

# ATTACHMENTS

## Ordinary Council Meeting

26 August 2025

**Part 1 – 7.2.2, 10.1.1, 10.1.2, 10.1.5, 10.3.1, 10.3.2,  
10.3.3 and 10.3.4**

# ATTACHMENTS TO AGENDA ITEMS

Ordinary Council Meeting - 26 August 2025

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# NOTES

## Council Agenda Briefing

**Meeting Date & Time:** 6.00pm, Tuesday 19 August 2025  
**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 26 August 2025.

### 4. ATTENDANCE

Presiding Member

Mayor Greg Milner

#### Councillors

Como Ward  
Manning Ward  
Manning Ward  
Moresby Ward

Councillor Glenn Cridland  
Councillor André Brender-A-Brandis  
Councillor Blake D'Souza  
Councillor Jennifer Nevard

#### Officers

A/Chief Executive Officer  
A/Director Corporate Services  
Director Development and Community Services  
Director Infrastructure Services  
Manager Development Services  
Manager Customer, Communications and Engagement  
Manager Governance  
Governance Officer  
Governance Administration Officer

Mr Matthew Scott  
Mr Abrie Lacock  
Ms Donna Shaw  
Ms Anita Amprimo  
Ms Fiona Mullen  
Ms Danielle Cattalini  
Ms Toni Fry  
Ms Jane Robinson  
Ms Kira Digwood

#### Gallery

There were approximately 38 members of the public present.

#### 4.1 Apologies

- Councillor Bronwyn Waugh

#### 4.2 Approved Leave of Absence

- Mayor Greg Milner for the period 24 July 2025 to 17 October 2025, inclusive.
- Councillor Hayley Prendiville for the period 16 August 2025 to 20 August 2025, inclusive.

### 5. DECLARATIONS OF INTEREST

- Mayor Greg Milner – Financial and Proximity Interest in Item 10.1.1 as ‘some of the proposed listings either include, or are adjacent to, or are across the road from, properties that are owned or indirectly owned by persons who contributed to my re-election campaign in 2023.’
- Councillor Glenn Cridland – Impartiality Interest in Item 10.1.1 as ‘I know some of the owners of properties on the list.’
- Councillor André Brender-A-Brandis – Impartiality Interest in Item 10.1.1 as ‘I know one of the individuals whose property is on the list. My voting will be impartial with regard to this Item.’
- Mayor Greg Milner – Impartiality Interest in Item 10.1.4 as ‘over the years, I have developed positive working relationships with many local sporting organisations and community clubs, including some of the applicants mentioned in this Item.’
- Councillor Glenn Cridland – Impartiality Interest in Item 10.1.4 as ‘my children and I have been members of the South Perth Lawn Tennis Club.’
- Councillor Jennifer Nevard – Proximity Interest in Item 10.1.5 as ‘my property is opposite the section of Sir James Mitchell Park in proximity to the Flagpole where this event will be conducted. On the previous occasion the Nokturnl event did not impact land in front of my property. I will not participate in the vote on this Agenda item.’
- Councillor Jennifer Nevard – Impartiality Interest in Item 10.3.1 as ‘I do not believe there is a need to declare a Proximity Interest in decision-making on Policy 7.2 Significant Views because the policy is not an enactment of any decision relating to the land opposite my dwelling. I do not believe that the development of private land in the vicinity of my property would impact views from my property.’
- Councillor Jennifer Nevard – Impartiality Interest in Item 10.3.2 as ‘if agreed to by Council, the Local Planning Policy - Trees will become an advisory direction for Council decision-making in relation to development approvals on private property. I therefore declare an Impartial Interest on the matter because some community members may be concerned that a conflict of interest may be present.’
- Mayor Greg Milner – Impartiality Interest in Item 10.3.4 as ‘I know at least one person who lives close to the site of the proposed development.’
- Mayor Greg Milner – Impartiality Interest in Item 10.4.1 as ‘I voted against Council Resolution Number 0725/140 titled “Removal of Six Trees Planted on the South Side of Lake Douglas During Winter 2024” at the 22 July 2025 Ordinary Council Meeting. I supported the revocation motion by Councillor Jennifer Nevard being brought to Council for consideration, as set out at page 67 of the Agenda.’

- Councillor Jennifer Nevard – Impartiality Interest in Item 10.4.1 as ‘I voted against Council Resolution Number 0725/140 titled “Removal of Six Trees Planted on the South Side of Lake Douglas During Winter 2024,” at the 22 July 2025 Ordinary Council Meeting. I have initiated a Revocation of Motion 12.1 passed at the 22 July 2025 Ordinary Council Meeting and this has now been brought to Council for reconsideration, as set out at page 67 of the Agenda Briefing 19 August 2025. The focus of my concern is the process that has led to the decision taken regarding the six trees. I do not have a Proximity Interest or Direct Financial Interest in this matter as my property is located on a different street and in a different location. I am making this declaration to clarify my position as I received a copy of correspondence indicating a community concern on my eligibility to participate in the decision-making.’
- Councillor Glenn Cridland – Impartiality Interest in Item 10.4.1 as ‘two of the speakers are known to me with one presenter being the parent of a child who plays sport in a team with one of my children.’
- Councillor André Brender-A-Brandis – Impartiality Interest in Item 10.4.1 as ‘Mr David Coldham, a resident of Jubilee Street, South Perth contacted me on 21 July 2025 regarding this item. The views from Mr Coldham’s property may or may not be affected in the future regarding the six juvenile trees proposed for removal. My decision making on this agenda item will be unaffected as it will be based on merit.’
- Mayor Greg Milner – Impartiality Interest in Item 12.1 as ‘I know a significant number of the City’s many wonderful volunteers.’

## 8. PRESENTATIONS

### 8.3 Deputations

- |   |  |
|---|--|
| 1. Mr Ketheesan Mahesan of South Perth who spoke <b>AGAINST</b> the Officer Recommendation at Item 10.1.1.  | <b>Item<br/>10.1.1</b>                     |
| 2. Ms Lena Jaetschmann and Prue Griffin of South Perth who spoke <b>FOR</b> the Officer Recommendation at Item 10.1.1.                                  | <b>Item<br/>10.1.1</b>                     |
| 3. Ms Kathy Lees of South Perth who spoke <b>FOR</b> the Officer Recommendation at Item 10.3.2 and <b>FOR</b> the Recommendation at Item 10.4.1.        | <b>Items<br/>10.3.2<br/>and<br/>10.4.1</b> |
| 4. Ms Bronwyn David of South Perth who spoke <b>AGAINST</b> the Officer Recommendation at Item 10.3.2 and <b>FOR</b> the Recommendation at Item 10.4.1. | <b>Items<br/>10.3.2<br/>and<br/>10.4.1</b> |
| 5. Ms Heidi Schmidt of South Perth who spoke <b>FOR</b> the Officer Recommendation at Item 10.3.2 and <b>FOR</b> the Recommendation at Item 10.4.1.     | <b>Items<br/>10.3.2<br/>and<br/>10.4.1</b> |



- |  |   |
|--|---|
| 6. Mr John Bassett of Como who spoke <b>FOR</b> the Officer Recommendation at Item 10.3.2, <b>FOR</b> the Recommendation at Item 10.4.1, and <b>FOR</b> the Officer Recommendation at Item 10.4.4. | <b>Items<br/>10.3.2,<br/>10.4.1,<br/>and<br/>10.4.4</b> |
| 7. Mr Phil Knight of Como who spoke <b>FOR</b> the Officer Recommendation at Item 10.3.3.  | <b>Item<br/>10.3.3</b>                                  |
| 8. Ms Angela Mahoney of Como who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |
| 9. Mr Aryeh Jacob of South Perth who spoke <b>AGAINST</b> the Officer Recommendation at Item 10.3.4.   | <b>Item<br/>10.3.4</b>                                  |
| 10. Mr Jeremy Linnette of South Perth who spoke <b>FOR</b> the Recommendation at Item 10.4.1.  | <b>Item<br/>10.4.1</b>                                  |
| 11. Ms K Poh of Como who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |
| 12. Dr Sue Gillieatt of Salter Point who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |
| 13. Mr Peter Scott of Como (on behalf of Ms Cecilia Brooke of South Perth) who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |
| 14. Mr Oliver Crosthwaite of South Perth who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |
| 15. Mr Graham Hills of South Perth who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |
| 16. Ms Cristy Lowe of Como who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |
| 17. Ms Gemma Spencer of Kensington who spoke <b>FOR</b> the Recommendation at Item 10.4.1.   | <b>Item<br/>10.4.1</b>                                  |

*At 8.18pm the meeting was adjourned.*

*At 8.25pm the meeting reconvened.*

*Agenda Items 10.4.1 and 10.3.2 were considered first due to the significant interest in these Items from the public gallery.*



## 10. DRAFT AUGUST 2025 REPORTS

The A/Chief Executive Officer, Mr Matthew Scott gave a brief summary of the August 2025 Agenda Items to be considered by Council, as follows.

*Mayor Greg Milner declared a Financial and Proximity Interest in Item 10.1.1 and accordingly left the meeting at 8.55pm. Councillor Glenn Cridland assumed the Chair.*

*Councillors André Brender-A-Brandis and Glenn Cridland declared an Impartiality Interest in Item 10.1.1.*

### 10.1.1 Draft Heritage List (Advertising)

*This Item was the subject of two Deputations.*

The City of South Perth is required to establish and maintain a heritage list to identify places within the Scheme area that are of cultural heritage significance and worthy of built heritage conservation.

This report presents the draft Heritage List for the purpose of advertising.

*Mayor Greg Milner returned to the meeting at 9.04pm prior to consideration of Item 10.1.2 and resumed the Chair.*

### 10.1.2 Proposed Closure and Amalgamation of Road Reserves Near the Collins Street Centre – Submissions

The purpose of this report is for Council to consider authorising a request being made to the Minister for Lands for the permanent closure and amalgamation of portions of road reserve near the Collins Street Centre, South Perth following advertising.

### 10.1.3 Endorsement of the City's Updated Local Emergency Management Arrangements (LEMA) Plan and Local Recovery Plan

This report seeks Council's endorsement of the City's updated Local Emergency Management Arrangements Plan and Local Recovery Plan to provide guidance on how the City will coordinate and operate during the recovery phases of a local emergency.

*Mayor Greg Milner and Councillor Glenn Cridland declared an Impartiality Interest in Item 10.1.4.*

### 10.1.4 Department of Creative Industries, Tourism and Sport – Community Sport and Recreation Facilities Fund (CSRFF) Small Grants Program 2025/26

Each year the Department of Creative Industries, Tourism and Sport calls for applications via its Community Sport and Recreation Facilities Fund (CSRFF) to invite eligible community groups and local governments to apply for funding to assist with sport and recreation infrastructure projects.

CSRFF applications must be presented to the relevant local government to request its 'in-principle' support of the project, including the financial contribution requested by the applicant under the CSRFF program.

Three applications (all external applicants) are presented for the current round of the CSRFF for 2025/26:

1. Manning Bowling Club – Bowling Green Synthetic Conversion Project;
2. South Perth Cricket Club - Practice Wicket Net Replacement Project; and
3. South Perth Lawn Tennis Club - Patio Extension Project.



*Councillor Jennifer Nevard declared a Proximity Interest in Item 10.1.5.*

**10.1.5 Amendment to Large Scale Commercial Event Proposal on Sir James Mitchell Park – Nokturnl Food and Beverage Village in November 2025**

At its meeting held 24 June 2025, Council approved a Licence Agreement to Nokturnl Events Pty Ltd to use part of Sir James Mitchell Park in South Perth to facilitate a three-day Food and Beverage Village Festival in November 2025.

The applicant is seeking approval to modify the approved event site area.

This item is referred to Council as City of South Perth Policy (P106) 'Use of City Reserves and Facilities' requires large scale events and activations facilitated by commercial organisations to be referred to Council for approval.

For the reasons outlined in this report, it is recommended that the Expression of Interest for the Food and Beverage Village Festival be approved subject to Nokturnl Events Pty Ltd complying with the stated event terms and conditions.

*Councillor Jennifer Nevard declared an Impartiality Interest in Item 10.3.1.*

**10.3.1 Draft Local Planning Policy 7.2 – Significant Views (Adoption)**

The purpose of this report is for Council to consider adopting draft Local Planning Policy 7.2 - Significant Views following advertising.

*Councillor Jennifer Nevard declared an Impartiality Interest in Item 10.3.2.*

**10.3.2 Draft Local Planning Policy - Trees**

*This Item was the subject of four Deputations.*

A recent State Administrative Tribunal decision has confirmed that depending on the context, tree removal may constitute 'works' for which development approval is required in accordance with the *Planning and Development Act 2005*.

The City has therefore prepared draft Local Planning Policy - Trees, to exempt certain tree removal from requiring development approval, and to provide guidance as to matters to be considered where an application is made to remove a tree.

The purpose of this report is for Council to consider adopting draft Local Planning Policy – Trees, for the purpose of advertising.

**10.3.3 Amendments to Local Planning Policies (Adoption)**

*This Item was the subject of one Deputation.*

The purpose of this report is for Council to consider adopting amendments to Local Planning Policy 6.3 - Developer Contributions for Public Art and Public Art Spaces, Local Planning Policy 2.4 - Child Care Premises and Local Planning Policy 1.1- Residential Development following advertising.

*Mayor Greg Milner declared an Impartiality Interest in Item 10.3.4.*

**10.3.4 Amendment to Development Application (Additions and Alterations to Four Grouped Dwellings) Lot 22, No. 16 Swan Street, South Perth.**

*This Item was the subject of one Deputation.*

The purpose of this report is to consider an application for development approval for additions and alterations to four Grouped Dwellings on Lot 22, No. 16 Swan Street, South Perth.

The item is referred to Council in accordance with Delegation from Council DC690 Local Planning Scheme No. 7 as the development seeks discretion against Local Planning Policy 350 Significant Views and Draft Local Planning Policy 7.2 - Significant views.

For the reasons outlined in the report, it is recommended that the application be approved subject to conditions.

**10.3.5 Collier Park Golf Course Development Appointment of the Construction Contractor**

The purpose of this report is for Council to grant approval for Clublinks Management Pty Ltd to engage the construction contractor for the Collier Park Golf Course Development, in accordance with the executed Development Services Agreement. The preferred construction contractor was identified following a competitive tender process. This report requests Council to approve the engagement of the recommended construction contractor, which will be subject to the value engineering process and confirmation of the development costs at or below \$19.8m in accordance with the approved Development Services Agreement.

*Mayor Greg Milner and Councillors André Brender-A-Brandis, Jennifer Nevard and Glenn Cridland declared an Impartiality Interest in Item 10.4.1.*

**10.4.1 Revocation – Councillor Jennifer Nevard – Removal of Six Trees Planted on the South Side of Lake Douglas During Winter 2024**

*This Item was the subject of 13 Deputations.*

This report is to consider a motion submitted by Councillor Jennifer Nevard (and supported by two additional Councillors) to revoke Council Resolution Number 0725/140 Removal of Six Trees Planted on the South Side of Lake Douglas During Winter 2024 considered by Council at its meeting held 22 July 2025.

The motion also requests the Chief Executive Officer to arrange a workshop for Elected Members to develop a policy to Provide a Consistent Decision-making Path for Addressing Requests for Tree Removal from Public Land prior to any Decision being made on any Tree Removal on Public Land until that time.

**10.4.2 Listing of Payments July 2025**

This report presents to Council a list of accounts paid under delegated authority between 1 July 2025 to 31 July 2025 for information. It also includes purchase card transactions between 1 June 2025 to 30 June 2025 in line with legislative requirements.

**10.4.3 Monthly Financial Statements July 2025**

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





#### **10.4.4 Advocacy Strategy and Advocacy Priorities 2025/26**

*This Item was the subject of one Deputation.*

This report provides the Council with the City of South Perth draft Advocacy Strategy (the Strategy) and the draft Advocacy Priorities 2025/26 for endorsement. This Strategy outlines the City's approach to advocacy and will provide high level direction for the City to secure support and funding which aligns with the City's aspirations and priorities. The draft Annual Advocacy Priorities 2025/26 provide focused advocacy areas for this financial year.

#### **10.4.5 Proposed Council Meeting Schedule 2026**

This report seeks Council's endorsement of the City of South Perth 2026 Meeting Schedule.

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

*Mayor Greg Milner declared an Impartiality Interest in Item 12.1.*

#### **12.1 Notice of Motion – Councillor Bronwyn Waugh – Development of a Volunteer Code of Conduct**

#### **12.2 Notice of Motion – Councillor Bronwyn Waugh – Oversight of Non-Standard or Changes to Lease/Partnership Terms**

### **15. MEETING CLOSED TO THE PUBLIC**

Nil.

### **16. CLOSURE**

At 9.43pm the Presiding Member closed the Council Agenda Briefing and thanked everyone for their attendance.



# CITY OF SOUTH PERTH Heritage List

## Summary of Places

Category 1		
Place No.	Address	Detail
1	Canning Highway, Como	Canning Bridge
9	No. 112 Melville Parade, Como	Pagoda Ballroom (fmr)
10	No. 16 Preston Street, Como	Como Theatre (fmr Cygnet)
24	No. 58 Mount Henry Road, Salter Point	Aquinas College
36	No. 40 Coode Street, South Perth	Wesley College
39	No. 25 Forrest Street, South Perth	St Columba's Church Group
48	Kwinana Freeway, South Perth	Narrows Bridge
49	Kwinana Freeway, South Perth	Milyu Nature Reserve and Marine Park
51	No. 20 Labouchere Road, South Perth	Perth Zoo
55	Melville Place, South Perth	Old Mill and Cottage (fmr)
56	Various, Mends Street, Labouchere Road, Mill Point Road, South Perth	Mends Street Precinct
57	No. 2 Mends Street, South Perth	South Perth Police Station and Quarters (fmr)
58	No. 2 Mends Street, South Perth	South Perth Road Board Offices (fmr)
59	No. 2 Mends Street, South Perth	Mechanic's Institute Hall (fmr)
64	No. 103 Mill Point Road, South Perth	South Perth Post Office
66	No. 112 Mill Point Road, South Perth	Windsor Hotel
67	No. 112 Mill Point Road, South Perth	Stidworthy Residence and Tearooms (fmr)
73	No. 9 Ridge Street, South Perth	Saint Mary the Virgin Church, Saint Mary's Hall (fmr), and Monument
79	No. 295 Manning Road, Waterford	Clontarf
Category 2		
Place No.	Address	Detail

2	No. 20 Clydesdale Street, Como	McDougall Dairy Farm and House (fmr)
3	No. 181 Coode Street, Como	Summerhill (fmr)
6	Kwinana Freeway, Como	Como Beach, Jetty and Sea Scouts Hall
7	No. 164 Labouchere Road, Como	Church of Jesus Christ of Latter-Day Saints
11	No. 75 Robert Street, Como	Residence
13	No. 29 Thelma Street, Como	Como Primary School
18	No. 50 Dyson Street, Kensington	Memorial Church of St Martin in the Field and Durbridge Hall
25	Sandgate Street, South Perth	Field Gun
27	No. 59 Angelo Street, South Perth	Angelo Street Post Office
28	No. 84 Angelo Street, South Perth	Shops
32	No. 182 Canning Highway, South Perth	Roma
33	No. 243 Canning Highway, South Perth	Como Hotel
38	No. 99 Coode Street, South Perth	South Perth Fire Station (fmr #2)
41	No. 51 Forrest Street, South Perth	South Perth Primary School
45	No. 4 Hampden Street, South Perth	South Perth Methodist Church
46	No. 46 Hensman Street, South Perth	South Perth Child Health Centre (fmr)
50	Labouchere Road, South Perth	Royal Perth Golf Club (course)
52	No. 20 Labouchere Road, South Perth	World War 1 War Memorial
53	No. 35 Labouchere Road Place, South Perth	Residence (fmr)
60	Nos. 11-15 Mends Street, South Perth	Shops
61	Nos. 16-20 Mends Street, South Perth	Shops
62	Mill Point Road, South Perth	Sir James Mitchell Park and Clydesdale Park
65	No. 111 Mill Point Road, South Perth	Windsor Park and South Perth Bowling Club
69	No. 254 Mill Point Road, South Perth	Commercial Premises
70	No. 271 Mill Point Road, South Perth	Clayton's Butcher Shop
74	No. 20 Ridge Street, South Perth	Hewett Residence (fmr)
80	Nos. 6-18 and Nos. 7-13 Hobbs Avenue, Como	Inter-war California Bungalow Group
85	No. 44 Angelo Street, South Perth	Residence
86	No. 39 Anstey Street, South Perth	Residence
89	No. 9 Onslow Road, South Perth	Residence
93	No. 15 River View Street, South Perth	Residence

## CATEGORY 1

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
1	Canning Bridge	Canning Highway	Como	<p>The following statement is taken from Register Entry for place 16178, prepared in 2012.</p> <p>Canning Bridge, comprising two almost identical timber bridges, Canning Bridge eastbound (1937) and Canning Bridge westbound (1958), over the Canning River between Applecross and Como, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is rare as an intact, substantial timber bridge comprising two adjacent structures built at different times;</li> <li>the site represents changing transport systems in Perth since 1829, from its origins as a ferry crossing, construction of the original Canning Bridge (1849), its role as part of the first road link between the city of Perth and the port of Fremantle through to construction of the current structures;</li> <li>the fishing platform underneath the 1958 structure is one of the few remaining of its kind;</li> <li>the place is valued as a site of recreational activities in the past to the present day, including organised sporting events, and as a venue for informal recreational activities. It achieved prominence in 1962, as the end point for rowing at the VII British Empire and Commonwealth Games;</li> <li>the place is an important landmark when viewed from the Swan and</li> <li>Canning Rivers, and the river foreshores. It contributes to</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 16178</li> <li>Art Deco Significant Building Survey</li> <li>State-wide Large Timber Structure Survey</li> <li>City of Melville Local Heritage Survey</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>the cultural landscape of the Applecross commercial precinct which includes Raffles Hotel (1937) and the distinctive façade of Applecross District Hall (1934);</p> <ul style="list-style-type: none"> <li>the place is a good example of a large timber bridge with cross braced driven piles, and demonstrates evidence of the innovative techniques of bridge conservation developed by the Main Roads Department in the 1970s.</li> </ul> <p>NB: The signage on the bridges and the metal railings in the centre of the bridge have little significance.</p>	
9	Pagoda Ballroom (fmr)	No. 112 Melville Parade	Como	<p>The following statement is drawn from the State Register Entry for Place 2403 Pagoda, Como, prepared in 2004.</p> <p>Pagoda, Como, a masonry and tile building with an octagonal plan and distinctive three-tiered terracotta tiled roof, constructed in 1926 and largely reconstructed in 1998, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is a unique example of recreational architecture in Western Australia, with Chinese inspired details and form, including an octagonal tower and a three tiered roof that turns up at the edges and is adorned with decorative ridge accents, gargoyles and a finial;</li> <li>the place contributes to a sense of place for residents and visitors to Perth as a well-known social venue and prominent landmark and is valued by the community for its continued recreational</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2403</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>and social functions for over seventy years; and,</p> <ul style="list-style-type: none"> <li>the place is rare as the only extant example of the buildings constructed for leisure, recreational and entertainment purposes at Como Beach at the height of its popularity as a summer resort during the 1920s, which lasted to some degree until the Kwinana Freeway was built in 1959.</li> </ul>	
10	Como Theatre  (fmr Cygnet Theatre)	No. 16 Preston Street	Como	<p>The following statement is taken from the Register Entry for Place 2404 Cygnet (Como) Cinema prepared by the State Heritage Office in 1994.</p> <p>Cygnet Como Cinema has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is a demonstration of the new functional approach to cinema design in Perth in the late 1930s. The combination of one projection unit for both indoor auditorium and outdoor picture garden was an innovation of the period;</li> <li>the place is a fine example of the Inter-War Functionalist style;</li> <li>apart from being the first purpose-built sound cinema in the suburbs immediately south of the city, the place is rare as the least altered of the 1930s suburban cinemas of Perth that are in operation;</li> <li>the place is closely associated with Western Australian cinema</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2404</li> <li>Art Deco Significant Building Survey</li> <li>Register of the National Estate</li> <li>Classified by the National Trust of Australia</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>pioneer James Stiles, and cinema architect William Leighton;</p> <ul style="list-style-type: none"> <li>the siting and distinctive form of the place has established Cygnet Como Cinema as a Como local landmark; and</li> <li>the place is valued by the community for its continuity of use as an entertainment venue.</li> </ul>	
24	Aquinas College	No. 58 Mount Henry Road	Kensington	<p>The following statement was prepared by the State Heritage Office for the inclusion of Place 2396 Aquinas College in the State Register of Heritage Places in 2010.</p> <p>Administration Building and Chapel, Aquinas College, comprising the three storey brick and tile Inter War Gothic style Administration Building (1937; 1967; 1998) and single-storey stone and concrete Late Twentieth Century Organic style Chapel (1966), sited amongst a complex of school buildings, landscaped gardens, playing fields and bushland on the bank of the Canning River, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place was established from 1937 as an expansion of the Perth school run by the Christian Brothers, who were a significant contributor to education in the State from 1894 through the twentieth century, especially for Catholic boys;</li> <li>the Chapel is a rare and excellent example of a Late Twentieth Century Organic style church in Western Australia, featuring innovative</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2396</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>use of traditional materials and a curved form and design to complement the natural setting;</p> <ul style="list-style-type: none"> <li>the Administration Building is a substantial example of Inter War Gothic style architecture, featuring a landmark central tower, pinnacles, belvedere and parapeted gables to the skyline, arched three-storey verandahs, well articulated vertical elements and white accents against red face brickwork;</li> <li>the Administration Building, a distinctive landmark visible from vantage points from across the Canning River, was designed by Michael Cavanagh of the prominent architectural firm Cavanagh &amp; Cavanagh, and is a rare example of the firm designing in the Inter War Gothic style;</li> <li>the place demonstrates the educational philosophy of the Christian Brothers, in which sporting activities and a non-urban environment were considered major contributors to appropriate character development for boys, and their commitment to Catholic religious guidance for their students;</li> <li>the Chapel was one of the first Catholic buildings constructed in Western Australia in response to the impact of liturgical changes arising from the Second Vatican Council of 1962-65, with its form and plan implementing the Council's theological emphases on inclusiveness in worship;</li> <li>the Chapel is a rare example of a building using red Mount</li> </ul>	



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				Barker stone, as the stone had a limited distribution and is no longer quarried; and, the Chapel and 1967 additions to the Administration Building were designed by architectural firm Henderson and Thompson.	
36	Wesley College	No. 40 Coode Street	South Perth	<p>The following statement is drawn from the Register Entry for Place 2379 Wesley College, South Perth prepared in 2009.</p> <p>Wesley College, South Perth, a school complex comprising two storey brick and tile J. F. Ward Wing (1923), Kefford Wing (1925, 1936, 1957-58, 1962-64), J. S. Maloney House (1937) Clive Hamer Building (1940), and H. R. Trenaman Library and Staff common building (1937, 1970); double volume concrete and metal Old Boys' Memorial Chapel (1961); Old Wesley Collegians' Association Memorial Lych Gate (1953) and Rose Garden (1995); J. F. Ward Oval (1924); and, Jenkins Quadrangle (1978), set in landscaped gardens of grass, shrubs and established trees, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place illustrates aspects of the development of education in Western Australia and is valued by the community of South Perth, the Methodist community and the wider community for its contribution to the education of generations of boys;</li> <li>Wesley College Old Boys' Memorial Chapel is a fine</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2379</li> <li>State-wide War Memorial Survey</li> <li>Art Deco Significant Building Survey</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>representative example of Post War Ecclesiastical style, featuring innovative design and building techniques through the use of reinforced concrete ring beams and precast concrete walls and slabs, built to an award-winning 1960 design by Ross Chisholm;</p> <ul style="list-style-type: none"> <li>the place is a cohesive complex of educational buildings, developed from the 1920s to the present (2007) in a manner which, on the whole is architecturally sympathetic to earlier elements;</li> <li>the place contributes to the community's sense of place as it has been in the same locality and performing similar educational functions since 1923, during which time the suburb of South Perth has developed around the school and the place has become an intrinsic part of the streetscape and community; and,</li> <li>the individual elements of the place collectively form an attractive cultural landscape of significant buildings and structures set within an accessible, inviting and pleasing landscape.</li> </ul>	
39	St Columba's Church Group	No. 25 Forrest Street	South Perth	The following statement is drawn from the Heritage Council of Western Australia Register entry for the inclusion of St Columba's Church Group & St Joseph's Convent, South Perth in the State Register of Heritage Places.	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>St Columba's Church Group &amp; St Joseph's Convent, South Perth, comprising St Columba's Church (1937), Presbytery (1938), Church Centre (1986), St Columba's Catholic Primary School (1908-2002), Dennehy House (1908), Mary MacKillop Centre (1927), Chapel (1939) and Chapel Unit (1939, 1974), the Cloisters, Convent (1957, 1974), Irene Villa (1959/60, 1982), MacKillop Court (1971), and Irene McCormack memorial rose garden (1992) has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is an intact collection of buildings forming an historic Catholic group and, distinguished by the prominence of the site, is a regional landmark;</li> <li>the place demonstrates the expansion of the Catholic Church in Western Australia during the time of Bishop Mathew Gibney (1887-1910), Archbishop Patrick Clune (1911-1935) and Archbishop Redmond Prendiville (1935-1968) and the role played by Irish Religious Orders in the establishment of Roman Catholicism in Australia in the nineteenth and twentieth century;</li> <li>St Columba's Church is a fine example of the Inter-War Romanesque style with Spanish Mission influences, exhibiting smooth rendered facades, elegant proportions, and fine interior detailing. Its design represents early attempts to build ecclesiastical structures that were appropriate to the</li> </ul>	<p>Heritage Places</p> <ul style="list-style-type: none"> <li>InHerit No. 2383</li> <li>Art Deco Significant Building Survey</li> <li>Catholic Church Inventory</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>climatic and cultural conditions of southern Western Australia;</p> <ul style="list-style-type: none"> <li>St Columba's Church features excellently crafted stained glass windows, with intense and deep colours designed specifically to exploit Western Australian sunlight, which contribute to the splendour of the interior space;</li> <li>the St Joseph's Convent buildings are an aesthetically pleasing complex dominated by Dennehy House, a well-resolved and fine example of the Federation Queen Anne style, Mary MacKillop Centre, an attractive two storey building featuring a distinctive two-storey timber verandah with paired timber columns, and the Chapel, which features an impressive interior and marble sanctuary;</li> <li>the place is significant for its association with prominent Catholic Religious in Western Australia, including the Rev. Dr John Thomas McMahon, Archbishop Patrick Clune, Archbishop Redmond Prendiville, the Sisters of Mercy and the Sisters of St Joseph;</li> <li>the place is associated with Richard John Dennehy, well-known Western Australian architect and prominent Catholic layman, who designed the first church-school on the site in 1908, and its extension in 1919, as well as his own 1908 York Street home, that was purchased by the Sisters of St</li> </ul>	

