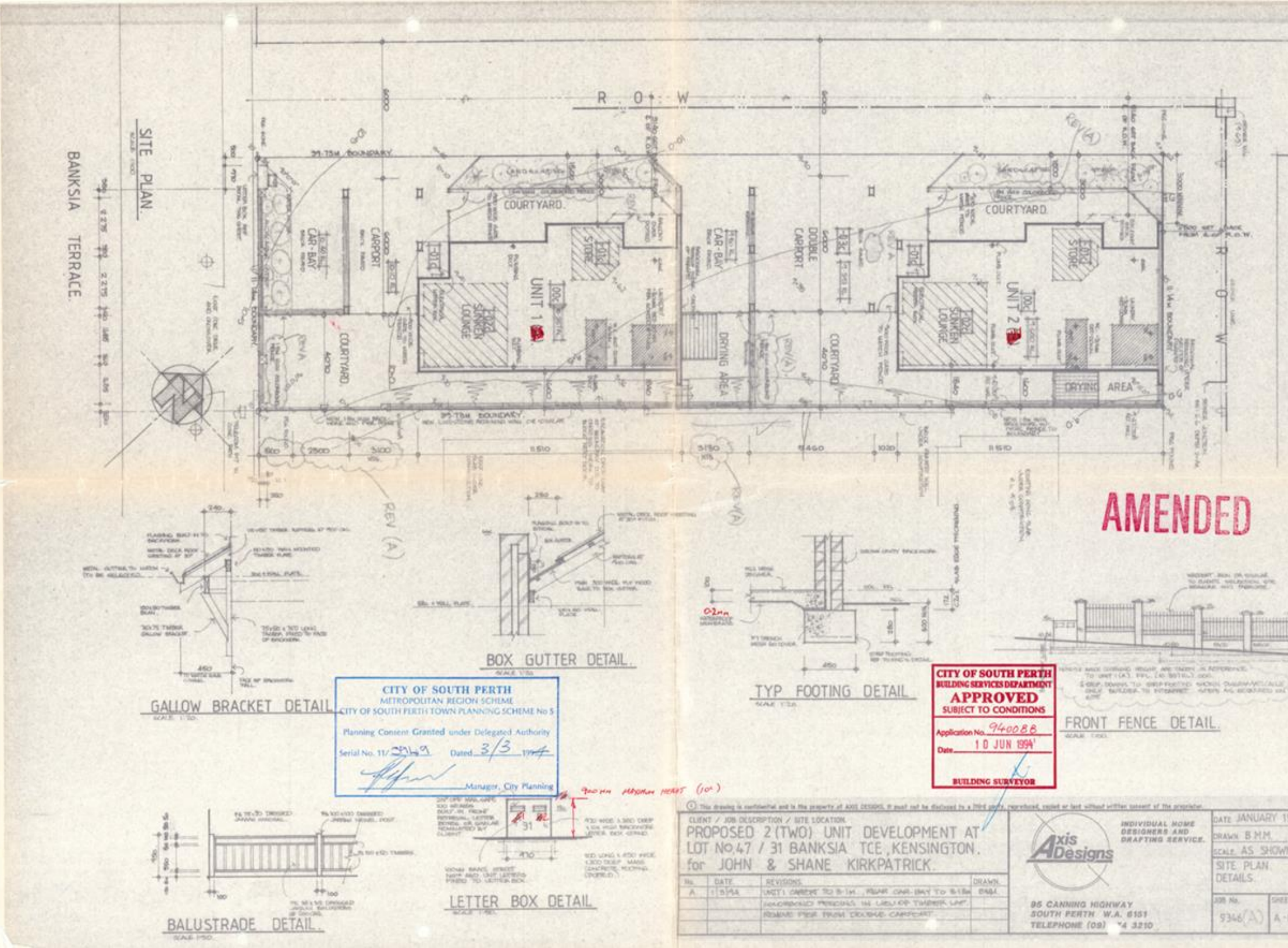


# **Attachment 7**

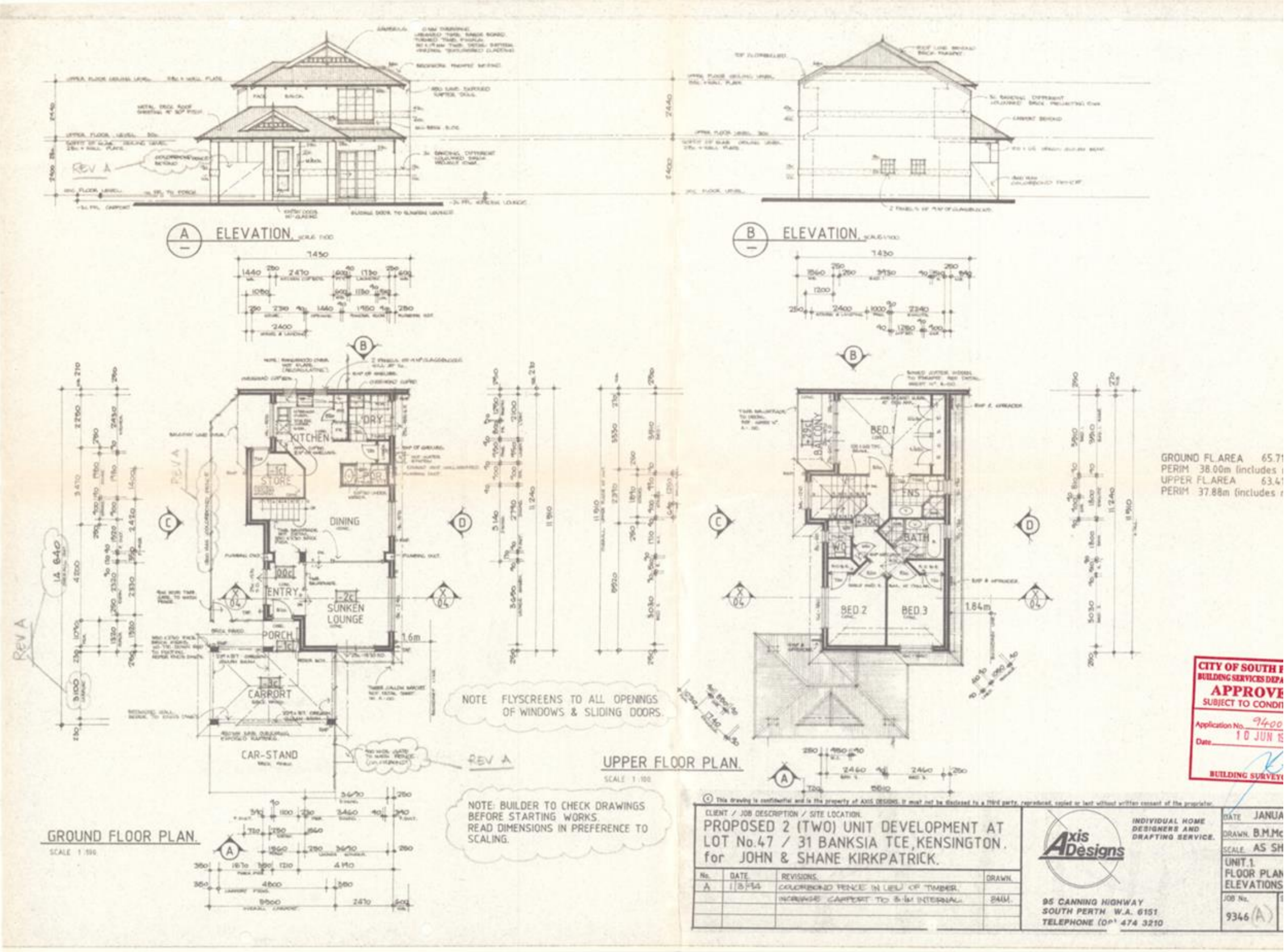
## **Cost Commentary from Quantity Surveyor**

