ATTACHMENTS

Council Agenda Briefing

20 October 2026

City of South Perth

ATTACHMENTS TO AGENDA ITEMS

Council Agenda Briefing - 20 October 2026

Contents

10.3.3 URBAN GREENING IMPLEMENTATION PLAN

Attachment (a): Draft Urban Greening Implementation Plan 3

10.3.4 AMENDMENTS TO LOCAL PLANNING POLICIES (ADVERTISING)

Attachment (a): Local Planning Policy 3.1 - Waste Management (Draft) 26
Attachment (b): Local Planning Policy 6.1 - Advertising of Planning Proposals (Draft) 42
Attachment (c): Local Planning Policy 6.2 - Design Review Panel (Draft) 52
Attachment (d): Local Planning Policy 7.1 - Signage and Advertisement (Draft) 57
Attachment (e): Local Planning Policy 3.1 - Waste Management (Adopted) 90
Attachment (f): Local Planning Policy 6.1 - Advertising of Planning Proposals (Adopted) 102
Attachment (g): Local Planning Policy 6.2 - Design Review Panel (Adopted) 107
Attachment (h): Local Planning Policy 7.1 - Signage and Advertisement (Adopted) 115
Attachment (i): Terms of Reference - Design Review Panel (Draft) 131

10.3.5 PROPOSED CHANGE OF USE TO UNHOSTED SHORT-TERM RENTAL ACCOMMODATION - LOT 7 (NO. 7/29) HURLINGHAM ROAD, SOUTH PERTH

Attachment (a): Development Plans 135
Attachment (b): Management Plan, Code of Conduct and Guest Handbook 139
Attachment (c): Aerial and Zoning Maps 259
Attachment (d): Schedule of Submissions 261

10.3.6 PROPOSED CHANGE OF USE - MULTIPLE DWELLING TO UNHOSTED SHORT-TERM RENTAL ACCOMMODATION - LOT 3 (NO.2/20) ROSE AVENUE, SOUTH PERTH

Attachment (a): Management Plan and Code of Conduct 262
Attachment (b): Aerial and Zoning Maps 278
Attachment (c): Schedule of Submissions 280

10.3.7 PROPOSED TELECOMMUNICATIONS INFRASTRUCTURE, KWINANA FREEWAY, COMO (LAND ID NUMBER 3600602)

Attachment (a): Development Plans 282
Attachment (b): Applicant Justification 286
Attachment (c): Aerial Image and Zoning Map 332
Attachment (d): Schedule of Submissions 334
Attachment (e): Transport Technical Note 335

Cover

City of South Perth

Draft Urban Greening Implementation Plan 2027-2031

Inside Cover

A city of active places and beautiful spaces. Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjul kura kura. We acknowledge and pay our respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation and their Elders past, present and future.

Access and inclusion: This document is available in alternative formats upon request (easy read, braille, large print, electronic and audio). National Relay Service (NRS): 13 36 77. Translating and Interpreting Service (TIS): 13 14 50.

DRAFT

1 Contents

1 About this document 1
2 What is guiding this plan? 1
2.1 Priorities 2
2.2 Context 2
2.3 What resourcing is required 2
2.4 Monitoring and reporting 2
3 Our Role 3
4 Pillar 1: Protect 4
4.1 Major Initiatives (We will prioritise for funding) 4
4.2 Performance Measures (We will measure success by) 6
5 Pillar 2: Enhance 8
5.1 Major Initiatives (We will prioritise for funding) 8
5.2 Performance Measures (We will measure success by) 11
6 Pillar 3: Manage 15
6.1 Major Initiatives (We will prioritise for funding) 15
6.2 Performance Measures (We will measure success by) 17
7 Pillar 4: Connect and Support 19
7.1 Major Initiatives (We will prioritise for funding) 19
7.2 Performance Measures (We will measure success by) 21

DRAFT

2 About this document

The Urban Greening Implementation Plan 2027-2031 (the Plan) implements the direction provided by the City's Urban Greening Strategy 2025-2050 (the Strategy).

This Plan includes actions and targets to guide how the City implements urban greening initiatives as per the strategic pillars: **protect, enhance, manage, connect and support**; and to meet the goals of the Strategy. Implementation plans will be updated every four years throughout the duration of the current Strategy.

The **objectives** of the Plan are to deliver the Strategy's vision:

> The City of South Perth will be a resilient, healthy and diverse green liveable place for all: people, fauna and flora,

Continuing the strong existing partnerships with all levels of government, industry partners, and the community is essential for taking shared responsibility to achieve the vision.

3 What is guiding this plan?

Urban greening in the City of South Perth's (the City) public spaces includes trees and tree canopy; mature trees; vegetation such as shrubs, understorey, and groundcovers; remnant bushland; micro-greening; and many other ways to recognise and retain nature and biodiversity, to help make our City more climate resilient and a pleasant place to live.

Around one-third of the City (709 hectares) is covered by vegetation. This includes 391 hectares of reserves, 14 designated nature spaces and over 21,000 street trees. Protecting, enhancing and managing these areas is a key priority for the City.

The Plan includes actions to be delivered over the next four years. This timeframe has been chosen to allow for measurement of outcomes, reporting and evaluation. A four-year cycle ensures the implementation plans remain relevant and enable urban greening in the City to adapt to a changing context.

Actions have been developed based on outcomes from community and stakeholder engagement, assessment of current City urban greening processes, best practice guidance, and the urban greening priorities identified in the Strategy. Some matters identified though the stakeholder engagement process have been set aside for later delivery in future iterations of the plan as they are better suited to the next stage of implementation or longer-term delivery.

DRAFT

3.1 Priorities

The actions focus on urban greening initiatives on City owned and managed land, including verges, public open space (POS) and natural areas managed by the City. Actions also focus on continuing the City's role in engaging and supporting the community to encourage overall urban greening outcomes. Actions allow the City to lead by example via urban greening approaches on foreshores, parks, gardens, recreational spaces, open spaces, streetscapes, bushland, buildings and environmental reserves.