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>Joseph for a convent in 1914; and,</p> <ul style="list-style-type: none"> <li>the place is highly valued by the Catholic community as an important focus of their religious life. It also contributes to the sense of place of the wider community, due to its prominent location and distinctive aesthetic characteristics. <p>Irene Villa (1959/60, 1982), MacKillop Court (1971), the Convent (1957, 1974), swimming pool, Link/Garden Room, and garage are of little significance.</p> </li></ul>	
48	Narrows Bridge	Kwinana Freeway	South Perth	<p>The following statement is drawn from the State Register Entry for Place 4795 narrows Bridge, prepared in 1999. (It does not include reference to the railway line or second bridge built in 2001) Narrows Bridge, a five span pre-stressed concrete bridge, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is a strong landmark element of the visual landscape which comprises the built form of the City and the Narrows Bridge and the natural form of the river and Mt Eliza, this same visual resolution is apparent during the day and at night time in the context of an illuminated City and Bridge, the place is the first physical manifestation of the Hepburn and Stephenson plan, which contributed to the development of the Freeway road systems in the State and the Perth Metropolitan Region Scheme from the 1950s,</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 4795</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>the pre-stressed concrete structure is representative of innovative engineering technology and method developed in the 1950s. The construction involved structural design, techniques and materials appropriate to a low-profile structure in a visually, critical location with difficult foundation characteristics,</li> <li>the place has associations with eminent consulting engineers, Maunsell &amp; Partners in the U.K. and consulting architects, Sir William Holford and Partners in the U.K.,</li> <li>as an element of the Stephenson-Hepburn Report of the 1950s which emphasised the need for aesthetic consideration to be incorporated into the design of the Bridge; and</li> <li>the place contributes to the community's sense of place as an element in the landscape of the City.</li> </ul>	
49	Milyu Nature Reserve and Marine Park	Kwinana Freeway	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as an area of unstructured wetland featuring indigenous plants, supporting water and bird life located alongside a dense urban landscape.</li> <li>The place has historic value as an area which has been modified since settlement but continues to provide a rich habitat for indigenous wildlife.</li> <li>The place has historic value for its association with the holiday camping grounds which were located along this foreshore until the mid-20<sup>th</sup> century.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>InHerit No. 4839</li> <li>Register of the National Estate</li> <li>Dept of Aboriginal Affairs Registered Aboriginal Sites 4406 and 3705</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>The place has social value for the many members of the South Perth and wider community who use the place for passive recreation.</li> <li>The place has research value as the wetland has been identified as a rare and rich habitat which hosts many migrant bird species which are studied by academic, government and volunteer groups.</li> </ul>	
51	Perth Zoo	No. 20 Labouchere Road	South Perth	<ul style="list-style-type: none"> <li>The Perth Zoo is a 17 hectare site of animal enclosures, gardens and ancillary support buildings that as a whole has aesthetic value as a well maintained green environment in an urban setting that provides a strong contrast to its surroundings.</li> <li>The Perth Zoo has historic value for its association with the WA Acclimatisation Society established in 1896 that represented the 19<sup>th</sup> century understanding and approach to local fauna and flora and zoo practices.</li> <li>The Perth Zoo has historic value as a demonstration of the development of the understanding of zoos, animal husbandry and research since the late 19th century. The retention of old enclosures on the site demonstrates how zoo practices have changed.</li> <li>The place has historic value for its association with several prominent citizens in the Western Australian community, including; Edward Le Souef, Charles Y O'Connor and Winthrop Hackett.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>InHerit Nos. 3324; 16792</li> <li>Register of the National Estate</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>The place has social value as almost all individuals and groups in the community have attended the place and the policy of keeping entry fees to a minimum enable all sectors of the community to attend.</li> <li>In recent years the methods of attracting visitors through a diversity of events and attractions has broaden the number of visitors from all sectors of the community.</li> </ul>	
55	Old Mill and Cottage (fmr)	Melville Places	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a rare example of a stone and shingle industrial structure built in the 1830s in good condition.</li> <li>The place has aesthetic value as a landmark in the wider Perth metropolitan area in a prominent location.</li> <li>The place has historic value as one of the first wind driven flour mills in the state and demonstrates the early attempts of establishing industry and commerce in the community.</li> <li>The place has historic value for its association with early settlers and landowners; William Kernot Shenton and Edward Hamersley; local tradesmen, Paul and James Lockyer and William Steel; and entrepreneur, Thomas Satan Brown.</li> <li>The place has research value for its remaining elements and structure demonstrating wind driven mills in the early 19th century.</li> <li>The place has social value for the community as demonstrated by the community resolve to save it from destruction in the 1950s</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2394</li> <li>Flour Mills Survey</li> <li>Classified National Trust</li> <li>Register of the National Estate</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				when threatened by the construction of the Narrows Bridge.	
56	Mends Street Precinct	Various – Mends Street, Mill Point Road and Labouchere Road	South Perth	<ul style="list-style-type: none"> <li>The Mends Street precinct has some aesthetic value for its avenue of mature trees and regular setbacks to the building stock.</li> <li>The southern end of the Mends Street precinct has aesthetic value for its collection of brick Federation public buildings which illustrate the style and detail of the period.</li> <li>The Mends Street Precinct has historic value for its association with the settlement and development of South Perth in the late 19th century to the Inter War period.</li> <li>The Mends Street Precinct has historic value for its demonstration of the provision of services by the government and by private owners as the community in South Perth was established.</li> <li>The public buildings within the Mends Street Precinct; Post Office, Police Station, Roads Board Office and Mechanics Institute are a good representative example of clustering of services in a small community.</li> <li>The physical form of the public buildings within the Mends Street Precinct; Post Office, Police Station, Roads Board Office and Mechanics Institute were built within a defined period that has resulted in a consistent palette of materials and form, enlivened by diversity of individual details.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>InHerit No. 15843</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
57	South Perth Police Station and Quarters (fmr)	No. 2 Mends Street	South Perth	<p>The following statement is drawn from the Heritage Council of Western Australia Register entry for the inclusion of South Perth Police Station (fmr) in the State Register of Heritage Places in 2003.</p> <p>South Perth Police Station (fmr), a single storey brick building with a Marseilles pattern tile roof, constructed in the Federation Free Style with stylistic elements of Federation Gothic, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is an intact and relatively well maintained example of an early twentieth century public building and is representative example of Federation Free Style of architecture;</li> <li>the place is an important and familiar landmark in South Perth having a double frontage to two main streets, Labouchere Road and Mends Street.;</li> <li>the place has an enhanced prominence by its steeply pitched roof and striking striated style of detailing contrasting red brick with white stucco bands known as 'blood and bandages';</li> <li>the place is contemporary with a group of civic buildings within the immediate vicinity of similar domestic style and scale; which together coherently form a small town centre and constitute a heritage precinct;</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2390</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>the place is a representative example of a police station incorporating residential accommodation and neighbourhood policing in the first half of the twentieth century, and is representative of the ongoing policing of law and order in the South Perth area;</li> <li>the place contributes to the community's sense of place by its long standing presence, the service it provided to the community, its distinctive architectural styling and prominent location; and,</li> <li>the place is a fine example of Government Chief Architect Hillson Beasley's influence on the development of civic buildings in Western Australia.</li> </ul>	
58	South Perth Road Board Offices (fmr)	No. 2 Mends Street	South Perth	<p>The following statement is drawn from the Heritage Council of Western Australia Register entry for the inclusion of Old Council Officers in the State Register of Heritage Places in 1999.</p> <p>Old Council Offices, a single storey brick and iron building in the Federation Free Style has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the presence of the place contributes towards, and forms part of, a historic group of buildings at the junction of Mends Street, Mill Point Road and Labouchere Road;</li> <li>the place has associations with the</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2393</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>development of the suburb of South Perth and reflects the attitudes of the period when Road Board Offices were a public expression of civic pride;</p> <ul style="list-style-type: none"> <li>the place has associations with the adjacent Old Mill Theatre (formerly Mechanics Institute, 1899), both of which represent the development of the local government in South Perth; and,</li> <li>the place has social significance for the residents of South Perth who wished the building to be returned to the rate payers for their use as a repository for heritage records and research.</li> </ul>	
59	Mechanics' Institute Hall (fmr)	Mends Street	South Perth	<p>The following statement is drawn from the Heritage Council of Western Australia Register entry for the inclusion of Old Mill Theatre in the State Register of Heritage Places in 2004;</p> <p>Old Mill Theatre, a Federation Free Classical style painted brick and iron building, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place and its landscaped grounds form part of a distinct and significant streetscape along Mends Street, and can be read as an integral component of the South Perth Historic Village Precinct; the place is a modest but pleasing example of the Federation Free Classical style,</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2389</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>designed by the architect Henry James Prockter;</p> <ul style="list-style-type: none"> <li>the place, built in 1899, is representative of the development of Mechanics' Institutes in Western Australia from the mid-nineteenth century, and is a rare as it was designed to accommodate the secondary function of Road Board Office;</li> <li>the place is highly valued by the local community for its use as an amateur theatre from c.1946 to the present (2004);</li> <li>the place is valued by the local community for its historic, educational and cultural associations, and contributes to the community's sense of place through its prominent location in the administrative, commercial, entertainment and cultural centre of South Perth from 1899 to 2004; and,</li> <li>the place is associated with people significant in the history of South Perth (and Western Australia) including May Gibbs, internationally renowned illustrator and author; Henry Prockter, architect; Thelma Jean 'Jill' Hargrave, educationalist; and Constance Ord, theatre director.</li> </ul>	
64	South Perth Post Office	No. 103 Mill Point Road	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value for its form and detail which demonstrate the Federation Bungalow style expressed in brick and iron for a</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>government building of a domestic scale.</p> <ul style="list-style-type: none"> <li>The place has aesthetic value as a landmark in the community since 1900 on a prominent corner in the commercial precinct.</li> <li>The place has historic value for its association with the development of South Perth in the late 19th century and the provision of services to the growing community.</li> <li>The place has historic value for its association with architect John Grainger who was an influential architect in Western Australia in the late 19th and early 20th century.</li> <li>The place has social value as it has been a place in which all members of the community have attended and provided an informal meeting place for the exchange of information.</li> </ul>	<ul style="list-style-type: none"> <li>InHerit No. 2391</li> <li></li> </ul>
66	Windsor Hotel	No. 112 Mill Point Road	South Perth	<p>The following statement is drawn from the Register Entry for Place 2392 Windsor Hotel prepared in 1995.</p> <p>Windsor Hotel has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is representative of the Australian pub tradition as a two storey hotel with verandahs, located on a prominent street corner;</li> <li>the place is a fine example of Federation Filigree Style;</li> <li>the place is a landmark in the townscape of South Perth; the place is closely associated with the early development of suburban</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2392</li> <li>State-wide Hotel Survey</li> <li>Classified by National Trust</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>housing south of the river in the late 1890s; and,</p> <ul style="list-style-type: none"> <li>the place is a fine example of the commercial architecture of J.J. Talbot Hobbs, one of Perth's prominent architects of the 1890s.</li> </ul>	
67	Stidworthy Residence and Tearooms (fmr)	No. 130 Mill Point Road	South Perth	<p>The following statement is drawn from the Heritage Council of Western Australia Register entry for the inclusion of Stidworthy Residence (fmr) in the State Register of Heritage Places in 1997.</p> <p>Stidworthy Residence (fmr), a two-storey brick and tile residence with a timber framed street facade at first floor level, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place has aesthetic value for its unusual and eclectic design;</li> <li>the place is significant as a substantial addition to the built landscape of the developing municipality of South Perth at the turn of the century, and for its close association with the history of Perth Zoological Gardens;</li> <li>the shop is the only remaining example of a number of 'tearooms' which were popular in the area; it is a representation of the recreational habits of Perth residents at this time;</li> <li>the place has retained a clear sense of its original mixed-use function and represents the way of life of a particular class of people in Perth in the early twentieth century;</li> <li>the place has landmark value within South Perth due to its prominent location and open</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 4689</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>situation on the corner of Mill Point Road and Darley Street;</p> <ul style="list-style-type: none"> <li>the place has streetscape value for its proximity to other historic buildings and the prominent mature palm trees on the site; and,</li> <li>the place is representative of the work of its original owner, designer and builder who was a figure of some local prominence in his field.</li> </ul>	
73	Saint Mary the Virgin Church, Saint Mary's Hall (fmr), and Monument	No. 9 Ridge Street	South Perth	<p>The following statement is drawn from the State Register Entry for Place 2385 St Mary's Anglican Church Complex, prepared in 2007.</p> <p>St Mary's Anglican Church Complex, comprising the Inter-War Gothic style Church (1931, 1950, 1958), the Inter-War Functionalist style former Hall (1936, 1956, 1993) the Statue of Christ (1970), and the Garden of Remembrance (1980) has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is a landmark as a distinctive church building and tall monument located in a prominent position, clearly visible from many vantage points around Perth;</li> <li>the Statue of Christ donated by Stanley Lovelock and designed by architect Bruce Tomlinson, is a fine example of a monument using stylised representation, distinguished by its height and prominence the Church is rare as a church constructed of reinforced concrete in the 1930s, and was reported in 1931 to be the first use of this construction method for a church in Western Australia;</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>InHerit No. 2385</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>the Church was designed by well-known Perth architect, George Herbert Parry, with additions and completion overseen by William T. Leighton, in accordance with Parry's original concept; and,</li> <li>the former Hall is a rare, though modest, example of an Inter-War Functionalist style hall in the Perth metropolitan area.</li> <li>The Parish Hall Complex (1993) and St Mary's Close residential development (1993) have low significance. The Garden of Remembrance has high value to relatives and friends of those memorialised there, and contributes to the cultural heritage significance of the place as a whole.</li> </ul>	
79	Clontarf	No. 295 Manning Road	South Perth	<p>The following statement is taken from the Register Entry for Place 2401 Clontarf prepared by the State Heritage Office in 2001.</p> <p>Clontarf, a large site containing buildings of a former orphanage, farm and school dating from 1901 to 1973 in a variety of styles, some later buildings, 'Brother Keaney's Gardens' (former), sports grounds, swimming pool (former), gardens and wetlands, has cultural heritage significance for the following reasons:</p> <ul style="list-style-type: none"> <li>the place is important for its schooling of day boys and boarders, residential care education and supervision of orphans, vagrants, children from suffering families, child migrants and Aboriginal children from 1901 to the 1980s. It represents memories and associations</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 1</li> <li>State Register of Heritage Places</li> <li>InHerit No. 2401</li> <li>Classified by the National Trust</li> <li>Art Deco Significant Building Survey</li> <li>Registered Aboriginal Heritage Place under Aboriginal Heritage Act 1972</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>for those in whose lives it played an important role and is a tangible reminder of the institutionalisation, abuse and exploitation suffered by some boys at the hands of those charged with their care;</p> <ul style="list-style-type: none"> <li>the buildings constructed in the period 1935-41 (including the clock tower) are examples of the technical achievements of the Christian Brothers and the children who worked under their supervision;</li> <li>the elegant proportions and fine interior detailing of the Inter-War Romanesque style chapel is of aesthetic value and demonstrates the level of technical excellence achieved by the boys and Brothers through the progressive construction process on the site;</li> <li>the main building is a fine example of Victorian Romanesque style by Architect Michael Cavanagh, constructed in local limestone with soft red brick detailing;</li> <li>the chapel is associated with architect Marie Jackson;</li> <li>is valued by the Christian Brothers as a demonstration of the organisation's philanthropic educational basis;</li> <li>is valued by the Aboriginal community of Perth and Western Australia as a place of education and self-determination integral to the formation of their modern culture;</li> <li>is of aesthetic value for its formal entry statements, driveway, mature trees, rose</li> </ul>	

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				gardens, expansive lawns, wetlands and homogenous group of pale walled, terracotta roofed buildings; and, the site has landmark qualities and contributes to the community's sense of place.	

## CATEGORY 2

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
2	McDougall Dairy Farm and House (fmr)	No. 20 Clydesdale Street	Como	<ul style="list-style-type: none"> <li>The place has aesthetic value as a well maintained parkland featuring a lake, mature trees, shrubs and large areas of grass within a largely built up residential area.</li> <li>The place is a landmark in the district since the 1920s which contributes to the community sense of place.</li> <li>The place has historic value for its association with the early development of Como for dairy farming which provided produce for local residents.</li> <li>The place has historic value for its association with Neil and Hazel McDougall early settlers in the area.</li> <li>The place has social value for the members of the community who have used the park for passive recreation and community events since the mid-1960s.</li> <li>The place has social value as a venue for the support of a variety of arts within Como.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 2402</li> <li>Registered Aboriginal Heritage Place under Aboriginal Heritage Act 1972</li> </ul>
3	Summerhill	No. 181 Coode Street		<ul style="list-style-type: none"> <li>The place has aesthetic value as a largely intact demonstration of the form and detail of the Inter War Californian Bungalow style executed in brick and tile.</li> <li>The place has historic value for its association with the establishment and development of Como in the Inter War period for residential development.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 2230</li> <li>Classified by the National Trust of Australia</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>The place has historic value for its association with successful builder and designer Horace Costello who was associated with many prominent projects in the Inter War period.</li> <li>The place has social value as a demonstration of the scale and form of residences built for affluent members of the community and their families in the Inter War period.</li> </ul>	
6	Como Beach, Como Jetty and Sea Scouts Hall	Kwinana Freeway	Como	<ul style="list-style-type: none"> <li>The beach and jetty have aesthetic value as a riverside well maintained landscape and jetty in an urban environment.</li> <li>The beach, jetty and associated public art works are a landmark when viewed from the Kwinana Freeway and contribute to the community sense of place.</li> <li>The beach and jetty have historic value for their association with the development of Como as a holiday destination in the early 20th century.</li> <li>The beach and jetty have social value for the members of the community who visited the place for recreation prior to the construction of the Kwinana Freeway in 1959.</li> <li>The beach and jetty have social value as a place of ongoing passive recreation by members of the South</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4797</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>Perth and wider community.</p> <ul style="list-style-type: none"> <li>The former Sea Scouts hall has historic value for its association with the many scouting groups who have attended activities near this site since the 1930s.</li> </ul>	
7	Church of Jesus Christ of Latter-Day Saints	No. 164 Labouchere Road	Como	<ul style="list-style-type: none"> <li>The place has aesthetic value as a good intact example of the Late 20<sup>th</sup> Century Organic style executed in brick, stone and tile.</li> <li>The place is a landmark in the streetscape due to its location on a raised site on a prominent corner and for the bold geometric shapes and angular roof line of the design.</li> <li>The place has historic value for its association with the development of Como following World War Two.</li> <li>The place has historic value for its association with the Church of Jesus Christ of the Latter Day Saints which has been present in the WA community since 1896.</li> <li>The place has social value for the members of the Church of Jesus Christ of the Latter Day Saints who have attended this place since its construction in 1958.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4803</li> </ul>
11	Residence, 75 Robert Street	No. 75 Robert Street	Como	<ul style="list-style-type: none"> <li>The place has aesthetic value as an intact example of the Californian Bungalow Style which demonstrates the typical form and detail of the style.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 26495</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>The place has historic value for its association with the settlement of Como in the Inter War period.</li> <li>The place has social value as a demonstration of the scale and form of residences built for professional men and their families in the Inter War period.</li> </ul>	
13	Como Primary School	No. 29 Thelma Street	Como	<ul style="list-style-type: none"> <li>The place has some aesthetic value for the retained form and some elements of its original Inter War construction which demonstrate the common practice of combining a shop and premises.</li> <li>The place has aesthetic value as a landmark in the streetscape since the Inter War period, although the function has changed the place retains a similar form and scale.</li> <li>The place has historic value for its association with the development of the Como district in the Inter War period particularly the establishment of the Como Primary School on the adjacent corner.</li> <li>The place has social value for its association with the provision of goods and services to the people of the Como district since c1930.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 26497</li> </ul>
18	Memorial Church of St Martin in the Field and	No. 50 Dyson Street	Kensington	<ul style="list-style-type: none"> <li>The church and hall have aesthetic value for their demonstration of the form and detail of the Inter War</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
	Durbridge Hall			<p>Gothic and Post War Ecclesiastical styles.</p> <ul style="list-style-type: none"> <li>The place has historic value for its association with the establishment and development of Kensington in the Inter War and Post World War Two periods.</li> <li>The place has historic value for its association with prominent individuals in the history of Kensington and the Anglican Church.</li> <li>The place has social value for the members of the Kensington and wider communities who have attended the venue for social and spiritual purposes since 1933.</li> </ul>	<ul style="list-style-type: none"> <li>InHerit Nos. 23790; 11546; 11547</li> <li>Anglican Church Inventory</li> </ul>
25	Field Gun	Sangate Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a prominent and distinctive landmark in the streetscape since 1962.</li> <li>The place has historic value for its association with the Returned Services League who provide services and support for ex-service men, women and their families.</li> <li>The place has social value for the many members of the community who recognise the gun as a memorial to those who served during World War Two.</li> <li>The Field gun has some research value for students of weaponry.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4793</li> </ul>
27	Angelo Street Post Office	No. 59 Angelo Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a large, intact example of the Inter War Stripped Classical style in</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>brick and tile retaining original details.</p> <ul style="list-style-type: none"> <li>The place has historic value as a demonstration of the investment by the Commonwealth Government in the provision of telephones to the suburbs of Australia.</li> <li>The place has historic value for its demonstration of the growth of South Perth in the Inter War period though the provision of services to the growing community.</li> <li>The place has social value for the local community as it has provided a continuity of service and presence in the streetscape since 1939.</li> </ul>	<ul style="list-style-type: none"> <li>InHerit No. 2372</li> <li>Art Deco Significant Building Survey</li> </ul>
28	Shops, 84-90 Angelo Street	Nos. 84-90 Angelo Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as an intact example of a group of shops built in the Inter War period retaining considerable external detail.</li> <li>The place has historic value for its association with the development in South Perth during the Inter War period.</li> <li>The place has social value to the many members of the community as a landmark in the streetscape and for their continuity of function as retail premises since 1928.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4810</li> </ul>
32	Roma	No. 182 Canning Highway	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a rare and unusual example of a conversion of an industrial building to a residence with many decorative elements reflecting the</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4811</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>Italian origins of the owners.</p> <ul style="list-style-type: none"> <li>The place has aesthetic and social value as a landmark on Canning Highway since the early 1960s.</li> <li>The place has historic value for its association with the first automatic tramway substation in Perth built in 1922.</li> </ul>	
33	Como Hotel	No. 243 Canning Highway	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value for its remaining form and detail of the Inter War Functionalist style which is most evident in the main facades to Canning Highway and South Street.</li> <li>The place has aesthetic value as a landmark in the streetscape for its prominent elevated position on a busy traffic junction.</li> <li>The place has historic value for its association with the residential development of this area of South Perth in the 1930s.</li> <li>The place has social value for the many members of the community who have attended the hotel for social events since 1939.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 14912</li> </ul>
38	South Perth Fire Station (fmr #2)	No. 99B Coode Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a largely intact demonstration of the form and detail of the Inter War Stripped classical style executed in brick and tile.</li> <li>The place has aesthetic value as a landmark in the streetscape since 1936.</li> <li>The place has historic value for its association with the provision of</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 2377</li> <li>Fire &amp; Rescue Service Heritage Inventory</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>services to the South Perth community from 1936 to 1987.</p> <ul style="list-style-type: none"> <li>The place has historic value for its association with prominent architect Ken Duncan for the original design of the place and with architect Murray Cox for the conversion in 1988.</li> </ul>	
41	South Perth Primary School	No. 51 Forrest Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a good, largely intact demonstration of Federation style as applied to a school building and executed in brick and tile.</li> <li>The place has historic value for its association with the establishment of South Perth in the late 19th century and its growth and development since then.</li> <li>The place has social value for the many members of the community who have attended the place as students, staff or through association with friends and family.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 2382</li> </ul>
45	South Perth Methodist Church (fmr)	No. 4 Hampden Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a good intact demonstration of the Inter War Stripped Classical style as applied to a religious building constructed of brick and tile.</li> <li>The place has aesthetic value as a prominent landmark in the streetscape since 1925 for its continuity of function and form.</li> <li>The place has historic value for its association</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit Nos. 2374, 4828</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>with the development of the South Perth community in the Inter War period.</p> <ul style="list-style-type: none"> <li>The place has historic value for its close association with Wesley College and the Methodist Church, later Uniting Church, from 1925.</li> <li>The place has social value for the members of the community who have attended the place as a church from 1925 to 1962 and as a church hall from 1962 to the present day which has been associated with many professional and community groups.</li> </ul>	
46	South Perth Child Health Centre (fmr)	No. 46 Hensman Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a good intact example of the Inter War Stripped Classical style executed in brick and tile.</li> <li>The place has historic value for its association with the growth of the South Perth community in the Inter War period.</li> <li>The place has historic value for its association with the provision and acceptance of infant health services across the state.</li> <li>The place has social value for the many members of the community who have attended the place since 1939 in its function as a child health centre or kindergarten.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 26505</li> </ul>
50	Royal Perth Golf Club	Labouchere Road	South Perth	<ul style="list-style-type: none"> <li>The golf course has aesthetic value as a well maintained landscaped parkland with mature</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
	(Golf Course)			<p>trees adjacent to a river landscape which together form a pleasing environment and is a landmark in the streetscape.</p> <ul style="list-style-type: none"> <li>The place has historic value through its association with as the oldest golf course club in Western Australia which and was awarded Royal status in 1937.</li> <li>The place has social value as the venue for social and sporting events since 1908 which have been attended by many members of the community.</li> </ul>	<ul style="list-style-type: none"> <li>InHerit Nos. 4802</li> </ul>
52	World War 1 War Memorial	No. 20 Labouchere Road	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a prominent and distinctive landmark in the streetscape since 1923.</li> <li>The place has historic value for its association with the Australian Army 16th Battalion and their role in World War One.</li> <li>The place has historic value for its association with the period when many communities organised to erect memorials to those who served during the World War One.</li> <li>The place has social value for the many members of the community who have attended services and ceremonies at this site since its erection in 1923.</li> <li>The German mortar has some research value for students of weaponry.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 2387</li> <li>State-wide War Memorial Survey</li> </ul>
53	Residence (fmr), 35 Labouchere	No. 35 Labouchere Road	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a largely intact example of the Federation Bungalow style which</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
	Road Place No: 53			<p>demonstrates externally the form and detail of a residence for professional men and their families.</p> <ul style="list-style-type: none"> <li>The place has historic value for its association with the development of South Perth in the early 20th century as a suburb for professional men and their families.</li> <li>The place has historic value for its association with the Burnet family who were prominent local citizens and included Marguerite Burnet who established one of the first schools in the district in the Mechanics Institute Hall.</li> <li>The place has social value as an example of the type of accommodation built for professional people and their families in the early 20th century.</li> </ul>	<ul style="list-style-type: none"> <li>InHerit No. 4320</li> </ul>
60	Shops, 11-15 Mends Street	Nos. 11-15 Mends Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value for the remaining form and detail of the front elevation of the three shop fronts demonstrating elements of the Federation Free style.</li> <li>The place has aesthetic value as a landmark in the Mends Street streetscape and as an element in the original civic centre of South Perth.</li> <li>The place has historic value for its association with the settlement and development of South Perth in the early 20th century and specifically the development of this civic hub.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4815</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>The place has social value for its continuity of form, and use as a retail premises since the early 20th century.</li> </ul>	
61	Shops, 16-20 Mends Street	Nos. 16-20 Mends Street	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value for the remaining form and detail of the front elevation of the three shop fronts demonstrating elements of the Inter War Stripped classical style.</li> <li>The place has aesthetic value as a landmark in the Mends Street streetscape and as an element in the original civic centre of South Perth.</li> <li>The place has historic value for its association with the development of South Perth in the Inter War period and specifically the development of this civic hub.</li> <li>The place has social value for its continuity of form, and use as a retail premises since the early 20th century.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4816</li> </ul>
62	Sir James Mitchell Park and Clydesdale Park	Mill Point Road	South Perth	<ul style="list-style-type: none"> <li>The parkland adjacent to the foreshore has aesthetic value as a large and well maintained area of open parkland located between the densely developed urban area of South Perth and the Swan River.</li> <li>The place has historic value for its association with the early settlement of South Perth by farmers, and the long association with Chinese Market Gardeners who worked the foreshore lands from the 1880s to the 1940s.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4806</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<ul style="list-style-type: none"> <li>The place has historic value for its association with horse racing and other sports which were organised on these flat lands in the late 19<sup>th</sup> century and first half of the 20th century.</li> <li>The place has historic value for its association with Sir James Mitchell, Premier and Governor of Western Australia.</li> <li>The place has social value for the many members of the community of Western Australia who have visited the place for passive recreation, organised sport, social events or enjoy the visual qualities of the park when viewed from the river or land.</li> </ul>	
65	Windsor Park and South Perth Bowling Club	No. 111 Mill Point Road	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value as a well maintained publicly accessible parkland with integrated interpretation and public art that is a contrast to the built up urban environment adjacent.</li> <li>The place has historic value for its association with the provision of recreational public space, as a Village Green, for the South Perth community since 1886.</li> <li>The place has historic value for its association with many sporting groups which have used this site since the early 20th century.</li> <li>The place has historic value as a demonstration of the co-ordination between various government organisations</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 3566</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>to develop a community space that recognises historic uses.</p> <ul style="list-style-type: none"> <li>The place has social value for the many members of the community who have used this place for formal sports, passive recreation and social events since the early 20th century.</li> </ul>	
69	Commercial Premises, 254 Mill Point Road	No. 254 Mill Point Road	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value for its remaining elements and form of the Inter War Stripped Classical style as applied to a small commercial premise.</li> <li>The place has historic value for its demonstration of the small retail businesses established during the Inter War years which served the local community.</li> <li>The place has historic value for its association with well-known Western Australian writer Tom Hungerford and his family, notably his parents Arthur and Minnie Hungerford who built the place and operated the shop during the 1920s whilst living in the rear residence.</li> <li>The place has historic value for its association with the development of South Perth in the Inter War years. The place has social value for its continuity of function as a commercial premise since the 1920s which is well known to the local community.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 11431</li> </ul>
70	Clayton's Butcher Shop (fmr)	No. 271 Mill Point Road	South Perth	<ul style="list-style-type: none"> <li>The place has aesthetic value for its remaining form, scale and detail of</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>the Inter War Stripped Classical style.</p> <ul style="list-style-type: none"> <li>The place has aesthetic value as a landmark in the streetscape since 1918.</li> <li>The place has historic value for its association with the early settlement and development of this portion of South Perth in the Inter War years.</li> <li>The place has historic value for its association with well-known local family, the Claytons who have lived and worked from these premises since 1931.</li> <li>The place has social value for its continuity of function as a butcher between 1919-2021.</li> </ul>	<ul style="list-style-type: none"> <li>Survey, Category 2</li> <li>InHerit No. 26658</li> </ul>
74	Hewett Residence (fmr)	No. 20 Ridge Street	South Perth	<ul style="list-style-type: none"> <li>This place has aesthetic value as a large and intact example of the Inter War California Bungalow style executed in brick, tile and stone that demonstrates the form and detail of the style.</li> <li>The place is a landmark in the streetscape as one of the remaining original residences built when the area was settled.</li> <li>The place has historic value for its association with the settlement of South Perth in the Inter War period by professional and affluent men and their families.</li> <li>The place has historic value for its association with prominent writer and academic Dorothy Hewett and her family, notably her father Arthur Thomas</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. 4818</li> </ul>



Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>Hewett who built the house.</p> <ul style="list-style-type: none"> <li>The place has social value as a demonstration of the scale and form of houses built for professional men and their families in the Inter War period.</li> </ul>	
80	Inter-war California Bungalow Group	Nos. 6-18 and 7-13 Hobbs Avenue	Como	<ul style="list-style-type: none"> <li>The place has aesthetic value as a largely intact streetscape developed during the inter-war period in the Inter-War Californian Bungalow style.</li> <li>The place has aesthetic value for its avenue of mature trees and regular setbacks to the houses.</li> <li>The place has historic value for its association with the establishment and development of Como in the interwar period for residential development.</li> <li>The place has historic value for its association with W. Wainwright Brown &amp; Co Ltd, who was responsible for the development of Nos. 8, 10, 12, 14, 16, 18 Hobbs Avenue, Como.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> </ul>
84	Moresby Street Hall	No. 211 Moresby Street	Kensington	<ul style="list-style-type: none"> <li>The place has aesthetic value as an example of post war austerity vernacular design executed in fibrous cement clad walls with louvre windows and the original internal room layout.</li> <li>The place contributes to the aesthetic values of the setting being located within a well maintained park featuring playground, mature trees, shrubs</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>In assessment program for inclusion State Register of Heritage Places</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>within a largely built up residential area.</p> <ul style="list-style-type: none"> <li>The place has historic value as a purpose Scut Hall enjoyed from 1962 when the suburb was undergoing rapid change.</li> <li>The place demonstrates historic value through its close association with Mr Bill Gleeson whose activities have been significant as an elected member of the City of South Perth and assistance overseeing the Hall.</li> <li>The place has social value as the venue for recreational and social gatherings in the City since 1962.</li> </ul>	
85	Residence, 44 Angelo Street	No. 44 Angelo Street		<ul style="list-style-type: none"> <li>The place has a high degree of aesthetic value as a demonstration of a dwelling in the Inter-War Old English architectural style.</li> <li>The place has historic value for its association with the expansion of the South Perth area, in particular the period of growth in the inter-war years.</li> <li>The place is a representation of life in the post-depression years, where predominantly wealthy Anglo-Saxon homeowners, sought to display their respectability.</li> <li>The place is associated with prominent Western Australian Architects Hobbs, Forbes and Partners, established in 1905 by Joseph Talbot</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>New address – No. 49 Forrest Street, South Perth</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>Hobbs, EH Dean-Smith and WJ Waldie Forbes.</p> <ul style="list-style-type: none"> <li>The place is associated with Major Hugh Annan Corbet the third Deputy Master of The Perth Mint, and a Major and a Military Censor for the Australia Army Intelligence Corp during World War I.</li> </ul>	
86	Residence, 39 Anstey Street	No. 39 Anstey Street	South Perth	<ul style="list-style-type: none"> <li>The place has historic value for its association with the expansion of the South Perth area, in particular the period of growth in the inter-war years.</li> <li>The place is representative of a modestly detailed Weatherboard Dwelling developed following WWI.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> </ul>
89	Residence, 89 Onslow Road	No. 89 Onslow Road	South Perth	<ul style="list-style-type: none"> <li>The place has a high degree of aesthetic value as an example of the Inter War Old English architectural style.</li> <li>The place has historic value for its association with the expansion of the South Perth area, in particular the period of growth in the inter-war years.</li> <li>The place has historic value for its association with the development of South Perth in the early 20th century as a suburb for professional men and their families.</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> </ul>
93	Residence, 15 River View Street	No. 15 River View Street	South Perth	<ul style="list-style-type: none"> <li>The place has a high degree of aesthetic value as an example of the Inter-War California Bungalow architectural style.</li> <li>The place has historic value for its association with the expansion of the South Perth area, in</li> </ul>	<ul style="list-style-type: none"> <li>Local Heritage Survey, Category 2</li> <li>InHerit No. TBA</li> </ul>

Place Number	Place Name	Address	Location	Statement of Significance	Further Information
				<p>particular the period of growth in the inter-war years.</p> <ul style="list-style-type: none"> <li>• The place has historic value for its association with the development of South Perth in the early 20th century as a suburb for professional men and their families.</li> <li>• The place has social value as an example of the type of accommodation built for professional people and their families in the early 20th century.</li> <li>• The place has historic value through its association with Mrs Shirley Finn (nee Shrewring) and family in the early 1970's.</li> </ul>	

Collins Street Centre Road Closures Schedule of Feedback and City Response			
	Name/Contact Details	Feedback	City Response
1.	Submission 1 Water Corporation	<p>Thank you for referring the attached road closures to Water Corporation for comment,</p> <p>I can confirm that we will not have any objection the attached road closures.</p> <p>I would like to note that we do have a significant sewer asset running through the road reserve that will become part of the drainage sump Lot 23, could you please confirm that this lot will remain the property of the City of South Perth? If it is to become a privately owned lot an easement or relocation of the sewer may be required.</p>	<p>Thank you for your response and feedback in relation to the above proposal.</p> <p>The City confirms the drainage sump located on the corner of Shaftesbury Street and Collins Street will be retained by the City for the purpose of drainage and all existing civil and utility infrastructure assets will be preserved.</p>
2.	Submission 2 ATCO	<p>ATCO Gas Australia (ATCO) has <b>no objection</b> to the proposed application, based on the information and plan provided.</p> <p>Advice notes:</p> <ul style="list-style-type: none"> <li>Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (<a href="http://www.byda.com.au">www.byda.com.au</a>) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&amp;M-PR24- <i>Additional Information for Working Around Gas Infrastructure</i> <a href="https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html">https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</a></li> </ul>	Submission Noted.