***“Commercial in Confidence”***

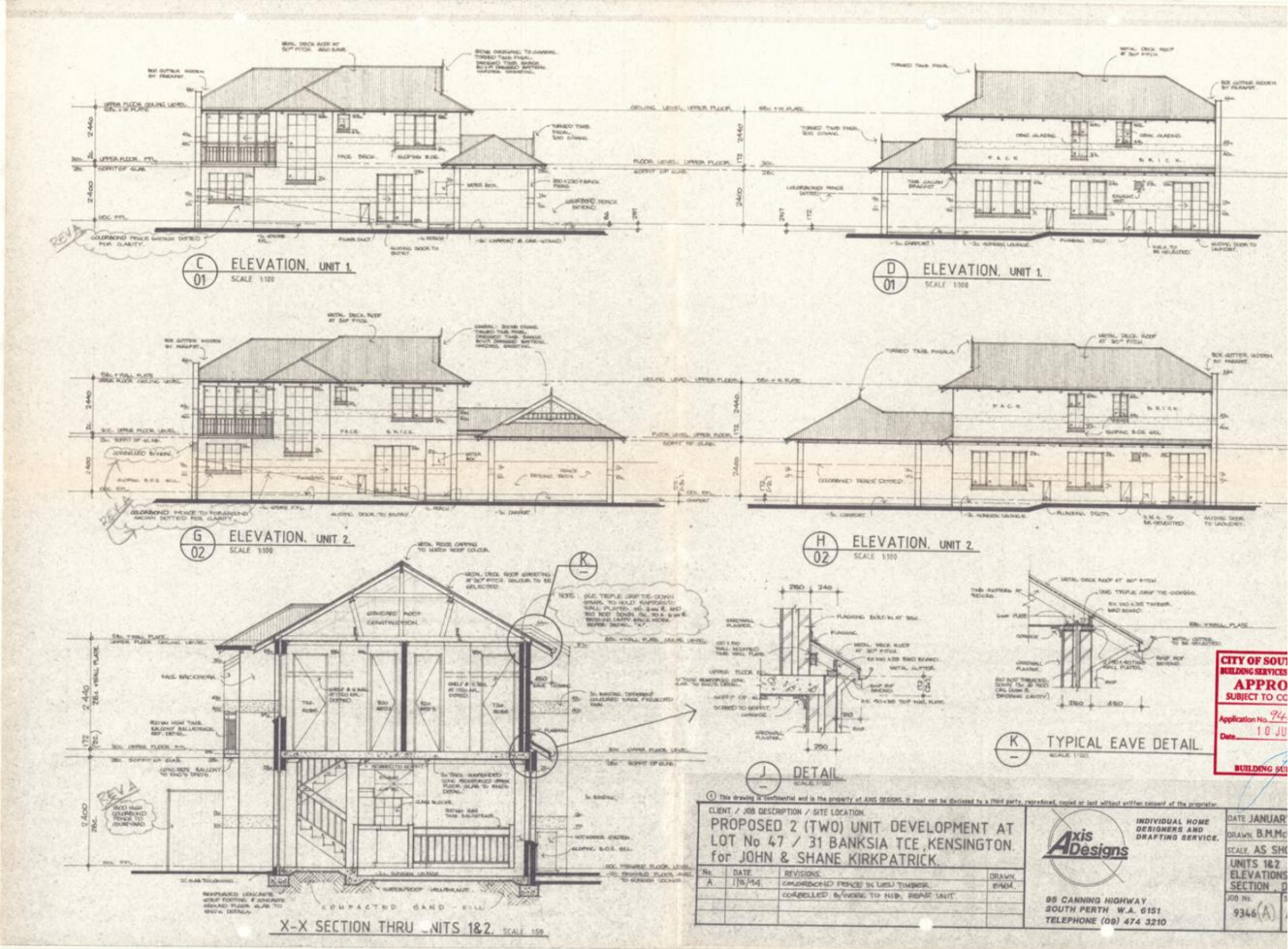












## **Management Plan for Short Term Accommodation at 1/31 Banksia Terrace, Kensington 6151**

### **Duration of Stay, Number of Guests, and Check-in/Departure Procedures:**

#### Duration of Stay:

Minimum number of days of stay is 2 nights.

#### Number of Guests:

Smart device, Minut, will be installed to monitor the number of guests, ensuring that it does not exceed the maximum limit of 6.

Any additional guests will be subject to extra charges, as specified in the listing.

#### Check-in and Departure Procedures:

Standard check-in time is from 3:00 PM to 10:00 PM.

Standard check-out time is from 7:00 AM to 11:00 AM.

Guests are encouraged to adhere to these times, but arrangements for early or late check-in/out can be made with prior notice to accommodate their needs.

#### Smart Key System:

A smart key system will be in place for secure and convenient access to the property.

Guests will receive digital keys or access codes to facilitate self-check-in.

#### Key Management:

I will ensure that digital keys or access codes are changed between each guest for security.

Instructions for using the smart key system will be provided to guests upon booking confirmation.

#### Guest Registration:

I will collect and provide necessary guest information, such as identification and contact details, for security and emergency purposes.

Records of guest stays will be maintained to comply with legal requirements.

#### Check-in Assistance:

I will provide support for guests who may require assistance during the check-in process, including local recommendations and contact information.

#### Security Deposits and Damage Policies:

A security deposit will be collected to cover any potential damages caused by guests.

A clear process for assessing and refunding the deposit will be in place.

#### Compliance with Local Laws:

The management plan will adhere to all local regulations and zoning laws related to short-term rentals and guest accommodations.



### **Control of Noise and Other Disturbances:**

Maintaining a peaceful and enjoyable environment for both guests and neighbours is of utmost importance. To control noise and other disturbances, the following measures will be implemented:

#### House Rules:

Guests will receive a set of clearly defined house rules upon booking. These rules will include guidelines for noise control and respectful behaviour.

#### Quiet Hours:

Quiet hours will be established from 10:00 PM - 7:00 AM. During these hours, guests are expected to keep noise levels to a minimum.

#### Noise Monitoring:

A smart noise monitoring system, Minut will be installed to ensure that noise levels remain within acceptable limits. This monitors the decibel level with the household and is customised to SMS and call the relevant guest and me as the host, if the levels peaked persist at certain preset decibel ranges which allows mitigation of noise and compliance with the noise policy, particularly between 10pm and 7am. Guests will be informed about noise restrictions during their stay.

#### Eviction Policy:

In the event of recurring or severe disturbances that disrupt the peace and quiet of the neighbourhood, the host reserves the right to evict guests from the property. This policy will be outlined in the house rules.