Implementation priorities were identified through the development of the Strategy, and include three yearly assessment of canopy cover and thermal imaging, experimenting with alternative species to build resilience, using place-based needs assessments and the Right Plant, Right Place, Right Time (RRR) approach.

3.2 Context

The Plan aligns with the City of South Perth Strategic Community Plan 2021-2031 and other relevant City policies. It sets out actions to help achieve the Strategy's goals over four years and includes clear priorities, timelines, responsibilities and targets so progress can be measured.

The Plan considers the vision, target and principles of the Urban Greening Strategy for Whadjuk (Perth) and Bindjareb (Peel) (Government of Western Australia, 2026). This includes aspiring to create cool, resilient and leafy neighbourhoods that include nature and green spaces at the heart of community. The City also aspires to meet the canopy target set for Perth and Peel: to increase canopy cover (plants three metres or above) to 30% on City managed land by 2040. Currently, the City is achieving 25% canopy cover on City-managed land, including verges, POS and natural areas managed by the City.

3.3 What resourcing is required

The City aims to reach 30% canopy cover on City-managed land by 2040. The Plan sets out actions to help achieve the Strategy's goals over four years. It includes clear priorities, timelines, responsibilities and targets so progress can be measured. Additional resources, including human resources, are required to meet the targets outlined in this document.

3.4 Monitoring and reporting

Each year, the City will review the Plan's actions to help shape the annual budget. The full Plan will be updated every four years when the Strategy is reviewed. Progress on budgeted actions will be reported to the Audit, Risk and Governance Committee, and summarised in the Annual Report.

DRAFT

4 Our Role

Delivery of the Plan will require the City to perform a range of roles, depending on the nature of each action and the most effective delivery mechanism. These roles reflect the City's responsibilities for planning, implementation, coordination, and support, and will have varying resourcing implications.

- Provider: The City directly delivers and manages urban greening initiatives on City-managed land. Funding and operational resourcing are determined through the City's annual budget process.
- Planner: The City identifies priorities for urban greening and ensures appropriate planning frameworks, policies, and processes are in place to support delivery.
- Supporter: The City enables and supports community-led urban greening through access to information, funding opportunities, and City-owned facilities.
- Partner: The City works collaboratively with organisations that share common urban greening objectives, enabling the pooling of resources, expertise, and funding through formal or informal partnerships.
- Coordinator: The City facilitates collaboration by bringing together stakeholders to plan and deliver services and infrastructure jointly across the City.

The City will deliver the Plan through:

- Projects: Short term delivery timeframes, such as one or two years to complete the action, or an action which will be undertaken once in a four-year cycle of the Plan.
- Services: Ongoing delivery or completion of an action each year of the Plan.

DRAFT

5 Pillar 1: Protect

PROTECT

Protect first, restore second, supports the overarching approach of the City of South Perth community.

Goal: The City's ecologically sensitive riverside environment is protected as a community asset. The City's vegetation, tree canopy, and green spaces are further protected. This includes mature trees, newly planted trees, and remnant bushland areas. Our stakeholders and community have an important role as caretakers and protectors of ecological systems.



Objectives (We want to):

- Protect ecological systems
- Protect trees; especially mature trees
- Protect green spaces

5.1 Major Initiatives (We will prioritise for funding)

Each major initiative aligns with one or more of the Strategy's pillars and objectives.

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
1. **Tree Protection Guidelines**	Develop guidelines and fact sheet for tree protection requirements, Tree Protection Zone (TPZ) guidance, and support implementation of LPP 3.2 - Tree Retention.	Project	Provider or co-ordinator if external consultant to develop	✓				Guidelines developed.

DRAFT – OCTOBER OCM 2026 4

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
2. **Local Biodiversity Study**	Conduct a Biodiversity Study that includes an audit of biodiversity assets and produce a report with recommendations to increase protection of significant biodiversity on City managed and privately owned land.	Project	Coordinator (can be delivered in collaboration with other LGAs)			✓		Consultant to complete study and provide report.
3. **Ecological linkages**	Undertake a study into local ecological linkages, using spatial analysis to identify and prioritise urban greening opportunities to improve habitat build connectivity.	Project	Provider			✓		Consultant to complete study and provide report.
4. **Tree health assessment methodology**	Develop tree health assessment methodology and conduct with trees flagged for removal due to end of life or irreversible impacts from pest and disease, or water stress.	Service	Delivery	✓				Methodology developed.
5. **Healthy trees**	Reduce the number of stressed trees with regular watering over the first two summers and mulching within tree rings.	Service	Delivery			✓	✓	Audit tree health annually. Report confirms 80% of trees planted have health rating of good or above.

DRAFT

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
6. **Vegetation stratification assessment**	Understand the percentage of City of South Perth covered by non-vegetated areas, turf, groundcover and tree canopy.	Project	Qualified external consultant				✓	Consultant to complete study and provide report.

5.2 Performance Measures (We will measure success by)

Achievement of performance measures are subject to required allocation of funds. Grant funding opportunities may be available.

Key Performance Indicator	Measure Description	Baseline	Measure source	Target*	Measure frequency
1. **Tree establishment, survival**	Percentage of City planted trees surviving beyond two summers, by species and location; health rating and causes of loss	Survival baseline Unknown	Tree management database; annual tree-planting and tree-health audit records; pest, disease and vandalism inspection records,.	Establish a four-year survival baseline, then adopt a survival target.	Annual
2. **Functional habitat and priority native fauna**	Assess natural areas for initiatives to enhance biodiversity, such as rehabilitation	11 bird waterers 2 owl and 5 bird boxes 2 possum boxes	Database and record keeping	Consider habitat and food source provision when scoping park and reserve upgrades.	Every 4 years

	projects, bird waterers, and habitat provision Area and condition of City managed land providing food, shelter or breeding habitat for native fauna.	2 insect hotels 113 bat boxes		Establish the habitat baseline by Year 3 and adopt a four-year increase target; maintain habitat trees unless removal is unavoidable for safety.	
3. Ecological linkages	Complete study of ecological linkages, using spatial analysis. Reduction in habitat fragmentation in priority areas. Connected vegetated areas and condition of priority ecological linkages/corridors.	N/A	Place or species specific ecological study for black cockatoos Delivery of findings from monitoring survey from Urban Rivers Catchment Program	Study completed and outcomes inform at least one urban greening project. % increase in connected vegetated area or number of specific green corridors. Baseline monitoring survey and ongoing monitoring fauna surveys	Every 4 years

DRAFT

6 Pillar 2: Enhance

ENHANCE

Achieving the vision requires going beyond current urban greening efforts.