		<ul style="list-style-type: none"> <li>Proposed construction and excavation works need to be managed in accordance with the ATCO document <i>Additional Information for Working Around Gas Infrastructure - AGA-O&amp;M-PR24</i> <a href="https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html">https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html</a></li> <li>If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found <a href="#">here</a>.</li> </ul> <p>Please accept this email as ATCO's written response.</p>	
3.	<p>Submission 3 [REDACTED] South Perth</p>	<p>We received your letter regarding the proposed closure and acquisition of the portion of dedicated road bound by Broome St, Collins St, Shaftesbury St and Douglas Ave. If we could please clarify with you what this amalgamation will mean for [REDACTED] in terms of initial changes to land use around our building? Will the land remain a park for now until the larger scale changes you spoke of in our meeting occur in time? Is there a rough time frame for the changes, such as the possible closure of the Collins St Centre and repurposing of the land?</p>	<p>The amalgamation of land immediately adjacent to the [REDACTED] building seeks to formalise the existing land use for the following reasons:</p> <p><b>Land situated on the western boundary of the [REDACTED] building (Shaftesbury Street Reserve)</b></p> <ul style="list-style-type: none"> <li>The land: <ul style="list-style-type: none"> <li>Facilitates passive recreation;</li> <li>Includes trees required for the City's urban forest canopy;</li> <li>Accommodates playground infrastructure; and</li> </ul> </li> </ul>



			<ul style="list-style-type: none"><li>○ Is within a public open space deficit area.</li></ul> <p>This land is required to be retained for public open space and will remain as a park.</p> <p><b>Land situated on the eastern boundary of the [REDACTED] building</b></p> <ul style="list-style-type: none"><li>• The land:<ul style="list-style-type: none"><li>○ Facilitates passive recreation and a drainage function;</li><li>○ Includes trees required for the City’s urban forest canopy;</li><li>○ Accommodates significant subterranean drainage infrastructure; and</li><li>○ Is within a public open space deficient</li></ul></li></ul> <p>This land is required to be retained for public open space and drainage and will remain as open parkland.</p> <p>Considering the above, the proposed amalgamations will not change the land use around the [REDACTED] building. The</p>
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			<p>City will therefore continue to be hold this land for the same purpose.</p> <p>Regarding the Collins Street Centre site, this site is subject to a future detailed site assessment. Until the assessment has been completed (likely timeframe is late 2025), any potential changes to its existing use is unknown.</p> <p>In any case, the City's assessment process will include additional consultation with Elected Members and the community.</p>
4.	Submission 4 [REDACTED] South Perth	We will have a look into this, but we'd also like to inquire about another possibility: As owners of the property at [REDACTED], which is adjacent to the Road Reserve, we're interested in whether the City of South Perth would consider selling part or all of this Road Reserve to us. We're not familiar with the relevant Australian regulations in this area, but would be interested in purchasing if this is a viable option.	<p>The City could potentially consider requesting the Department of Planning, Lands and Heritage dispose part of the road reserve by way of sale to yourself however it would be subject to:</p> <ol style="list-style-type: none"><li>1. Council approval</li><li>2. Minister for Lands approval</li><li>3. A survey</li><li>4. A Landgate valuation</li></ol> <p>Considering there are numerous Jacaranda trees within the subject portion of land, it may be difficult to achieve Council approval because the tree need to be retained for the canopy</p>

			and the Council will lose the ability to protect these trees if they become situated within private freehold land.
5.	<p>Submission 5</p> <p>[REDACTED]</p> <p>South Perth</p>	<p>Thank you for your request in seeking our comments to reply to the above.</p> <p>[REDACTED] concerns and comments: landowners of [REDACTED]</p> <p>[REDACTED]</p> <p>Whilst we understand the need for profit, we feel demolishing the Collin Street Centre will be a huge blow to the community. We have witnessed the centre being used by the community for the past 24 years and it would be a shame to not to have on offer an affordable costing venue. In regard to the Access Easement in the Road Reserve.</p> <p><u>Driveway –</u></p> <p>If a new driveway is to be installed, we would like it to meet the current standard (which was paid for by us) in material and size.</p> <p>Our existing driveway is acceptable for our personal driveway needs however due to our positioning (at the end of the cul-de-sac), there is no street parking available for our family members and visitors. We request the possibility of parking in the driveway which at present is not possible as it is shared by 123 Canning Highway / 29 Broome St. 29 Broome Street needs to be provided with their own ‘stand alone driveway’, so as not to interfere with access to both 29 and 31 Broome Street. There is sufficient land beside the driveway for 31 Broome Street (within the Access Easement) to accommodate this.</p>	Submission Noted.

		<p>If this section of land is to remain as 'walkway access' then suitable footpaths also need to be installed.</p> <p><u>Gum trees –</u></p> <p>The gum trees adjacent to our land are extremely high and when branches fall, extremely dangerous. If these trees are to remain in the Road Reserve, I request they are maintained, trimmed in height and width. We've had large branches fall across the driveway and each time due to their size, we need to wait for council removal before we can depart our house and use the driveway. At present I spend a minimum of two hours weekly sweeping the leaves from the driveway and inside my garage and house!</p> <p><u>Zoning for blocks Lot 11 -13 on Plan 576 –</u></p> <p>I have been informed that the new blocks will be zoned no more than R-50, in line with the Shaftesbury Street side of Broome Street. I request this is the case.</p> <p>Once again, thank you for allowing us to comment. For queries, please contact [REDACTED]</p>	
6.	<p>Submission 6</p> <p>[REDACTED]</p> <p>South Perth</p>	<p>Thank your extensive explanation in regards to proposed closure, explained in subject letter.</p> <p>You have our positive commitment in regards to proposal. I have sketched up our small request to slightly extend driveway to enhance safe entry and exit from our property. This would immensely reduce our need to use Canning Hwy access.</p> <p>Existing Trees will not be impacted at all proposed fence will be 0.5 and 1.5m away from fence.</p> <p>Please feel free to contact me if required.</p>	<p>Thank you for your comments in relation to the above proposal.</p> <p>I will include your comments for consideration by the Council when it considers all the submissions received following the consultation period.</p>

7.	<p>Submission 7</p> <p>[REDACTED]</p> <p>South Perth</p>	<p>Residents at [REDACTED] here - trying to understand what's going on – are you proposing that the road that serves as the car park immediately adjacent to our properties be continued onwards next to the playground and as a continuation into Broome Street? Is it a connection between Broome and Collins?</p> <p>We don't quite understand - can you please explain it a bit further. And exactly how will this impact our home - noise, traffic (foot and car), etc, aesthetics etc</p>	<p>Thank you for responding to the above proposal.</p> <p>The proposal seeks to close the road reserve adjacent to your property and amalgamate it with the land accommodating the Collins Street Centre on the basis a car park has been constructed over the road reserve and the road reserve will not be required to function as a road in the future.</p> <p>Considering the existing land use will be formalised and the status quo will be maintained, there should be no adverse impacts to your property.</p> <p>Regarding the current road network, the Broome Street cul-de-sac will remain and there will be no connection between Broome Street and Collins Street.</p>
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### **Nokturnl Event Site Plan – Sir James Mitchell Park**

*(Comprising Licence Area of approx. 10,000m<sup>2</sup> & Storage Area of approx. 1,200m<sup>2</sup>)*





## Local Planning Policy 7.2 Significant Views

### 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 7.2 – Significant Views.

### 2. Purpose

To guide the siting and design of residential development to support an appropriate balance between access to views of significance from existing residential development and the ability to develop land.

### 3. Application

- 3.1 This policy applies to applications for development approval that require a Design Principle assessment related to access to views of significance, where variations to the Deemed-to-Comply requirements of Building height (clause 5.1.6 in Part B and clause 3.2 in Part C) of the Residential Design Codes Volume 1 (R-Codes) are proposed.
- 3.3 Where this policy is inconsistent with a local development plan, structure plan or other local planning policy that applies to a specific site or area, the provisions of that specific planning instrument shall prevail.

### 4. Objectives

- 4.1 To achieve a balanced outcome between the ability to develop land and the impact of residential development on the surrounding locality, in particular access to views of significance from existing residential development.
- 4.2 To ensure that where building heights greater than those permitted under the R-Codes are proposed, the location and scale of these portions of development are designed appropriately to maintain reasonable access to views of significance.

### 5. Development Requirements

#### 5.1 General

- 5.1.1 Access to views of significance shall be considered as part of the design process, to the extent that it is possible to design a dwelling to enjoy the view, but not to the exclusion of others.

5.1.2 Development which causes a significant discontinuity to an existing view of significance or interrupts the continuity of a panoramic view may be considered unacceptable.

5.1.3 In determining whether it is appropriate to maintain access to views of significance, the City will consider the relative impact of the proposed development having regard to other development which might reasonably be anticipated in the locality. Development that might reasonably be expected to occur in the locality or on the subject site would include a dwelling with a deemed-to-comply building height.

## **5.2 Applications for Development Approval – Accompanying Material**

5.2.1 A Viewshed Analysis may be required for proposed development that may impact access to views of significance and shall include the following:

- (a) Identification for each depiction/model as to which location (e.g. affected property and specific room) the view is seen.
- (b) Depiction/modelling views from all material view sources (e.g. if a view is impacted from one part of a room but maintained from another part of a room).
- (c) Depiction/modelling that states whether it is from a standing or a seated position.

## **5.3 Building Height**

5.3.1 Variations to building heights prescribed in the R-Codes may be considered appropriate where the proposed building height:

- (a) Is consistent with the building heights of existing and adjacent buildings in the locality.
- (b) Ensures access to views of significance are maintained where appropriate.

## **5.4 Access to Views of Significance**

5.4.1 Access to views of significance applies to any affected property's views of significance.

5.4.2 The impact on amenity as a result of variations to building height is limited to adjoining properties.

5.4.3 In considering whether the impact of access to views of significance is acceptable, the City will consider the impact against the four key factors outlined below:

5.4.4 Affected view – Weight given based on the value of the view

- (a) River views are valued more highly than other significant views.
- (b) Whole views are valued more highly than partial views (e.g. a water view in which the interface between land and water is visible is more valuable than one in which it is obscured).

5.4.5 Viewing point – Weight given based on the reasonableness of protecting the view

- (a) Retention of access to views of significance across front and rear boundaries affords more weight than those over side boundaries.
- (b) Access to views of significance from a standing position will be afforded greater protection than views from a seated position.

5.4.6 View impact – Weight given based on the significance of impact on views

- (a) Impact on access to views of significance is to be considered across the whole property, not just a view which will be impacted by the development.
- (b) The impact on access to views of significance from regularly occupied areas such as living rooms and kitchens is more significant than impact on views from bedrooms or service areas.

5.4.7 Planning framework – Weight given based on the reasonableness of the proposal

- (a) Where an impact on access to views of significance arises as a direct result of an element of the design where discretion is sought, such as setbacks or building height, the City may consider moderate impacts unreasonable.
- (b) Where a design requiring discretion is necessitated to address functionality or site constraints, the City will consider whether the applicant has considered design alternatives that achieve the same development potential and amenity whilst reducing the impact on views.

## 6. Consultation

- 6.1 If in the opinion of the City, affected properties are likely to have access to views of significance impacted by the proposed development, the affected landowners and occupiers shall be notified in writing of the proposed development for 14 days.
- 6.2 Where no response is received within the time specified from the date of notification, the City may proceed to determine the proposal on its merits and issue a determination.

## 7. Definitions

Affected property: *means any lot:*

- *on which any dwelling for which provision is made in the R-Codes may be constructed under LPS 7; and*
- *which shares a boundary or portion of a boundary with a lot on which there is a proposed residential development site or is separated from that lot by a right-of-way, vehicle access way, pedestrian access way, access leg of a battleaxe lot or the equivalent not more than 6m in width.*

- Building height:** *means the distance between the point where the base of the wall meets the natural ground level and measured to the highest point of a wall or roof of a building vertically above that point, excluding minor projections.*
- Habitable room:** *means a room/space used for normal domestic activities that includes:*
- *a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, scullery, dining room, sewing room, study, playroom, family room, sunroom, gymnasium, fully enclosed swimming pool or patio;*
- but excludes:*
- *a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes drying room, verandah and unenclosed swimming pool or patio and other spaces of a specialised nature occupied neither frequently nor for extended periods.*
- Minor projection:** *means, in relation to the height of a building: a chimney, vent pipe, aerial or other appurtenance of like scale; in relation to a wall: a rainwater pipe, vent pipe, eaves overhang, cornice or other moulding or decorative feature, provided that the projection does not exceed 0.75m measured horizontally.*
- Natural ground level:** *means the levels on a site which precede the proposed development, excluding any site works unless approved by the decision-maker or established as part of subdivision of the land preceding development.*
- Outdoor living area:** *means the area external to a single house, grouped or multiple dwelling to be used in conjunction with that dwelling such that it is capable of active or passive use and is readily accessible from the dwelling.*
- Significant view:** *means a view to one or more of the following:*
- (a) *Derbarl Yerrigan (the Swan River)*
  - (b) *Djarlgarro Beelier (Canning River)*
  - (c) *Kaarta Gar-up (Kings Park)*
  - (d) *Boorloo (Perth City) skyline*

## **7. Relevant legislation, policies, documents**

*Planning and Development Act 2005*  
*Planning and Development (Local Planning Schemes) Regulations 2015*  
*Residential Design Codes Volume 1*  
*City of South Perth Local Planning Scheme No.7*

City of South Perth Local Planning Policies

**8. Document Control**

Adoption date	
Date Modified	
Strategic Community Plan Reference	Environment (Built and Natural)

## Strategic Direction

### *Environment (Built and Natural)*

## Policy P350.09 Significant Views

Responsible Business Unit/s	Development Services
Responsible Officer	Manager Development Services
Affected Business Unit/s	Development Services

### Policy Objectives

To give balanced consideration to the reasonable expectations of both existing residents and applicants proposing new development with respect to a significant view.

### Policy Scope

1. This Policy applies to all proposed residential development throughout the City which may affect existing significant views available from adjoining properties.
2. This Policy does not apply to any residential development in Precinct 13 - Salter Point assigned a building height limit of 3.0 metres, 3.5 metres or 6.5 metres.

### Policy Statement

#### 1. Definition of a Significant View

For the purpose of this Policy, the term 'significant view' means a panorama or a narrower vista seen from a given vantage point, not obtainable from the majority of residential properties within the City. Examples of a 'significant view' include views of the Perth City skyline, the Swan or Canning River, suburban townscape, parkland or treescape.

#### 2. Design Considerations Relating to a Significant View

##### 2.1 Information Requirements

Where a significant view from an adjoining property may be impacted by a proposed development, the applicant shall submit plans and/or photographs demonstrating the impact upon significant views.

##### 2.2 Factors to Consider

The City will assess the proposal considering the objectives of this Policy. The City may require modifications to the design of the proposed building to enable the adjoining property to retain a significant view. Accordingly, the following elements of the proposed building may be required to be modified:

- (a) Setbacks from the street and lot boundaries;
- (b) Floor size;
- (c) Roof form; and
- (d) Any other design element that impacts upon views.

#### Advice Notes

Clause 1.1 expands the accompanying information requirements of the R-Codes clauses 3.2 and 3.3.

#### Definitions

Refer to next page.



**2.3 Normal Development Entitlements Retained**

- The City will not require the following elements of the proposed development to be modified:
- (a) A reduction to permitted residential density; or
  - (b) A reduction to building height in terms of the number of storeys that the building height limit would normally permit.

**Legislation / Local Law Requirements**

City of South Perth Town Planning Scheme No. 6  
Residential Design Codes of Western Australia  
Building Code of Australia

**Other Relevant Policies / Key Documents**

City of South Perth Planning Policies

Definitions (from previous page)

- Refer to TPS6  
Schedule 1:
- Building Height Limit
  - Development
  - Residential
  - Residential Development
  - Precinct

- Refer to R-Codes  
Appendix 1:
- Adjoining Property
  - Building
  - Lot boundary
  - Setbacks
  - Street Boundary

**Schedule of Submissions**  
**Draft Local Planning Policy 7.2 – Significant Views**

1	Peter Carrie 85 Welwyn Avenue, Salter Point				
Support					
	<table><tr><th>Summary of Submission</th><th>Comment</th></tr><tr><td>1.1 I support the Significant Views Draft Planning Policy as proposed to maintain reasonable access to views of significance on the Salter Point peninsular.</td><td>Noted.</td></tr></table>	Summary of Submission	Comment	1.1 I support the Significant Views Draft Planning Policy as proposed to maintain reasonable access to views of significance on the Salter Point peninsular.	Noted.
Summary of Submission	Comment				
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2	Elizabeth Carter 8b Salter Point Parade, Salter Point				
Support					
	<table><tr><th>Summary of Submission</th><th>Comment</th></tr><tr><td>2.1 Yes, support the draft policy. Please protect our views.</td><td>Noted.</td></tr></table>	Summary of Submission	Comment	2.1 Yes, support the draft policy. Please protect our views.	Noted.
Summary of Submission	Comment				
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3	Karen Grimstead 16a Salter Point Parade, Salter Point				
Support					
	<table><tr><th>Summary of Submission</th><th>Comment</th></tr><tr><td>3.1 We welcome the good news that the Salter Point Escarpment Significant Views will be preserved in the Proposed Draft Local Planning Policy 7.2 Significant Views EXCLUDES restricted building height in Salter Point Escarpment and that the Local Planning Scheme 7 ASR12 will stay in place. Thank you, this is a very significant step for residents impacted in this locality.</td><td>Noted.</td></tr></table>	Summary of Submission	Comment	3.1 We welcome the good news that the Salter Point Escarpment Significant Views will be preserved in the Proposed Draft Local Planning Policy 7.2 Significant Views EXCLUDES restricted building height in Salter Point Escarpment and that the Local Planning Scheme 7 ASR12 will stay in place. Thank you, this is a very significant step for residents impacted in this locality.	Noted.
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4	Kar Wing 65 Gladstone Avenue, South Perth		
Comment			
	<table><tr><th>Summary of Submission</th><th>Comment</th></tr></table>	Summary of Submission	Comment
Summary of Submission	Comment		

4.1	While consideration should be taken when undertaking development, urban greening and reforestation should take priority over “significant” views.	Noted.
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5	Stephen Russell 9 Hobbs Avenue, Como	
Comment		
	Summary of Submission	Comment
5.1	Fo the sake of clarity the LPP needs to make clear that application excludes any development on City freehold and City managed lands.	Local Planning Policies only apply to land where the Local Planning Scheme applies. Where a development application is only required under the Metropolitan Region Scheme (such as wholly reserved land), a Local Planning Policy cannot be applied.
5.2	Cl 5.1.2 is unreasonable and needs to be removed in its entirety.	<p>Draft Clause 5.1.2 provides that <i>‘Development which causes a significant discontinuity to an existing view of significance or interrupts the continuity of a panoramic view may be considered unacceptable.’</i></p> <p>In resolving to request the Chief Executive Officer prepare a draft Local Planning Policy – significant views, Council required the Policy to consider <i>‘(ii) Whether or not access to views are maintained, and to the degree they are not, whether that is appropriate’</i>. As such, this clause was included, which reflects a key finding from Town of Mosman Park (WASAT 88) that <i>‘Developments which cause significant discontinuation of an existing panoramic view are likely to be unacceptable’</i> which the City would have otherwise considered. It is open to Council to delete this Clause when considering the draft Local Planning Policy.</p>



## Local Planning Policy – Trees

### 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 – Trees.

### 2. Purpose

The purpose of this Policy is to exempt certain tree removal from requiring a development approval where the tree removal will not have an adverse impact on the streetscape or the amenity of the locality, and to provide guidance for the assessment of development applications for tree removal.

### 3. Application

This Policy applies to land within the City of South Perth (the City) which is zoned under Local Planning Scheme No.7.

### 4. Objectives

- 4.1 To define where tree removal is exempt from requiring development approval.
- 4.2 To provide guidance for the assessment of applications for development approval for tree removal and development applications which include tree removal.

### 5. Exemptions

Development approval is not required for tree removal in the following instances:

- (a) The tree is less than 8.0m in height.
- (b) The tree is a species included on State or local area weed register.
- (c) The tree removal is required as part of an approved Bushfire Management Plan.
- (d) The tree removal is a public work.
- (e) The tree is a palm tree or a pencil pine tree.

### 6. Development Applications

- 6.1 Where a development application is made, the following will be given due regard in the assessment process:
- (a) Tree Characteristics
    - (i) Health, maturity, species, and location of the tree.
    - (ii) Recommendations of an Arborist Report.
  - (b) Streetscape and Environmental Value
    - (i) Ecological, biodiversity and environmental values of the tree.
    - (ii) Contribution of the tree to the streetscape.
  - (c) Site Layout and Design
    - (i) The location of the tree within the development site and capacity for a modified building design to maximise tree retention.
    - (ii) Any existing development on the site.
    - (iii) Design and location of proposed crossovers to retain trees.
    - (iv) Topography and the potential impact from excavation/fill.
    - (v) The preservation of any other tree on the subject site.
    - (vi) The siting and design of any proposed development has, where possible, retained trees.
    - (vii) The structural root zone in relation to the proposed development.
    - (viii) Tree replacement and/or planting proposed.
  - (d) Safety and Risk
    - (i) Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining the tree.
    - (ii) Tree Protection Zone(s) (as per *Australian Standard 4970-2009 – Protection of Trees on Development Sites*).
- 6.2 The following justifications for tree removal will not be supported:
- (i) Impact on views.

- (ii) The tree species is disliked.
- (iii) The tree species 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.

6.3 Removal of a tree may be considered if the following relevant information and/or technical reports are provided to demonstrate:

- (a) The tree is dead or dying, based on the recommendations of an Arborist Report.
- (b) The 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 any proposed development to accommodate the tree is unfeasible.

## 7. Definitions

Arborist Report: *means a report which is prepared to the satisfaction of the City of South Perth 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.*

Public work: *has the same definition as contained within the Planning and Development Act 2005.*

Tree Protection Zone: *means a specified area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development.*

## 8. Relevant Legislation, Policies, Documents

*Planning and Development Act 2005*  
*Planning and Development (Local Planning Schemes) Regulations 2015*  
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

## 9. Document Control



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

DRAFT

## Local Planning Policy 6.3 Public Art

### 1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy – 6.3 Public Art.

### 2. Purpose

To facilitate the development of public art in the City of South Perth (the City) in accordance with the City of South Perth Public Art Masterplan.

### 3. Application

This policy applies to applications for development approval:

- (a) Within the South Perth Activity Centre Plan where the estimated cost of the development is \$4 million or greater.
- (b) Within the Canning Bridge Activity Centre Plan where the estimated cost of the development is \$1 million or greater, with contributions capped at \$500,000.
- (c) All other locations within the City where the estimated cost of the development is \$2 million or greater.
- (d) This Policy does not apply to single houses and grouped dwellings outside of designated Activity Centre Plan areas.

### 4. Objectives

- 4.1 To provide the basis of the imposition of conditions on development approvals requiring contributions towards the provision of public art.
- 4.2 To promote the delivery of public art as a means of celebrating the City's identity, character and history.
- 4.3 To enhance the visual amenity of the environment and contribute to a sense of place.
- 4.4 To support local artists and community by providing a framework for developer investment to improve the vibrancy of the City's public spaces.

## **5. Contributions**

- 5.1 Public art contributions are to be of a value equating to at least one percent (1%) of the total construction value estimated at the Development Application stage.
- 5.2 For the purposes of the contribution amount, GST is applied where public art is provided by the developer in accordance with options to satisfy public art contribution requirement Options A and B.

## **6. Options to Satisfy Public Art Contribution Requirement**

Where a condition is imposed on a development approval requiring provision of public art, the condition can be fulfilled in the following manner:

### **6.1 Option A – Provide Public Art on the Development Site**

- 6.1.1 Provide one or more artworks on the development site itself in accordance with Clause 5, with any remaining contribution monies to be delivered as artwork on City land (Option B) or provided as a cash-in-lieu contribution to the City (Option C).
- 6.1.2 Were provided onsite, the artwork is to be installed prior to the commencement of use/ or occupation of the development site and the artwork is to be maintained by the landowner(s) for the life of the development to the satisfaction of the City.
- 6.1.3 Contributions are capped to a maximum of \$500,000 in the Canning Bridge Activity Centre Plan area.

### **6.2 Option B – Provide Public Art on Land Owned by the City**

- 6.2.1 Provide one or more artworks within the City in accordance with Clause 5 , with any remaining contribution monies to be provided as a cash-in-lieu contribution to the City (Option C).
- 6.2.2 Contributions are capped to a maximum of \$500,000 in the Canning Bridge Activity Centre Plan area.

### **6.3 Option C – Provide a Cash-In-Lieu Contribution of Public Art**

- 6.3.1 Provide the entire contribution requirement as a cash-in-lieu contribution toward the City's Public Art Fund.
- 6.3.2 Cash-in-lieu contributions are eligible for a 15% discount to the contribution obligation amount, based on the 1% equivalent total construction value.
- 6.3.3. Where cash-in-lieu contributions are made all contributions shall be paid prior to the commencement of use and/or occupancy of the site.

## 7. Approval, Installation and Maintenance

- 7.1 No additional development approval will be required for the installation of the approved public art located on a development site, unless otherwise prescribed in the relevant development approval.
- 7.2 Only artists or persons supervised by an artist, are permitted to carry out public art commissions, unless otherwise approved by the City.

## 8. Eligible Expenditure Against Required Contribution

- 8.1 The following expenses are eligible project expenses for the contribution to public art:

- (a) Artists Fees;
- (b) Costs for Realising the Artwork;
- (c) Eligible Costs for Realising Integrated Artworks;
- (d) Art Consultancy Fees;
- (e) Concept Design Fees;
- (f) Consultation and Engagement Expenses;
- (g) Photography and Project Documentation; and
- (h) Attribution Plaque.

- 8.2 The following are not eligible expenses forming part of the contribution to public art:

- (a) The maintenance and conservation of the artwork;
- (b) Any further administration relating to the artwork once it has been installed;
- (c) Decommissioning, relocation or removal of the work; or
- (d) Any ongoing remuneration to the artist.

## 9. Definitions

**Construction value:** *means the estimated cost of the equipment, financing, services and utilities that are required to carry out a development but does not include the cost of land acquisition, architectural, design or consultant fees. The City will generally accept this to be the same as the estimated cost of proposed development stated by the applicant on the development application form.*

**Professional artist** *means an individual or team responsible for producing the artwork in accordance with the public art requirements of this local planning policy. The characteristics and criteria used by the City to further define a Professional Artist are contained in the City's [Public Art Toolkit - A Guide for Developers Percent for Art Handbook](#).*

**Public Art:** *means a work that is created by an artist that must be clearly seen from and/or located in the public realm and can include (but is not limited to) the following:*

- (a) *The artistic treatment of functional equipment and street furniture such as bike racks, benches or fountains;*
- (b) *Playground equipment, light posts or shade structures which are unique;*
- (c) *Landscape art enhancements such as walkways, bridges or art features within a garden;*
- (d) *Murals, tiles and mosaics covering walls, floors and walkways;*
- (e) *Sculptures, free-standing or incorporated as an integral element of a building design;*
- (f) *2D and 3D projection, multi-sensory artworks, temporary and ephemeral works;*
- (g) *Public art space to host artworks (e.g. art boxes); and*
- (h) *Interactive works, urban art, street art.*

*Public art does not include the following:*

- (a) *Business logos, advertising and/or signage;*
- (b) *Art that is mass produced or off-the-shelf reproductions;*
- (c) *Architectural building cladding, unless of a high quality uniquely artistic nature that significantly enhances the public realm and fulfils the objectives and requirements outlined in this policy, to the satisfaction of the City; or*
- (d) *Landscaping or hardscaping which would normally be associated with the development.*

Public Realm: *comprises the streets, squares, parks, green spaces and other outdoor places that are freely accessible for everyone to use.*

## 10. Relevant Legislation, Policies, Documents

*Planning and Development Act 2005*  
*Planning and Development (Local Planning Schemes) Regulations 2015*  
 City of South Perth Local Planning Scheme No. 7  
 City of South Perth Public Art Masterplan 2022-2025  
 City of South Perth Policy P101: Public Art and Art Collections  
 City of South Perth Public Art Toolkit - A Guide for Developers

## 11. Document Control

Adoption date	22 July 2014
Date Modified	26 April 2017, 31 October 2023
Strategic Community Plan Reference	Economy Environment (Built and Natural)



## Local Planning Policy 2.4 Child Care Premises

### 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 – 2.4 Child Care Premises.

### 2. Purpose

To guide the location, design and operation of child care premises to ensure development is compatible with the amenity of the surrounding area.

### 3. Application

This policy applies to applications for development approval for child care premises within the City of South Perth (the City).

Where this policy is inconsistent with a local development plan, structure plan or other local planning policy that applies to a specific site or area, the provisions of that specific planning instrument shall prevail.

### 4. Objectives

- 4.1 To identify appropriate locational and site characteristics for child care premises with respect to activity centres and educational facilities.
- 4.2 To specify design and landscaping requirements for child care premises to complement the desired streetscape character of the locality.
- 4.3 To minimise the impact of child care premises on the surrounding locality, in particular the amenity of existing residential areas.

### 5. Development requirements

#### 5.1 Location and site characteristics

##### 5.1.1 Child care premises are to be located:

- (a) On level sites, regular in shape and of sufficient size to accommodate all buildings, landscaping and site planning requirements; and
- (b) On corner sites to maximise accessibility and reduce impact on adjoining sites; and



- (c) Within an 800m walkable catchment of an educational establishment; and/or
- (d) Within an 800m walkable catchment of a 'Centre', 'Neighbourhood Centre' or 'Local Centre' zone as identified in the local planning scheme; and/or
- (e) Within an 800m walkable catchment of a high frequency public transport route; and/or
- (f) Where they provide a strategic distribution of centres for the community it serves.

5.1.2 To reduce impact on traffic and residential amenity, child care premises shall not be located on lots with sole access provided from a cul-de-sac, right-of-way, private street or battle-axe access way.

## **5.2 Building design**

5.2.1 Child care premises shall be designed to:

- (a) Address and orientate toward the primary street and were located on a corner site, address both streets;
- (b) Provide a clearly defined building entry point that is visible and accessible from the primary street.

5.2.2 Utilities and plant equipment including air conditioners, mechanical plant, piped and wired services, fire booster cabinets and service meters, shall be located away from or screened from any public street and/or adjacent property.

5.2.3 Outdoor play areas shall be located away from any adjoining noise sensitive premises such as dwellings and residential aged care facilities unless supported by an acoustic report from a suitably qualified professional.

5.2.4 Visual appearance of developments shall reflect the character of the area, enhance its amenity and ideally be purpose built or adapted to be suitable/appropriate for regular use of children.

5.2.5 Child care premises shall achieve the building height, plot ratio and minimum setbacks from lot boundaries in accordance with local planning scheme requirements.

## **5.3 Traffic, vehicle access and car parking design**

5.3.1 A Transport Impact Statement (TIS) or Transport Impact Assessment (TIA) to address traffic management is required for all child care premises proposals in accordance with the Western Australian Planning Commission's Transport Impact Assessment Guidelines (Volume 4) to the satisfaction of the City.

5.3.2 All carparking associated with the child care premises shall be provided on site.

5.3.3 Vehicle access shall achieve the following:

- (a) Clearly defined entry point visible and accessible from the street;
- (b) Vehicles capable of entering and exiting the site in a forward gear;
- (c) Provide no more than one crossover with a maximum width of 6.0m;
- (d) Located to avoid existing street trees; and
- (e) All drop off and pick-up parking areas to provide safe and direct access from the car parking area to the entry point to the child care premises.

#### **5.4 Fencing and Landscaping**

5.4.1 Front fences shall not exceed a maximum height of 1.8m above natural ground level and be visually permeable above 1.2m to optimise passive surveillance of the street, subject to the need for noise mitigation and onsite security considerations.

5.4.2 Boundary fencing is required to be of masonry construction to the satisfaction of the City.

5.4.3 A landscaping plan is required to be submitted with the development application addressing the following to the satisfaction of the City:

- (a) Landscaping of the front setback area to contribute positively to the streetscape;
- (b) A minimum of 10 percent of the total site area, excluding outdoor play areas, is to be landscaped; and
- (c) A minimum of one (1) tree per four (4) uncovered bays is provided within at grade car parking areas including:
  - (i) Minimum tree well dimensions of 2.12m, including 1.62m square surrounded by a 0.25m semi mountable kerb; and
  - (ii) Minimum 200L pot size at time of planting.

#### **5.5 Waste Management and Servicing**

5.5.1 A waste management plan is required to be submitted with the development application to address the following requirements of the City's Local Planning Policy 3.1 - Waste Management to the satisfaction of the City:

- (a) Waste storage areas shall:
  - (i) Be located behind the primary building setback line and screened from view from the street, public spaces and adjacent properties; and
  - (ii) Not be located abutting a shared residential property boundary.
- (b) Waste trucks must enter and exit the site in a forward gear, with all manoeuvring carried out on site.