#### Neighbour Notification:

Neighbours will be informed in writing about the property's short term rental accommodation status and provided with contact information to report any concerns, ensuring a collaborative approach to addressing noise and disturbances.

### **Complaints Management Procedure:**

Complaints can be addressed at either the neighbour level or by contacting me.

If neighbours believe residents are not following the Code of Conduct, they should reach out to me, Ms. Yvonne Maphosa, at 0416963544 or [maikuzy@gmail.com](mailto:maikuzy@gmail.com).

If neighbours encounter property operation issues, such as landscaping concerns or other general issues, they are encouraged to contact me for further discussion.

I will maintain a complaint registry and it is available for inspection by an authorised council officer. This register will include the following information:

- Date and time of the complaint
- Name and address of the complainant
- Nature of the complaint
- Investigations conducted



- Response provided to the complainant

A copy of this Management Plan will be provided to neighbours, along with my contact details. Regarding short-stay accommodation at 1/31 Banksia Terrace, Kensington, neighbours will receive the following:

- A copy of the Code of Conduct
- A copy of the complaints management procedure
- Contact details to engage with me in case of antisocial behaviour, especially after hours if not resolved directly with the guests.

Neighbours are encouraged to contact the police if they have concerns about any illegal activity at 1/31 Banksia Terrace, Kensington.

I am contactable at any time with any issues. I agree to meet with neighbours on an ongoing basis to discuss any arising issues or conflicts and maintain a positive relationship with each of them.

#### **Use and Ongoing Maintenance of Common Property and Facilities:**

To ensure the property remains in excellent condition and provides a comfortable experience for guests, the following measures for use and ongoing maintenance will be implemented:

##### Cleaning:

A contracted cleaner will be scheduled after each guest stay. This includes thorough cleaning of all areas within the property, including bedrooms, bathrooms, kitchen, and common spaces.

##### Garden Maintenance:

Regular maintenance for the small garden will be conducted to keep it in an attractive and well-kept condition. This includes mowing, weeding, and general upkeep.

##### Repairs and Maintenance:

For any repairs or maintenance beyond routine cleaning and garden upkeep, tradespeople will be employed as required. This includes addressing issues with plumbing, electrical systems, appliances, or any other structural or functional components of the property.

##### Regular Inspections:

Periodic inspections of the property will be conducted to identify and address any potential maintenance needs or safety concerns. This will help in maintaining the property's overall quality.

##### Guest Feedback:

Feedback from guests will be actively sought to identify any maintenance or cleanliness issues, ensuring continuous improvement.

##### Emergency Maintenance:

A plan will be in place to address any urgent or emergency maintenance needs promptly to ensure the safety and comfort of guests.

#### **Security of Guests, Residents, and Visitors:**

Access Control:

The property will be equipped with a smart lock system to control access. Guests will receive unique entry codes for added security, which will be regularly updated.

Adequate Lighting:

Outdoor areas, walkways, and parking spaces will have sufficient lighting to enhance safety and security during all hours of the day and night.

Emergency Information:

Guests will be provided with emergency contact information, including local authorities and medical facilities, in case of any security or safety concerns.

Safe Environment:

The property will be maintained in a safe condition, with routine inspections to identify and address any potential safety hazards.

Emergency Plans:

A comprehensive emergency response plan will be in place, detailing actions to be taken in the event of various emergencies, such as fires, medical incidents, or security breaches.

Neighbours Informed:

Neighbours will be informed about the property's short term accommodation status and provided with contact information to report any security-related issues, ensuring a collaborative approach to safety.

Security Measures:

The property may employ smart gadgets for monitoring and surveillance to enhance security, always in compliance with privacy laws and regulations.

Locking Procedures:

Clear instructions for locking doors and windows will be provided to guests to ensure their safety during their stay.

**Control of Anti-Social Behaviour and Conflict Resolution:**

House Rules:

Guests will receive a set of clearly defined house rules upon booking. These rules will outline expected behaviour and emphasise respect for the property and neighbours.

Communication:

Open lines of communication between myself and guests will be established. Guests will have my contact details to address any concerns or disputes promptly.

Mediation:

In cases of conflicts or disputes, a mediation process will be initiated. This process will involve both myself and the guests, with the aim of finding mutually agreeable solutions.

Eviction Policy:

In the event of severe or recurring anti-social behaviour, I reserve the right to evict guests from the property. This policy will be outlined in the house rules.

Local Regulations:

Guests will be informed about and expected to adhere to local regulations and laws, including noise ordinances and property use guidelines.

Neighbour Notification:

Neighbours will be informed in writing about the property's short term accommodation status and provided with contact information to report concerns. This proactive approach will facilitate quick conflict resolution.

Surveillance:

If necessary, the property may employ smart surveillance technology to monitor and address anti-social behaviour, with respect to privacy laws and regulations.

**Vehicle Parking Management:**

Designated Parking:

The property will provide two designated parking bays to accommodate guests' vehicles. These parking spaces will be clearly marked and easily accessible.

Parking Regulations:

Guests will be informed about parking regulations as part of their check-in process. They will be expected to park only in the designated parking bays to ensure the orderly use of parking facilities.

Maximum Guest Limit:

As the property allows a maximum of 6 guests, the available parking spaces will be sufficient to accommodate the anticipated number of vehicles as short-term guests will often have just one hire car between them, and for local guests who might have more than 2 car it will be clearly communicated that the property only has 2 parking bays.

Monitoring:

Regular checks will be conducted to ensure that guests comply with the parking regulations and use the designated parking bays. Any violations will be addressed promptly.

Overflow Parking:



In the event of overflow parking requirements, alternative arrangements may be made, such as off-site parking options, which will be communicated to guests.

Neighbours' Concerns:

Neighbours will be informed in writing about the property's short term accommodation status and provided with contact information to report any concerns related to guest parking, ensuring a collaborative approach to parking management.

I do not expect any parking issues as short term guests typically have less cars than long term residents. I will provide details for ride share companies such as Uber, Ola and Didi, as well as local taxi information. Since the property will be used for residential purposes, I expect that there will be no excessive number of trips to and from the property.

**Communication with Neighbours:**

Effective communication with neighbours is essential for maintaining a harmonious relationship with the local community. To ensure transparency and a prompt response to any concerns, the following measures will be taken:

Contact Information:

I am available at all times to address any questions, concerns, or complaints from neighbours.

My mobile phone number is 0416963544, and I can be reached via email at maikuzy@gmail.com.

Neighbour Notification:

Neighbours will be informed in writing about the property's short term accommodation status and the provided contact information. This will be done to establish an open line of communication and foster neighbour-host cooperation.

Prompt Response:

Any concerns or complaints from neighbours will be taken seriously and addressed promptly. I am committed to ensuring that neighbours' voices are heard and their concerns resolved in a timely manner.

House Rules:

Guests will be provided with a set of house rules that emphasise respect for the neighbourhood, including quiet hours and other guidelines aimed at minimising disruptions to neighbours.

Monitoring and Feedback:

Regular monitoring of guest behaviour will be conducted to prevent and address potential issues. Feedback from neighbours will be considered and integrated into improving the property's operation.

This management plan aims to ensure the responsible and considerate operation of the Short Term Accommodation while maintaining harmony with the community. I am committed to following these guidelines to address the specified matters and seek council approval for this management plan.