Goal: The City's environment and community wellbeing is enhanced by expanding existing urban greening and incorporating innovative nature positive design responses.



Objectives (We want to):

- Put the right plant in the right place, at the right time (RRR)
- Enhance biodiversity
- Increase beautiful, healthy places for community wellbeing
- Deliver equitable urban greening across the City
- Balance urban greening with urban development and the built environment

6.1 Major Initiatives (We will prioritise for funding)

Each major initiative aligns with one or more of the Strategy's pillars and objectives.

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
1. **Priority and opportunity analysis**	Conduct analysis to determine where urban greening and trees will be planted and when.	Project	Delivery	✓	✓	✓	✓	One area completed annually.
2. **Right plant, Right place,**	Develop assessment framework to identify Right	Service	Provider	✓	✓	✓	✓	Right plant, Right place, Right time

DRAFT

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
Right time (RRR): framework and species guidance	Plant, Right Place, Right Time (RRR), building on City's existing species selection, diversity processes and integrating lessons learned from failed plantings.							(RRR): assessment framework and species guidance developed.
3. Street Tree Management Program	Subject to suitability, space and accessibility, provide at least one street tree on every verge.	Service	Provider	✓	✓	✓	✓	Ensure 50% of all suitable verges have a street tree by 2031
4. Tree Establishment Specification	Develop and implement best-practice soil preparation before planting, including a standard Tree Establishment Specification which includes soil preparation, watering, mulching, and staking.	Service	Provider	✓	✓	✓	✓	Each tree planted meets the criteria. Tree planting audit confirms.
5. Hydrozoning and optimised irrigation	Identify and prioritise sites for hydrozone retrofit and implementation. Integrate new hydrozone areas into existing parks and reserves.	Project	Delivery		✓		✓	Projects approved through the budget setting process by Council.
6. Drought tolerant and climate	Plant tree and plant species which are resilient against pests, diseases and drought or drying weather conditions.	Service	Provider			✓	✓	Confirmed number of different plant species.

DRAFT

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
resilient species								Plant management guidelines.
7. Urban heat vulnerability assessment	Maintain heat mapping and use other available data to identify areas vulnerable to urban heat and assess trends and changes.	Project	Provider. External consultant				✓	Consultant to complete study and provide report.
8. Verge Garden Guide	Update guidelines to provide current advice and visually appealing guidance.	Project	External consultant	✓				Consultant to complete study and provide report.
9. Pilot new verge design	Construct an example verge to demonstrate what can be achieved with the new Verge Guidelines.	Project	Delivery			✓		Project completed.
10. Tree Management Guidelines	Update guidelines to incorporate tree species which are resilient against pests, diseases and drought or drying weather conditions.	Project	Provider	✓				Project completed.
11. Sir James Mitchell Park Enhancement	Continue to develop and implement program aimed at increasing shade and improving habitat and vegetation at the South Perth	Project	Provider	✓	✓	✓	✓	Annual project delivery.

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
	Foreshore at Sir James Mitchell Park.							
12. Shade on the City's foreshores	Plant more trees on the City's foreshores, especially near footpaths and seating to provide more shade for walking, cycling, and active and passive leisure.	Project	Provider	✓	✓	✓	✓	Annual project delivery.

6.2 Performance Measures (We will measure success by)

Achievement of performance measures are subject to required allocation of funds. Grant funding opportunities may be available.

Key Performance Indicator	Measure Description	Baseline	Measure source	Target*	Measure frequency
1. Total canopy cover on City managed land %	The percentage of City managed land covered by tree canopy above 3m.	25.10% (ArborCarbon 2024)	Qualified external consultant canopy assessment (ArborCarbon or other consultant methodology for City-managed land; WAPC data for city-wide canopy).	Increase City-managed canopy to 30% by 2040; minimise loss of city-wide canopy. Increase the net number of trees on city-managed land, year-on-year.	Every 3 years; 2027, 2030

2. Total canopy cover City-wide	The percentage of City of South Perth covered by tree canopy above 3m.	16.6% (2026, WAPC)	Qualified external consultant canopy assessment (ArborCarbon or other consultant methodology for City-managed land; WAPC data for city-wide canopy).	Minimise loss of city-wide canopy cover acknowledging the City does not have direct control over this.	Every 3 years; 2027, 2030
3. Nursery production	The number of plants produced in the tree nursery.	109,841 (2024/2025)	Nursery records	Maintain	Annual
4. Nursery vegetation health – species, resilience and diversity	Number and diversity of tree and plant species meeting approved resilience, suitability, canopy and habitat criteria; survival after establishment.	The City is currently cultivating resilient, high-quality plant stock to address changing climate conditions Current planting, nursery records and species list.	City nursery records; approved and non-approved Tree Management Guidelines and species list; planting schedules; installation and establishment-survival records.	Finalise the initial approved and non-approved species list by 31 December 2026. Review the list annually.	31 December 2026 Annual
5. Hydrozone design and delivery	Number and/or area of hydrozone projects completed.	Annual audit 2024/2025	Consider hydrozoning in park and reserve upgrade projects	Increase in planting of water-wise species.	Annual