## 5.6 Operation

5.6.1 Child care premises shall operate between 7.00am to 7.00pm on weekdays and Saturdays, and not at all on Sundays and Public Holidays except where the following is demonstrated to the satisfaction of the City:

- (a) Proposed hours meeting local demand for out of ordinary hours workforce; and
- (b) No adverse impacts from extended hours to the amenity of the adjoining land uses.

5.6.2 Where located in mixed use zones, the hours of operation may be extended to accommodate provision of child care services outside normal business hours.

5.6.3 All servicing and deliveries to the site are to take place during operational hours and not during peak morning drop-off or peak afternoon pick-up periods of operation.

## 5.7 Noise

5.7.1 An acoustic report and noise management plan prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City.

Where measures are recommended in the acoustic report, such measures are to be depicted on the development plans and thereafter implemented to the satisfaction of the City.

## 5.8 Service Levels

5.8.1 In order to assess the impact to the local community that a proposed Child Care Premises may have on the level of service of similar or approved facilities, development applications are to include the following:

- (a) Information on the level of existing (or proposed) services in the locality; and
- (b) Information relating to the proximity to other centres, population catchments for the proposed Child Care Premises and the number of primary schools and kindergartens in the locality, together with the number of students at these facilities.

## 6. Definitions

Child care premises:

*has the same meaning as under the Regulations, where:*

- (a) an education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care service as defined in that section, is provided; or*
- (b) a child care service as defined in the Child Care Services Act 2007 section 4 is provided.*

*The Child Care Services Act 2007 defines a child care service as: For the purposes of this Act, a child care service is a service providing or intended to provide education and care on a regular basis to children under 13 years of age (or such other age as may be prescribed for the purposes of this section) that –*

*(a) is not an education and care service under the national child care law; and*

*(b) is prescribed for the purposes of this Act as a type of service to which this Act applies.*

High frequency public transport: *means a public transport route with timed stops that runs a service at least every 15 minutes during week day peak periods (7:00am to 9:00am and 5:00pm to 7:00pm).*

Primary street: *is the sole or principal public road that provides access to the major entry (front door) to the dwelling or building.*

Sensitive land use: *land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time.*

## 7. Relevant legislation, policies, documents

*Planning and Development Act 2005*

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

Department of Planning, Lands and Heritage – Revised Draft Position Statement ‘Child Care Premises’

*Education and Care Services National Law (WA) 2012*

*Education and Care Services National Regulations (WA) 2012*

*Environmental Protection (Noise) Regulations 1997*

*Food Act 2008*

*Food Regulations 2009*

City of South Perth Local Planning Scheme No. 7

City of South Perth Local Planning Policies

## 8. Document Control

Adoption date	OCM 23 March 2004
Date Modified	22 March 2005; 15 February 2011; 27 March 2012; 26 March 2013; 24 March 2015; 22 March 2016, 21 November 2023
Strategic Community Plan Reference	Economy Environment (Built and Natural)

## Local Planning Policy 1.1 Residential Development

### 1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy 1.1 - Residential Development.

### 2. Purpose

The purpose of this policy is to amend the deemed-to-comply provisions within the Residential Design Codes Volume 1 (R-Codes), to guide low and medium density residential development.

### 3. Application

- 3.1 This policy applies to all dwellings subject to the R-Codes Volume 1. The R-Codes Volume 1 is separated into two parts, Part B and Part C. Part B applies to all single houses R40 and below and grouped dwellings R25 and below. Part C applies to all single houses R50 and above, grouped dwellings R30 and above, and multiple dwellings R30 to R60.
- 3.2 When considering development which does not meet the provisions of this policy, the proposal is to be assessed against the relevant objectives of this policy and the corresponding design principles and objectives of the R-Codes.

### 4. Policy Objectives

- 4.1 To vary the R-Codes to provide amended or alternative 'deemed-to-comply' provisions.
- 4.2 To provide for high quality residential development which is compatible with the character, form and scale of existing residential development in the locality.
- 4.3 To ensure garage and carports are designed to complement streetscape continuity and are not dominant streetscape features.
- 4.4 To ensure street fencing positively contributes to the safety, security and visual amenity of the streetscape.



This policy is set out in two columns. Column 1 details the existing R-Codes provisions subject to this policy. Column 2 details the changes to the corresponding R-Codes provisions in Column 1. Where a provision in Column 1 is struck out, Column 2 replaces the respective provision. Where Column 1 is not struck out, Column 2 provides additional provisions.

## 5. Development Requirements - Part B of the R-Codes

The following provisions apply to all single and grouped dwelling development that is subject to Part B of the R-Codes.

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
5.1.2 – Street setbacks	
<p><b>C2.1</b> Buildings, excluding carports, porches, balconies, verandahs, or equivalent, set back from the primary street boundary:</p> <ul style="list-style-type: none"><li>i. in accordance with Table B;</li><li>ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;</li><li>iii. reduced by up to 50 per cent provided that the area of any building, including a garage encroaching into the setback area, is compensated for by at least an equal area of open space that is located between the street setback line and a line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);</li><li>iv. in the case of areas coded R15 or higher, the street setback may be reduced to 2.5m, or 1.5m to a porch, balcony, verandah or the equivalent (refer Figure 2e), where:<ul style="list-style-type: none"><li>• a grouped dwelling has its main frontage to a secondary street; or</li><li>• a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or</li><li>• a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared</li></ul></li></ul>	<p>Clause 5.1.2 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C2.5</b> Subject to Clause 5.2.5 of the R-Codes (as amended by this policy), gatehouses are permitted within the primary street setback area, provided they meet the following requirements:</p> <ul style="list-style-type: none"><li>i. a maximum height of 3.5m,</li><li>ii. a maximum width of 2.0m,</li><li>iii. a maximum post dimension of 0.3m, and</li><li>iv. a total area not exceeding 4.0m<sup>2</sup>, measured from the outer edges of the posts (refer to <b>Figure 1</b>).</li></ul>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>pedestrian or vehicle access way (Figure 2d); and</p> <p>v. to provide for registered easements for essential services.</p> <p><b>C2.2</b> Buildings set back from the secondary street boundary in accordance with Table B.</p> <p><b>C2.3</b> Buildings set back from the corner truncation boundary in accordance with the secondary street setback in Table B.</p> <p><b>C2.4</b> A porch, verandah, unenclosed balcony or the equivalent may (subject to the NCC) project forward of the primary street setback line to a maximum of half the required primary street setback without applying the compensating area of clause 5.2.1 C2.1(iii) (Refer Figure 2e).</p>	
5.1.3 – Lot boundary setbacks	
<p><b>C3.1</b> Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes:</p> <p>i. buildings set back from lot boundaries in accordance with Table B and Tables 2a and 2b (refer to Figure Series 3 and 4);</p> <p>ii. for carports, patios, verandahs or equivalent structures, the lot boundary setbacks in Table B and Tables 2a and 2b may be reduced to nil to the posts where the structure*:</p> <ul style="list-style-type: none"> <li>• is not more than 10m in length and 2.7m in height;</li> <li>• is located behind the primary street setback; and</li> <li>• has eaves, gutters and roofs set back at least 450mm from the lot boundary.</li> </ul> <p><i>Note: Pillars and posts with a horizontal dimension of 450mm by 450mm, or less, do not constitute a boundary wall.</i></p> <p><i>Note: *There are separate building code requirements which may also apply.</i></p>	<p>Clause 5.1.3 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C3.5</b> Boundary walls shall be finished to match the remainder of the development to the satisfaction of the City.</p>



Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>iii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back in accordance with Table 2b as though they have a wall height of 2.4m above the floor level;</p> <p>iv. separate single house, grouped or multiple dwelling buildings on the same lot, or facing portions of the same multiple dwelling building, set back from each other as though there were a lot boundary between them;</p> <p>v. minor projections such as a chimney, eaves overhang, or other architectural feature, not projecting more than 0.75m into a setback area; and</p> <p>vi. the stated setback distances may be reduced by half the width of an adjoining right-of-way, pedestrian access way, communal street or battleaxe lot access leg, to a maximum reduction of 2m (refer to Figure 4f).</p> <p><b>C3.2</b> Boundary walls may be built behind the street setback (specified in Table B and in accordance with clauses 5.1.2 and 5.2.1), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:</p> <p>i. where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimension; or</p> <p>ii. in areas coded R20 and R25, walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</p> <p>iii. in areas coded R30 to R40, walls not higher than 3.5m for two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries; or</p>	

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently for the proposed development, and the boundary walls are interfacing and of equal dimension.</p> <p>(Refer Figure Series 5)</p> <p><b>C3.3</b> Where the subject site and an affected adjoining site are subject to a different density code, in accordance with clause 5.1.3 C3.2, the length and height of the boundary wall on the boundary between them is determined by reference to the lower density code.</p> <p><b>C3.4</b> Where boundary walls and retaining walls are proposed concurrently and the boundary wall is located immediately above the retaining wall:</p> <p>i. clause 5.3.7 does not apply; and</p> <p>ii. the boundary wall height is to include the height of the retaining wall for the purpose of clause 5.1.3 C3.2, with the exception of a retaining wall approved through a plan of subdivision.</p> <p><i>Note: Retaining walls do not constitute boundary walls for the purpose of this clause. Setbacks for retaining walls are to be calculated in accordance with clause 5.3.7.</i></p>	
<b>5.2.1 Setback of carports and garages</b>	
<p><b>C.1.1</b> Garages set back 4.5m from the primary street except that the setback may be reduced:</p> <p>i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or</p> <p>ii. to 3m where the garage allows vehicles to be parked parallel to the street. The</p>	<p>Clause 5.2.1 C1.1 and C1.2 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C.1.1</b> Garages set back 5.0m from the primary street except that the setback may be reduced:</p> <p>i. in accordance with Figure 8b of the R-Codes, where the garage adjoins a dwelling provided the garage is set back a minimum 0.5m behind the dwelling alignment</p>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>wall parallel to the street must include openings.</p> <p><b>C.1.2</b> Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table B where:</p> <ul style="list-style-type: none"> <li>i. the width of the carport does not exceed 60 per cent of the frontage;</li> <li>ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and</li> <li>iii. the carport roof pitch, colours and materials are compatible with the dwelling.</li> </ul> <p>(Refer to Figure 8a)</p> <p><b>C.1.3</b> Garages and carports built up to the boundary abutting a communal street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.</p> <p><b>C.1.4</b> Garages and carports set back 1.5m from a secondary street.</p>	<p>(excluding any porch, verandah or balcony); or</p> <ul style="list-style-type: none"> <li>ii. to 3m where the garage allows vehicles to be parked parallel to the primary street. The garage wall facing the primary street includes a minimum of two openings that meet the following criteria: <ul style="list-style-type: none"> <li>a. the openings are a minimum of 2.0m<sup>2</sup> in aggregate; and</li> <li>b. are transparent; and</li> <li>c. have a sill height less than 1.6m above finished floor level.</li> </ul> </li> </ul> <p><b>C.1.2</b> Carports are to be set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1(i), except that the setback may be reduced by up to 50 % of the minimum setback stated in Table B where:</p> <ul style="list-style-type: none"> <li>i. the carport and all supporting structures are set back a minimum of 0.5m from side lot boundaries;</li> <li>ii. the width of the carport does not exceed 60% of the site frontage;</li> <li>iii. the carport is free of walls for all portions that project into the primary street setback area;</li> <li>iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and the carport does not incorporate enclosed storerooms.</li> </ul>
<b>5.2.3 – Street surveillance</b>	

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p><b>C3.1</b> <del>The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street.</del></p> <p><b>C3.2</b> At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.</p> <p><b>C3.3</b> For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.</p>	<p>Clause 5.2.3 C3.1 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C3.1</b> Single houses and grouped dwellings are designed to address the primary street in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. The street elevation of the dwelling to address the street with clearly definable entry points visible and accessed from the public realm.</li> <li>ii. The pedestrian entry point (i.e. front door) must be clearly visible from the primary street.</li> <li>iii. At least one major opening from a habitable room on each level of the dwelling faces the pedestrian and vehicular approach to the dwelling.</li> <li>iv. For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.</li> </ul>
<b>5.2.4 – Street walls and fences</b>	
<p><b>C.4.1</b> <del>Front fences within the primary street setback area that are visually permeable above 1.2m of natural ground level, measured from the primary street side of the front fence (refer Figure 12).</del></p>	<p>Clause 5.2.4 C4.1 &amp; C4.2 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C.4.1</b> Front fences, including gates, within the primary street setback area:</p> <ul style="list-style-type: none"> <li>i. are visually permeable above 1.2m from the verge level to a maximum height of 1.8m, measured from the street side of the fence (refer <b>Figure 2a</b>).</li> </ul>



Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p><b>C.4.2</b> — Solid pillars that form part of front fences not more than 1.8m above natural ground level provided the horizontal dimension of the pillars is not greater than 400mm by 400mm and pillars are separated by visually permeable fencing in line with C4.1 (refer Figure 12).</p>	<ul style="list-style-type: none"> <li>ii. For the permeable fencing above 1.2m, the depth of the infill material shall not be greater than the gap between the infill material (refer <b>Figure 2b</b>).</li> <li>iii. Solid pillars that form part of front fences not more than 2.1m above natural ground level as measured from the street side of the fence.</li> <li>iv. Pillars within the primary street setback area are restricted to a maximum width and depth of 0.5m. Pillars are to have a minimum separation distance of 1.5m. The pillar separation distance may be reduced to a minimum of 1.0m where two pillars directly adjoin a pedestrian gate.</li> </ul> <p><b>C4.2</b> Fences within a secondary street setback area are restricted to a maximum height of 1.8m above natural ground level as measured from the street side of the fence.</p> <p><b>C4.3</b> Fencing which is parallel to the primary street or any truncation shall not be constructed of Colorbond, or any similar materials as determined by the City.</p> <p><b>C4.4</b> For the purposes of housing a utility/meter box, solid fencing within the primary setback area is permitted where it is:</p> <ul style="list-style-type: none"> <li>i. a maximum 1.0m in width;</li> <li>ii. a maximum 1.8m in height;</li> <li>iii. aligned perpendicular to the street; and</li> </ul>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
	<div>iv. setback at least 1.5m from where a vehicle access point intersects with a street, including on neighbouring properties.</div>
5.2.5 – Sight lines	
<div>C5 Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:<div>i. a driveway that intersects a street, right-of-way or communal street;</div><div>ii. a right-of-way or communal street that intersects a public street; and</div><div>iii. two streets that intersect. (refer Figure 9a).</div></div>	<div>Clause 5.2.5 C5 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</div> <div>C5.1 Within the 1.5m truncation area stipulated under C5, the following structures are permissible:<div>i. A single pier with a maximum height of 2.1m as measured from natural ground level on the street side of the fence and a maximum dimension of 0.3m; and</div><div>ii. 80% visually permeable fencing above 0.75m to a maximum height of 1.8m, as measured from natural ground level on the street side of the fence.</div></div> <div>Note 1: The provisions of C5.1 also apply to vehicle access gate.</div> <div>Note 2: Refer <b>Figures 3A &amp; 3B</b>.</div>
5.3.7 – Site works	
<div>C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or natural light to a dwelling.</div> <div>C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with Table 4.</div>	<div>Clause 5.3.7 C7.2 of the R-Codes is replaced with the following deemed-to-comply requirements:</div> <div>C7.2 Fill within the site and outside of street setback areas is to comply with <b>Table 1</b> of this policy.</div>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions														
<p><b>C7.3</b> Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.</p>	<p><b>Table 1</b> Setback of site works and retaining walls</p> <table border="1"> <thead> <tr> <th data-bbox="884 421 1158 584">Height of retaining walls and fill <i>As measured from natural ground level</i></th><th data-bbox="1158 421 1355 584">Setback Required</th></tr> </thead> <tbody> <tr> <td data-bbox="884 584 1158 633">0.5m or less</td><td data-bbox="1158 584 1355 633">0.0m</td></tr> <tr> <td data-bbox="884 633 1158 683">0.5m to 1.0m</td><td data-bbox="1158 633 1355 683">1.0m</td></tr> <tr> <td data-bbox="884 683 1158 732">1.0m to 1.5m</td><td data-bbox="1158 683 1355 732">1.5m</td></tr> <tr> <td data-bbox="884 732 1158 781">1.5m to 2.0m</td><td data-bbox="1158 732 1355 781">2.0m</td></tr> <tr> <td data-bbox="884 781 1158 831">2.0m to 2.5m</td><td data-bbox="1158 781 1355 831">2.5m</td></tr> <tr> <td data-bbox="884 831 1158 880">2.5m 3.0m+</td><td data-bbox="1158 831 1355 880">3.0m</td></tr> </tbody> </table> <p> <i>i. Take the nearest higher value for all height and length calculations.</i>  <i>ii. Measurement of the height of site works or retaining walls for the purpose of calculating Table 1 setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.</i>  <i>iii. Visual privacy provisions under clause 5.4.1 and overshadowing provisions under clause 5.4.2 apply.</i>  <i>iv. Where a boundary wall incorporates a retaining wall directly beneath the boundary wall, the retaining wall does not require assessment under clause 5.3.7 and is to be included in the wall height for the purpose of clause 5.1.3.</i> </p> <p>Clause 5.3.7 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C7.4</b> Excavation within the site is permitted behind the street</p>	Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required	0.5m or less	0.0m	0.5m to 1.0m	1.0m	1.0m to 1.5m	1.5m	1.5m to 2.0m	2.0m	2.0m to 2.5m	2.5m	2.5m 3.0m+	3.0m
Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required														
0.5m or less	0.0m														
0.5m to 1.0m	1.0m														
1.0m to 1.5m	1.5m														
1.5m to 2.0m	2.0m														
2.0m to 2.5m	2.5m														
2.5m 3.0m+	3.0m														



Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
	<p>setback line and may be constructed up to the lot boundary provided it is appropriately retained wholly within the boundaries of the subject site.</p> <p><i>Note: National Construction Code and engineering requirements may apply.</i></p>

## 6. Development Requirements - Part C of the R-Codes

The following provisions apply to all single and grouped dwelling development that is subject to Part C of the R-Codes.

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions						
<b>3.3 – Street setbacks</b>							
<p><b>Setback of garages and carports</b></p> <p><del>C3.3.4</del> Garages are set back from the primary street boundary in accordance with <b>Table 3.3b</b>.</p> <p><b>Table 3.3b</b> Setback of garages from the primary street</p> <table border="1"> <tr> <th>R-Coding</th><th>Primary street setback</th></tr> <tr> <td><b>R30-R35</b></td><td>Minimum 5.0m<sup>1</sup> (Refer Figure 3.3c)</td></tr> <tr> <td><b>R40 and above</b></td><td>In accordance with Table 3.3a</td></tr> </table> <p><sup>1</sup> The garage setback from the primary street may be reduced to 4.5m where an existing or planned footpath, shared path or road alignment is located more than 1m from the street boundary.</p> <p><del>C3.3.5</del> Carports are set back from the primary street boundary in accordance with Table 3.3a. This setback may be reduced by up to 50 per cent where:</p>	R-Coding	Primary street setback	<b>R30-R35</b>	Minimum 5.0m <sup>1</sup> (Refer Figure 3.3c)	<b>R40 and above</b>	In accordance with Table 3.3a	<p>Clause 3.3 C3.3.4 and C3.3.5 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>Setbacks of garage and carports</b></p> <p><b>C3.3.4</b> Garages are set back from the primary street boundary in accordance with Table 3.3b except that the setback may be reduced:</p> <ol style="list-style-type: none"> <li>in accordance with Figure 8b of the R-Codes, where the garage adjoins a dwelling provided the garage is set back a minimum 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or</li> <li>to 3m where the garage allows vehicles to be parked parallel to the primary street. The garage wall facing the primary street includes a minimum of two openings that meet the following criteria: <ol style="list-style-type: none"> <li>the openings are a minimum of 2.0m<sup>2</sup> in aggregate;</li> <li>are not glazed in an obscure material; and</li> <li>have a sill height less than 1.6m above floor level.</li> </ol> </li> </ol> <p><b>C3.3.5</b> Carports are set back in accordance with the primary street setback requirements of Table 3.3a, except that the</p>
R-Coding	Primary street setback						
<b>R30-R35</b>	Minimum 5.0m <sup>1</sup> (Refer Figure 3.3c)						
<b>R40 and above</b>	In accordance with Table 3.3a						

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>i. the carport is set back from the lot boundary in accordance with C3.4.3;</p> <p>ii. the carport width does not exceed the requirement of C3.6.6;</p> <p>iii. the carport is free of walls (excluding pillar and posts with a horizontal dimension of 450mm by 450mm or less) for all portions that project forward of the primary street setback line; and</p> <p>iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent.</p> <p><b>C3.3.6</b> Garages and carports are set back from a secondary street, right-of way and communal street in accordance with Table 3.3a.</p>	<p>setback may be reduced by up to 50 % of the minimum setback stated in Table 3.3a where:</p> <p>i. the carport and all supporting structures are set back a minimum of 0.5m from side lot boundaries;</p> <p>ii. the width of the carport does not exceed 60% of the site frontage;</p> <p>iii. the carport is free of walls for all portions that project into the primary street setback area;</p> <p>iv. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent; and</p> <p>v. the carport does not incorporate enclosed storerooms.</p> <p>Clause 3.3 of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C3.3.7</b> Subject to Clause 3.7 of the R-Codes (as amended by this policy), gatehouses are permitted within the primary street setback area, provided they meet the following requirements:</p> <p>i. a maximum height of 3.5m,</p> <p>ii. a maximum width of 2.0m,</p> <p>iii. a maximum post dimension of 0.3m, and</p> <p>iv. a total area not exceeding 4.0m<sup>2</sup>, measured from the outer edges of the posts (refer to <b>Figure 1</b>).</p>
<b>3.5 – Site works and retaining walls</b>	

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions														
<p><b>C3.5.1</b> Retaining walls, fill and excavation forward of the street setback line, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian universal access and/or vehicle access, drainage works, or natural light to a dwelling.</p> <p><del><b>C3.5.2</b> Retaining walls and fill within the site and behind the street setback to comply with Table 3.5a.</del></p>	<p>Clause 3.5 C3.5.2 and C3.5.3 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>C3.5.2</b> Fill within the site and outside of street setback areas is to comply with <b>Table 2</b> of this policy.</p> <p><b>Table 2</b> Setback of site works and retaining walls</p> <table> <tr> <th>Height of retaining walls and fill <i>As measured from natural ground level</i></th><th>Setback Required</th></tr> <tr> <td>0.5m or less</td><td>0.0m</td></tr> <tr> <td>0.5m to 1.0m</td><td>1.0m</td></tr> <tr> <td>1.0m to 1.5m</td><td>1.5m</td></tr> <tr> <td>1.5m to 2.0m</td><td>2.0m</td></tr> <tr> <td>2.0m to 2.5m</td><td>2.5m</td></tr> <tr> <td>2.5m 3.0m+</td><td>3.0m</td></tr> </table> <p> <i>i. Take the nearest higher value for all height and length calculations.</i>  <i>ii. Measurement of the height of site works or retaining walls for the purpose of calculating Table 2 setback is to be taken from the natural ground level at the lot boundary adjacent to that point of the site works or retaining wall.</i>  <i>iii. Visual privacy provisions under clause 3.10 and overshadowing provisions under clause 3.9 apply.</i>  <i>iv. Where a boundary wall incorporates a retaining wall directly beneath the</i> </p>	Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required	0.5m or less	0.0m	0.5m to 1.0m	1.0m	1.0m to 1.5m	1.5m	1.5m to 2.0m	2.0m	2.0m to 2.5m	2.5m	2.5m 3.0m+	3.0m
Height of retaining walls and fill <i>As measured from natural ground level</i>	Setback Required														
0.5m or less	0.0m														
0.5m to 1.0m	1.0m														
1.0m to 1.5m	1.5m														
1.5m to 2.0m	2.0m														
2.0m to 2.5m	2.5m														
2.5m 3.0m+	3.0m														

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p><b>C3.5.3</b> <del>Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary.</del></p> <p><i>Note: NCC and engineering requirements may apply.</i></p>	<p><i>boundary wall, the retaining wall does not require assessment under clause 3.5 and is to be included in the wall height for the purpose of clause 3.4.</i></p> <p><b>C3.5.3</b> Excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary provided it is appropriately retained wholly within the boundaries of the subject site.</p> <p>Note: National Construction Code and engineering requirements may apply.</p>
3.6 – Streetscape	
<p><b>Addressing the street</b></p> <p><b>C3.6.1</b> <del>Single houses and grouped dwellings to address the street (including communal street or right of way where is the primary frontage) in accordance with the following:</del></p> <ul style="list-style-type: none"> <li><del>i. the primary entrance to each dwelling must be readily identifiable from the street; and</del></li> <li><del>ii. provide at least one major opening on the dwelling frontage with an outlook to the street.</del></li> </ul>	<p>Clause 3.6 C3.6.1 and C3.6.7 – C3.6.9 of the R-Codes are replaced with the following deemed-to-comply requirements:</p> <p><b>Addressing the street</b></p> <p><b>C3.6.1</b> Single houses and grouped dwellings are designed to address the primary street in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. The street elevation of the dwelling to address the street with clearly definable entry points visible and accessed from the public realm.</li> <li>ii. The pedestrian entry point (i.e. front door) must be clearly visible from the primary street.</li> <li>iii. At least one major opening from a habitable room on each level of the dwelling faces the pedestrian and vehicular approach to the dwelling.</li> <li>iv. For battleaxe lots or sites with internal driveway</li> </ul>



Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p><b>Street walls and fences</b></p> <p><b>C3.6.7</b> <del>When provided, fences or walls within the primary street setback area are to be:</del></p> <ul style="list-style-type: none"> <li><del>i. a maximum height of 1.8m; and</del></li> <li><del>ii. visually permeable above 1.2m (refer</del></li> <li><del>iii. Figure 3.6c);</del></li> <li><del>iv. measured from natural ground level on the primary</del></li> <li><del>v. street side of the fence or wall</del></li> </ul> <p><b>C3.6.8</b> <del>Solid pillars that form part of front fences or walls are not more than 1.8m above natural ground level, provided the horizontal dimension of the pillars is not greater than 450mm by 450mm and pillars are separated</del></p>	<p>access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.</p> <p><b>Street walls and fences</b></p> <p><b>C3.6.7</b> Front fences, including gates, within the primary street setback area:</p> <ul style="list-style-type: none"> <li>i. are visually permeable above 1.2m from the verge level to a maximum height of 1.8m, measured from the street side of the fence (refer <b>Figure 2a</b>).</li> <li>ii. For the permeable fencing above 1.2m, the depth of the infill material shall not be greater than the gap between the infill material (refer <b>Figure 2b</b>).</li> <li>iii. Solid pillars that form part of front fences not more than 2.1m above natural ground level as measured from the street side of the fence.</li> <li>iv. Pillars within the primary street setback area are restricted to a maximum width and depth of 0.5m.</li> <li>v. Pillars are to have a minimum separation distance of 1.5m. The pillar separation distance may be reduced to a minimum of 1.0m where two pillars directly adjoin a pedestrian gate.</li> </ul> <p><b>C3.6.8</b> Fences within a secondary street setback area are restricted to a maximum height of 1.8m above natural ground</p>

Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
<p>by visually permeable fencing in line with C3.6.7 (Refer Figure 3.6c).</p> <p><b>C3.6.9</b> For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback (refer Figure 3.6d).</p>	<p>level as measured from the street side of the fence.</p> <p><b>C3.6.9</b> Fencing which is parallel to the primary street or any truncation shall not be constructed of Colorbond, or any similar materials as determined by the City.</p> <p><b>C3.6.10</b> For the purposes of housing a utility/meter box, solid fencing within the primary setback area is permitted where it is:</p> <ul style="list-style-type: none"> <li>i. a maximum 1.0m in width</li> <li>ii. a maximum 1.8m in height;</li> <li>iii. aligned perpendicular to the street; and</li> <li>iv. setback at least 1.5m from where a vehicle access point intersects with a street, including on neighbouring properties.</li> </ul>
3.7 – Access	
<p><b>Sightlines</b></p> <p><b>C3.7.7</b> Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, or other structures adjoin:</p> <ul style="list-style-type: none"> <li>i. a driveway that intersects a street, right-of-way or communal street;</li> <li>ii. a right-of-way or communal street that intersects a public street; and</li> <li>iii. two streets that intersect (refer Figure 3.7e).</li> </ul>	<p>Clause 3.7 C3.7.7 (Sightlines) of the R-Codes is modified to include the following additional deemed-to-comply requirement:</p> <p><b>C3.7.14</b> Within the 1.5m truncation area stipulated under C3.7.7, the following structures are permissible:</p> <ul style="list-style-type: none"> <li>i. A single pier with a maximum height of 2.1m as measured from natural ground level on the street side of the fence and a maximum dimension of 0.3m; and</li> <li>ii. 80% visually permeable fencing above 0.75m to a maximum height of 1.8m, as measured from natural ground level on the street side of the fence.</li> </ul>



Column 1: Deemed-to-Comply Provisions	Column 2: Changes to Deemed-to-Comply Provisions
	<i>Note 1: The provisions of C3.7.14 also apply to vehicle access gates.</i> <i>Note 2: Refer <b>Figures 3A &amp; 3B</b>.</i>

## 7. Explanatory figures

Figure 1 – Gate houses

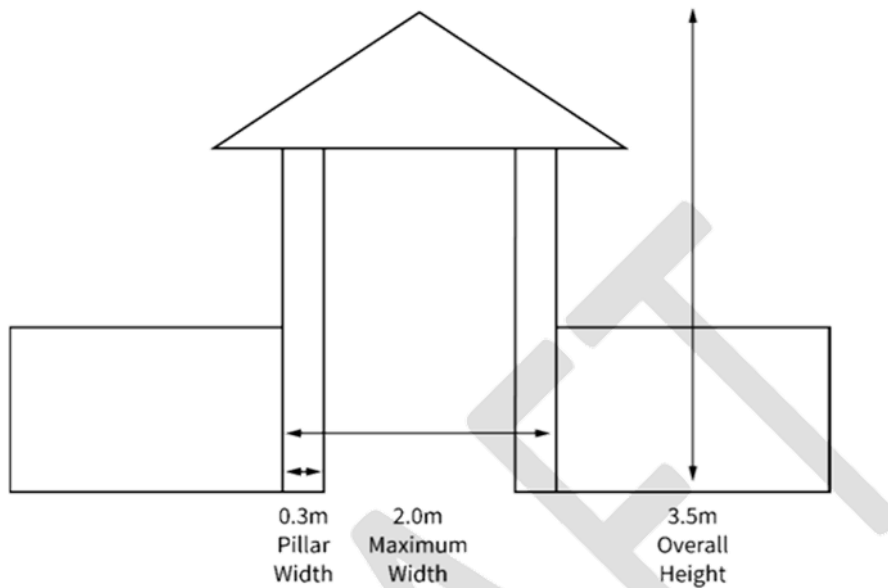
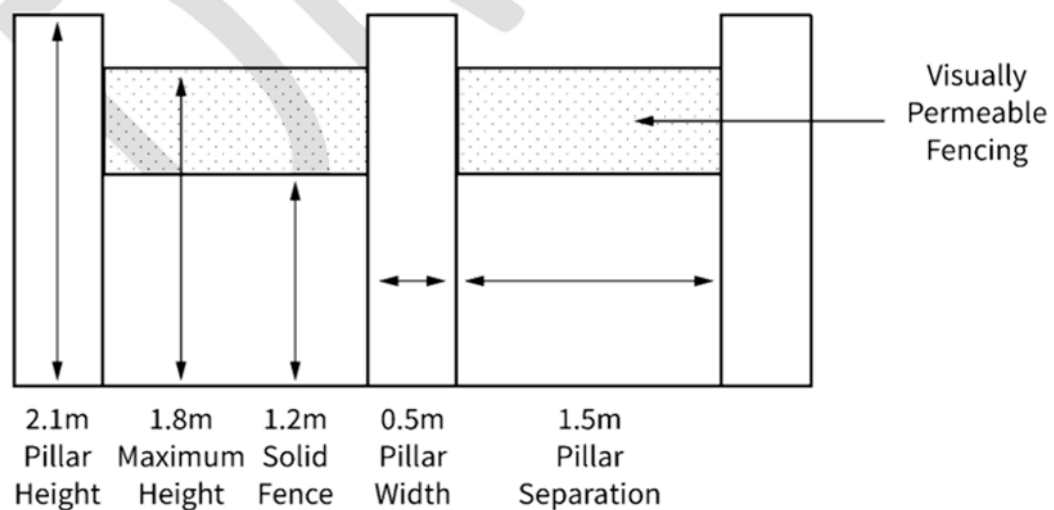
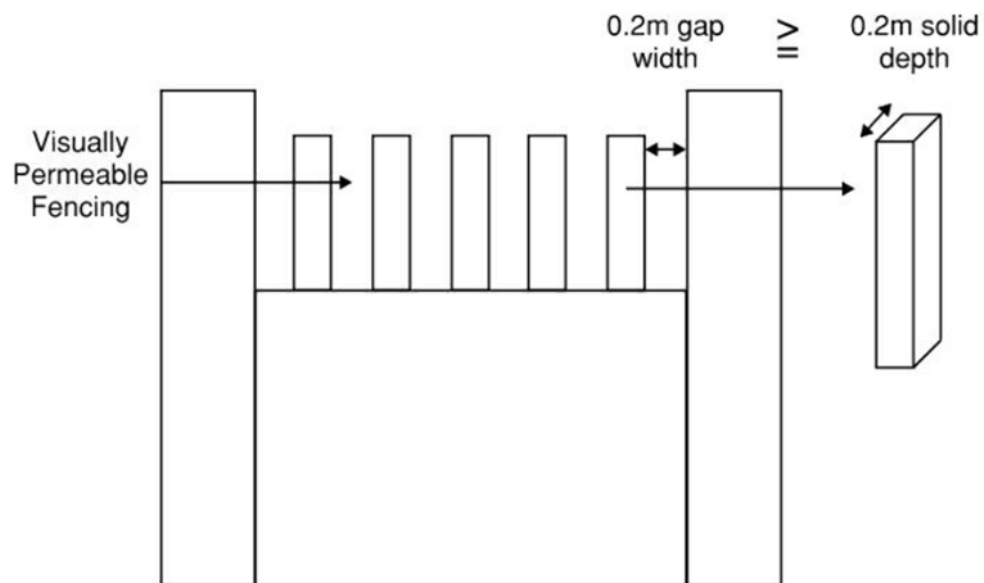


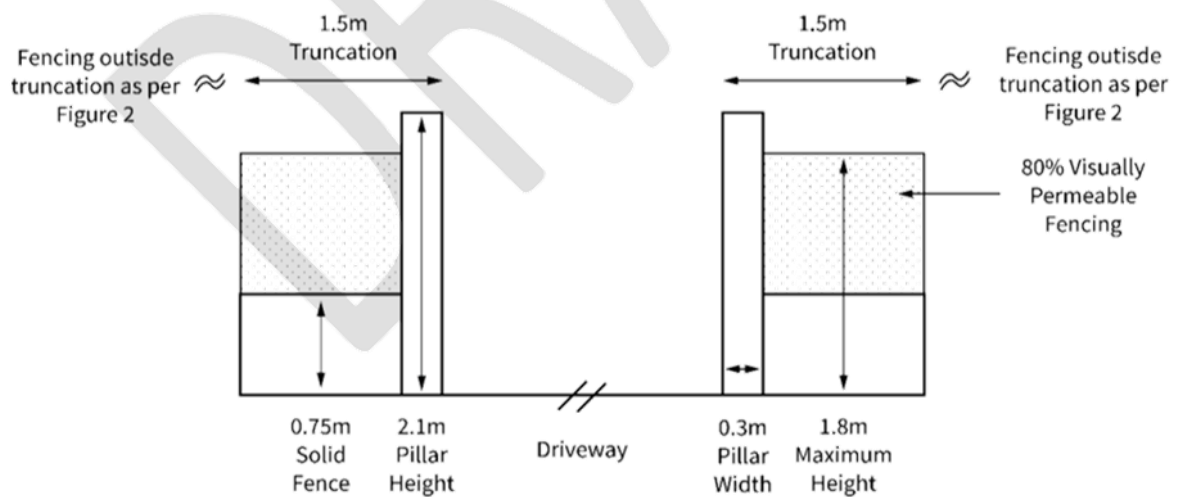
Figure 2a – Primary street fencing



**Figure 2b – Primary street fencing**



**Figure 3A – Sight lines**



0.3m  
Pillar Width  
& Depth

1.5m  
Truncation

Driveway

1.5m  
Truncation

80% Visually  
Permeable fencing  
above 0.75m

Gatehouse: means a roofed open-sided entry feature which may or may not be incorporated into front fencing.