## **Airbnb rules**

Welcome to our Airbnb accommodation! To ensure a safe, comfortable, and enjoyable experience for all guests, we kindly ask you to abide by the following house rules:

### **1. Check-in and Check-out:**

- Check-in time is from 3:00 PM onwards, and check-out time is before 11:00 AM.
- Early check-in or late check-out may be possible upon request, subject to availability.

### **2. Occupancy and Additional Guests:**

- The reservation is only valid for the number of guests specified during booking.
- Additional guests are not allowed unless approved.
- Additional sneak-ins are charged at \$80 per head after your elected occupancy.

### **3. No Smoking Policy:**

- Smoking is strictly prohibited inside the accommodation and in any common areas.
  - Smoking is allowed only in designated outdoor areas, and guests must properly dispose of cigarette butts.
- If you are found to have smoked inside the property you will be charged \$250 for deodorising.

### **4. Pets:**

- While we love animals, we have a no-pets policy in place, with the exception of service animals. Please contact us to discuss any service animal arrangements.

### **5. Quiet Hours:**

- Respect our neighbours by observing quiet hours from 10:00 PM to 7:00AM.
- Keep noise levels to a minimum during these hours to maintain a peaceful environment.

### **6. Parties and Events:**

- Parties or events are not allowed, any guests who breach this policy will be asked to leave immediately and no refund will be given.

### **7. Cleanliness and Hygiene:**

- We take pride in providing a clean space. Please keep the accommodation tidy and dispose of garbage properly.
- If you have a long-term stay, our cleaning team may schedule regular cleaning at an additional cost.
- Excessive rubbish removal or extra cleaning will be charged at \$50 an hour.

### **8. Damages and Losses:**

- Guests are responsible for any damages or losses caused to the accommodation or its amenities during their stay.

- Please report any issues or damages to the host immediately.

9. Safety and Security:

- Ensure all doors and windows are locked when leaving the accommodation.

10. Appliances and Amenities:

- Please use all appliances and amenities as intended and with care.

- Follow any provided instructions for their usage.

11. Respect for Property and Others:

- Treat the accommodation and its belongings with care and respect.

- Be considerate of our neighbours, maintaining a friendly and respectful attitude.

12. Communication:

- If you have any questions or concerns during your stay, don't hesitate to reach out to the host for assistance.

Non-compliance with these house rules may result in penalties, additional fees, or eviction without refund. We hope you have a fantastic stay and make unforgettable memories at our Airbnb accommodation!



1/31 Banksia Terrace

Kensington

Subject: Notice of Short-Term Accommodation

Dear Neighbours,

I hope this letter finds you well. I wanted to inform you about an upcoming change in the use of my property, located at 1/31 Banksia Terrace, Kensington. As your neighbour, I believe it is important to keep you informed and maintain open lines of communication.

I have decided to utilise my property for short-term accommodation. This means that, from time to time, there will be guests staying in the property for short periods. I want to assure you that I have taken several steps to ensure that this arrangement is as smooth and considerate as possible.

1. Availability for Concerns: I am committed to being a responsible host and neighbour. I want you to know that I am available at any time if you have any concerns or questions regarding the property or its guests.

2. Contact Information: You can reach me at 0416963544 or via email at [maikuzy@gmail.com](mailto:maikuzy@gmail.com). Please do not hesitate to contact me through these channels if there is anything you would like to discuss or if you have any concerns.

I understand that the peaceful and harmonious living environment of our neighbourhood is important to all of us. I am dedicated to ensuring that the short-term rental of my property does not disrupt this tranquillity and that guests will be respectful of our community.

I want to take this opportunity to thank you for your understanding and support. I value our neighbourly relationships and believe that open communication is the key to addressing any concerns that may arise. Your comfort and peace of mind are important to me.

If you have any questions or if there is anything you would like to discuss regarding this change, please feel free to get in touch with me at your convenience. I look forward to maintaining our positive neighbourly relationship.

Thank you for your understanding and cooperation.

Sincerely,

Yvonne Maphosa

**Site Photographs**  
**Unit 1/31 Banksia Terrace, Como**  
**November 2023**



**View of the site as viewed from Banksia Terrace**



**View of the site as viewed from Banksia Terrace**



**View of the site as viewed from Flax Lane**



**View of Flax Lane**



## **MANAGEMENT PLAN FOR SHORT-TERM ACCOMMODATION**

**06/03/2024**

### **PROPERTY ADDRESS**

1/31 Banksia Terrace, Kensington WA, 6151



## **CONTENTS PAGE**

1. Cover page
2. Contents page
3. Background & overview
4. Objectives of Management Plan
5. Duration of stay, number of guests and check in/departure procedures
6. Security, deposits and damage policies
7. Control of noise and other disturbances
8. Complains management procedure
9. Use and ongoing maintenance of common property and facility
10. Security of guests
11. Control of anti-social behaviours and conflict resolution
12. Vehicle parking management
13. Communication with neighbours
14. Waste management plan
15. Summary

### 3. BACKGROUND & OVERVIEW

This property hosts a maximum of six (6) guests and is a three (3) bedroom, two (2) bathroom home with two (2) allocated car-bays.

The master bedroom has a queen, the second bedroom has a queen bed, and the third bedroom has two single beds - aimed at our target demographic; a medium sized family.

The property is conveniently located just 120m (10-minute walk) from the city bound high frequency bus stop {Stop ID: 10340} on a major arterial road; Canning Highway.

Located just 900m {5-minute drive or 2-minute walk} away is Sir James Mitchell Park. The Perth Zoo, regional foreshore reserves, activity centers, and Curtin University are just a few of the attractions in the vicinity.

For simple contact and availability of the hosts, Yvonne Maphosa is the property manager, please see below the relevant contact details:

Ms Yvonne Maphosa  
# 0416 963 544  
@ maikuzy@gmail.com

The contact details are made available to all guests to this property will be made available to all adjacent neighbours in the rare event of an issue arising. I will be contactable 24/7 and typically able to attend properties in person within an hour for emergencies.

Short-term accommodation is a unique experience, and the guiding principles of our Code of Conduct are to treat this property as your own home, respect your neighbours & leave it as you find it.

Airbnb and short-term accommodation deliver a staggering economic contribution to Western Australia and to its Local Government Authorities. In a 56-page report commissioned by Deloitte's into the economic effects of Airbnb in Western Australia, it was revealed that in just one year between 2015-2016 in Western Australia 171,500 Airbnb guests spent \$155m supporting 780 jobs and \$100 million in GSP. These figures have grown exponentially in recent years and are of enormous benefit to local businesses, residents, guests, and the tourism



sector.

Part of the management procedures & guest handbooks include promoting local businesses and providing tips for nearby shops, restaurants, cafes, restaurants, entertainment, sights, attractions & much more. This local spending allows local business in the council area to thrive and continue or expand their operations. We find from speaking with the business owners and staff they are very grateful for this contribution we provide.

#### **4. OBJECTIVES OF MANAGEMENT PLAN**

To clearly outline and demonstrate the professional management procedures implemented to ensure smooth operational management of the 1/31 Banksia Terrace property whilst mitigating perceived disruptions to the local amenity & surrounding areas.

#### **5. DURATION OF STAY, NUMBER OF GUESTS, AND CHECK-IN/DEPARTURE PROCEDURES**

At the time of booking online, guests are to review and agree to the house rules.