DRAFT

6. Trees, shrubs and groundcover planted in City-managed land	Percentage and hectares of trees, shrubs and groundcover planted in City-managed land	The City is currently planting 0.5 hectares of trees, shrubs, and ground covers on City-managed land each year %age hectares planted annually	Parks and Gardens Annual Planting Program DPLH Urban Greening dashboard where available.	Net increase in trees, shrubs and groundcover planted in City-managed land	Annual
7. Species resilient against drought or drying weather conditions and pests and disease	Number of tree and plant species which are resilient against drought or drying weather conditions.	Species list in Tree Management Guidelines	Database and record keeping	Finalise the initial approved and non-approved species list by 31 December 2026. Review the list annually.	31 December 2026 Annual
8. Urban heat mapping	Use urban heat map to identify priority areas for action	Current heat map		% of priority urban heat areas treated through urban greening interventions. % urban heat reduction in	

DRAFT

				specific treated areas	
9. South Perth foreshore planting	Create a plan for tree and vegetation planting on the South Perth Foreshore	Nodes established	Number of plants planted in Hurlingham Living Stream Stage 2 and Urban Rivers Catchment Program (URCP) projects	Hurlingham Living Stream Stage 2 completion Urban Rivers Catchment Program (URCP) project completion	FY 2026/27 FY 2027/28

DRAFT

7 Pillar 3: Manage

MANAGE

Long-term urban greening requires care, expertise, science and technology, funding and community support.

Goal: Long-term greening outcomes are achieved by investing in resourcing and management of right people, right funding and right practices.



Objectives (We want to):

- Improve the system for managing the canopy and urban greening
- Effectively manage tree canopy and urban greening
- Build resilience through species diversity and type
- Balance affordability, impact and urgency

7.1 Major Initiatives (We will prioritise for funding)

Each major initiative aligns with one or more of the Strategy's pillars and objectives.

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
1. **Review current resources**	Determine skills and additional requirements to successfully implement the Plan.	Service	Delivery	✓	✓	✓	✓	Review completed and reported.
2. **Tree replacement plan**	Identify at risk locations. Staged replacement of aging, declining, or unsuitable trees and plants to	Service	Delivery	✓	✓	✓	✓	Audits completed.

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
	prevent sudden canopy or habitat loss. Delivered as part of ongoing tracking of streets tree locations and requirements.							
3. Monitoring and data management	Investigate, develop and establish a performance monitoring and reporting system to assess and track urban greening outcomes. Maintain data management systems to ensure accurate and long term tracking of urban greening outcomes.	Service	Delivery	✓	✓			Performance monitoring and reporting system established. Data management systems maintained.
4. Resilience assessment criteria	Establish criteria to assess tree and plant species for their suitability to the urban and bushland environment and resilience to future climate conditions, including higher temperatures, reduced rainfall, and extreme weather events.	Project	External Consultant		✓			Consultant to complete study and provide report.
5. Knowledge sharing for resilient urban greening	Share and seek information on urban greening and climate resilient species with other LGAs, subject matter experts and	Service	Coordinator	✓	✓	✓	✓	The City has representatives at working groups and associations.

DRAFT

Major Initiative	Action	Type	LG Roles	Timeframe				Output
				Year 1	Year 2	Year 3	Year 4	
	utilise existing partnerships with WALGA.							
6. **Shade and heat assessment**	Undertake a shade and heat exposure assessment for key public spaces.	Project	Delivery	✓				Assessment completed and reported.
7. **Shade and heat prioritisation**	Provide shade in parks, public access ways, playgrounds, residential streets, the town centre, and large paved areas, prioritising trees for natural shading where practical and aligned with project priorities.	Project	Coordinator			✓		Assessment completed and reported.
8. **Use canopy data to prioritise tree planting**	Prioritise locations for tree planting identified through the canopy data.	Project	Coordinator				✓	Number of trees planted in priority locations identified

7.2 Performance Measures (We will measure success by)

Achievement of performance measures are subject to required allocation of funds. Grant funding opportunities may be available.

Key Performance Indicator	Measure Description	Baseline	Measure source	Target*	Measure frequency

1. **Diverse plant species production**	Diverse plant species produced at City of South Perth Nursery.	Current planting schedule	City of South Perth Nursery records	Maintain species diversity.	Annual
2. **Diverse plant species installation**	Diversity of tree and plant species used in landscaping and bushland.	Current planting schedule	Planting records	Maintain species diversity.	Annual
3. Heat and shade Assessment	. Give priority to managing heat and shade on key active transport corridors (for example, linking schools, local centres and public transport access)	N/A	Number of priority shade locations	Number of shade trees planted in priority locations. Increase in shaded area (m^2) in targeted public spaces. Increase shaded corridors to promote walking, cycling, etc.	Annual

DRAFT

8 Pillar 4: Connect and Support

CONNECT & SUPPORT

Success relies on leadership as well as collaboration, education and community ownership.

Goal: The City has active partnerships and collaborates with stakeholders to protect, enhance and manage urban greening.
The City demonstrates leadership and supports education and urban greening efforts in the community.
Our community has a connection, is engaged and has a sense of ownership for urban greening in the City.



Objectives (We want to):

- Increase working collaboratively
- Provide for a growing community
- Encourage intergenerational stewardship
- Support and encourage the community

8.1 Major Initiatives (We will prioritise for funding)

Each major initiative aligns with one or more of the Strategy's pillars and objectives.

Major Initiative	Action	Type	LG Roles	Timeframe				Outcome
				Year 1	Year 2	Year 3	Year 4	
1. Collaborative delivery	Collaborate with other local governments and state agencies by providing nursery product.	Project	Coordinator Delivery	✓	✓	✓	✓	Maintain a minimum of three plant nursery customers.