Planning and Development Act 2005  
Planning and Development (Local Planning Schemes) Regulations 2015  
City of South Perth Local Planning Scheme  
City of South Perth Local Planning Policies  
Residential Design Codes

Adoption date	OCM 28 May 2024
Date Modified	
Strategic Community Plan Reference	Environment (Built and Natural)

## Local Planning Policy 6.3 - Developer Contributions for Public Art and Public Art Spaces

### 1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy - Developer Contributions for Public Art and Public Art Spaces.

### 2. Purpose

To facilitate the development of public art in the City of South Perth (the City) in accordance with the City of South Perth Public Art Masterplan.

### 3. Application

This policy applies to applications for development approval:

- (a) Within the South Perth Activity Centre Plan - where the estimated cost of the development is \$4 million or greater, contribute at least 1% of the construction value towards public art with contributions capped at \$1 million.
- (b) Within the Canning Bridge Activity Centre Plan - where the estimated cost of the development is \$1 million or greater, contribute at least 1% of the construction value towards public art with contributions capped at \$500,000.
- (c) All other locations within the City - where the estimated cost of the development is \$2 million or greater, contribute at least 1% of the construction value towards public art with contributions capped at \$500,000.

### 4. Objectives

- 4.1 Provide the basis of the imposition of conditions on development approvals requiring contributions towards the provision of public art.
- 4.2 To promote the delivery of public art as a means of celebrating the City's identity, character and history.
- 4.3 To enhance the visual amenity of the environment and contribute to a sense of place.

- 4.4 To support local artists and community by providing a framework for developer investment to improve the vibrancy of the City's public spaces.

## **5. Options to Satisfy Public Art Contribution Requirement**

Where a condition is imposed on a development approval requiring provision of public art, the condition can be fulfilled in the following manner:

### **5.1 Option A – Provide Public Art on the Development Site**

- 5.1.1 Provide one or more artworks on the development site itself to a maximum value of \$500,000 of the required contribution, with any remaining contribution monies to be delivered as artwork on City land (Option B) or provided as a cash-in-lieu contribution to the City (Option C).
- 5.1.2 Where provided onsite, the artwork is to be installed prior to the commencement of use/ or occupation of the development site and the artwork is to be maintained by the landowner(s) for the life of the development to the satisfaction of the City.

### **5.2 Option B – Provide Public Art on Land Owned by the City**

- 5.2.1 Provide one or more artworks within the City to a maximum value of \$500,000, of the required contribution, with any remaining contribution monies to be provided as a cash-in-lieu contribution to the City (Option C).

### **5.3 Option C – Provide a Cash-In-Lieu Contribution of Public Art**

- 5.3.1 Provide the entire contribution requirement as a cash-in-lieu contribution toward the City's Public Art Fund.
- 5.3.2 Cash-in-lieu contributions may be eligible for a 15% discount to the contribution obligation amount, based on the 1% equivalent total construction value, subject to City requirements.
- 5.3.3. Where cash-in-lieu contributions are made for Options A, B or C, contributions shall be paid prior to the commencement of use and/or occupancy of the site.

## **6. Approval, Installation and Maintenance**

- 6.1 No additional development approval will be required for the installation of the approved public art located on a development site, unless otherwise prescribed in the relevant development approval.
- 6.2 Only artists or persons supervised by an artist, are permitted to carry out public art commissions, unless otherwise approved by the City.



## 7. Eligible Expenditure Against Required Contribution

7.1 The following expenses are eligible project expenses for the contribution to public art:

- (a) Artists Fees;
- (b) Costs for Realising the Artwork;
- (c) Eligible Costs for Realising Integrated Artworks;
- (d) Art Consultancy Fees;
- (e) Concept Design Fees;
- (f) Consultation and Engagement Expenses;
- (g) Photography and Project Documentation; and
- (h) Attribution Plaque.

7.2 The following are not eligible expenses forming part of the contribution to public art:

- (a) The maintenance and conservation of the artwork;
- (b) Any further administration relating to the artwork once it has been installed;
- (c) Decommissioning, relocation or removal of the work; or
- (d) Any ongoing remuneration to the artist.

## 8. Definitions

Construction value: *means the estimated cost of the equipment, financing, services and utilities that are required to carry out a development but does not include the cost of land acquisition. The City will generally accept this to be the same as the estimated cost of development stated by the applicant on the building permit application.*

Public Art: *means a work that is created by an artist that must be clearly seen from and/or located in the public realm and can include (but is not limited to) the following:*

- (a) *The artistic treatment of functional equipment and street furniture such as bike racks, benches or fountains;*
- (b) *Playground equipment, light posts or shade structures which are unique;*
- (c) *Landscape art enhancements such as walkways, bridges or art features within a garden;*
- (d) *Murals, titles and mosaics covering walls, floors and walkways;*
- (e) *Sculptures, free-standing or incorporated as an integral element of a building design;*
- (f) *2D and 3D projection, multi-sensory artworks, temporary and ephemeral works; and*
- (g) *interactive works, urban art, street art.*

*Public art does not include the following:*

- (a) *Business logos, advertising and/or signage;*

- (b) *Art that is mass produced or off-the-shelf reproductions;*
- (c) *Architectural building cladding, unless of a high quality uniquely artistic nature that significantly enhances the public realm and fulfils the objectives and requirements outlined in this policy, to the satisfaction of the City; or*
- (d) *Landscaping or hardscaping which would normally be associated with the development.*

Public Realm: *comprises the streets, squares, parks, green spaces and other outdoor places that are freely accessible for everyone to use.*

## 9. Relevant Legislation, Policies, Documents

*Planning and Development Act 2005*  
*Planning and Development (Local Planning Schemes) Regulations 2015*  
City of South Perth Local Planning Scheme  
City of South Perth Public Art Masterplan 2022-2025  
City of South Perth Policy P101: Public Art and Art Collections  
Public Art Toolkit - A Guide for Developers

## 10. Document Control

Adoption date	22 July 2014
Date Modified	26 April 2017, 31 October 2023
Strategic Community Plan Reference	Economy Environment (Built and Natural)

## Local Planning Policy 2.4 - Child Care Premises

### 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 – Child Care Premises.

### 2. Purpose

To guide the location, design and operation of child care premises to ensure development is compatible with the amenity of the surrounding area.

### 3. Application

This policy applies to applications for development approval for child care premises or child day care centres within the City of South Perth (the City).

Where this policy is inconsistent with a local development plan, structure plan or other local planning policy that applies to a specific site or area, the provisions of that specific planning instrument shall prevail.

### 4. Objectives

- 4.1 To identify appropriate locational and site characteristics for child care premises with respect to activity centres and educational facilities.
- 4.2 To specify design and landscaping requirements for child care premises to complement the desired streetscape character of the locality.
- 4.3 To minimise the impact of child care premises on the surrounding locality, in particular the amenity of existing residential areas.

### 5. Development requirements

#### 5.1 Location and site characteristics

##### 5.1.1 Child care premises are to be located where they are:

- (a) On level sites, regular in shape and of sufficient size to accommodate all buildings, landscaping and site planning requirements; and/or
- (b) Within an 800m walkable catchment of an educational establishment;

- (c) Within an 800m walkable catchment of a 'Centre', 'Neighbourhood Centre' or 'Local Centre' zone as identified in the local planning scheme;
- (d) Within an 800m walkable catchment of a high frequency public transport route; and/or
- (e) Where they provide a strategic distribution of centres for the community it serves.

5.1.2 To reduce impact on traffic and residential amenity, child care premises shall not be located on lots with sole access provided from a cul-de-sac, right-of-way, private street or battle-axe access way.

## **5.2 Building design**

5.2.1 Child care premises shall be designed to:

- (a) Address and orientate toward the primary street; and
- (b) Provide a clearly defined building entry point that is visible and accessible from the primary street.

5.2.2 Utilities and plant equipment including air conditioners, mechanical plant, piped and wired services, fire booster cabinets and service meters, shall be located away from or screened from any public street and/or adjacent property.

5.2.3 Outdoor play areas shall be located away from any adjoining noise sensitive premises such as dwellings and residential aged care facilities unless supported by an acoustic report from a suitably qualified professional.

5.2.4 Visual appearance of developments shall reflect the character of the area, enhance its amenity and ideally be purpose built or adapted to be suitable/appropriate for regular use of children.

5.2.5 Child care premises shall achieve the building height, plot ratio and minimum setbacks from lot boundaries in accordance with local planning scheme requirements.

## **5.3 Traffic, vehicle access and car parking design**

5.3.1 A Transport Impact Statement (TIS) or Transport Impact Assessment (TIA) to address traffic management is required for all child care premises proposals in accordance with the Western Australian Planning Commission's Transport Impact Assessment Guidelines (Volume 4) to the satisfaction of the City.

5.3.2 All carparking associated with the child care premises shall be provided on site.

5.3.3 Vehicle access shall achieve the following:

- (a) Clearly defined entry point visible and accessible from the street;
- (b) Vehicles capable of entering and exiting the site in a forward gear;

- (c) Provide no more than one crossover with a maximum width of 6.0m;
- (d) Located to avoid existing street trees; and
- (e) All drop off and pick-up parking areas to provide safe and direct access from the car parking area to the entry point to the child care premises.

#### **5.4 Fencing and Landscaping**

- 5.4.1 Front fences shall not exceed a maximum height of 1.8m above natural ground level and be visually permeable above 1.2m to optimise passive surveillance of the street, subject to the need for noise mitigation and onsite security considerations.
- 5.4.2 Boundary fencing is required to be of masonry construction to the satisfaction of the City.
- 5.4.3 A landscaping plan is required to be submitted with the development application addressing the following to the satisfaction of the City:
  - (a) Landscaping of the front setback area to contribute positively to the streetscape;
  - (b) A minimum of 10 percent of the total site area, excluding outdoor play areas, is to be landscaped; and
  - (c) A minimum of one (1) tree per four (4) uncovered bays within at grade car parking areas.

#### **5.5 Waste Management and Servicing**

- 5.5.1 A waste management plan is required to be submitted with the development application to address the following to the satisfaction of the City:
  - (a) Waste storage areas shall:
    - (i) Be located behind the primary building setback line and screened from view from the street, public spaces and adjacent properties; and
    - (ii) Not be located abutting a shared residential property boundary.
  - (b) Waste trucks must enter and exit the site in a forward gear, with all manoeuvring carried out on site.

#### **5.6 Operation**

- 5.6.1 Child care premises shall operate between 7.00am to 7.00pm on weekdays and Saturdays, and not at all on Sundays and Public Holidays except where the following is demonstrated to the satisfaction of the City:
  - (a) Proposed hours meeting local demand for out of ordinary hours workforce; and

- (b) No adverse impacts from extended hours to the amenity of the adjoining land uses.

5.6.2 All servicing and deliveries to the site are to take place during operational hours and not during peak morning drop-off or peak afternoon pick-up periods of operation.

## 5.7 Noise

5.7.1 An acoustic report prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City.

Where measures are recommended in the acoustic report, such measures are to be thereafter implemented to the satisfaction of the City.

## 5.8 Service Levels

5.8.1 In order to assess the impact to the local community that a proposed child care premises has on the level of service of similar or approved facilities, development applications are to include the following:

- (a) Information on the level of existing (or proposed) services in the locality; and
- (b) Proximity to other centres, population catchments for the proposed centre and the number of primary schools and kindergartens in the locality, together with the number of students at these facilities.

## 6. Definitions

Child care premises: *has the same meaning as under the Regulations, where:*

*(a) an education and care service as defined in the Education and Care Services National Law (Western Australia) section 5(1), other than a family day care service as defined in that section, is provided; or*

*(b) a child care service as defined in the Child Care Services Act 2007 section 4 is provided.*

*The Child Care Services Act 2007 defines a child care service as: For the purposes of this Act, a child care service is a service providing or intended to provide education and care on a regular basis to children under 13 years of age (or such other age as may be prescribed for the purposes of this section) that —*

*(a) is not an education and care service under the national child care law; and*



*(b) is prescribed for the purposes of this Act as a type of service to which this Act applies.*

High frequency public transport: *means a public transport route with timed stops that runs a service at least every 15 minutes during week day peak periods (7:00am to 9:00am and 5:00pm to 7:00pm).*

Primary street: *is the sole or principal public road that provides access to the major entry (front door) to the dwelling or building.*

Sensitive land use: *land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time.*

## 7. Relevant legislation, policies, documents

*Planning and Development Act 2005*  
*Planning and Development (Local Planning Schemes) Regulations 2015*  
Department of Planning, Lands and Heritage – Draft Position Statement ‘Child care Premises’  
*Education and Care Services National Law (WA) 2012*  
*Education and Care Services National Regulations (WA) 2012*  
*Environmental Protection (Noise) Regulations 1997*  
*Food Act 2008*  
*Food Regulations 2009*  
City of South Perth Local Planning Scheme  
City of South Perth Local Planning Policies

## 8. Document Control

Adoption date	OCM 23 March 2004
Date Modified	22 March 2005; 15 February 2011; 27 March 2012; 26 March 2013; 24 March 2015; 22 March 2016, 21 November 2023
Strategic Community Plan Reference	Economy Environment (Built and Natural)

## Local Planning Policy 1.1 - Residential Development

### 1. Citation

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

### 2. Purpose

The purpose of this policy is to provide amended deemed-to-comply provisions and local housing objectives to the Residential Design Codes Volume 1 (R-Codes) to guide low density residential development.

### 3. Application

- 3.1 This policy applies to all single houses, grouped dwellings and multiple dwellings subject to Part B of the R-Codes
- 3.2 When considering developments which do not meet the deemed-to-comply provisions of this policy, the proposal is to be assessed against the relevant objectives and local housing objectives of this policy and the design principles of the R-Codes.

### 4. Policy Objectives

- 4.1 To provide for high quality residential development which is compatible with the character, form and scale of existing residential development in the locality.
- 4.2 To ensure garage and carports are designed to complement streetscape continuity and are not dominant streetscape features.
- 4.3 To ensure street fencing positively contributes to the safety, security and visual amenity of the streetscape.

### 5. Development requirements

#### 5.1. Street setback

- 5.1.1. Clause 5.1.2 of the R-Codes is modified to include the following deemed-to-comply requirement:

- C2.5 Subject to Clause 5.2.5 of the R-Codes (as amended by this policy), gate houses within the primary street setback area to a maximum building height of 3.5m,

maximum width of 2.0m, maximum post dimension of 300mm, and total area of 4.0m<sup>2</sup>, as measured from the outside of the posts (refer Figure 1).

## **5.2. Lot boundary setback**

- 5.2.1. Clause 5.1.3 of the R-Codes is modified to include the following additional deemed-to-comply requirement:

C3.5 Boundary walls shall be constructed to match the remainder of the development to the satisfaction of the City.

## **5.3. Setbacks of Garages and Carports**

- 5.3.1. Clause 5.2.1 C1.2 of the R-Codes is replaced with the following deemed-to-comply requirement:

C.1.2 Carports set back in accordance with the primary street setback requirements of clause 5.1.2 C2.1i, except that the setback may be reduced by up to 50 per cent of the minimum setback stated in Table 1 where:

- i. the width of the carport does not exceed 60 per cent of the frontage;
- ii. the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent;
- iii. the carport roof pitch and posts, are to match the colours and materials of the dwelling; and
- iv. the carport does not incorporate enclosed storerooms.

## **5.4. Street Walls and Fences**

- 5.4.1. Clause 5.2.4 of the R-Codes is replaced with the following deemed-to-comply requirements:

- C4.1 Front fences within the primary street setback area that are visually permeable above 1.2m from natural ground level to a maximum height of 1.8m, measured from the primary street side of the front fence (refer Figure 2).
- C4.2 Solid pillars that form part of front fences not more than 2.1m above natural ground level as measured from the primary street side of the fence, provided the dimensions of the pillars is not greater than 500mm. Pillars are to have a minimum separation distance of 1.5m.
- C4.3 Fences within a secondary street setback area to a maximum height of 1.8m above natural ground level as measured from the street side of the fence, at the base of any retaining walls.
- C4.4 Fencing within the primary street setback area shall be constructed of brick, stone, concrete, timber, wrought iron, tubular steel or glass.

- C4.5 For the purposes of housing a utility/meter box, solid fencing within the primary setback area is permitted where it is:
- i. a maximum 1.0m in width;
  - ii. a maximum 1.8m in height;
  - iii. aligned perpendicular to the street; and
  - iv. setback at least 1.5m from where a vehicle access point intersects with a street, including on neighbouring properties.

- 5.4.2. The following Local Housing Objective provides guidance for decision-making in considering a development application which does not meet the deemed-to-comply requirements of Clause 5.2.4:

- (a) On lots abutting primary distributor roads or district distributor roads/integrator arterial roads (i.e. Primary Regional Road Reserve, Other Regional Road Reserve or District Distributor Road Reserve), solid fencing above 1.2m in height within the street setback area may be considered for noise attenuation where fencing design and materials are proposed to provide visual interest such as metal screens, high quality timber or planting.

## **5.5. Sight Lines**

- 5.5.1. Clause 5.2.5 of the R-Codes is modified to include the following additional deemed-to-comply requirement:

- C5.1 Within the 1.5m truncation area stipulated under C5, the following structures are permissible:
- i. A single pier with a maximum height of 2.1m as measured from natural ground level on the street side of the fence and a maximum dimension of 300mm; and
  - ii. Visually permeable fencing above 750mm to a maximum height of 1.8m, as measured from natural ground level on the street side of the fence.
  - iii. The level of visual permeability of fencing greater than 750mm in height within the visual truncation area is to be increased to a minimum of 80%.

Note: Refer Figures 3A & 3B.

## **5.6. Appearance of Retained Dwelling**

- 5.6.1. Clause 5.2.5 of the R-Codes is modified to include the following additional deemed-to-comply requirement:

- C6.1 Where an existing dwelling is retained as part of a grouped dwelling development, the outdoor living area may be located in the street setback area where demarcated via the use of paving and fencing to the satisfaction of the City.

## 6. Explanatory figures/images

Figure 1 – Gate Houses

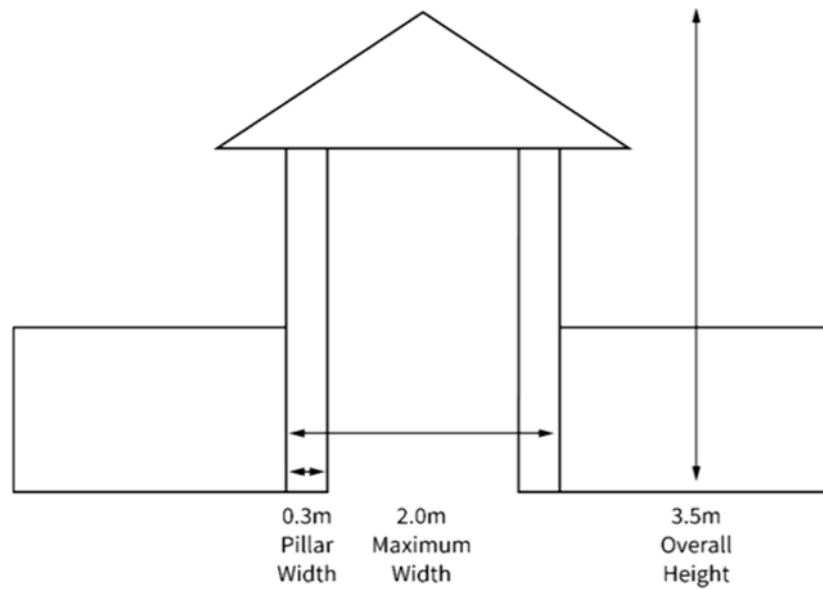
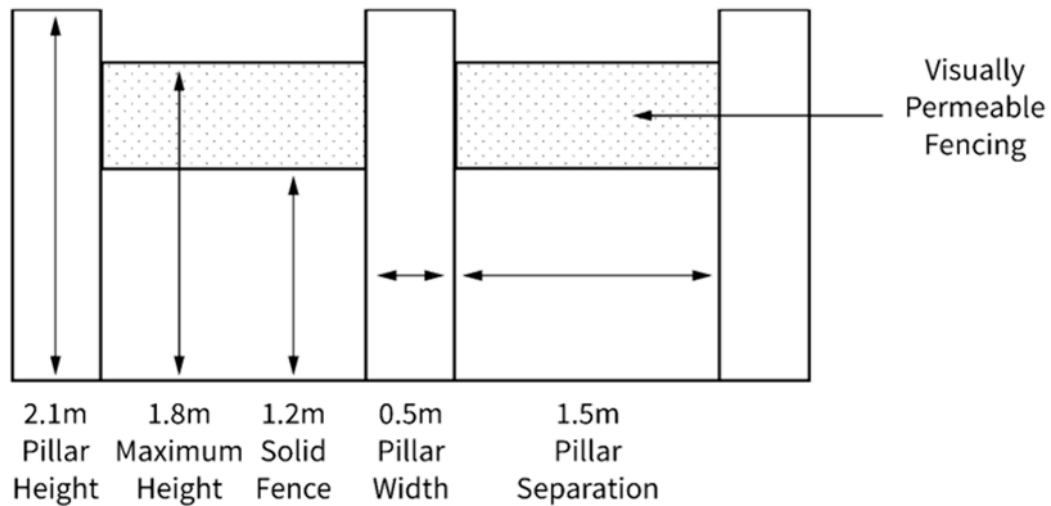
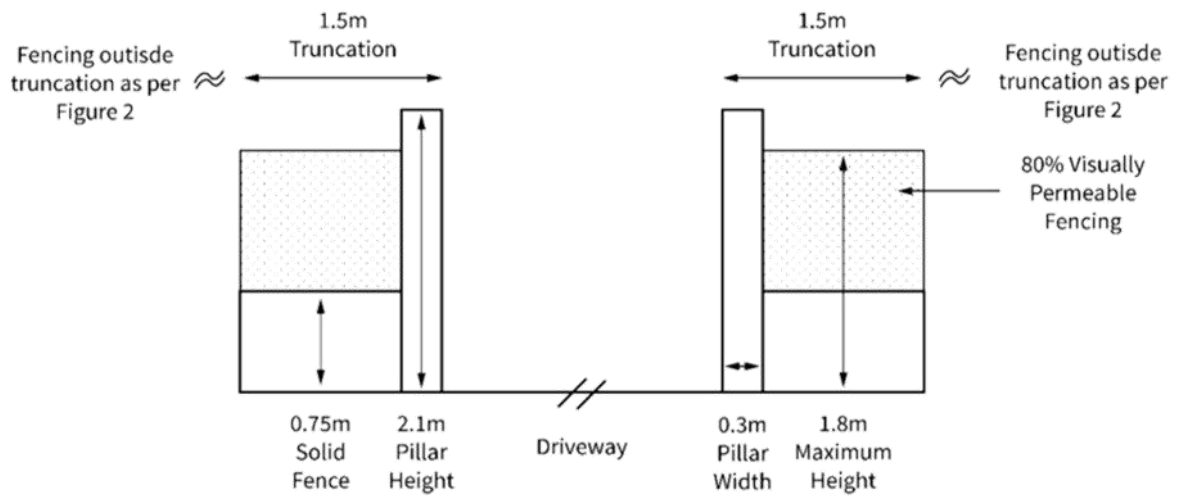


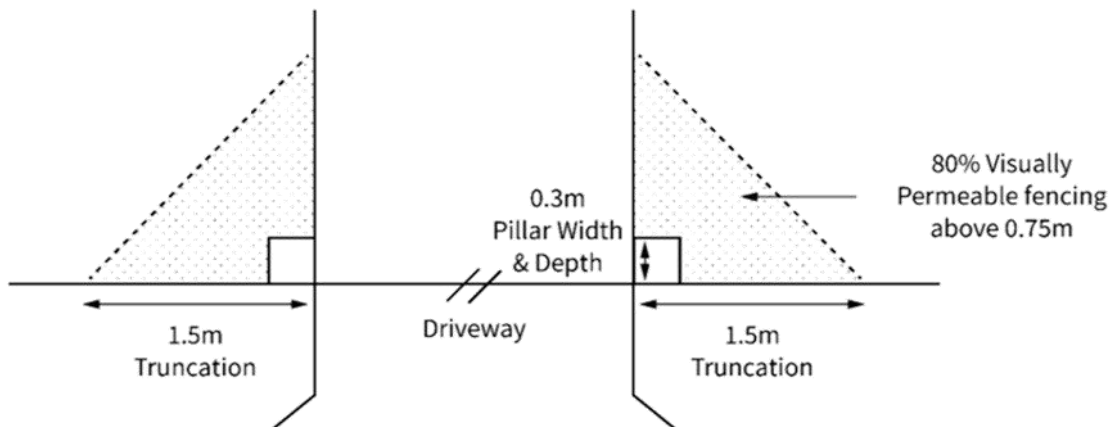
Figure 2 – Primary Street Fencing



**Figure 3A – Sight Lines**



**Figure 3B – Sight Lines**



## 7. Definitions

**Gatehouse:** means a roofed open-sided entry feature which may or may not be incorporated into front fencing.

## 8. Relevant legislation, policies, documents

Planning and Development Act 2005  
Planning and Development (Local Planning Schemes) Regulations 2015  
City of South Perth Local Planning Scheme No. 7  
City of South Perth Local Planning Policies  
Residential Design Codes Volume 1



## 9. Document Control

Adoption date	OCM 28 May 2024
Date Modified	None
Strategic Community Plan Reference	Environment (Built and Natural)

**Schedule of Submissions**  
**Draft Amended Local Planning Policy 2.4 – Child Care Premises**

1	<b>Affected Property:</b> Como
<b>Support and Comment</b>	
Summary of Submission	Comment
1.1 I support the proposed amendments to LPP 2.4 and provide the following comments:	Noted.
1.2 New provision 5.1.1(b) that requires child care premises to be located on corner sites to maximise accessibility and reduce the impact on adjoining sites is an excellent common sense, pragmatic requirement.  This should be rigidly adhered to by the City in its assessment for approval of all future child care premises as it should mitigate, in particular, noise impact and amenity issues.	Noted. The purpose of Local Planning Policies is to guide discretionary decision making. Whilst applications can be made for Child Care Premises on any site, applications on corner sites are more likely to be supported over mid-block sites should the Policy be adopted.
1.3 Additionally, child care premises should only ever be located on corner sites particularly in mixed use zoned areas and under <b>NO</b> circumstances located in residential zoned areas.	Land use permissibility is determined by the local planning scheme. The City's Local Planning Scheme No. 7 (LPS 7) identifies Child Care Premises as a 'P' or permitted land use in Mixed Use, Private Community Purpose and Neighbourhood Centre zones. In Residential zones it is a 'D' or discretionary use which means that the use is not permitted unless the local government has exercised its discretion by granting development approval. As such, whilst applications can be refused on valid planning grounds, the City cannot prevent applications being made on the basis of being located in a residential zone.
1.4 In 5.6.2, there needs to be a cap set on the maximum hours a child care premises can operate. Additionally, public consultation should be a mandatory requirement for any proposed increase in the hours of operation to accurately gauge community feedback and identify concerns, particularly in a mixed-use zone that includes residences.	The draft amended Local Planning Policy 2.4 - Child Care Premises includes an additional provision enabling extended hours of operation in mixed use zones.  This provision aligns with the Department of Planning, Lands and Heritage draft Position Statement: Child care premises which states that the hours of operation of a Child Care Premises may be extended on compatible scheme reserves and mixed commercial or similar type zones.

		<p>During the assessment process, justification provided in support of extended hours will be evaluated and potential adverse impacts from extended hours to the amenity of the adjoining land uses considered.</p> <p>Consultation on Child Care Premises will occur in accordance with Local Planning Policy 6.1 - Advertising of Planning Proposals.</p>
1.5	The addition of a noise management plan in provision 5.7.1 is an excellent requirement.	Noted.
1.6	Notwithstanding, the City needs to do its own assessment of the information contained in both this plan and the acoustic report and not merely accept the comments and recommendations provided by a developer.	<p>The Department of Planning, Lands and Heritage draft Position Statement on Child Care Premises identifies noise assessment may be required by the decision maker where the development of a child care premises may produce noise to a level that could impact on abutting residential properties. Assessments should accord with the Environmental Protection (Noise) Regulations 1997 and include the provision of suitable noise attenuation measures. The assessment should be completed by a qualified acoustic consultant.</p> <p>This is reflected in Local Planning Policy 2.4 - Child Care Premises where an acoustic report and noise management plan prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City. Compliance and implementation with recommendations and operational criteria identified in the acoustic report and noise management plan form conditions of the development approval and non-compliance with the approval can be investigated by the City.</p>
1.7	Rigorous analysis of the data is essential, by or on behalf of the City, as approval of a child care premises, will have immense ongoing consequences (noise impacts and amenity etc) on adjoining and other noise sensitive premises.	Noted.

1.8	As part of this process, it should be mandatory for City officers to visit the location prior to any approval to see first-hand what the true impact is likely to be on neighbouring sites rather than just conduct a 'desk top' appraisal of the aerial and schematic data.	The City undertakes site inspections for all applications for Child Care Premises.
1.9	Reference in 5.7.1, where measures are recommended in the acoustic report, these measures are to be depicted on the development plans, is a commendable requirement. This should enable better consideration by all stakeholders of the likely impact of noise (and therefore amenity) on nearby neighbouring premises.	Noted.

2	Affected Property: Como	
Comment		
	Summary of Submission	Comment
2.1	I would like to make the following comments in support of the proposed amendments to the City's above child care policy.	Noted.
2.2	<p><i>Section 5.1.1(b)</i> - the proposed future siting of child care premises on corner sites to maximise accessibility and reduce the impact on adjoining sites is sensible.</p> <p>For context, my husband and I, along with a number of other residents in Como, were forced to endure significant stress and uncertainty over 12 months when an application in 2024 to the City for a proposed child care premises was twice supported by the City on a mid-block location in Park Street for 86 children and 15 staff. This location adjoins our residence.</p> <p>Fortunately, the Development Assessment Panel (DAP) twice voted 5-nil against this proposal and indicated that it was clearly the wrong location for such an oversized facility to be</p>	Noted.