##### Duration of Stay:

All bookings will have a minimum duration of 3 nights.

Listing setting: The property listing settings will specify a minimum requirement of 3 nights.

Property management: Encouraging longer stays to minimise turnover and it allows for more efficient property management.

Quality guest experience: Longer stays often leads to a better experience for guests, allowing the to better explore the area and feel more settled.

##### Number of Guests:

A strict maximum number of 6 guests is permitted per booking.

Booking confirmation: Only the number of guests specified at the time of booking will be allowed to stay.

Monitoring: Minut smart device

<https://support.minut.com/en/articles/5291774-settings-and-thresholds> will monitor the number of guests in real time and the system will notify me (host) if the guest count exceeds the allowed limit.

##### Check-in and Departure Procedures:

Standard check-in time is from 3:00 PM to 9:00 PM.

Standard check-out time is from 7:00 AM to 10:00 AM.

If guests plan to check in after 9 am, they are required to secure alternative overnight accommodations and check in after 7 am the following day,

considering they have already paid for the previous day's stay. For check-out before 7 am, guests must make prior arrangements with the Manager, and if approval is granted, they are expected to minimize noise to prevent disturbances to neighbors.

Smart Key System:

A smart key system will be in place for secure and convenient access to the property.

Guests will receive digital keys or access codes to facilitate self-check-in.

Key Management:

I will ensure that digital keys or access codes are changed between each guest for security.

Instructions for using the smart key system will be provided to guests upon booking confirmation.

Guest Registration:

I will collect and provide necessary guest information, such as identification and contact details, for security and emergency purposes.

Records of guest stays will be maintained to comply with legal requirements.

Check-in Assistance:

I will provide support for guests who may require assistance during the check-in process, including local recommendations and contact information.

## **6. SECURITY, DEPOSITS AND DAMAGE POLICIES**

A security deposit will be collected to cover any potential damages caused by guests.

A clear process for assessing and refunding the deposit will be in place.

Compliance with Local Laws:

The management plan will adhere to all local regulations and zoning laws related to short-term rentals and guest accommodations.

## **7. CONTROL OF NOISE AND OTHER DISTURBANCES**

Maintaining a peaceful and enjoyable environment for both guests and neighbours is of utmost importance. To control noise and other disturbances, the following measures will be implemented:

House Rules:

Guests will receive a set of clearly defined house rules upon booking. These rules will include guidelines for noise control and respectful behaviour.

Quiet Hours:

Quiet hours will be established from 9:00 PM - 7:00 AM. During these hours, guests are expected to keep noise levels to a minimum.

Noise Monitoring:

A smart noise monitoring system, Minut <https://support.minut.com/en/articles/5291774-settings-and-thresholds> will be installed to ensure that noise levels remain within acceptable limits. This monitors the decibel level with the household and is customised to SMS and call the relevant guest and me as the host, if the levels peaked persist at certain preset decibel ranges which allows mitigation of noise and compliance with the noise policy, particularly between 9pm and 7am. Guests will be informed about noise restrictions during their stay.

Eviction Policy:

In the event of recurring or severe disturbances that disrupt the peace and quiet of the neighbourhood, the host reserves the right to evict guests from the property. This policy will be outlined in the house rules.

Neighbour Notification:

Neighbours will be informed in writing about the property's short term rental accommodation status and provided with contact information to report any concerns, ensuring a collaborative approach to addressing noise and disturbances.

## **8. COMPLAINS MANAGEMENT PROCEDURE**

Complaints can be addressed at either the neighbour level or by contacting me.

If neighbours believe residents are not following the Code of Conduct, they should reach out to me, Ms. Yvonne Maphosa, at 0416963544 or [maikuzy@gmail.com](mailto:maikuzy@gmail.com).

If neighbours encounter property operation issues, such as landscaping concerns or other general issues, they are encouraged to contact me for further discussion.

I will maintain a complaint registry and it is available for inspection by an authorised council officer. This register will include the following information:

- Date and time of the complaint
- Name and address of the complainant
- Nature of the complaint
- Investigations conducted
- Response provided to the complainant

A copy of this Management Plan will be provided to neighbours, along with my



contact details. Regarding short-stay accommodation at 1/31 Banksia Terrace, Kensington, neighbours will receive the following:

- A copy of the Code of Conduct
- A copy of the complaints management procedure
- Contact details to engage with me in case of antisocial behaviour, especially after hours if not resolved directly with the guests.

Neighbours are encouraged to contact the police if they have concerns about any illegal activity at 1/31 Banksia Terrace, Kensington.

I am contactable at any time with any issues. I agree to meet with neighbours on an ongoing basis to discuss any arising issues or conflicts and maintain a positive relationship with each of them.

## **9. USE AND ONGOING MAINTENANCE OF COMMON PROPERTY AND FACILITIES**

To ensure the property remains in excellent condition and provides a comfortable experience for guests, the following measures for use and ongoing maintenance will be implemented:

### Cleaning:

A contracted cleaner will be scheduled after each guest stay. This includes thorough cleaning of all areas within the property, including bedrooms, bathrooms, kitchen, and common spaces.

### Garden Maintenance:

Regular maintenance for the small garden will be conducted to keep it in an attractive and well-kept condition. This includes mowing, weeding, and general upkeep.

### Repairs and Maintenance:

For any repairs or maintenance beyond routine cleaning and garden upkeep, tradespeople will be employed as required. This includes addressing issues with plumbing, electrical systems, appliances, or any other structural or functional components of the property.

### Regular Inspections:

Periodic inspections of the property will be conducted to identify and address any potential maintenance needs or safety concerns. This will help in maintaining the property's overall quality.

### Guest Feedback:

Feedback from guests will be actively sought to identify any maintenance or cleanliness issues, ensuring continuous improvement.

Emergency Maintenance:

A plan will be in place to address any urgent or emergency maintenance needs promptly to ensure the safety and comfort of guests.

## **10. SECURITY OF GUESTS**

Access Control:

The property will be equipped with a smart lock system to control access. Guests will receive unique entry codes for added security, which will be regularly updated.

Adequate Lighting:

Outdoor areas, walkways, and parking spaces has sufficient lighting to enhance safety and security during all hours of the day and night.

Emergency Information:

Guests will be provided with emergency contact information, including local authorities and medical facilities, in case of any security or safety concerns.

Safe Environment:

The property will be maintained in a safe condition, with routine inspections to identify and address any potential safety hazards.

Emergency Plans:

A comprehensive emergency response plan will be in place, detailing actions to be taken in the event of various emergencies, such as fires, medical incidents, or security breaches.

Neighbours Informed:

Neighbours will be informed about the property's short term accommodation status and provided with contact information to report any security-related issues, ensuring a collaborative approach to safety.

Security Measures:

The property may employ smart gadgets for monitoring and surveillance to enhance security, always in compliance with privacy laws and regulations.

Locking Procedures:

Clear instructions for locking doors and windows will be provided to guests to ensure their safety during their stay.

## **11. CONTROL OF ANTISOCIAL BEHAVIOUR AND CONFLICT RESOLUTION**

### House Rules:

Guests will receive a set of clearly defined house rules upon booking. These rules will outline expected behaviour and emphasise respect for the property and neighbours.

### Communication:

Open lines of communication between myself and guests will be established. Guests will have my contact details to address any concerns or disputes promptly.