Major Initiative	Action	Type	LG Roles	Timeframe				Outcome
				Year 1	Year 2	Year 3	Year 4	
2. **Community Engage-ment Events**	Deliver seven planned and promoted events each year. May include planting, weeding, watering, clean up, educational workshops.	Service	Coordinator Delivery	✓	✓	✓	✓	Events planned, promoted and completed.
3. **Engage-ment events: support and partner**	Support and engage community with WA and community-driven urban greening events and initiatives.	Service	Participate and facilitate	✓	✓	✓	✓	City of South Perth representatives in attendance.
4. **Ongoing communic-ation**	Ongoing communication about urban greening.	Service	Delivery	✓	✓	✓	✓	Urban greening stories and initiatives communicated via City channels.
5. **Direct residents to available incentives: other programs**	Communicate available incentives and other programs to residents via City channels.	Service	Facilitate uptake	✓	✓	✓	✓	Incentives communicated via City channels.

DRAFT

8.2 Performance Measures (We will measure success by)

Achievement of performance measures are subject to required allocation of funds. Grant funding opportunities may be available

Key Performance Indicator	Measure Description	Baseline	Measure source	Target*	Measure frequency
1. **Urban greening engagement activities and events**	The number of urban greening engagement activities.	Seven events	Attendance records (volunteers and community groups) Number of activities	Deliver at least seven annually.	Annual
2. **Community feedback**	Community feedback on urban greening activities, events and initiatives/projects.	N/A	Surveys and/or feedback received by the City	Feedback provided from all events.	All events
3. **Community verge greening program**	Number of participants (especially those aged 16-24) and area of verges enhanced with locally appropriate vegetation and native habitat features.	Establish baseline in year one	Number and area of verges enhanced	Program introduced and baseline established in Year 1.	Annual
4. **Establish and maintain partnerships**	Work with WALGA and other partners on research. Work with local schools on urban greening education.	Establish baseline in year one	Number of partnerships	Meet with WALGA twice a year. Communicate with local schools.	Annual

DRAFT



LOCAL PLANNING POLICY

3.1 Waste Management

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 LPP 3.1.~~Local Planning Policy 3.1 - Waste Management.~~

2. INTRODUCTION

2.1 Purpose

To outline waste management practices for development and the information to be submitted as part of the development application process.

3. APPLICATION

3.1 This policy applies to all development on land within the City of South Perth where Local Planning Scheme No. 7 (LPS 7) applies, excluding ~~s~~Single houses.

3.2 Where Part C of the Residential Design Codes (R-Codes) Volume 1 applies, this policy augments the Deemed-to-Comply requirements under Part 2.4.

3.3 Where the R-Codes Volume 2 applies, this Policy augments the Acceptable Outcomes under Part 4.17.

3.4 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 ensure developments are designed to provide for best practice management, storage, separation, collection and handling of waste.

4.2 To ensure waste storage and collection minimise visual, environmental and amenity impacts on the streetscape, public realm, occupants and adjoining properties.

4.3 To provide occupants and service providers with convenient, legible and safe access to waste management and recycling facilities.

4.4 To minimise the interaction between the management/movement of waste and resident circulation areas.

5. POLICY PROVISIONS

5.1 Waste Service Provider

5.1.1 The City shall provide waste collection services to all residential development, and the residential component of any mixed-use development. The City does not support collection of residential waste by private contractor unless otherwise provided in this Policy.

5.1.2 Waste generated by non-residential developments (or the non-residential component of a mixed-use development) shall be collected by a private contractor, unless otherwise approved by the City.

5.2 Waste Management Plans

5.2.1 Unless otherwise determined by the City, a Waste Management Plan prepared in accordance with Appendix 1 shall be submitted with a development application for the following proposals:

(a) Five or more Grouped dwellings;

(b) All Multiple dwellings;

(c) All developments proposing a communal bin store;

(d) All non-residential development;

(e) All mixed-use development; and

(f) Applications for a change of use.

5.3 Waste Generation Rates

5.3.1 The waste generation rates included in Appendix 2 of this Policy are to be used for the purposes of calculating waste generation volumes and bin capacity requirements.

5.4 Off-Site Servicing

5.4.1 Off-site collection will only be supported in the following circumstances:

(a) The general waste bin size utilised for collection is no larger than 240L;

(b) The recycling bin size utilised for collection is no larger than 360L; ~~The bin size utilised for collection is no larger than 240L; and~~

(c~~b~~) No more than eight (8) bins (including both general waste and recycling) are required for collection as part of a regular collection schedule; ~~and~~

(d~~c~~) The bin collection area takes up no more than 1/3 of the street frontage, excluding the width of the crossover (refer to Figure 2);

(e~~d~~) Bins can be presented for collection without obstructing on-street or embayed parking, footpaths, vehicle sightlines, street trees (including tree canopy) and street furniture;

(f~~e~~) A minimum 0.5m spacing is required between bins placed for kerbside collection;

(g~~f~~) Bin pads (e.g. paving or hardstand) are not proposed in the verge unless required due to site constraints (e.g. a significant change in verge gradient);

(h~~g~~) Surfaces of all bin travel paths are designed to allow easy transportation of the bins. Travel paths are level and with smooth non-slip surfaces free of obstacles and steps; and

(i~~h~~) Gradients of bin travel paths must not exceed 1:14.

5.4.2 Where the requirements of 5.4.1 cannot be achieved, on-site servicing is required in accordance with clause 5.5.

5.5 On-Site Servicing

5.5.1 Where residential general waste and recycling is required to be collected on-site, development shall be designed to accommodate the City's small ~~standard r~~rear

lloader ~~-~~waste collection vehicle (12.0m^3), and standard rear loader for recycling (refer ~~Figure~~ Appendix 3 – Waste ~~Collection~~ Vehicle ~~Dimension~~Specifications).

5.5.2 For developments serviced by the City, bin sizes will be provided as follows:

(a) General waste in 240L, ~~360L~~ or 660L bins; and

(b) Recycling in 240L, ~~or~~ 360L ~~bins~~or 660L bins.

5.5.3 Developments shall be designed to allow waste collection vehicles to enter and exit the site in a forward gear.

5.5.4 Where on-site waste collection will result in adverse impacts to traffic management, developments shall provide a designated loading bay.