	<p>located in a residential zoned area due to its <u>cumulative</u> impacts of noise levels, traffic and parking issues, loss of amenity, waste collection, overshadowing etc.</p> <p>The point was clearly made by DAP that mid-block locations are not appropriate for such facilities. My thoughts are that child care premises should only be allowed to operate on corner sites, in mixed land use zoned areas and <u>definitely</u> not in residential zoned areas.</p>	
2.3	<p><i>Section 5.7</i> – the need to provide a noise management plan along with an acoustic report is an excellent requirement and will make for a better overall assessment of the likely impacts of noise that will emanate from the site.</p>	Noted.
2.4	<p>Additionally, the onus should be on the City to ‘fact check’ all information provided by the developer i.e. have independent acoustic reports (as well as traffic and operational assessments) undertaken on the developer’s technical reports to unbiasedly verify data / reported claims as the City should always be aiming to protect the rights of the community / residents at all times.</p> <p>In respect of acoustic assessment, in our case we found through a peer review by an independent acoustic specialist, that the acoustic report provided by the developer did not use the Association of Australasian Acoustical Consultants (AAAC) acoustic measures for child care centre premises. It used a significantly higher threshold than that recommended by the AAAC, thereby skewing the data in favour of the developer as even the reported levels were at the upper threshold. I suggest this information should be referred to the Design Review Panel (DRP) which has a number of independent</p>	<p>The Department of Planning, Lands and Heritage draft Position Statement on Child Care Premises identifies noise assessment may be required by the decision maker where the development of a child care premises may produce noise to a level that could impact on abutting residential properties. Assessments should accord with the Environmental Protection (Noise) Regulations 1997 and include the provision of suitable noise attenuation measures. The assessment should be completed by a qualified acoustic consultant.</p> <p>This is reflected in Local Planning Policy 2.4 - Child Care Premises where an acoustic report and noise management plan prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City.</p> <p>Compliance and implementation with recommendations and operational criteria identified in the acoustic report and noise management plan form conditions of the development approval and non-compliance with the approval can be investigated by the City.</p>

	specialists as well as the City planners to undertake a review.	
2.5	As a final comment, I believe the City should always err on the side of caution in approving child care premises as the overall impact of noise and amenity in particular to nearby neighbouring sites will be significant and permanently ongoing for any residents even in mixed zone areas.	Noted.

3	Affected Property: Como	
Comment		
	Summary of Submission	Comment
3.1	<p>Context to our submission</p> <p>We have been in our home in Como for the past nineteen years and have significant interest in the draft amended policy given that we along with several other residents in Como, were forced through major turmoil and anxiety over the past 12 months due to an application in 2024 to the City for an inappropriately scaled and sited child care premises in Park Street for 86 children and 15 staff capacity, which was supported by the City.</p> <p>Our property adjoins the immediate rear fence line to that property. The location, nature and size of the proposal was clearly inappropriate for a residential setting and totally incompatible with the residential nature of existing single and grouped dwellings in the vicinity. Additionally, the proximity and closeness of children's play areas directly abutting our boundary was not seriously addressed in either the developers Acoustic Report or the City's assessment, with tokenistic mitigation measures.</p> <p>Fortunately, the Development Assessment Panel (DAP) twice voted 5-nil against the proposal on multiple</p>	Noted.



	<p>grounds including the cumulative impacts of issues at the margin (noise levels, traffic and parking issues and safety concerns, loss of amenity, waste collection, overshadowing etc).</p> <p>We were effectively on-hold for 12 months, provided ongoing feedback and were part of the DAP deputation process.</p> <p>As well as being mother of our ten-year old child, I am an essential shift working Enrolled Nurse. She works various shifts often “High Care” and back-to-back and clearly has reason and expectation to sleep during the day as needed to be able to fulfil her vital community service and family obligations and ensure she is up to physically and mentally up to scratch to look after patients. This would have been impossible if the proposed centre was given approval, as the child care centre outside play areas would have abutted our fence line where our bedroom is located with only a buffer of 1m between the play area and the fence line, impacting her ability to sleep during off-shift day-time hours.</p> <p>We do not want any other residents to go through our experience of the last 12 months.</p> <p>We recently became aware of the City’s proposed amendments to the Local Planning Policy 2.4 - Child Care Premises through one of our other residents who has been actively monitoring the DPLH, DAP and City websites.</p>	
3.2	<p>Section 1 – Feedback</p> <p>Overall, we support the policy amendments. We know several of our local community are providing feedback. Therefore, we are restricting ourselves to the following comments.</p>	Noted.
3.3	<p>5.1 Location and Site Characteristics</p> <p>Section 5.1.1 (b) – <i>“siting of child care premises on corner sites to maximise accessibility and reduce the impact on</i></p>	Noted.

	<i>adjoining sites</i> " - we totally support this. This is a sensible and practical addition to the policy, and should be adopted as a mandatory requirement for future applications.	
3.4	Additionally, child care premises should only be permitted within or immediately adjacent to mixed use zones. There are numerous examples of this type of siting in the City and directly the Como vicinity.	Noted. The City's Local Planning Scheme No. 7 (LPS 7) supports child care premises within mixed use zones by identifying it as a 'P' or permitted land use in Mixed Use as well as Private Community Purpose and Neighbourhood Centre zones. In Residential zones it is identified as a 'D' or discretionary use.
3.5	We also understand from another member of our group that several inner region LGAs have formally adopted provisions in their LPP's to locate child care centre premises within or adjacent to mixed use zones, as well as including specific capping on capacity/places. We suggest that similar be considered for inclusion in the policy or in the evaluation process by the City planners.	Land use permissibility is determined by the local planning scheme. The City's Local Planning Scheme No. 7 (LPS 7) identifies child care premises as a 'P' or permitted land use in Mixed Use, Private Community Purpose and Neighbourhood Centre zones. In Residential zones it is a 'D' or discretionary use which means that the use is not permitted unless the local government has exercised its discretion by granting development approval.  Local Planning Policy 2.4 – Child Care Premises provides locational criteria to assist the exercise of discretion that includes identifying corner sites to maximise accessibility and reduce impact on adjoining sites.  The City will have due regard for LPS 7 and the provisions of relevant local planning policies including LPP 2.4 when assessing applications.
3.6	<p>5.7 Noise</p> <p>Section 5.7.1 - The requirement to provide a noise management plan along with an acoustic report is a very positive addition. Also, the proposed depiction of noise measures on the development plans and thereafter implemented to the satisfaction of the City is an excellent measure.</p> <p>As regards the Acoustic Report contents and validation of the report.</p> <ul style="list-style-type: none"> <li>We are fortunate to have a local resident in Park St with acoustic qualifications who was able to probe into the acoustic report</li> </ul>	Noted.

	<p>provided by the applicant for the Park Street proposal and find the flaws.</p> <ul style="list-style-type: none"> <li>Also, our community had an independent acoustic specialist peer review which revealed that the acoustic report provided by the developer did not use the Association of Australasian Acoustical Consultants (AAC) measures for child care centre premises and did not consider the realistic practical logistics of moving children around to play areas sited on the ground floor and upper floor. It was found the applicant's acoustic specialist used a significantly higher noise threshold than recommended by the AAAC, thereby distorting the data in favour of the developer, as even the reported upper levels were at the margins of the upper threshold. This was not picked up the City's planner's and was a material issue given the proposed operational scale and siting.</li> </ul>	
3.7	<p>Acoustic reports should be required to incorporate:</p> <ul style="list-style-type: none"> <li>predictive modelling based on the Association of Australasian Acoustical Consultants (AAAC) acoustic measures for child care centre premises as baseline for predicted noise levels, and</li> <li>include 'as-is' noise levels, as well as noise contour mapping so that the extent of noise is clear.</li> <li>Also, from our group's intensive 12-month review, there appears to be significant variability in the content of acoustic reports for various child care centres applications, not only across different inner region LGA's but within the City.</li> <li>We propose that all acoustic reports are critically assessed by</li> </ul>	<p>The Department of Planning, Lands and Heritage draft Position Statement on Child Care Premises identifies noise assessment may be required by the decision maker where the development of a child care premises may produce noise to a level that could impact on abutting residential properties. Assessments should accord with the Environmental Protection (Noise) Regulations 1997 and include the provision of suitable noise attenuation measures. The assessment should be completed by a qualified acoustic consultant.</p> <p>This is reflected in Local Planning Policy 2.4 - Child Care Premises where an acoustic report and noise management plan prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City.</p>

	<p>independent specialists, similar in principle to the Design Review Panel (DRP) operation, or perhaps even as part of that review.</p> <ul style="list-style-type: none"> <li>• A 'post' noise assessment should also always be undertaken to assess compliance to the prior and predicted noise levels with a mandatory requirement to rectify issues arising.</li> </ul>	<p>Compliance and implementation with recommendations and operational criteria identified in the acoustic report and noise management plan form conditions of the development approval and non-compliance with the approval can be investigated by the City.</p>
3.8	<p>On a final note</p> <p>We strongly request that the City adopts a conservative and cumulative impact assessment approach when reviewing childcare facility applications and it should be mandatory for City officers to conduct an on-site inspection prior to any recommendations to truly understand the likely impact of a proposal. The impact of noise and amenity on neighbouring properties of a child care operation is significant and is a permanent and daily impact to residents whose homes are directly impacted.</p>	<p>Assessment of all development applications is undertaken in a thorough manner. Site visits form part of the assessment process.</p>

4	Affected Property: Como	
Comment		
	Summary of Submission	Comment
4.1	<p>As background I am co-director of the Como Chiropractic Centre at 2 Barker Avenue in Como. We have been operating for 8 years and pride ourselves upon being an integral and active part of the community as a family-oriented practice.</p> <p>Myself and our doctors and a significant proportion of our clientele have young children and utilise child care services. As such we well understand the need for child care and support appropriately scaled and sited centres.</p>	Noted.

	<p>Our practice is 170m / 2 minutes walking distance along from the Little Bright Explorers child care centre at 10 Barker Avenue. We view this as appropriately scaled and sited (caters for 50 children, is single storey, corner sited, in the immediate vicinity of a mixed-use commercial zone, has good access and parking as well as overflow parking in the community hub across the road). In fact, this is a poster example for child care premises in a suburban area in terms of its sensitive integration into the community.</p> <p>Therefore, we were most surprised to hear of an application in 2024 for a totally inappropriate, over-scaled two-storey child care facility (86 places, 15 staff), proposed for a very tight mid-block, entirely residential location in Park Street Como, only 550m away from this centre, and that this had been supported by the City of South Perth. We understand this was refused twice by the Development Assessment Panel (DAP) 5-nil on multiple technical grounds including the cumulative impacts of noise levels, traffic and parking issues, loss of amenity, waste collection, overshadowing etc. We know residents in the immediate vicinity of this proposal who have gone through an extremely stressful and uncertain 12 months whilst this matter has been considered and ultimately rejected.</p> <p>We recently became aware of the City's proposed amendments to the Local Planning Policy 2.4 - Child Care Premises and as a local community member I therefore submit my feedback.</p>	
4.2	<p>Section 1 – Feedback</p> <p>Overall, I support the proposed amendments, and make the following comments.</p>	Noted.
4.3	5.1 Location and Site Characteristics	Noted. The purpose of Local Planning Policies is to guide discretionary decision making.

	<p>Section 5.1.1 (b) – <i>“siting of child care premises on corner sites to maximise accessibility and reduce the impact on adjoining sites”</i> is a very sensible addition and reflects the Little Bright Explorer siting and also siting of 12 other centres in Como. This should be treated as a mandatory requirement for future applications.</p>	<p>Whilst applications can be made for Child Care Premises on any site, applications on corner sites are more likely to be supported over mid-block sites should the Policy be adopted.</p>
4.4	<p>Additionally, child care premises should only be located within or immediately adjacent to mixed use zones. We understand that several inner region LGAs have formally adopted such provisions, including specific capping on capacity/places, and suggest this be considered for inclusion in the policy or in the evaluation process by the City planners.</p>	<p>Land use permissibility is determined by the local planning scheme. The City’s Local Planning Scheme No. 7 (LPS 7) identifies Child Care Premises as a ‘P’ or permitted land use in Mixed Use, Private Community Purpose and Neighbourhood Centre zones. In Residential zones it is a ‘D’ or discretionary use which means that the use is not permitted unless the local government has exercised its discretion by granting development approval. As such, whilst applications can be refused on valid planning grounds, the City cannot prevent applications being made on the basis of being located in a residential zone.</p>
4.5	<p>5.6 Operation Section 5.6.2 – <i>“Where located in mixed-use zones, the hours of operation may be extended to accommodate provision of child care services outside normal business hours”</i>. This is not a reasonable provision for residential properties situated in immediate proximity to a child care operation within a mixed-use zone, given that the policy already currently includes 7:00am to 7:00pm on weekdays and Saturdays. Also, what is the City’s definition of normal business hours given current diverse working context with shift work and work from home provisions where residents do not have the old standard 9:00am to 5:00pm work days in an office. There needs to be a capping on the hours where premises are adjacent to residential premises.</p>	<p>The amended Local Planning Policy 2.4 - Child Care Premises includes an additional provision enabling extended hours of operation in mixed use zones.</p> <p>This provision aligns with the Department of Planning, Lands and Heritage draft Position Statement: Child care premises which states that the hours of operation of a child care premises may be extended on compatible scheme reserves and mixed commercial or similar type zones.</p> <p>During the assessment process, justification provided in support of extended hours will be evaluated and potential adverse impacts from extended hours to the amenity of the adjoining land uses considered.</p>
4.6	<p>5.7 Noise Section 5.7.1 - The need to provide a noise management plan along with an</p>	<p>The Department of Planning, Lands and Heritage draft Position Statement on Child Care Premises identifies noise assessment</p>



	<p>acoustic report is a good addition and will improve transparency and assessment for community review and decision makers.</p> <p>Also, the acoustic report should incorporate:</p> <ul style="list-style-type: none"> <li>a) predictive modelling based on the Association of Australasian Acoustical Consultants (AAAC) acoustic measures for child care centre premises as baseline for predicted noise levels, and</li> <li>b) include 'as-is' noise levels, as well as noise contour mapping so that the extent of noise is clear.</li> </ul> <p>There appears to be significant variability in acoustic reports prepared for child care centres applications. The reports should be critically assessed by independent specialists similar in principle to the Design Review Panel (DRP) operation, or perhaps even as part of that review.</p> <p>A 'post' noise assessment should also be undertaken to assess compliance.</p>	<p>may be required by the decision maker where the development of a Child Care Premises may produce noise to a level that could impact on abutting residential properties. Assessments should accord with the Environmental Protection (Noise) Regulations 1997 and include the provision of suitable noise attenuation measures. The assessment should be completed by a qualified acoustic consultant.</p> <p>This is reflected in Local Planning Policy 2.4 - Child Care Premises where an acoustic report and noise management plan prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City.</p> <p>No further change to the wording of the provision is proposed as it the current provision is considered sufficient to ensure compliance.</p>
4.7	<p>On a final note;</p> <p>I urge the City to adopt a conservative approach when reviewing and approving childcare facilities. The impact of noise and amenity on neighbouring residential properties, even in mixed-zone areas, is significant and permanent to residents. The reliance on operational management plans to mitigate these issues underscores the inherent problems of locating childcare premises next to residential sites.</p>	Noted.

5	Affected Property: Como	
Comment		
Summary of Submission		Comment
5.1	Context to our Submission	Noted.

<p>We have lived in our home in Como for the past forty years and have significant interest in the draft amended policy. We, along with other residents in Como, have undergone significant turmoil and anxiety over the past 12 months because of an application in 2024 to the City for an inappropriately scaled and sited child care premises in Park Street, which was supported by the City.</p> <p>Our property and driveway is immediately across the road from that proposed development. The location, nature and size of the proposal was clearly inappropriate for a residential setting and totally incompatible with the residential nature of existing single and grouped dwellings in the vicinity. Additionally, this presented serious traffic safety concerns directly impacting our property that were not addressed or recognised in either the developer's traffic Impact Statement or the City's assessment despite our numerous submissions.</p> <p>Fortunately, the Development Assessment Panel (DAP) twice voted 5-nil against the proposal on multiple grounds including the cumulative impacts of noise levels, traffic and parking issues and safety concerns, loss of amenity, waste collection, overshadowing etc.</p> <p>We provided detailed feedback over the 12 months to our local councillor, the City and deputations to two of the three DAP hearings. We do not want any other residents to undergo our experience of the last 12 months.</p> <p>We recently became aware of the City's proposed amendments to the Local Planning Policy 2.4 - Child Care Premises through one of our other residents who has been actively monitoring the DPLH, DAP and City websites.</p>	
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	We welcome the City's proposed amendments to the planning policy and our feedback is as follows.	
5.2	<p>Section 1 – Feedback</p> <p>Overall, we support the proposed amendments. We know that several of our local community are providing feedback. Therefore, we are restricting ourselves to the following comments.</p>	Noted.
5.3	<p>Location and Site Characteristics</p> <p>Section 5.1.1 (b) – <i>“siting of child care premises on corner sites to maximise accessibility and reduce the impact on adjoining sites”</i> we totally support this. This is a common sense and pragmatic addition to the policy. This should be treated as a mandatory requirement for future applications.</p>	Noted.
5.4	<p>Additionally, child care premises should only be permitted within or immediately adjacent to mixed use zones. There are numerous examples of this type of siting in the Como vicinity.</p>	<p>Land use permissibility is determined by the local planning scheme. The City's Local Planning Scheme No. 7 (LPS 7) identifies Child Care Premises as a 'P' or permitted land use in Mixed Use, Private Community Purpose and Neighbourhood Centre zones. In Residential zones it is a 'D' or discretionary use which means that the use is not permitted unless the local government has exercised its discretion by granting development approval. As such, whilst applications can be refused on valid planning grounds, the City cannot prevent applications being made on the basis of being located in a residential zone.</p>
5.5	<p>We also understand from another member of our group that several inner region LGAs have formally adopted provisions in their LPP's to locate child care centre premises within or adjacent to mixed use zones, as well as including specific capping on capacity/places, and suggest that similar be considered for inclusion in the policy or in the evaluation process by the City planners.</p>	<p>Land use permissibility is determined by the local planning scheme. The City's Local Planning Scheme No. 7 (LPS 7) identifies child care premises as a 'P' or permitted land use in Mixed Use, Private Community Purpose and Neighbourhood Centre zones. In Residential zones it is a 'D' or discretionary use which means that the use is not permitted unless the local government has exercised its discretion by granting development approval.</p> <p>Local Planning Policy 2.4 – Child Care Premises provides locational criteria to assist the exercise of discretion.</p>
5.6	Noise	Noted.

	<p>Section 5.7.1 - The requirement to provide a noise management plan along with an acoustic report is a very welcome addition and we see that this will improve transparency and assessment for community review and decision makers. Also, the proposed depiction of noise measures on the development plans and thereafter implemented to the satisfaction of the City is an excellent measure.</p>	
5.7	<p>Traffic, vehicle access and car parking design</p> <p>Section 5.3.3 – “Vehicle access shall achieve the following” we request an additional provision “to provide safe and direct vehicle access into and out of the site and to maintain the safe and direct vehicle access into and out of neighbouring and adjacent sites”.</p> <p>This was what was missing in the assessment for the proposed child care centre in relation to our property. If the centre had been approved, it would have presented a serious daily safety issue for us when we exit and enter our premise via our driveway, as we are only able to either back-in or back-out, with poor visibility to the street. The proposed driveway for the child care centre would have directly lined up with our driveway opposite.</p> <p>Section 5.3.1 - as regards the Transport Impact Statement (TIS) or Transport Impact Assessment (TIA) contents and validation of the report;</p> <ul style="list-style-type: none"> <li>• From our group’s intensive 12-month review, there appears to be significant variability in the content of TIS and TIA reports prepared for child care centres applications not only across different inner region LGA’s but within the City.</li> <li>• We propose that all TIS and TIA reports are critically assessed by independent specialists similar in principle to the Design Review</li> </ul>	<p>No changes are proposed to the existing traffic, vehicle access and car parking design provisions as part of this review of Local Planning Policy 2.4 - Child Care Premises.</p> <p>Inclusion of additional provision is not supported as existing requirements of 5.3 including a Traffic Impact Statement and Traffic Impact Assessment are considered sufficient to assess a proposal and ensure safe access/egress relative to surrounding sites.</p>

	<p>Panel (DRP) operation, or perhaps even as part of that review.</p> <ul style="list-style-type: none"> <li>Also, that traffic safety impacts to neighbouring and adjacent properties are required to be addressed.</li> </ul>	
5.8	<p>Waste Management and Servicing</p> <p>Section 5.1.1 – We support amendment for clarity of reference to LPP 3.1, being that; A waste management plan is required to be submitted with the development application to address the following <i>“requirements of the City’s Local Planning Policy 3.1 – Waste Management”</i>.</p> <p>The Waste Management proposal for the Park Street application was an issue. We provided detailed feedback on this to DAP and fortunately DAP concurred in their final ruling.</p>	Noted.
5.9	<p>We request that either the wording is further tightened in this section with the intent that the requirement is not limited to purely the provisions of 5.1.1 (a) and 5.1.1 (b), but that the proposal is required to comply with the provisions of the City’s Local Planning Policy 3.1 – Waste Management with specific noting of the provisions of 5.1.1 (a) and 5.1.1 (b).</p> <p>(However best that is worded from a legal / planning perspective).</p>	<p>As part of this review reference to the City’s Local Planning Policy 3.1 - Waste Management is proposed to be included in 5.5.1.</p> <p>No further change to the wording of the provision is proposed as it the current provision is considered sufficient to ensure compliance.</p>
5.10	<p>On a final note;</p> <p>We strongly request that the City adopts a conservative and cumulative impact assessment approach when reviewing childcare facility applications. The impact of multiple factors of siting commercial premises next to neighbouring residential properties even in mixed-use zones or on corner sites is significant and is a permanent and a daily impact to residents. The reliance on operational management plans to mitigate these issues underscores the inherent</p>	Noted.

problems of locating childcare premises next to residential sites and demonstrates that they should be sited in non-residential zones.	
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<b>6</b>	<b>Affected Property:</b> <b>Como</b>	
<b>Comment</b>		
	<b>Summary of Submission</b>	<b>Comment</b>
6.1	<p>Context to My Submission</p> <p>I am a Como resident and have significant interest in the draft amended policy. I have with several other residents in Como undergone significant stress and anxiety over the past 12 months because of an application in 2024 to the City, for an inappropriately scaled and sited child care premises in Park Street which was supported by the City.</p> <p>I live across the road to that proposed development. The location, nature and size of the proposal was clearly inappropriate for a residential setting and totally incompatible with the residential nature of existing single and grouped dwellings in the vicinity.</p> <p>Fortunately, the Development Assessment Panel (DAP) twice voted 5-nil against the proposal on multiple grounds including the cumulative impacts of noise levels, traffic and parking issues and safety concerns, loss of amenity, waste collection, overshadowing etc.</p> <p>I have provided detailed feedback over the 12 months to our local councillor, the City and tabled deputations to three DAP hearings. Additionally, I have monitored the DPLH, DAP, SAT and City websites and been forced to undertake almost full-time research to source information and work through planning instruments, legislation and other cases to defend our local objection. I do not want any other</p>	Noted.



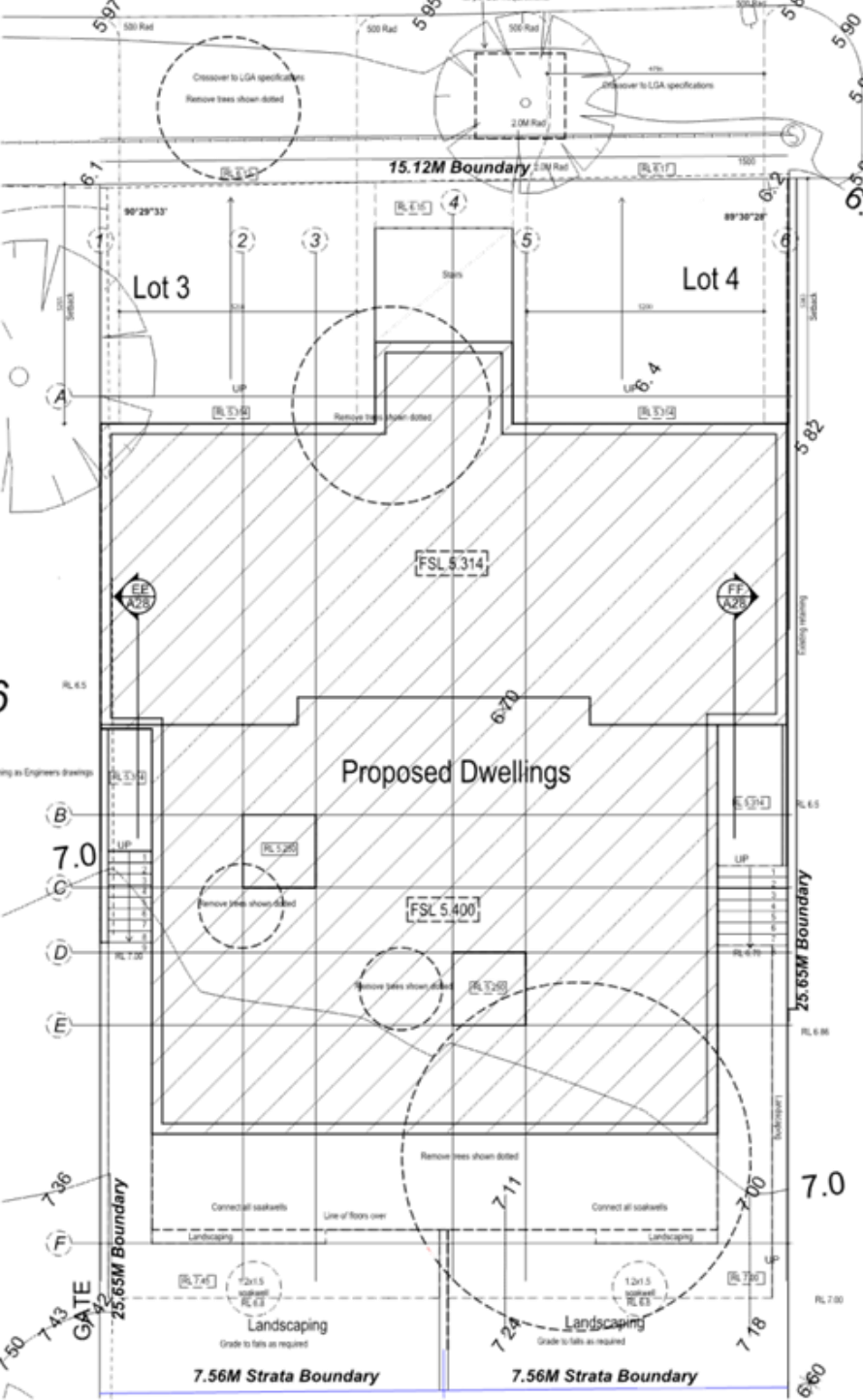
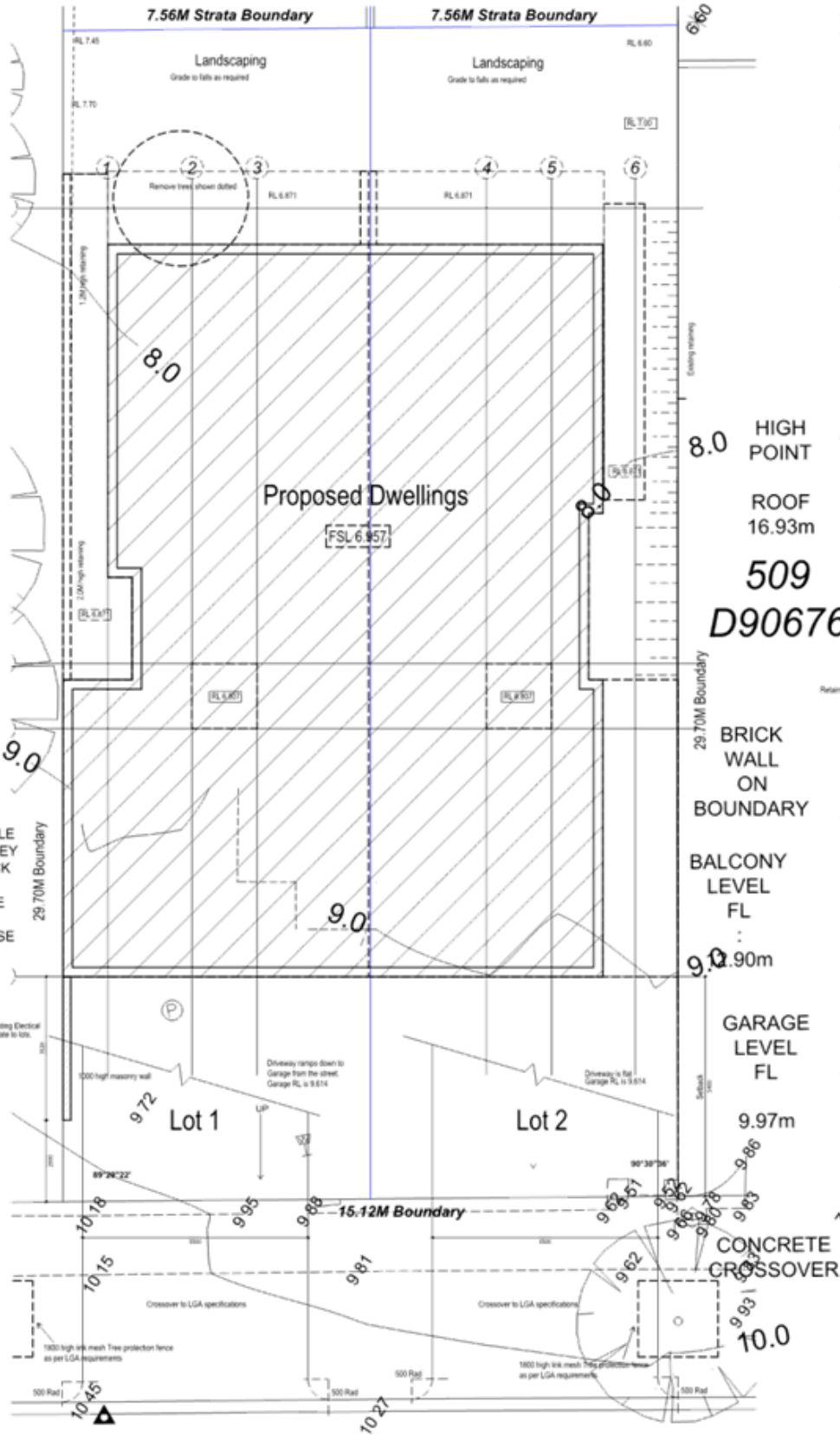
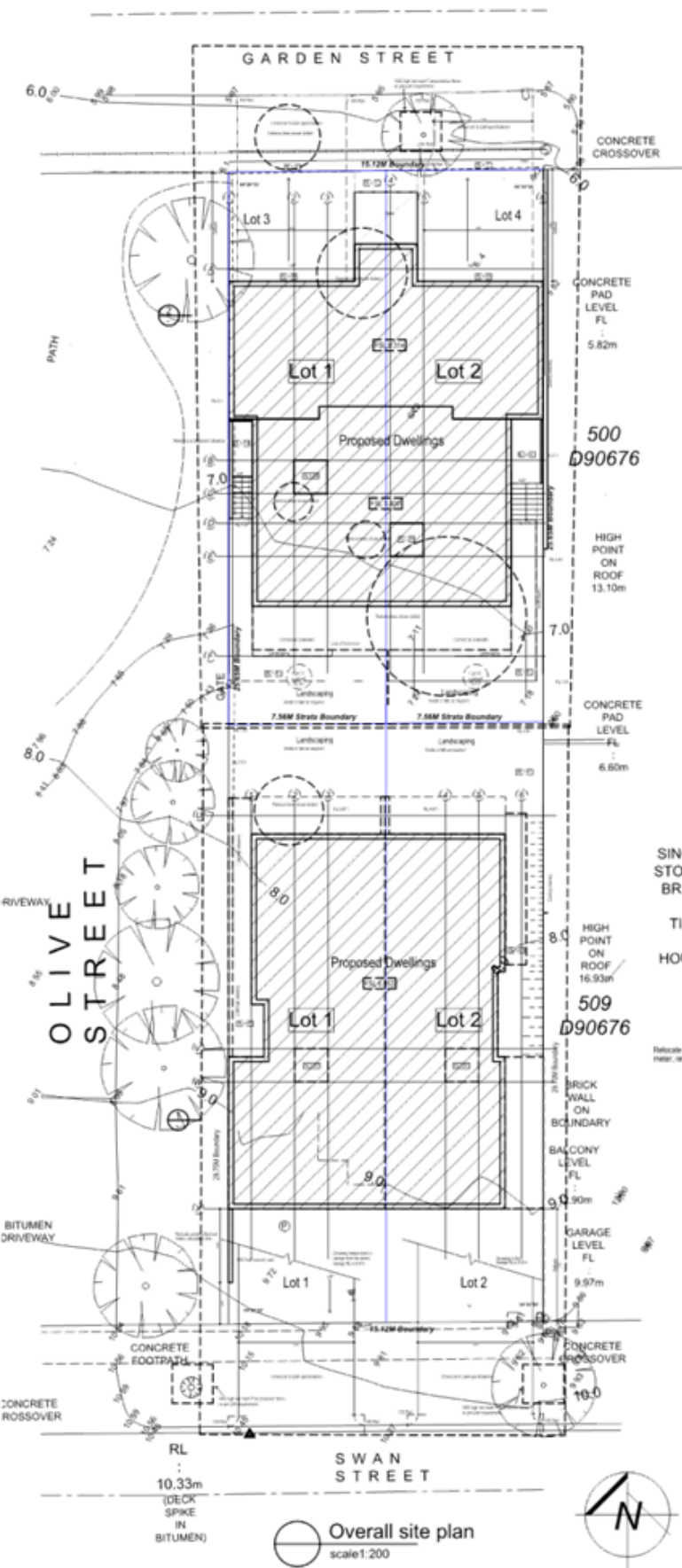
	<p>residents to undergo the last 12 months experience.</p> <p>I recently became aware of the City's proposed amendments to the Local Planning Policy 2.4 - Child Care Premises through my continued research and welcome the City's proposed amendments to the planning policy. My feedback is as follows.</p>	
6.2	<p>Section 1 – Feedback</p> <p>Overall, I support the proposed amendments. Several of our local community are providing feedback. Therefore, I am focusing on the items I propose for augmentation either in the policy itself or in City planning practice.</p>	Noted.
6.3	<p>5.1 Location and Site Characteristics</p> <p>Section 5.1.1 (b) – <i>“siting of child care premises on corner sites to maximise accessibility and reduce the impact on adjoining sites”</i> is a common sense and pragmatic addition to the policy. This should be treated as a mandatory requirement for future applications.</p> <p>Additionally, child care premises should only be permitted within or immediately adjacent to mixed use zones. There are numerous examples of this type of siting across the City and the Como vicinity (refer my deputation to MIDAP #78, 5 June 2025 which tables all of the centres in the City, and specific detail on centres in the Como vicinity).</p>	Noted. Land use permissibility is determined by the local planning scheme. The City's Local Planning Scheme No. 7 (LPS 7) identifies Child Care Premises as a 'P' or permitted land use in Mixed Use, Private Community Purpose and Neighbourhood Centre zones. In Residential zones it is a 'D' or discretionary use which means that the use is not permitted unless the local government has exercised its discretion by granting development approval. As such, whilst applications can be refused on valid planning grounds, the City cannot prevent applications being made on the basis of being located in a residential zone.
6.4	<p>I have identified several inner region LGAs that have formally adopted provisions in their LPP's to locate child care centre premises within or adjacent to mixed use zones, as well as including specific capping on capacity/places, and suggest that similar be considered for inclusion in the policy or in the evaluation process by the City planners.</p>	Noted.
6.5	5.7 Noise	Noted.