### Mediation:

In cases of conflicts or disputes, a mediation process will be initiated. This process will involve both myself and the guests, with the aim of finding mutually agreeable solutions.

### Eviction Policy:

In the event of severe or recurring anti-social behaviour, I reserve the right to evict guests from the property. This policy will be outlined in the house rules.

### Local Regulations:

Guests will be informed about and expected to adhere to local regulations and laws, including noise ordinances and property use guidelines.

### Neighbour Notification:

Neighbours will be informed in writing about the property's short term accommodation status and provided with contact information to report concerns. This proactive approach will facilitate quick conflict resolution.

### Surveillance:

If necessary, the property may employ smart surveillance technology to monitor and address anti-social behaviour, with respect to privacy laws and regulations.

## **12. VEHICLE PARKING MANAGEMENT**

### Designated Parking:

The property will provide two designated parking bays to accommodate guests' vehicles. These parking spaces will be clearly marked and easily accessible.

### Parking Regulations:

Guests will be informed about parking regulations as part of their check-in process. They will be expected to park only in the designated parking bays to ensure the orderly use of parking facilities.



Maximum Guest Limit:

As the property allows a maximum of 6 guests, the available parking spaces will be sufficient to accommodate the anticipated number of vehicles as short-term guests will often have just one hire car between them, and for local guests who might have more than 2 car it will be clearly communicated that the property only has 2 parking bays.

Monitoring:

Regular checks will be conducted to ensure that guests comply with the parking regulations and use the designated parking bays. Any violations will be addressed promptly.

Overflow Parking:

In the event of overflow parking requirements, alternative arrangements may be made, such as off-site parking options, which will be communicated to guests.

Neighbours' Concerns:

Neighbours will be informed in writing about the property's short term accommodation status and provided with contact information to report any concerns related to guest parking, ensuring a collaborative approach to parking management.

I do not expect any parking issues as short term guests typically have less cars than long term residents. I will provide details for ride share companies such as Uber, Ola and Didi, as well as local taxi information. Since the property will be used for residential purposes, I expect that there will be no excessive number of trips to and from the property.

### **13. COMMUNICATION WITH NEIGHBOURS**

Effective communication with neighbours is essential for maintaining a harmonious relationship with the local community. To ensure transparency and a prompt response to any concerns, the following measures will be taken:

Contact Information:

I am available at all times to address any questions, concerns, or complaints from neighbours.

My mobile phone number is 0416963544, and I can be reached via email at [maikuzy@gmail.com](mailto:maikuzy@gmail.com).

Neighbour Notification:

Neighbours will be informed in writing about the property's short term accommodation status and the provided contact information. This will be done to establish an open line of communication and foster neighbour-host

cooperation.

Prompt Response:

Any concerns or complaints from neighbours will be taken seriously and addressed promptly. I am committed to ensuring that neighbours' voices are heard and their concerns resolved in a timely manner.

House Rules:

Guests will be provided with a set of house rules that emphasise respect for the neighbourhood, including quiet hours and other guidelines aimed at minimising disruptions to neighbours.

Monitoring and Feedback:

Regular monitoring of guest behaviour will be conducted to prevent and address potential issues. Feedback from neighbours will be considered and integrated into improving the property's operation.

## **14. WASTE MANAGEMENT PLAN**

Collection Schedule:

Bins are scheduled for collection every Friday morning.

Disposal Procedures:

All rubbish disposal adheres strictly to the policies and procedures outlined by the City of South Perth. General waste is allocated to the green lid bin, while recyclables are placed in the yellow lid bin.

Responsibility of Host:

The host takes responsibility for ensuring bins are appropriately placed on the kerb for collection on designated collection days. Moreover, the host will promptly remove the bins post-collection to maintain the property's aesthetics.

Handling Excess Rubbish:

Guests are required to manage waste within the designated bins provided. Excess rubbish is not to be left in public areas. In the event of excess rubbish, the host will attend to its removal.

Excess Rubbish Fee:

Guests will be subject to a fee for the removal of excess rubbish beyond the provided bins. This fee will be charged accordingly to cover the additional disposal expenses.

## **15. SUMMARY**

Short term accommodation is not subject to the same stringent rules as the Residential Tenancy Act 1987 in favour of a tenant and their rights to occupy

a premise therefore we have significant power to be able to manage and stop potential antisocial behaviour.

## **HOUSE RULES**

Welcome to our Short term accommodation! To ensure a safe, comfortable, and enjoyable experience for all guests, we kindly ask you to abide by the following house rules:

### **1. Check-in and Check-out:**

- Check-in time is from 3:00 PM onwards, and check-out time is before 10 AM.

### **2. Occupancy and Additional Guests:**

- The reservation is only valid for the number of guests specified during booking.
- Maximum 6 guests per booking.

### **3. No Smoking Policy:**

- Smoking is strictly prohibited inside the accommodation and in any common areas.
- Smoking is allowed only in designated outdoor areas, and guests must properly dispose of cigarette butts.
- If you are found to have smoked inside the property you will be charged \$250 for deodorising.

### **4. Pets:**

- While we love animals, we have a no-pets policy in place, with the exception of service animals. Please contact us to discuss any service animal arrangements.

### **5. Quiet Hours:**

- Respect our neighbours by observing quiet hours from 9 PM to 7:00AM.
- Keep noise levels to a minimum during these hours to maintain a peaceful environment.

### **6. Parties and Events:**

- Parties or events are not allowed, any guests who breach this policy will be asked to leave immediately and no refund will be given.

### **7. Cleanliness and Hygiene:**

- We take pride in providing a clean space. Please keep the accommodation tidy and dispose of garbage properly.
- If you have a long-term stay, our cleaning team may schedule regular cleaning at an additional cost.
- Excessive rubbish removal or extra cleaning will be charged at \$50 an hour.



#### **8. Damages and Losses:**

- Guests are responsible for any damages or losses caused to the accommodation or its amenities during their stay.
- Please report any issues or damages to the host immediately.

#### **9. Safety and Security:**

- Ensure all doors and windows are locked when leaving the accommodation.

#### **10. Appliances and Amenities:**

- Please use all appliances and amenities as intended and with care.
- Follow any provided instructions for their usage.

#### **11. Respect for Property and Others:**

- Treat the accommodation and its belongings with care and respect.
- Be considerate of our neighbours, maintaining a friendly and respectful attitude.

#### **12. Communication:**

- If you have any questions or concerns during your stay, don't hesitate to reach out to the host for assistance.

Non-compliance with these house rules may result in penalties, additional fees, or eviction without refund. We hope you have a fantastic stay and make unforgettable memories at our short term accommodation!

### **CODE OF CONDUCT**

#### **1. RESPECT FOR PROPERTY**

**Property Respect:** Treat the property, furnishings, and amenities with utmost care and consideration.

**Prevent Damage:** Take measures to prevent damage to walls, floors, furniture, appliances, or any other part of the accommodation.

##### Maintaining Cleanliness:

**Cleanliness Standards:** Maintain cleanliness standards throughout the stay by tidying up after yourself.

**Orderly Condition:** Leave the accommodation in the same clean and orderly condition as it was found upon arrival.

##### Handling of Property:

**Proper Use:** Use appliances, fixtures, and amenities for their intended purpose and with care to avoid damage.

**No Alterations:** Refrain from making alterations, modifications, or additions to the property without explicit permission from the host.