5.5.5 A swept path analysis is required to demonstrate on-site access, egress and manoeuvring by waste collection vehicles.

5.5.6 A maximum three-point turn will be permitted for on-site manoeuvring of waste collection vehicles.

5.5.7 Where it is demonstrated that site constraints for a proposed development impede the ability for the design to accommodate the City's standard rear loader waste collection vehicle, the applicant may propose that waste is collected by a private contractor.

5.5.8 For development where waste is collected by a private contractor, the applicant shall demonstrate the proposal can accommodate the specifications of the proposed waste collection vehicle.

5.5.9 Where waste collection is required to occur on-site, including where a rubbish truck is proposed and/or required to enter a site to perform waste removal services, the City may require and/or impose a condition of development approval requiring a legal agreement indemnifying the City of South Perth and its appointed contractors for any potential damage that may occur within the site as a result of the City performing waste removal services for the development. The legal agreement is to be prepared to the City's satisfaction and executed at the applicant's expense.

5.6 On-Site Servicing in the Canning Bridge Activity Centre

5.6.1 Developments may be designed to accommodate waste collection via a small rear loader waste collection vehicle (refer Table 1 and 2), if the following conditions are met:

(a) The waste generation rates of general waste are below 10,000L per week; and

(b) The constraints of the site (e.g. lot size, frontage) limits use of the standard rear loader.

Table 1 – Small ~~Waste~~ Rear Loader Waste Collection Vehicle (12.0m^3) Dimensions

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	~~7.56~~8.00	~~9.56~~10.00
Overall Width	2.50	3.50
Overall Height	~~2.90~~3.10	3.50
Height in Operation	3.10~~2.90~~	3.50
Turning Circle	15.30	15.30
Feature	Weight (kg)	
Tare Weight	9,788	
Payload	4,148	
Gross Vehicle Mass	13,936	

Table 2 – On-site Recycling ~~Small~~ Standard Rear Loader Vehicle Dimensions ~~Recycling Vehicle Dimensions~~

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	~~8.00~~9.70	1~~2~~0.00
Overall Width	2.85~~50~~	3.50
Overall Height	3.62~~10~~	4.00~~3.50~~
Height in Operation	3.62~~10~~	4.00~~3.50~~
Turning Circle	17.50~~15.30~~	17.50~~5.30~~
Feature	Weight (kg)	
Tare Weight	14,550	
Payload	9,000	
Gross Vehicle Mass	23,550	

Note: For rear-load vehicles an additional 2.0m unobstructed loading zone is required behind the vehicle for the loading of 660L bins.

5.7 Collection Frequency

5.7.1 Off-site waste collection by the City is collected at the following frequencies:

(a) Recycling collected once per fortnight; and

(b) General waste collected once per week.

5.7.2 Unless otherwise approved by the City, on-site waste collection by the City is collected at the following frequencies in line with the estimated waste generation rates of Appendix 2:

~~(a) Recycling collected once per fortnight; and~~

(b) General waste ~~collected~~:

(i) ~~<30 apartments =~~ One (1) collection~~s~~ per week where less than 4800L of total weekly waste generation.

(ii) ~~T31-70 apartments = t~~two (2) collections per week where between 4800L and 11200L of total weekly waste generation.

(iii) ~~>70 apartments = t~~Three (3) collections per week where greater than 11200L of total weekly waste generation.

(a) Recycling ~~collected once per fortnight; and~~:

(i) One (1) collection per week where less than 2400L of total weekly waste generation.

(ii) Two (2) collections per week where between 2400L and 5600L of total weekly waste generation.

(iii) Three (3) collections per week where greater than 5600L of total weekly waste generation.

5.7.3 Where waste collection is provided by private contractor for non-residential development, collection frequency shall not exceed:

(a) Three (3) collections per week for onsite collection; or

(b) One (1) collection per week for off-site collection where bins must be collected by the driver from within the site and returned following emptying.~~:~~

5.7.4 Where waste collection is provided by private contractor, collection shall occur Monday to Friday between 7:00am and 5:00pm.

5.8 Bin Storage Areas

5.8.1 All bin storage areas are:

(a) Located within the development site and integrated into the design of the building;

(b) To be of sufficient size to contain all of the required bins including adequate area around the bins to access and allow manoeuvring of the bins for collection;

(c) To have capacity to store at least one week's worth of waste regardless of frequency of service;

(dc) To be screened from the view of public spaces, private residences and communal open space; and

(ed) Shall not encroach into areas required for the parking of vehicles.

5.8.2 Communal bin storage areas are to be designed to satisfy the following requirements:

(a) Provided with a mains water supply, with a sealed floor graded to a plumbed sewer drainage outlet/s to allow for the washing of all room surfaces and for the cleaning of bins as required;

(b) Designed with walls not less than 1.8m in height and access point with self-closing gate of not less than 1.0m in width;

(c) Access is to be provided to all bins (i.e. no stacking of rows of bins). Each bin must have a minimum 50mm spacing around all sides, including between walls, other bins and aisles;

(d) A smooth and impervious floor of not less than 100 millimetres in thickness;

(e) Where located within a building, the bin storage area is ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended);

(f) Located for convenient disposal of waste and recyclables by residents/tenants;

(g) Not readily accessible by the public;

(h) Where shared bin storage areas are proposed in mixed use development, residential and non-residential bins are to be separated by a physical barrier and not mutually accessible; and

(i) Must be undercover and be designed to not permit storm water to enter into the sewer drainage outlet;- and

(j) Located within a single location at the ground or basement level.

5.9 Bulk Waste Storage

5.9.1 Where a bulk waste storage room is proposed for a mMultiple dwelling and mMixed-Use developments, it is to incorporate the following design elements:

(a) Be of a minimum size to permit the safe storage of bulky good items; and

(b) Provide a minimum entry width of 1.8m.