	<p>Section 5.7.1 - The requirement to provide a noise management plan along with an acoustic report is a very welcome addition and this will improve up-front transparency for community review and assessment by decision makers. Also, the proposed depiction of noise measures on the development plans and thereafter implemented to the satisfaction of the City is an excellent measure.</p>	
6.6	<p>Acoustic reports should be required to incorporate:</p> <ul style="list-style-type: none"> <li>• predictive modelling based on the Association of Australasian Acoustical Consultants (AAAC) acoustic measures for child care centre premises as baseline for predicted noise levels (even if the acoustic specialist adopts another measure, the results relative to the AAAC measure should be included as comparison).</li> <li>• include 'as-is' noise levels, as well as 'as-is' and 'to-be' noise contour mapping so that the extent of introduced noise is clear. This should include noise impacts from all storeys.</li> </ul>	<p>The Department of Planning, Lands and Heritage draft Position Statement on Child Care Premises identifies noise assessment may be required by the decision maker where the development of a Child Care Premises may produce noise to a level that could impact on abutting residential properties. Assessments should accord with the Environmental Protection (Noise) Regulations 1997 and include the provision of suitable noise attenuation measures. The assessment should be completed by a qualified acoustic consultant.</p> <p>This is reflected in Local Planning Policy 2.4 - Child Care Premises where an acoustic report and noise management plan prepared by a suitably qualified person is required to be submitted with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City.</p> <p>No further change to the wording of the provision is proposed as it the current provision is considered sufficient to ensure compliance.</p>
6.7	<p>Acoustic reports should be required to incorporate:</p> <ul style="list-style-type: none"> <li>• From my 12-month investigation of many child care centre applications, there is significant variability in the content and quality of acoustic reports depending upon the developer and the technical specialist. The acoustic report tabled for Park Street has less transparency and information than three other care</li> </ul>	<p>Noted.</p>

	centre applications to the City in 2024.	
6.8	<p>Acoustic reports should be required to incorporate:</p> <ul style="list-style-type: none"> <li>Acoustic reports as well as the noise management plan, should be critically assessed by independent technical specialists, as well as the City, similar in principle to the Design Review Panel (DRP) operation, or perhaps even as part of that review. As part of this process, it should be mandatory for City officers / assessors to visit the location to understand what the real impact will be on neighbouring sites.</li> <li>A 'post' noise assessment should also be undertaken to assess and enforce compliance.</li> </ul>	<p>Local Planning Policy 2.4 - Child Care Premises requires submission of an acoustic report and noise management plan prepared by a suitably qualified person with the development application to limit the impact of the centre on adjoining noise sensitive premises to the satisfaction of the City. Compliance and implementation with recommendations and operational criteria identified in the acoustic report and noise management plan form conditions of the development approval and non-compliance with the approval can be investigated by the City.</p> <p>The development assessment process is thorough manner and regularly includes site visits.</p>
6.9	<p>Traffic, vehicle access and car parking design</p> <p>Section 5.3.3 – <i>“Vehicle access shall achieve the following”</i> we request an additional provision <i>“to provide safe and direct vehicle access into and out of the site and to maintain the safe and direct vehicle access into and out of neighbouring and adjacent sites”</i>.</p>	Noted.
6.10	<p>Section 5.3.1 - as regards the Transport</p> <p>Impact Statement (TIS) or Transport Impact Assessment (TIA) contents and validation of the reports;</p> <p>From 12-month investigation of many child care centre applications, there also appears to be significant variability in the content of the traffic reports not only across different inner</p>	Noted.

	<p>region LGA's but within the City. The TIS report tabled for Park Street had less transparency and information than three other care centre applications to the City in 2024.</p> <p>Specific traffic, vehicle access, safety and car parking design issues raised by residents were not picked up the City's planning team and were a material issue given the proposed operational scale and siting. This resulted in further probing by DAP based on questions and feedback posed by the community.</p> <p>Also puzzlingly, the initial TIS for Park Street cited as indicative traffic / parking trip generation based on another a child care centre operated by the developer of no equivalence to Park Street, located in a semi-rural location in Banksia Grove, with excellent road access, plentiful parking and with statistics were taken during holiday period and during Covid lock-downs, obviously reducing the traffic/parking load. This reference was removed by the traffic specialist when it was evident that the report was under DAP scrutiny.</p>	
6.11	<p>TIS and TIA reports should be critically assessed by independent specialists, as well as the City, similar in principle to the Design Review Panel (DRP) operation, or perhaps even as part of that review. As part of this process, it should be mandatory for City officers / assessors to visit the location to understand what the real impact will be on neighbouring sites. Also, that traffic safety impacts to neighbouring and adjacent properties are required to be addressed.</p>	<p>Noted. The City assesses technical reports from both a planning and engineering perspective, and site inspections are undertaken as part of the assessment process. Through the assessment process the City may require independent review of any information provided through the assessment process.</p>

<p>6.12 On a final note; I strongly request that the City adopts a conservative and cumulative impact assessment approach when evaluating childcare facility applications. The impact of multiple factors of siting commercial premises next to neighbouring residential properties even in mixed-use zones or on corner sites is significant and is a permanent and a daily impact to residents. The reliance on operational management plans to mitigate these issues underscores the inherent problems of locating childcare premises next to residential sites and demonstrates that they should be sited in non-residential zones.</p>	<p>Noted. Each application is required to be considered on its individual merits, however, the City can consider whether there is demonstrated demand for the centre as part of the application process.</p>
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**BLEND**  
RESIDENTIAL DESIGNS

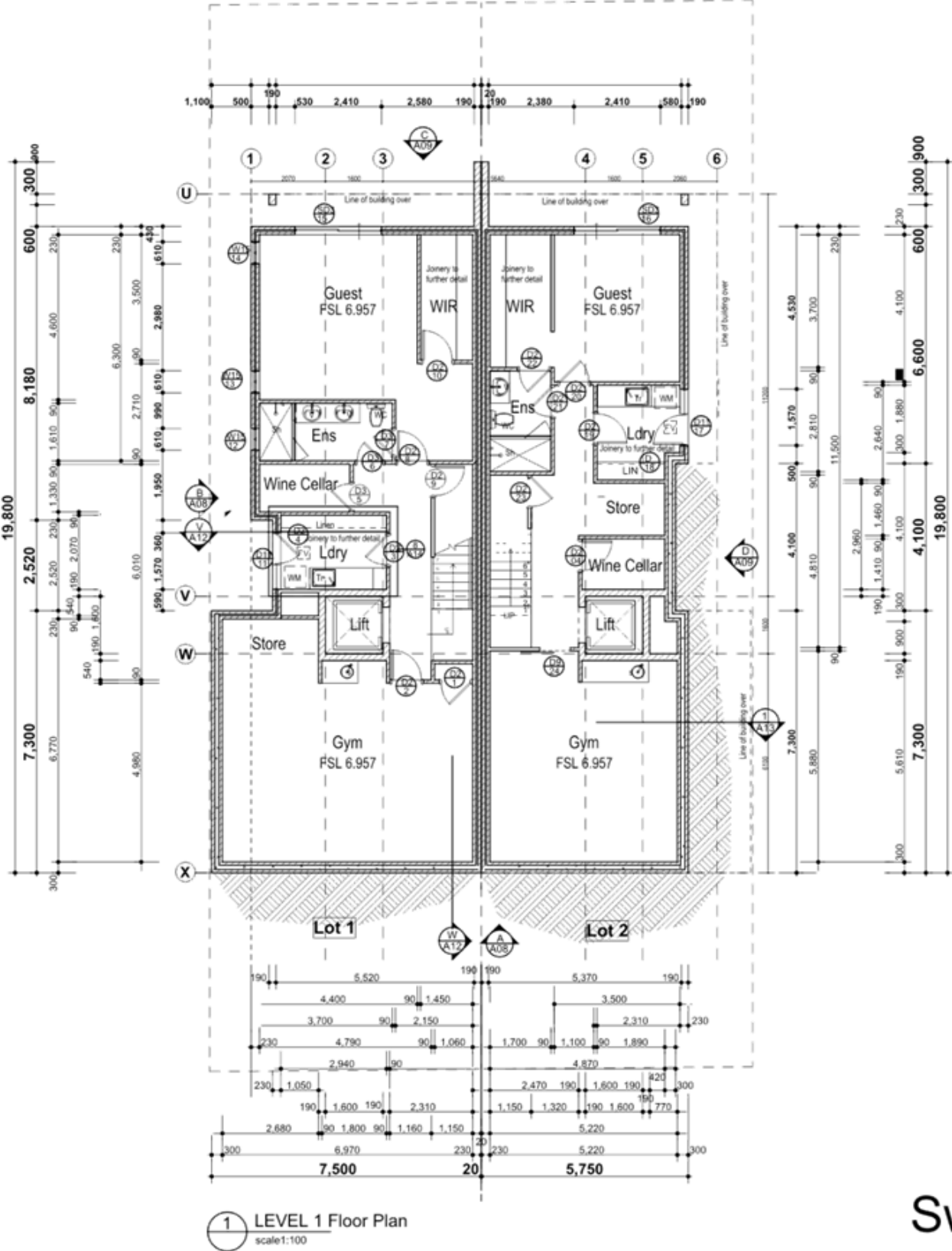
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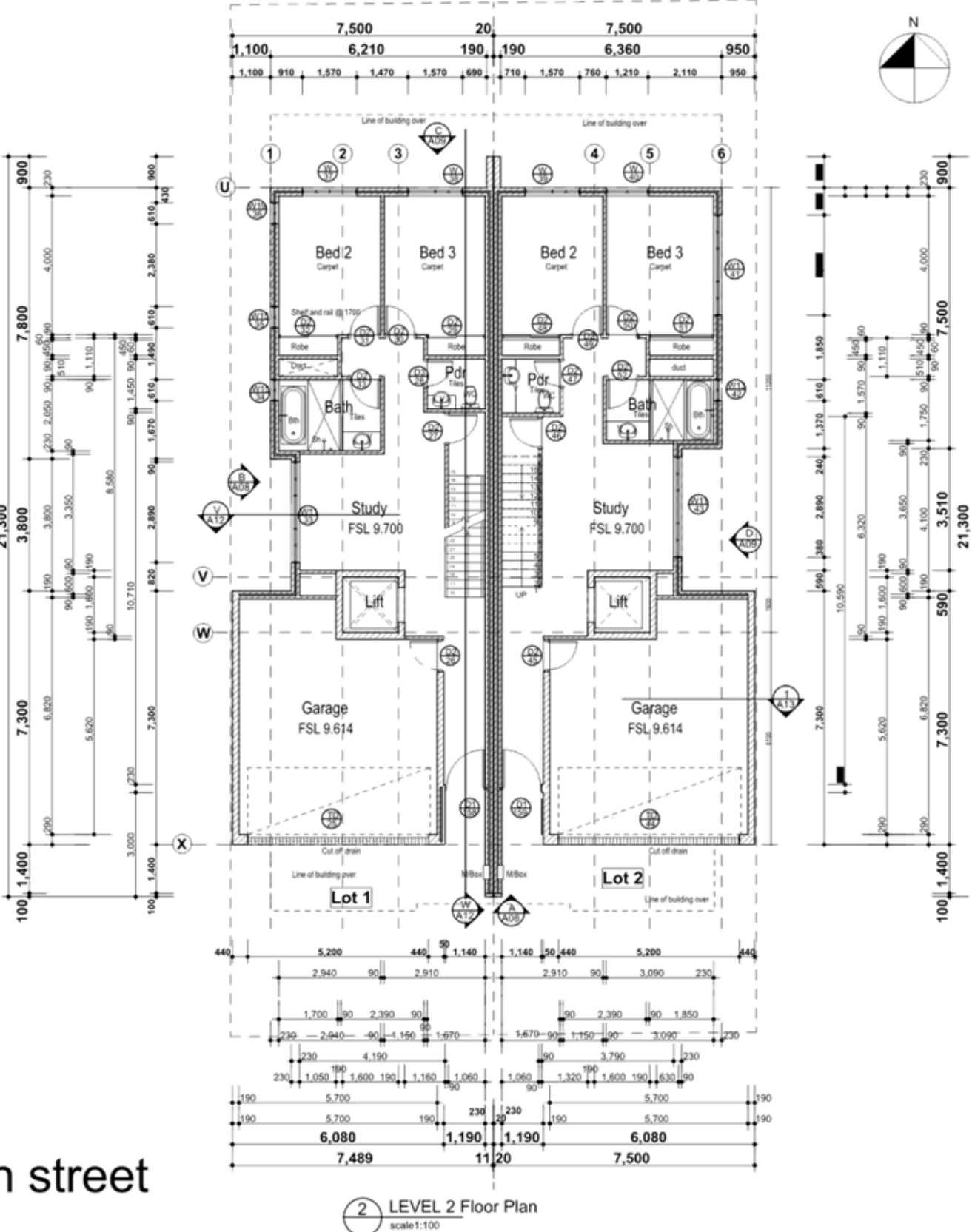
DRAWING NAME		SHEET NO.		REVISION		JOB NO.	
SITE PLAN		3 OF 9		L		25-1363	
OWNER	DATE	CLIENT		CONTOUR BUILDERS			
OWNER	DATE	ADDRESS		16 SWAN ST, SOUTH PERTH, 6151			
OWNER	DATE	CITY		CITY OF SOUTH PERTH			
DESIGNER	DATE	DRAWN BY		DATE DRAWN		SCALE	
		BLEND		APRIL / 2025		1:200	

NOTE: TO SCALE ON A2 SHEET



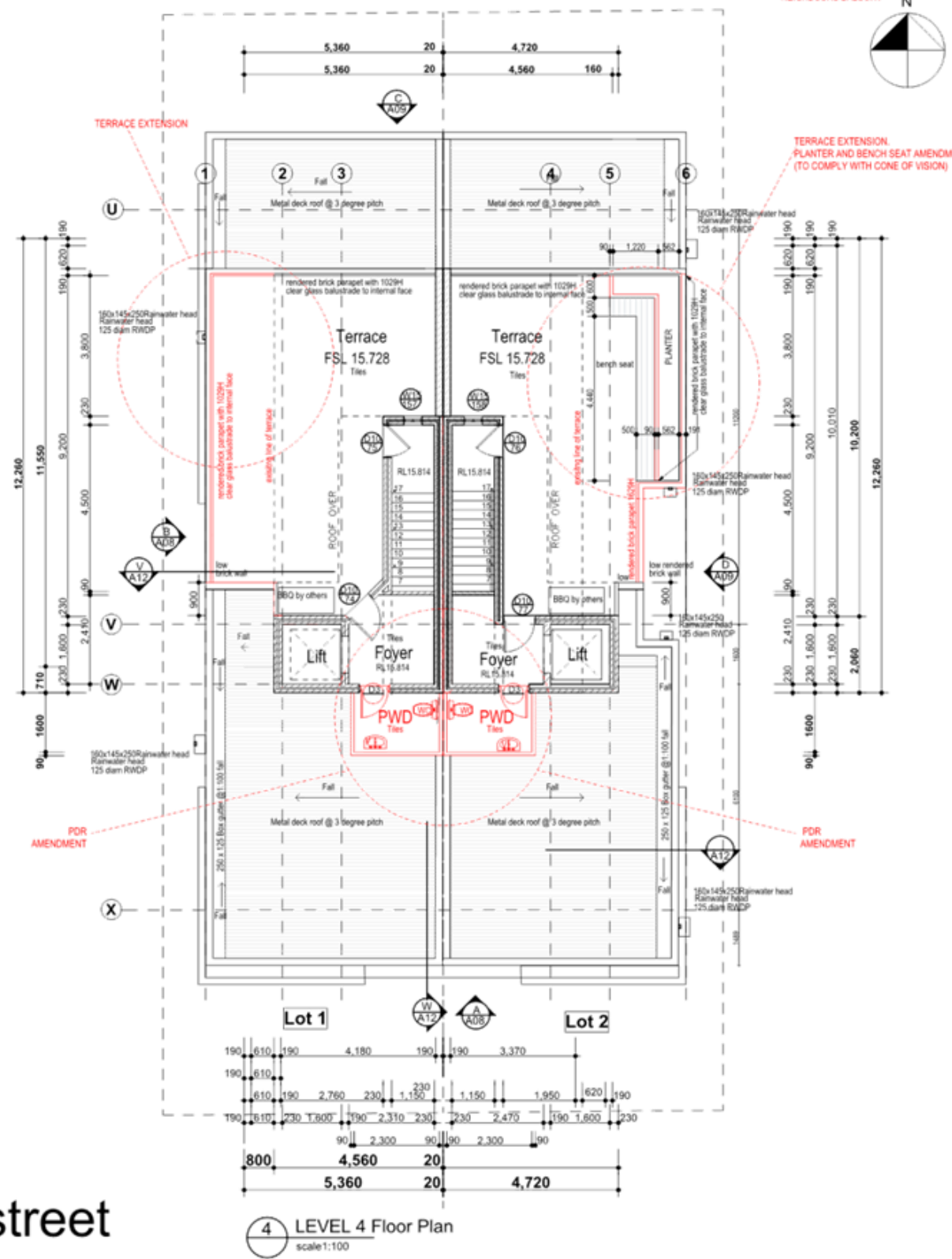
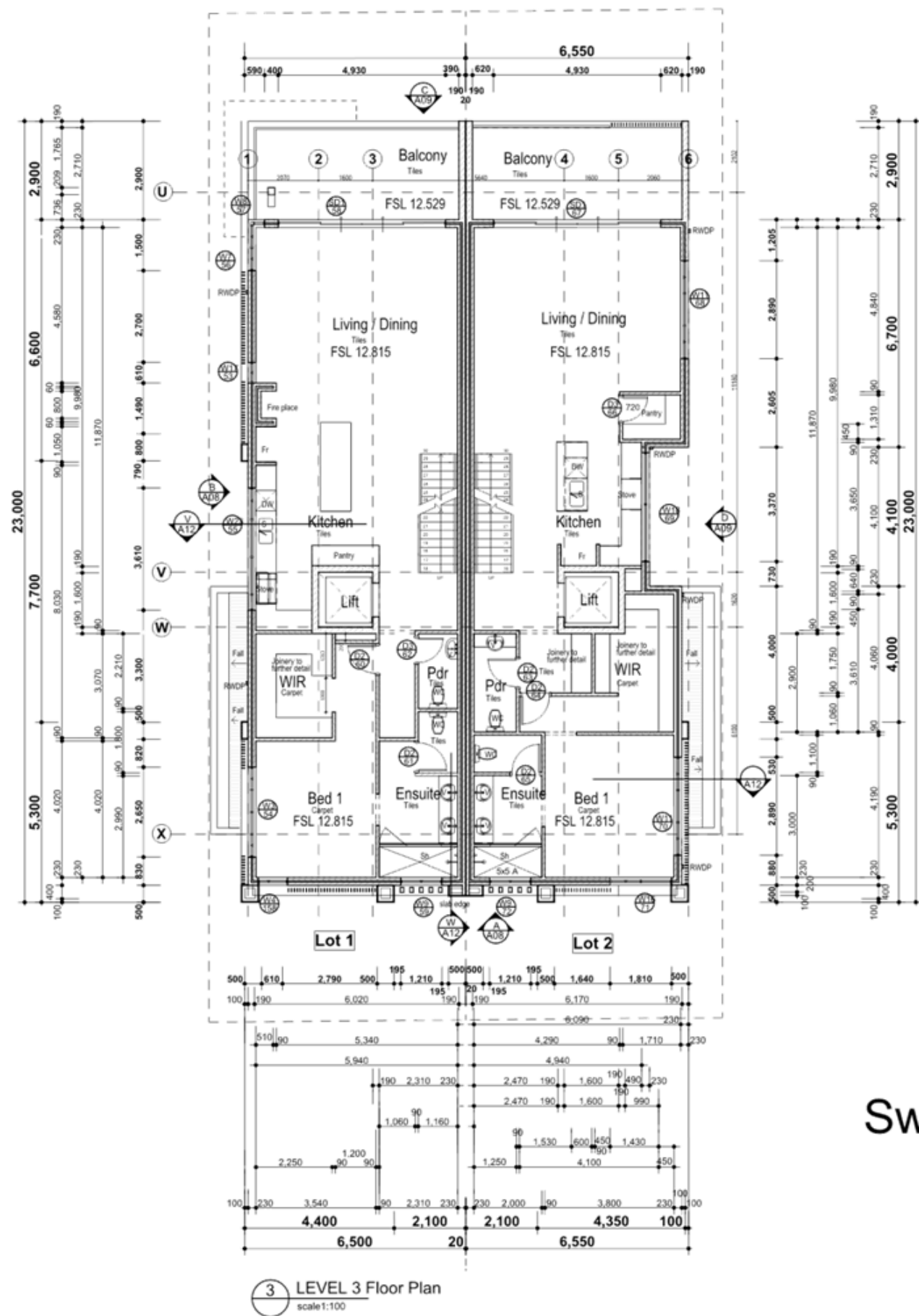


Swan street




 <b>BLEND</b> RESIDENTIAL DESIGNS	DRAWING NAME: LOT 1&2 LEVEL 1&2 PLANS		SHEET NO: 4 OF 9	REVISION: L	DATE: 25-10-25
	OWNER: _____	DATE: _____	CLIENT: CONTOUR BUILDERS 16 SWAN ST. SOUTH PERTH, 6151 CITY OF SOUTH PERTH		
Blend Pty (08 640 442) A PO Box 1124 Camperidge, Australia WA	DESIGNER: _____	DATE: _____	DRAWN BY: BLEND	DATE DRAWN: APRIL / 2025	SCALE: 1:100





Swan street



**BLEND**  
RESIDENTIAL DESIGNS

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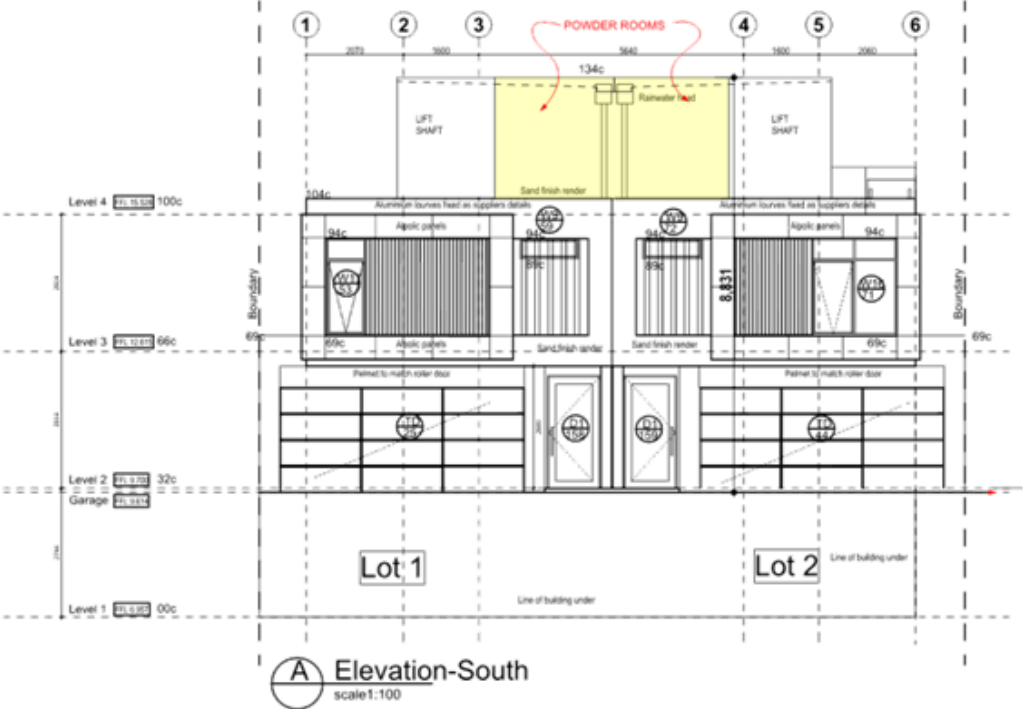
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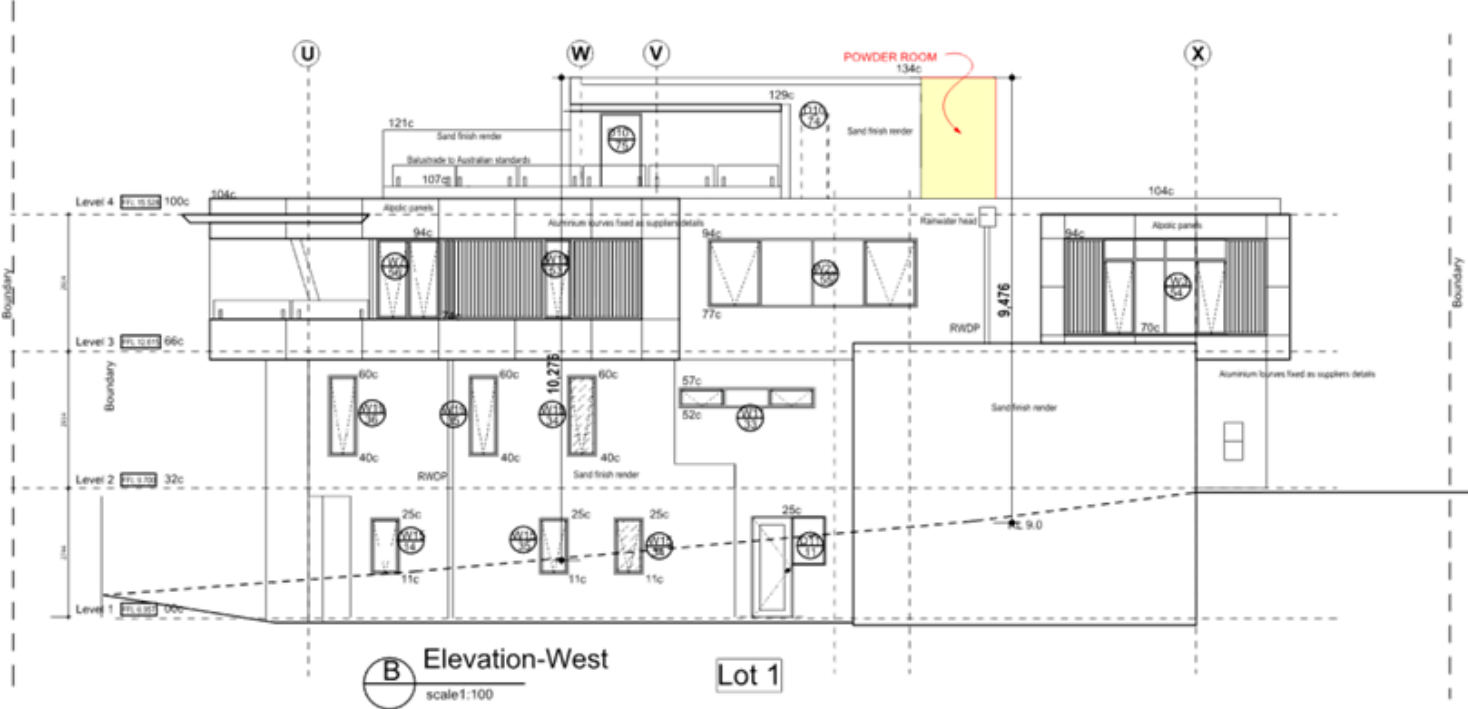
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DRAWING NAME		SHEET NO.		REVISION		JOB NO.	
LOT 1&2 LEVEL 3&4 PLANS		5 OF 9		L		25-1363	
OWNER	DATE	CLIENT		DATE		DATE	
OWNER	DATE	16 SWAN ST. SOUTH PERTH, 6151		DATE		DATE	
OWNER	DATE	CITY OF SOUTH PERTH		DATE		DATE	
OWNER	DATE	DRAWN BY		DATE		SCALE	
OWNER	DATE	BLEND		APRIL / 2025		1:100	