Respect for Surroundings:

Preserve Neatness: Keep the surrounding area tidy, avoiding littering or creating mess outside the accommodation.

Respect for Common Spaces: Be mindful and respectful of common areas and shared spaces within the accommodation premises.

Responsibility and Accountability:

Personal Accountability: Guests are accountable for any damages caused during their stay due to negligence or improper use.

Reporting Damages: Promptly report any damages or malfunctions to the host upon discovery.

## **2. COMPLIANCE AND REPORTING**

Adherence to Guidelines:

Strict Compliance: Guests are required to fully adhere to the outlined code of conduct during their entire stay at the accommodation.

Understanding Expectations: Understanding and compliance with these guidelines are essential for a harmonious and enjoyable stay for all occupants.

Reporting Procedures:

Prompt Reporting: Any disputes, concerns, or complaints should be immediately communicated to the host.

Effective Communication: Guests are encouraged to report issues in a timely and comprehensive manner to facilitate swift resolution.

Resolution of Matters:

Seeking Resolution: Guests are expected to cooperate with the host in resolving reported disputes or concerns.

Open Communication: Maintain open and respectful communication channels to address any issues promptly.

Mutual Understanding:

Ensuring Harmony: The code of conduct aims to ensure a peaceful and enjoyable experience for all guests by promoting mutual respect and understanding.

Collaboration for Solutions: Guests and hosts working together positively contribute to resolving any issues that may arise during the stay.

Responsible Behaviour:

Accountability: Guests are accountable for their behaviour and adherence to the outlined guidelines.

Role of Communication: Communicating concerns or disputes allows for a proactive approach in addressing and resolving any issues that may affect the stay.

### **3. NOISE CONTROL**

#### Quiet Hours:

Timing: Respect and adhere to quiet hours set from 9PM to 7 AM (9 AM on weekdays and public holidays) to ensure a peaceful environment for all occupants.

Consideration: Mind noise levels during these hours to minimize disturbances to other guests and neighbors.

#### Offensive Noise:

Definition: Offensive noise refers to any disruptive or offensive sounds occurring within the specified quiet hours.

Consequences: Any instance of offensive noise may result in immediate termination of the stay, as determined by the host.

#### Financial Implications:

Rental Termination: Immediate termination of the stay without refund for the remaining rental period.

Additional Charges: Deduction of potential charges from the security deposit to cover associated costs or damages caused due to the offensive noise.

#### Guest Responsibility:

Personal Accountability: Guests are responsible for their conduct and noise levels during designated quiet hours.

Compliance: Understanding and compliance with the outlined quiet hours is essential for a harmonious stay for all guests.

#### Host's Discretion:

Decision Authority: The host reserves the right to assess the severity of disruptive noise and make decisions regarding immediate termination based on their discretion.

### **4. NO VISITOR POLICY**

#### Strict No Visitor Policy:

Booked Guests Only: Only guests included in the booking are allowed on the premises.

No Exceptions: No visitors, external guests, or additional persons are permitted.

#### Enforcement of Policy:

Guest Accountability: Guests are solely responsible for ensuring compliance with the no-visitor policy throughout their stay.

Understanding the Policy: Guests should understand the importance of the policy in maintaining safety, security, and the overall experience of the accommodation.



#### Safety and Security:

Policy for Safety: The no-visitor policy is implemented to maintain the safety, security, and privacy of all guests and the property.

Host's Discretion: The host retains the right to deny entry to any unapproved visitors, ensuring adherence to this policy.

### **5. WASTE MANAGEMENT**

#### Disposal Guidelines:

Sorting Waste: Sort waste in accordance with City of South Perth guidelines; use the green top wheelie and yellow top wheelie bins provided for general waste and recycling, respectively.

Sorting: Properly segregate waste materials to ensure they are placed in the appropriate bins as specified.

#### Collection Schedule:

Bin Collection: Bins are due for collection on Friday mornings.

Host Responsibility: The host will ensure the bins are placed at the kerb by 6 PM the day before collection and bring them back post-collection.

#### Excessive Rubbish:

Proper Disposal: Avoid leaving excess rubbish outside the bins or on the premises.

Additional Charges: Guests may incur charges for the removal of excess rubbish beyond the capacity of the provided bins.

#### Guest Responsibility:

Adherence to Guidelines: Guests are responsible for following waste disposal guidelines set by the City of South Perth and the property.

Avoiding Overfill: Ensure bins are not overfilled to allow for proper closure and efficient collection.

#### Environment-Friendly Practices:

Recycling Efforts: Make efforts to separate recyclable materials from general waste as per the guidelines provided by the City of South Perth

Sustainable Practices: Encourage waste reduction and environmentally friendly practices during the stay.

#### Cleanliness and Neatness:

Maintain Cleanliness: Keep the area around bins clean and tidy to prevent spillage or littering.

Reporting Issues: Report any malfunctioning bins or collection problems promptly to the host.

### **6. SECURITY MEASURES**

Door and Window Security:

Locking Protocol: Maintain property security by ensuring all doors are securely locked when the accommodation is unattended.

Window Closure: Close and secure all windows to prevent unauthorized access and maintain safety.

Property Surveillance:

Awareness of Surroundings: Be vigilant of the surroundings and report any suspicious activities or individuals to the appropriate authorities or the host.

Property Inspection: Conduct a visual inspection before leaving to ensure all entry points are secure.

Emergency Preparedness:

Emergency Contacts: Keep emergency contact information provided by the host or property manager readily available.

Emergency Procedures: Familiarise yourself with emergency procedures, such as fire exits or emergency numbers, as provided by the host or property manager.

Responsible Behaviour:

Accountability: Guests are responsible for ensuring the security of the property during their stay.

Compliance with Rules: Adhere to the security guidelines provided to maintain a safe environment for all occupants.

## **7. OUTDOOR AREA & BBQ MAINTENANCE**

Respect for Neighbors:

Noise Consideration: Minimise noise levels and maintain a respectful demeanour when utilising outdoor spaces, ensuring minimal disturbance to neighbours.

Awareness of Surroundings: Be mindful of shared neighbouring properties, avoiding any actions that may disrupt the peace of the neighbourhood

BBQ Maintenance:

Cleaning Responsibility: Thoroughly clean the BBQ after each use to preserve cleanliness and functionality.

Equipment Care: Ensure the BBQ is left in a usable condition for subsequent guests, including cleaning grills and disposing of any residual waste appropriately.

Compliance with Guidelines:

Following Rules: Adhere to any specific rules or guidelines provided by the host regarding the use of outdoor spaces and the BBQ area.

Proper Use: Use the BBQ facilities as intended, following safety guidelines and

exercising caution to prevent accidents or damage.

Responsible Behaviour:

Accountability: Take responsibility for maintaining the cleanliness and orderliness of the outdoor area during your stay.

Communication: Report any issues or damages related to the outdoor space or BBQ equipment to the host or property manager promptly.

## **8. PROHIBITED ACTIVITIES**

No smoking policy:

Smoking is strictly prohibited inside the property, including but not limited to cigarettes, cigars, pipes, e-cigarettes, or any other form of smoking.

Designated smoking areas: Guests who wish to smoke must use the designated outdoor smoking area.