5.10 Waste Compactors

5.10.1 All development with of 250 residential units or more shall provide on-site waste compactor facilities.

5.10.2~~1~~ Where a waste compactor is proposed as part of the development, the following requirements are to be met:

(a) The compactor is not to be used for recycling waste materials;

(b) The waste compaction ratio is no more than 2:1;

(c) The compaction system compacts waste directly into the bins;

(d) A regular compactor maintenance schedule is provided;

(e) Training is provided for residents/users including signage; and

(f) An acoustic report is provided demonstrating compliance with the Environmental Protection (Noise) Regulations 1997.

5.11 Waste Chutes

5.11.1 Waste chutes are required for all developments greater than 5 storeys in height.

5.11.2 Where a waste chute is proposed as part of the development, the following minimum requirements are to be met:

(a) Chutes to be ventilated to ensure that air does not flow from the chutes through the service openings;

(b) Bin chute access points are to be universally and readily accessible by all occupants, having a continuous path of travel from all dwellings with a minimum width of 1500mm;

(c) Bin chutes should be separated into general waste and recycling streams, and should be clearly labelled in appropriate receptacles;

(d) Chute termination bins are to have reinforced bases and skirting (or other equivalent spill reduction systems);

(e) All ongoing maintenance of chute systems, including cleaning is the responsibility of the building manager/strata management, and is appropriately detailed within the WMP;

(f) The WMP shall identify temporary waste storage arrangements, resident communication procedures and alternative collection arrangements during periods where the chute system is unavailable; and

(g) The chute termination room shall not be accessible by residents.

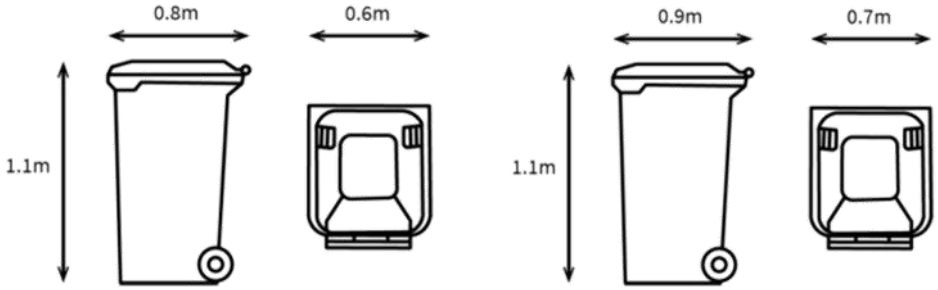
5.12~~1~~ Construction Waste Management Plans

5.12~~1~~.1 A Construction Waste Management Plan prepared in accordance with the Western Australian Local Government Association Guidelines may be required as a condition of development approval, detailing the likely waste generated from construction and the strategies employed to manage and contain this waste in a sustainable manner.

6. APPENDICES

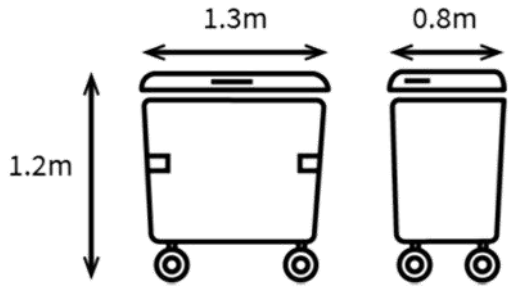
6.1 Explanatory Figures

Figure 1 – Mobile Garbage Bin (MGB) Dimensions



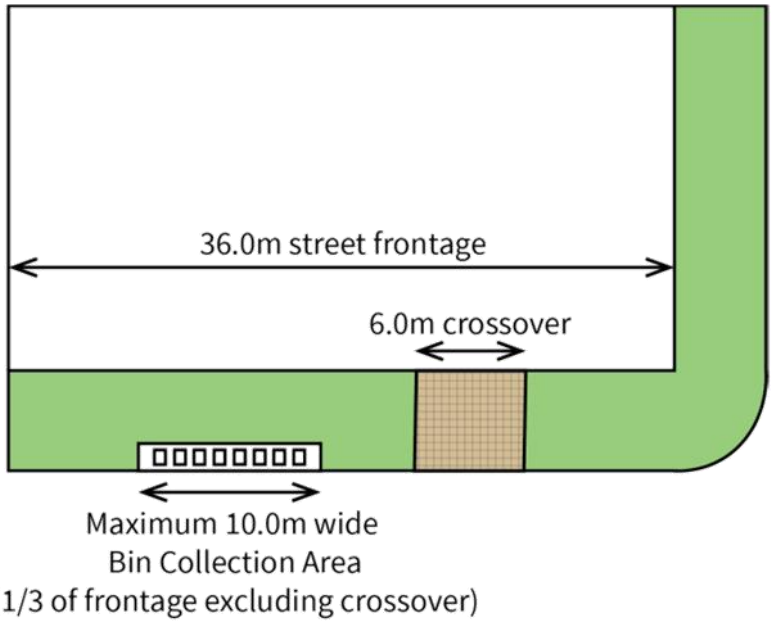
240L Bin Dimensions

360L Bin Dimensions



660L Bin Dimensions

Figure 2 – Verge Collection Example



6.2 Definitions

Floor area:	*In accordance with R-Codes Vol.2*
Mixed-use development:	*means development comprising both a residential and non-residential component.*
Non-residential development:	*means any development to which the Residential Design Codes (R-Codes) do not apply.*
Regular Collection Schedule:	*means waste collected by the City Monday to Friday at the following frequencies: (i) For general waste, once per calendar week; and (ii) For recycling, once per calendar fortnight.*
Residential development:	*means Grouped dwellings and Multiple dwellings as defined by the Residential Design Codes.*