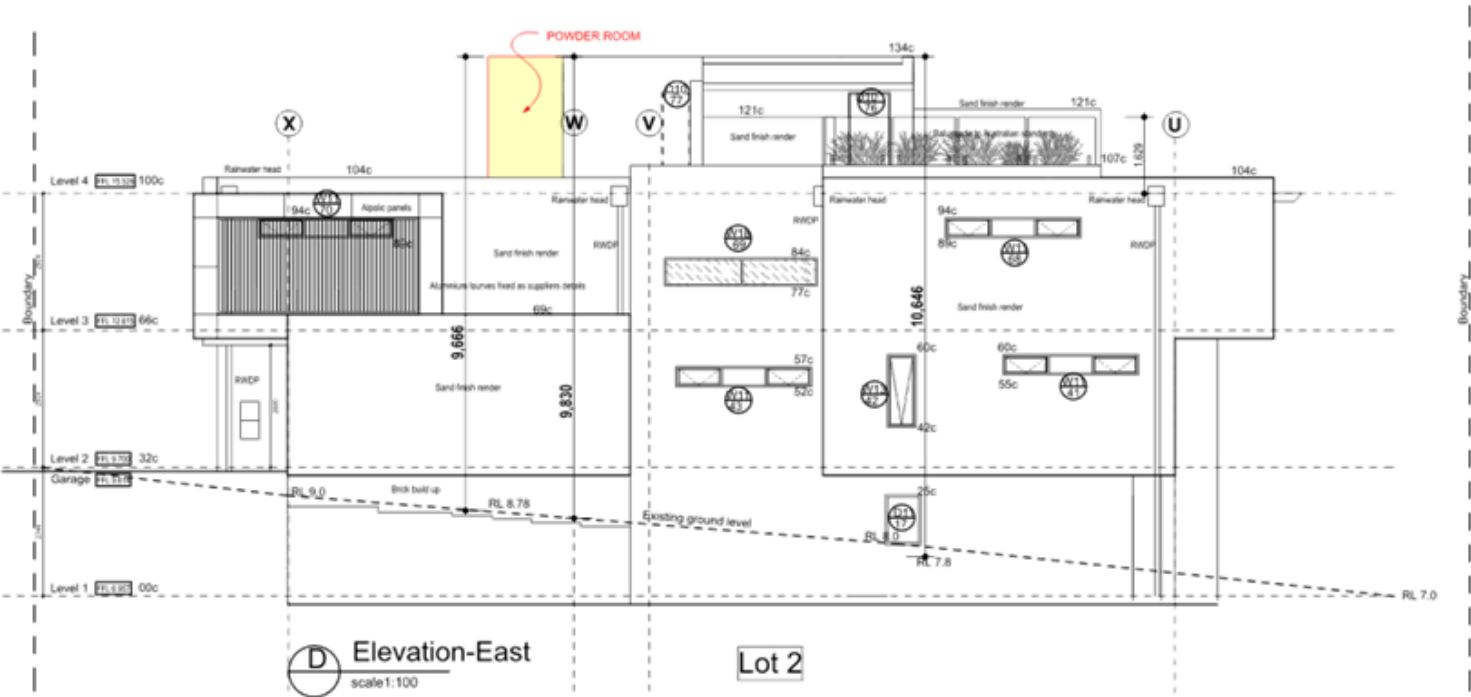
NOTE: TO SCALE ON A2 SHEET



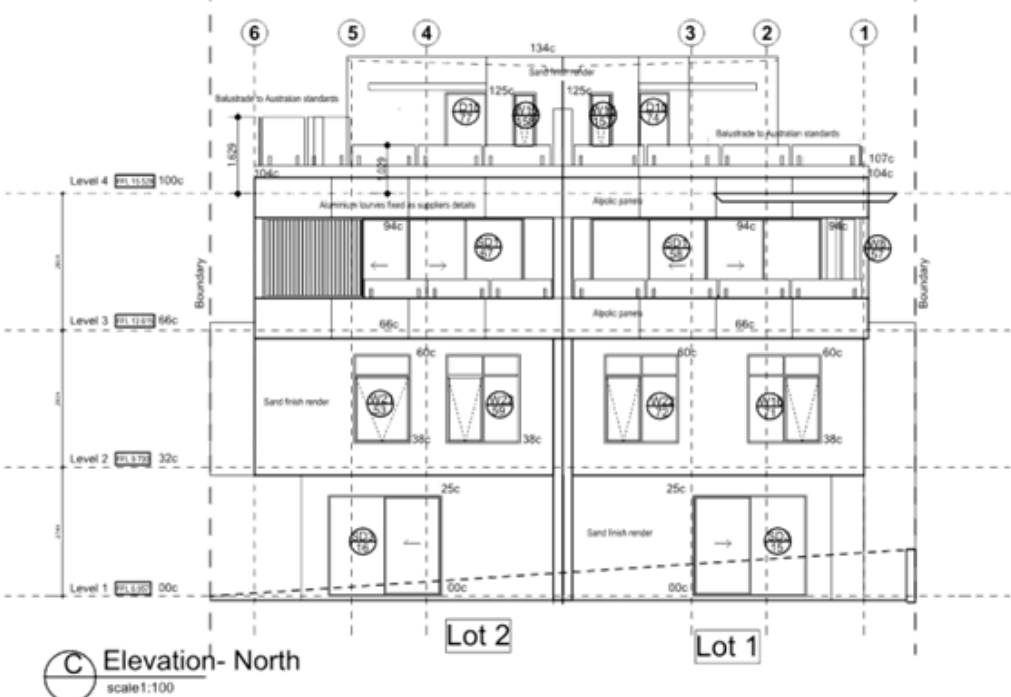
Elevation-South



Elevation-West



Elevation-East



Elevation- North

Swan Street- Lots 1&2



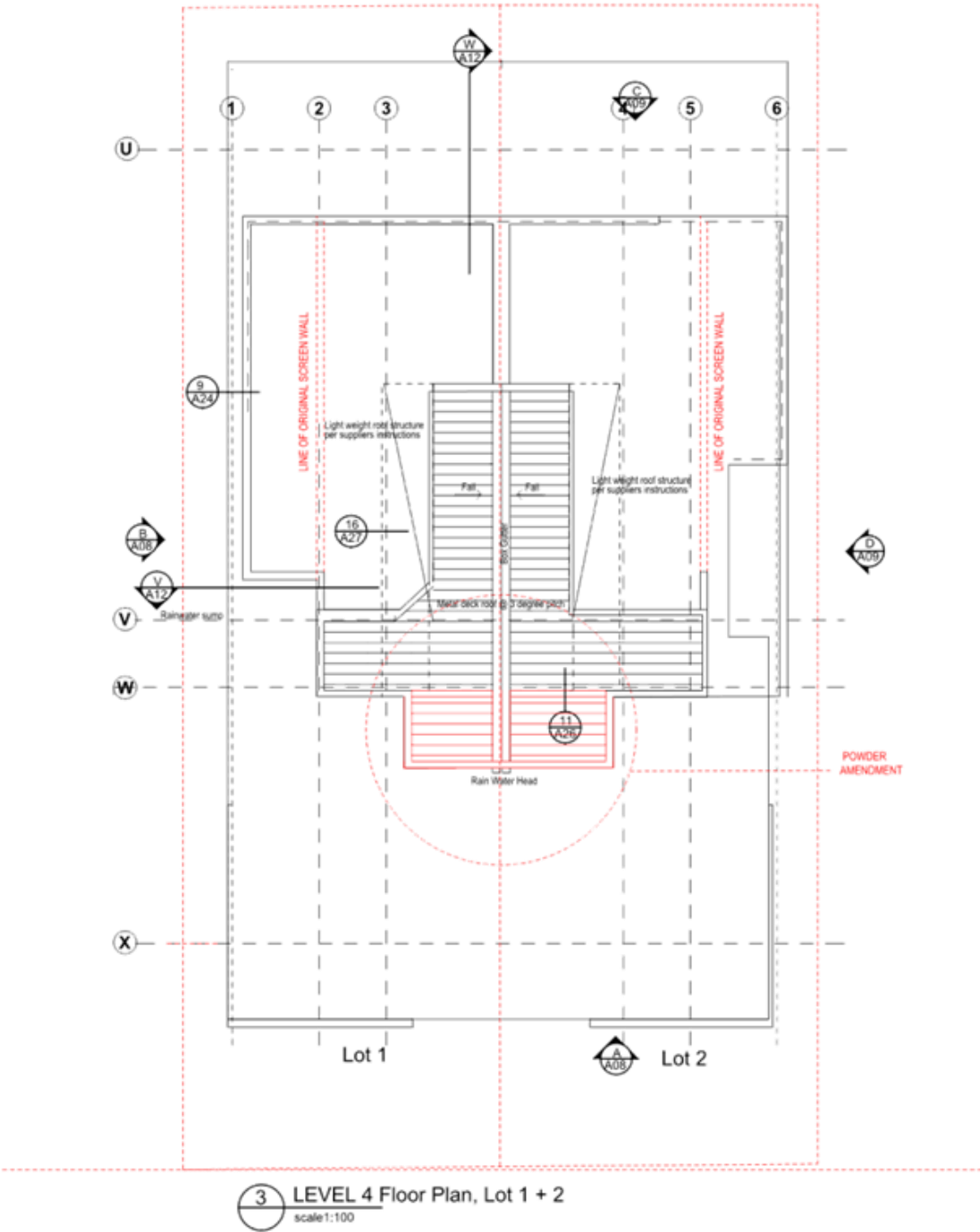
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DRAWING NAME:	LOT 1&2 ELEVATIONS	SHEET NO:	6 OF 9	REVISION:	L	DATE:	25-10-23
OWNER:		DATE:		CLIENT:	CONTOUR BUILDERS		
OWNER:		DATE:		ADDRESS:	16 SWAN ST, SOUTH PERTH, 6151		
OWNER:		DATE:		CITY:	CITY OF SOUTH PERTH		
DESIGNER:		DATE:		DRAWN BY:	BLEND	DATE DRAWN:	APRIL / 2025
		DATE:		SCALE:	1:100		

NOTE: TO SCALE ON A2 SHEET





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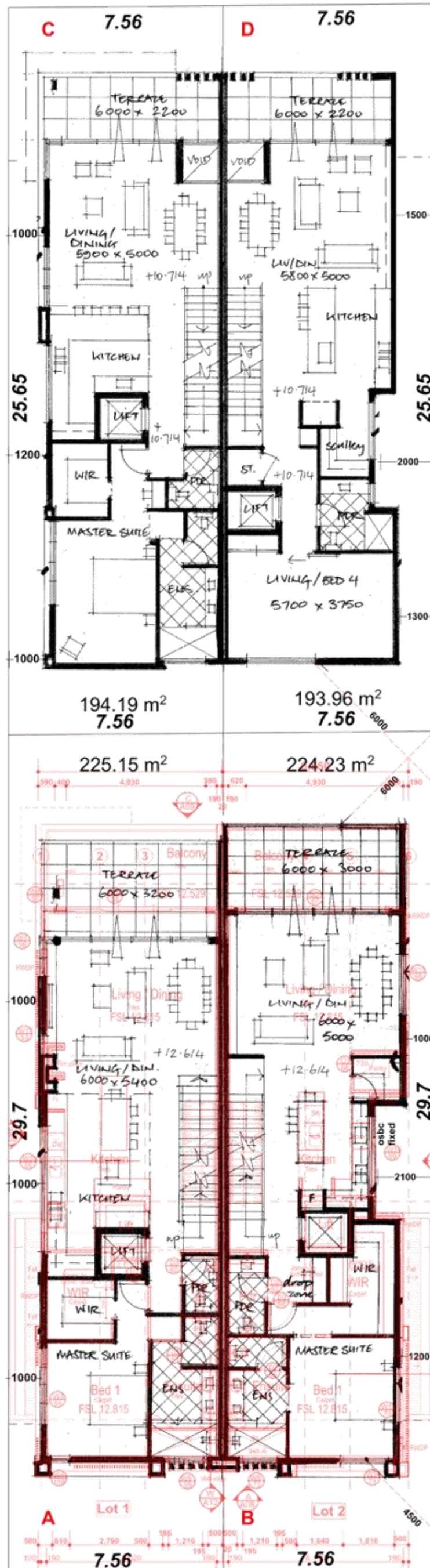
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DRAWING NAME: ROOF PLANS LEVELS LOT 1&2		SHEET NO: 7 OF 9	REVISION: L	JOB NO: 25-1363
OWNER: _____ DATE: _____		CLIENT: CONTOUR BUILDERS		
OWNER: _____ DATE: _____		ADDRESS: 16 SWAN ST, SOUTH PERTH, 6151 CITY OF SOUTH PERTH		
DESIGNER: _____ DATE: _____	DRAWN BY: BLEND	DATE DRAWN: APRIL / 2025	SCALE: 1:100	

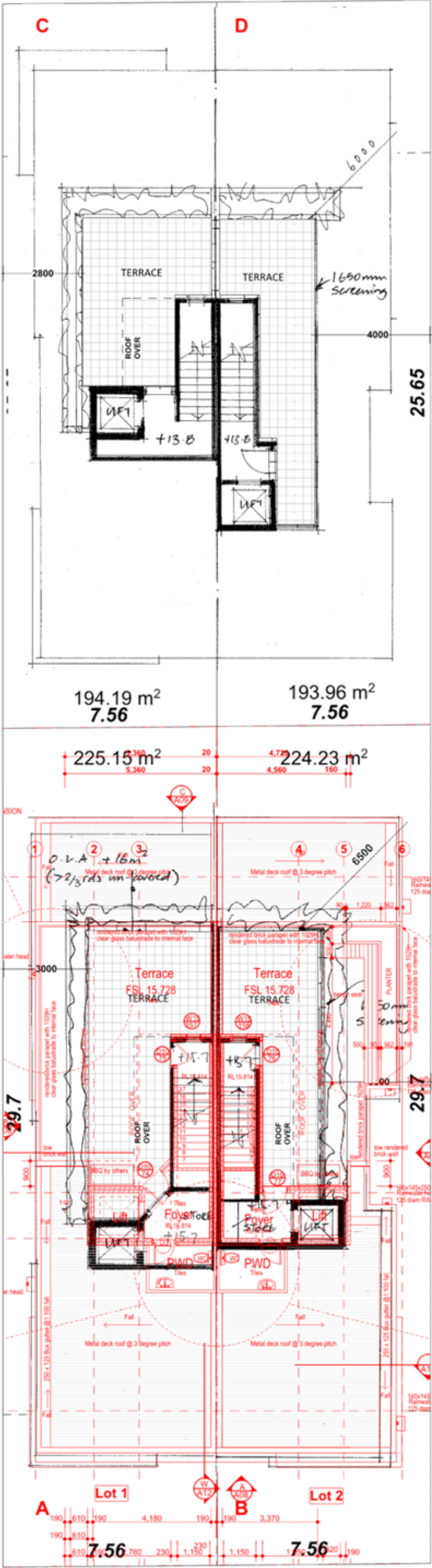
NOTE: TO SCALE ON A2 SHEET





NOTE : MINOR AREA OF DEEMED OVERLOOKING <1m<sup>2</sup> FALLS ONTO "DEAD SIDE" PF NEIGHBOURS HOME - NOT ON ANYYY OUTDOOR LIVING AREA.

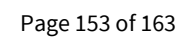
NO ADVERSE EFFECT TO NEIGHBOUR (AND IN REALITY THE BOUNDARY FENCES SCREENS THIS MINOR AREA.













## Schedule of Submissions

Amendment to Development Application (Additions and Alterations to Four Grouped Dwellings)  
Lot 22, No. 16 Swan Street, South Perth

1	Mr Aryeh Jacob 1/23 Swan Street, South Perth	
Objections		
	Summary of Submission	Comment
1.1	1. I was not notified prior to construction, despite being the most affected neighbour. I did not receive any notice or opportunity to object before construction began, and I only became aware of this application through my own complaint, long after the structure was near completion. This process has been retrospective, opaque, and procedurally unfair. As the directly impacted neighbour-whose entire city view has been obstructed-I should have been notified at the earliest possible stage.	<p>Consultation on the original application was to immediately adjoining owners in relation to variations to the Residential Design Codes impacting these properties.</p> <p>Consultation on this application was undertaken in accordance with Local Planning Policy 6.1 – Advertising of Planning Proposals, with 198 letters sent to surrounding landowners and occupiers.</p> <p>While the works are existing in nature, the proposal has being assessed under the current planning framework, and all submissions received during the public comment period are considered as part of the assessment.</p>
1.2	2. I object to the proposed building height. The rooftop terrace structures now exceed 10.7 metres, far beyond the 8.0m height limit prescribed. This height breach is not minor-it has resulted in the total loss of my long-enjoyed city views, for which I have paid rates for years. This is not an abstract planning impact; it is a permanent loss of visual amenity and property value, with no mitigation or consultation offered	<p>Noted.</p> <p>The proposal seeks discretion for rooftop elements exceeding the 8.0m height limit. These additions are limited in scale (e.g. small powder rooms and lightweight patio structures), centrally located, and do not exceed the height of the previously approved lift shaft and stairwell overruns. The natural slope of the site has been taken into account, and the additions present lower scale when viewed from Swan Street.</p>
1.3	Importantly, the site at 16 Swan Street is located on a natural slope between Swan Street (the higher side) and Garden Street (the lower side). The house that previously occupied the lot was situated significantly lower on this slope. The current development has raised the effective ground level-especially along the Swan Street frontage-meaning the height is being measured from an elevated and possibly artificial level, not the true natural ground level. This has materially increased the visual bulk	<p>No site works are proposed as part of this application.</p> <p>The site experiences a significant topographic change of approximately 4.0 metres, sloping from the higher southern boundary (Swan Street) down to the lower northern boundary (Garden Street). This change in level affects how the development is viewed from the surrounding streets.</p> <p>This natural slope results in the development presenting as a lower-scale building from key vantage points on Swan Street and adjoining southern properties. The design has also responded to the site's slope by stepping the</p>

	<p>and impact of the new dwellings on neighbouring properties, particularly mine. Olive Lane beside the property still reflects the original, lower ground level and serves as clear evidence of the site's natural topography.</p> <p>The City should ensure that the 8.0m height limit is measured from the original natural ground level, not from any altered or raised surface introduced during construction or civil works.</p>	<p>dwellings fronting Garden Street to follow the natural gradient, minimising visual bulk and ensuring an appropriate streetscape interface.</p>
1.4	<p>3. I object to the retrospective nature of this application. It is evident from site progress that the structures- especially the rooftop terrace, powder rooms, and patio coverings- were built well before this amendment was advertised. This undermines the public consultation process and sets a concerning precedent where developers build first and seek permission later.</p>	<p>Upon becoming aware of the works, the City advised the landowner that an application for development approval was required should the works depart from the approved plans.</p> <p>This amendment was lodged to seek approval for the works and has been assessed accordingly. Each application is assessed on its individual merits.</p>
1.5	<p>4. Additional Planning Non-Compliances Visual privacy setbacks and lot boundary setbacks are also breached. These add to the impact on neighbouring properties, including mine. These design elements reduce privacy, light, and outlook for adjacent residents and further entrench the scale of the impact.</p>	<p>Variations to visual privacy and setbacks have been identified. To address these, the City has recommended conditions of development approval requiring screening (e.g. 1.6m high fixed screening and widened planter boxes with landscaping) to mitigate overlooking and maintain amenity for neighbours.</p>
1.6	<p><b>Relief Sought:</b></p> <p>I request that the amendment be refused, particularly the elements relating to excessive height and roof terrace expansion.</p> <p>I request a formal investigation into how this construction progressed prior to proper notification and without visible enforcement of planning limits.</p> <p>I also request to be kept informed of all developments, meetings, or decisions regarding this application.</p> <p>Given the severity of the impact on my property and the apparent disregard for due process, I urge the City to apply the Planning and Development (Local Planning Schemes) Regulations 2015 - Clause 67 and give full weight to</p>	<p>Noted.</p> <p>Should Council refuse the application, the City will undertake enforcement action in accordance with the <i>Planning and Development Act 2005</i>.</p> <p>The application has been assessed in accordance the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, with particular regard to amenity, scale, and cumulative impacts.</p>

the amenity, scale, and cumulative impact of the proposed changes.	
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<b>2</b>	<p>Fay &amp; Peter Fels Unit 11, Neil Fowler Unit 10, Erin Ganfield &amp; Kevin O'Keefe Unit 8 Lena Burrows Unit 18, Malcolm Bailey Unit 1, Gloria Posselt Unit 2, Ross &amp; Laurel Smith Unit 12 Kerry Oliver Unit 7 Dee &amp; Robert Page Unit 9 Barry Wilkins Unit 5 Maria Large Unit 3 Maxine Pandal Unit 13 Residents 10 Victoria Street, South Perth</p>	
<b>Neutral</b>		
	<b>Summary of Submission</b>	<b>Comment</b>
2.1	The above owners have no objection to the proposal on the proviso that: 1. The overall existing roof heights as shown on the plans and confirmed by Scott at our meeting on the 7th July, are not increased.	The current proposal does not increase the height of the approved rooftop structures beyond the existing lift shaft and stairwell overrun, and the powder rooms remain within this envelope.
2.2	2. Powder room if approved must be finished as per the plans in a sand render to blend with existing building	The submitted plans confirm the powder rooms will be finished in sand render to match the existing building.
2.3	3. Air conditioner units to have screening installed to blend in with existing walls	Recommended conditions of approval require any external fixtures, including air conditioning units, to be screened and integrated into the design.
2.4	4. If solar panels are installed they must be applied parallel to the surface they are installed on	If solar panels are proposed, they must be mounted parallel to the surface on which they are installed.
2.5	As stated at the meeting it is disappointing that the amendments mentioned are retrospective as they have already been carried out by the owner without Council approval. It is hoped that the Council will inspect the areas of concern by local residents and advise us as to the final decision.	Noted.
<b>3</b>	Dr Michelle Gander & Mr Marcus Whelband	

14/15 Swan Street		
Objection		
	Summary of Submission	Comment
3.1	<p>Dear Planning Officer,</p> <p>Subject: Objection to Planning Submission – 16 Swan Street (11.2022.144.1)</p> <p>I am writing to formally object to the proposed development amendment at 16 Swan Street, which is currently open for public comment.</p> <p>As the owner/occupier of Unit 14, 15 Swan Street, I am directly affected by the proposed amendment. My key concern relates to the significant impact the proposed structure will have on my current river and city views, and residential amenity, which are fundamental aspects of the value and enjoyment of my property.</p> <p>Grounds for Objection</p>	Noted.
3.2	<p>1. Loss of Visual Amenity and River Views</p> <p>The proposed amended develop will substantially obstruct established and long-enjoyed views of the Swan River and Cityscape from my property. While I understand that private views are not explicitly protected by planning policy, the impact on visual amenity should be considered as part of the overall assessment, particularly when it contributes significantly to the character and enjoyment of a dwelling and where the original application took this into consideration.</p>	<p>The rooftop additions are centrally located, limited in scale, and do not exceed the height of previously approved rooftop structures such as the lift shaft and stairwell overrun. Visual impact has been minimised through lightweight, open-frame patio designs and modest additions (e.g. 8.4m<sup>2</sup> powder rooms), which do not obstruct key view corridors from standing positions.</p>
3.3	<p>2. Building Bulk and Scale</p> <p>The proposed height of the building appears excessive in relation to the adjacent dwellings. This is inconsistent with the objectives of the Residential Design Codes (R-Codes) and Local Planning Policy 1.1 – Residential Development, which emphasise the importance of maintaining neighbourhood character and limiting adverse impacts on adjoining properties.</p>	<p>The development is consistent with surrounding built form and does not present additional bulk to adjoining properties.</p>

3.4	3. Impact on subsequent planning approvals. The fact that the building has been constructed in breach of approved planning requirements demonstrates a clear disregard for established planning processes and community expectations.	Upon becoming aware of the works, the City advised the landowner that an application for development approval was required should the works depart from the approved plans. This amendment was lodged to seek approval for the works and has been assessed accordingly. Each application is assessed on its individual merits.
3.5	<p>The substantial increase in both height and setback, by approximately 20%, is a serious deviation that cannot be overlooked. Allowing such non-compliance to stand risks undermining the integrity of the planning system and could set an undesirable precedent for future developments that choose to ignore approval conditions.</p> <p>I respectfully request that Council does not approve the amended application.</p> <p>I would appreciate being kept informed about the outcome of this application and any opportunities to address the matter further. Thank you for considering my submission.</p>	<p>All relevant design principles and policies, including visual privacy, building height, and views of significance, have been addressed in the body of the report and appropriate conditions have been recommended where necessary.</p> <p>All submitters will be notified of the Council meeting and have the opportunity to make a deputation to Council should they wish to do so.</p> <p>Your request to be kept informed has been noted.</p>

4	Damian O'donnell 20/23 Swan Street South Perth WA 6151	
Objection		
	Summary of Submission	Comment
4.1	<p>My wife, Carolyn O'Donnell and I strongly reject the proposed amendment to development application 11.2022.144.1 specifically the proposed increases of Lot 1 and Lot 2 building heights to 9.9m ('maximum building height to the powder rooms in lieu of 8.0m') and 10.7m ('maximum building height to the rooftop terrace patio in lieu of 8.0m') respectively. We believe the ongoing erosion of existing residents' city and river views is egregious and should be strongly resisted.</p>	<p>The proposed height increase relates to rooftop elements including powder rooms and open-frame patio structures. These additions do not exceed the height of previously approved rooftop features including the lift shaft and stairwell overrun.</p> <p>These additions are centrally located, visually recessive, and do not extend to boundary edges, ensuring that broader view corridors remain largely unaffected.</p> <p>The development has been assessed against the City's policies on significant views, and conditions have been recommended to manage any visual impact.</p>

5	Timothy Thorburn Unit 24 23 Swan St, South Perth	
Objection		
	Summary of Submission	Comment
5.1	Thank you for the opportunity to comment on the Ammended (sic) Development Application. I think that the height of the development is excessive. At the original 8m height, the building would be not excessively high, and would fi (sic) with the streescape (sic) on the north side of Swan St. But adding almost 3metres, and going to 4 floors, makes it excessively high.	<p>The proposed additions remain within the approved rooftop envelope, below and in line with the existing lift shaft and stairwell overrun.</p> <p>The additional height relates only to rooftop elements including powder rooms and open-frame patio structures, which are centrally located and visually recessive.</p> <p>The development aligns with the evolving built form along Swan Street, including nearby multi-storey developments.</p>

6	Peter Dreverman Unit 2 20 garden Street, South Perth	
Support		
	Summary of Submission	Comment
6.1	<p>Thank you for the opportunity to view the Amended Application at 16 Swan St on 2 July 2025.</p> <p>My view is the changes are trivial and do not require allthe extra public consultation. The problem of the view into the neighbour's property is easily and simply solved with a suitable screen.</p> <p>The issue of height of the two powder rooms is fixed by one regulation while the lift shaft and stairwell are under a different regulation. It seems the builder wants to align the two areas which makes perfect sense. The City should take a pragmatic approach and approve such a minor amendment to the plans without delay.</p> <p>This application demonstratesthe stupidityof our Planningand Building Regulations and provides one reason why WA has the longest building completion times in Australia - ref: Australian Bureau of Statistics media release 2 July 2025.</p>	<p>The proposed additions remain within the approved rooftop envelope, below and in line with the existing lift shaft and stairwell overrun.</p> <p>The additional height relates only to rooftop elements including powder rooms and open-frame patio structures, which are centrally located and visually recessive.</p> <p>The development aligns with the evolving built form along Swan Street, including nearby multi-storey developments.</p>



<p>I have no objection to the changes proposed and urge the City to approve the application.</p>	
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Yours faithfully

Peter Dreverman



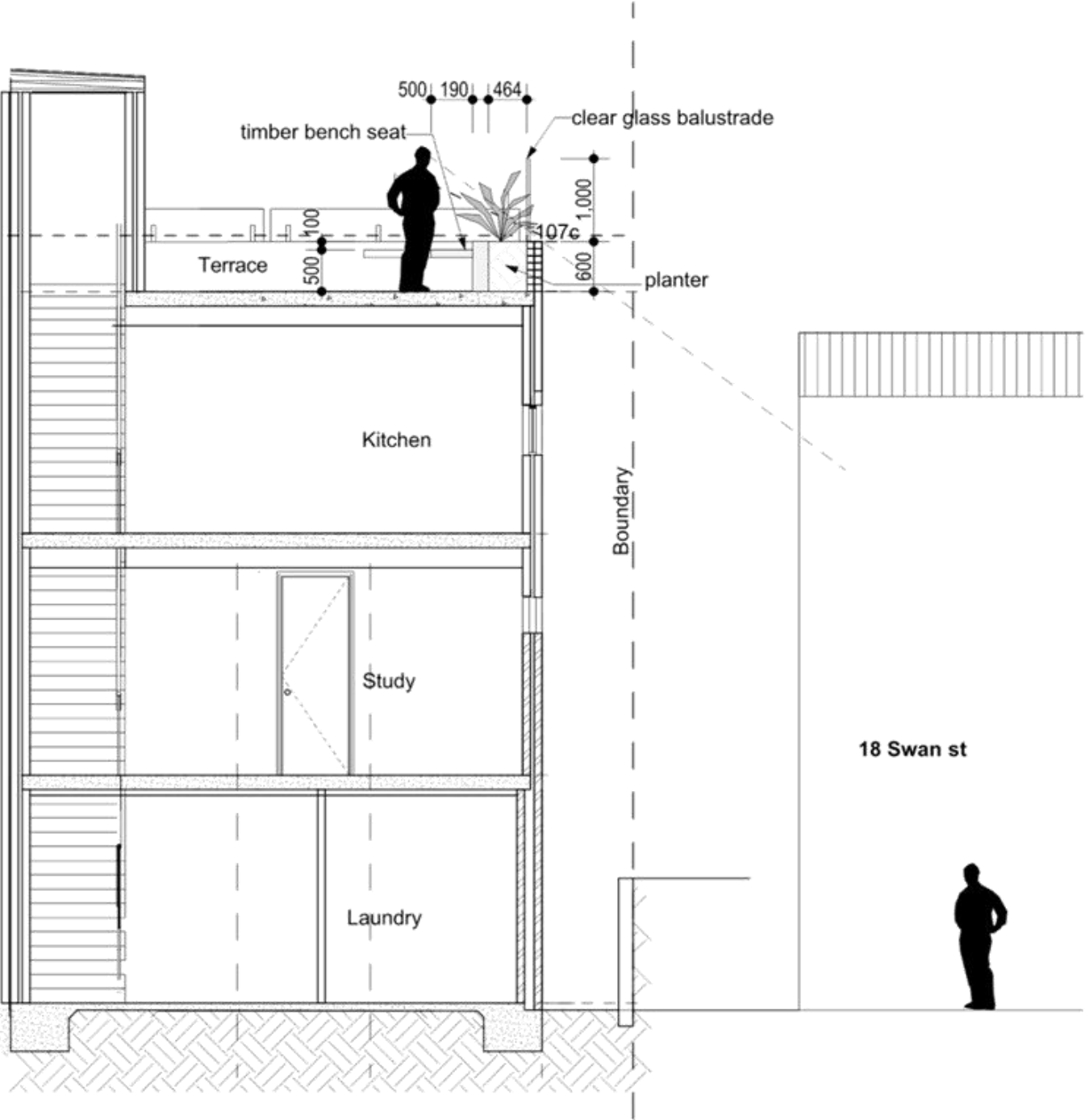
PROPOSED PLANTER ON LOT 2 TERRACE



LOT 2 TERRACE BEFORE PLANTER



NEIGHBOURS ROOF LINE  
1:5.33



CONE OF VISION DIAGRAM  
LOT 2 SWAN STREET ROOF TOP



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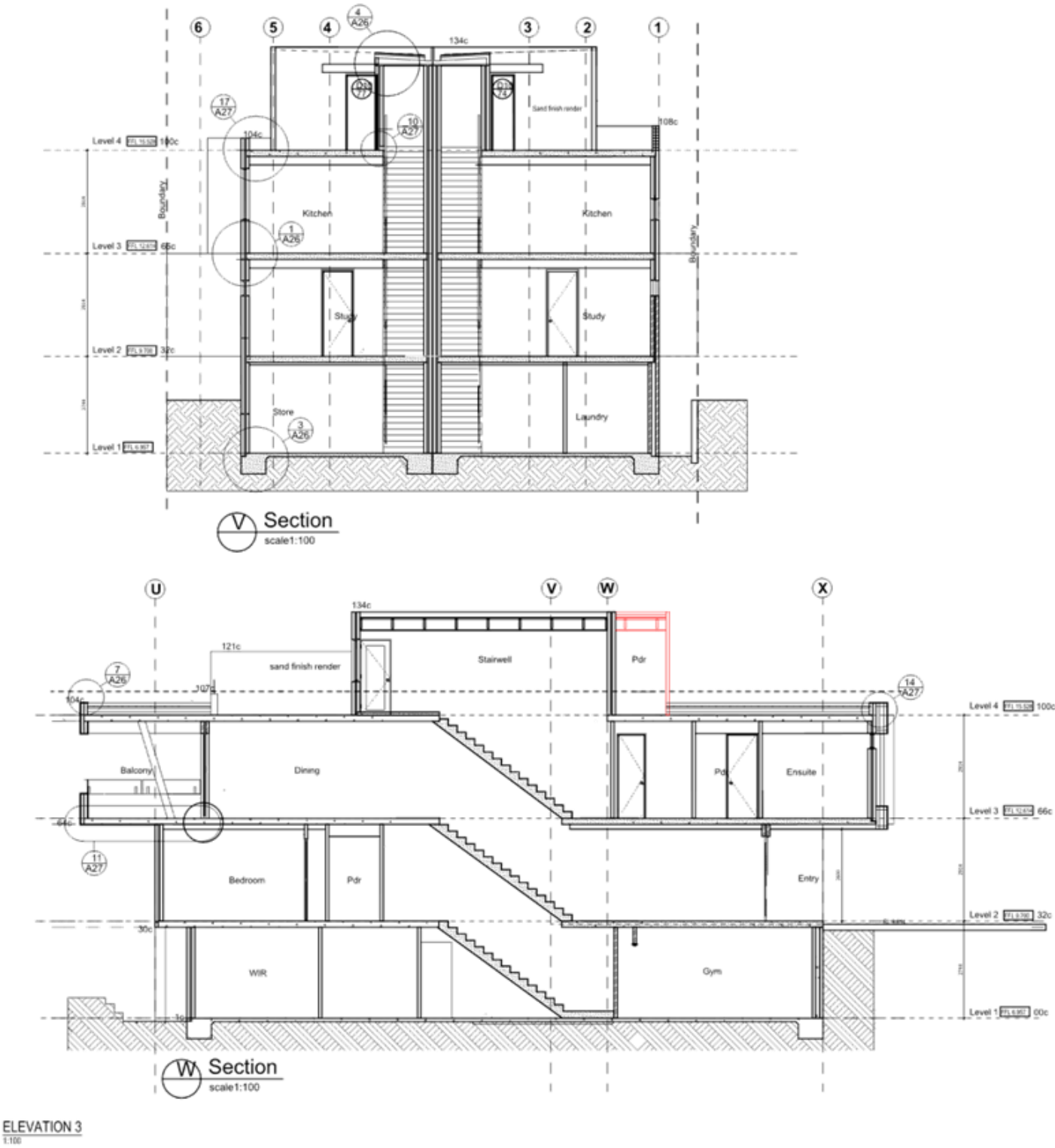
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DESIGN NAME:	SURVEY PLAN & SIGHT LINE DIAGRAM	SHEET NO:	2 OF 9	REVISION:	L	DATE:	25-10-23
OWNER:		DATE:		CLIENT:	CONTOUR BUILDERS		
OWNER:		DATE:		ADDRESS:	16 SWAN ST, SOUTH PERTH, 6151		
OWNER:		DATE:		CITY:	CITY OF SOUTH PERTH		
DESIGNER:		DATE:		SCALE:	1:45.64, 1:3.33, 1:1.5		

DATE: 25-10-23  
SCALE: 1:45.64, 1:3.33, 1:1.5



Swan Street- Lots 1&2



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DRAWING NAME: SECTIONS		SHEET NO: 8 OF 9	REVISION: L	DATE: 25-10-23
OWNER: _____ DATE: _____		CLIENT: CONTOUR BUILDERS		
OWNER: _____ DATE: _____		ADDRESS: 16 SWAN ST. SOUTH PERTH, 6151		
DESIGNER: _____ DATE: _____		CITY OF SOUTH PERTH		
DRAWN BY: BLEND		DATE DRAWN: APRIL / 2025	SCALE: 1:100	

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VIEWING CORRIDOR PHOTO  
1:4.45





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DRAWING NAME:  
VIEWING CORRIDOR

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

SHEET No:  
9 OF 9

REVISION:  
L

JOB No:  
25-1363

CLIENT:  
CONTOUR BUILDERS  
ADDRESS:  
16 SWAN ST, SOUTH PERTH, 6151  
CITY OF SOUTH PERTH

DRAWN BY:  
BLEND

DATE DRAWN:  
APRIL / 2025

SCALE:  
1:335.60, 1:4.45

NOTE: TO SCALE ON A3 SHEET

26 August 2025 - Ordinary Council Meeting - Attachments

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