Consequences of smoking inside: Any evidence of smoking inside the property will result in a fee charge for deodorizing and cleaning the interior space to remove smoke odor and residue.

Acknowledgement: By confirming the booking, guests acknowledge and agree to abide by no-smoking policy outlined in this code of conduct.

No Pets Policy:

Strict No-Pet Rule: Pets are not allowed on the property premises at any time during the stay.

Adherence to Rule: Guests are expected to comply with the no-pet policy, refraining from bringing any animals onto the property.

Flax laneway restrictions

The Flax Laneway must remain unobstructed at all times. Guests are not allowed to park or block the laneway.

Left Turn Only on Flax Lane (Exiting): Guests must only turn left onto Flax Lane when exiting the property. No right turn is allowed onto Flax Lane to avoid congestion as the lane gets narrower from midpoint to Hovia Terrace.

Alternative Route to Canning Highway: Guests wishing to access Canning Highway must turn left onto Flax Lane, then make a right turn onto Banksia Terrace, followed by a left turn onto Canning Highway. No right turn is allowed directly from Hovia Terrace to Canning Highway.

Bicycle and Motorbike Restrictions:

Indoor Prohibition: Bicycles and motorbikes are not permitted inside the house or any enclosed spaces on the property.

Outdoor Storage: Park bicycles or motorbikes in designated outdoor areas, ensuring they are securely placed and do not obstruct walkways or entry points.

Guest Compliance:

Respect for Rules: Guests are required to adhere strictly to the specified prohibitions throughout their stay.

Understanding Expectations: Acknowledgment and compliance with these restrictions are crucial for maintaining the property's condition and ensuring a pleasant environment for all occupants.

Reporting of Non-Compliance:

Prompt Communication: Report any accidental violations or concerns related to prohibited activities to the host immediately.

Accountability: Guests are responsible for ensuring compliance with the specified prohibitions during their entire stay.

## **9. DAMAGE REPORTING**

Prompt Reporting:

Immediate Notification: Report any damages, breakages, or malfunctions in the property to the host or property manager as soon as they are noticed or occur during the stay.

Timely Communication: Notify the host promptly to facilitate swift resolution and prevent further damage.

Clear Communication:

Provide Details: Be clear and specific when reporting damages, providing accurate information about the location and nature of the damage.

Photo Documentation: If possible, provide photographic evidence or detailed descriptions to assist the host in assessing the situation.

Responsible Behaviour:

Accountability: Guests are accountable for damages caused during their stay due to negligence, accidents, or misuse.

Cooperation with Resolution: Collaborate with the host or property manager to resolve the reported damages amicably.

Maintaining Property Integrity:

Prevent Further Damage: Take reasonable measures to prevent further damage after discovering any issues.

Avoid Attempts to Repair: Refrain from attempting repairs or alterations without consulting the host or property manager, as this may affect the resolution process.

Compliance with Reporting Procedures:

Adherence to Guidelines: Follow any specific reporting procedures outlined by the host for damage reporting.

Transparency: Be transparent and forthcoming in reporting damages to ensure a fair assessment and resolution.



## 10. VEHICLE PARKING MANAGEMENT

### Parking Limitation:

Maximum Vehicle Allowance: Guests are permitted to park a maximum of two cars during their stay at the property.

Designated Parking Bays: Guests are allocated two specific car parking bays for their vehicles' use.

### Prohibition of Verge Parking:

Strict Verge Parking Prohibition: Under no circumstances are guests allowed to park their vehicles on the verge or any unauthorized areas surrounding the property.

Respect for Property: All vehicles must be parked within the designated parking bays provided on the property premises.

### Compliance with Parking Guidelines:

Adherence to Designated Spaces: Strictly adhere to the limit of two cars and park them solely within the two designated parking bays provided by the host.

Avoiding Overcrowding: Ensure compliance with the parking limitations to prevent overcrowding and allow for property access.

### Responsible Parking Practices:

Tidiness and Neat Parking: Park vehicles in an orderly and tidy manner, avoiding obstruction of pathways, driveways, or access points.

Host Notification: Inform the host promptly of any concerns or issues related to parking limitations or requirements.

### Mutual Respect and Compliance:

Cooperation with Rules: Guests are expected to respect and comply with the parking regulations set forth by the property host.

Ensuring Compliance: Acknowledgment and adherence to parking guideline should                      are                      crucial                      to                      maintaining                      order.

## 11. FLAX LANEWAY ACCESS

Keep the Flax Laneway clear at all times. Guests are not permitted to park or obstruct the laneway.

### Exiting Protocol - Flax Lane:

Guests should only make a left turn onto Flax Lane when leaving the property. Avoid right turns onto Flax Lane to prevent congestion in the narrowing section toward Hovia Terrace.

### Canning Highway Access:

For access to Canning Highway, guests are required to turn left onto Flax Lane, then make a right turn onto Banksia Terrace, followed by a left turn onto

Canning Highway. Direct right turns from Hovia Terrace to Canning Highway are not allowed.

1/31 Banksia Terrace  
Kensington

Subject: Notice of Short-Term Rental Accommodation

Dear Neighbours,

I hope this letter finds you well. I wanted to inform you about an upcoming change in the use of my property, located at 1/31 Banksia Terrace, Kensington. As your neighbour, I believe it is important to keep you informed and maintain open lines of communication.

I have decided to utilise my property for short-term rental accommodation. This means that, from time to time, there will be guests staying in the property for short periods. I want to assure you that I have taken several steps to ensure that this arrangement is as smooth and considerate as possible.

1. Availability for Concerns: I am committed to being a responsible host and neighbour. I want you to know that I am available at any time if you have any concerns or questions regarding the property or its guests.

2. Contact Information: You can reach me at 0416963544 or via email at maikuzy@gmail.com. Please do not hesitate to contact me through these channels if there is anything you would like to discuss or if you have any concerns.

I understand that the peaceful and harmonious living environment of our neighbourhood is important to all of us. I am dedicated to ensuring that the short-term rental of my property does not disrupt this tranquillity and that guests will be respectful of our community.

I want to take this opportunity to thank you for your understanding and support. I value our neighbourly relationships and believe that open communication is the key to addressing any concerns that may arise. Your comfort and peace of mind are important to me.

If you have any questions or if there is anything you would like to discuss regarding this change, please feel free to get in touch with me at your convenience. I look forward to maintaining our positive neighbourly relationship.

Thank you for your understanding and cooperation.

Sincerely,

Yvonne Maphosa

To ensure a smooth experience during your stay, please take note of a few important details:

1. **Flax Laneway Access:** The Flax Laneway must be kept clear at all times. Please refrain from parking or obstructing this space.
2. **Exiting Flax Lane - Left Turn Only:** When leaving the property, remember to make a left turn onto Flax Lane. Avoid turning right onto Flax Lane to prevent congestion, especially considering the narrowing of the lane from midpoint to Hovia Terrace.
3. **Alternative Route to Canning Highway:** If you're heading to Canning Highway, turn left onto Flax Lane, then make a right turn onto Banksia Terrace. Finally, take a left turn onto Canning Highway. Please note that a direct right turn from Hovia Terrace to Canning Highway is not permitted.

For visual guidance, refer to the map below. We appreciate your cooperation in maintaining the flow of the laneway.