6.3 Supporting Information

Appendix 1 – Waste Management Plan Checklist

Summary of the Development	
Location of the development	
Number of floors	
Number of dwellings by size (one, two or three bedrooms)	
Size of commercial units	
Details of the intended use of the development	
Waste Generation	
Waste generation for general waste, recycling and other wastes	
Details of the size and quantity of the bins to be used	
Bin Storage Area	
Bin store size and layout (including separation of Commercial/ Residential/ Waste/ Recycling)	
Bin storage design:	
• Internal transfer of waste from the source to the bin storage area	
• Wash-down area	
• Ventilation	
• Vermin prevention	
• Noise reduction	
• Stormwater ingress prevention	
Waste System	
e.g. Chutes, Compactor, Bin lift	
Collection Method and Frequency	

Collection vehicle to be utilised (Cross section of development showing clearances)	
Movement of collection vehicle include swept path analysis (for on-site servicing)	
Collection location	
Transfer of waste to the collection vehicle	
Frequency and time of collections	
Waste Service Provider	
The Waste Management Plan must nominate if the City or a private waste contractor will service the development. For all residential collections, the City is the required waste service provider.	
Ongoing Management	
Monitoring and maintenance	

Appendix 2 – Waste Generation Rates

Type of Premises	Garbage Generation	Recycling Generation
Residential		
1 Bedroom Dwelling	80L per week	40L per fortnight
2 Bedroom Dwelling	160L per week	80L per fortnight
3+ Bedroom Dwelling	240L per week	240L per fortnight
Commercial (Food Premises)		
Restaurant	660L per 100m2 of floor area per day	200L per 100m2 of floor area per day
Supermarket	660L per 100m2 of floor area per day	240L per 100m2 of floor area per day
Tavern/Small Bar	460L per 100m2 of floor area per day	300L per 100m2 of floor area per day
Convenience Store	300L per 100m2 of floor area per day	150L per 100m2 of floor area per day
Café	300L per 100m2 of floor area per day	200L per 100m2 of floor area per day
Fast food outlet	480L per 100m2 of floor area per day	360L per 100m2 of floor area per day
Lunch bar	150L per 100m2 of floor area per day	150L per 100m2 of floor area per day
Commercial (Non-Food)		
Educational Establishment	5L per 100m2 of floor area per day, or 0.5L per student per week	5L per 100m2 of floor area per day, or 0.5L per student per week
Office	10L per 100m2 of floor area per day	10L per 100m2 of floor area per day

Type of Premises	Garbage Generation	Recycling Generation
Shop	50L per 100m2 of floor area per day	50L per 100m2 of floor area per day
Bulky Goods Showroom	40L per 100m2 of floor area per day	10L per 100m2 of floor area per day
Commercial (Accommodation)		
Hotel/Motel	5L per bed per day, & 660L per 100m2 of dining area per day	5L per bed per day, & 50L per 100m2 of dining area per day
Serviced Apartment	5L per apartment per day	5L per apartment per day
Commercial (Specialised Food Premises)		
Butcher	80L per 100m2 of floor area per day	50L per 100m2 of floor area per day
Delicatessen	80L per 100m2 of floor area per day	50L per 100m2 of floor area per day
Fish Shop	80L per 100m2 of floor area per day	50L per 100m2 of floor area per day
Greengrocer	240L per 100m2 of floor area per day	120L per 100m2 of floor area per day
Commercial (Specialised Non-Food)		
Child Care Premises	50L per 100m2 of floor area per day	50L per 100m2 of floor area per day
Gym	10L per 100m2 of floor area per day	10L per 100m2 of floor area per day
Hairdresser	60L per 100m2 of floor area per day	60L per 100m2 of floor area per day
Commercial (Other Accommodation)		
Residential Aged Care Facility	60L per bed per week	60L per bed per week
Independent Living Complex	80L per dwelling per week	80L per dwelling per week

Appendix 3 – Waste Vehicle Specifications

Table 3 – Small Rear Loader Waste Collection Vehicle (12.0m³) Dimensions ~~Standard Rear Loader Waste Collection Vehicle~~

~~Feature~~	~~Clearance of Vehicle (m)~~	~~Required Clearance (m)~~
~~Overall Length~~	~~9.70~~	~~12.00~~
~~Overall Width~~	~~2.85~~	~~4.00~~
~~Overall Height~~	~~3.62~~	~~4.00~~
~~Height in Operation~~	~~3.62~~	~~4.00~~
~~Turning Circle~~	~~17.50~~	~~17.50~~

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	8.00	10.00

Overall Width	2.50	3.50
Overall Height	3.10	3.50
Height in Operation	3.10	3.50
Turning Circle	15.30	15.30
Feature	Weight (kg)	
Tare Weight	9,788	
Payload	4,148	
Gross Vehicle Mass	13,936	

~~*Note: For rear-load vehicles an additional 2m unobstructed loading zone is required behind the vehicle for the loading of 660L bins.*~~

Table 4 – Standard Rear Loader Vehicle Dimensions (Including On-site Recycling)

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	9.70	12.00
Overall Width	2.85	3.50
Overall Height	3.62	4.00
Height in Operation	3.62	4.00
Turning Circle	17.50	17.50
Feature	Weight (kg)	
Tare Weight	14,550	
Payload	9,000	
Gross Vehicle Mass	23,550	

Note: For rear-load vehicles an additional 2.0m unobstructed loading zone is required behind the vehicle for the loading of 660L bins.

Table ~~5~~4 – Side Loader Waste Collection Vehicle – Kerbside Collection Only

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	8.90	11.00
Overall Width	2.50	4.00
Overall Height	3.58	4.10
Height in Operation	4.85	5.35
Turning Circle	17.10	17.10
Feature	Weight (kg)	
Tare Weight	13,156	
Payload	9,844	
Gross Vehicle Mass	23,000	

Table ~~6~~5 – Side Loader Recycling Collection Vehicle – Kerbside Collection Only

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	11.00	13.00
Overall Width	2.50	4.00
Overall Height	3.85	4.35

Height in Operation	4.85	5.35
Turning Circle	19.50	19.50
Feature	Weight (kg)	
Tare Weight	14,550	
Payload	8,450	
Gross Vehicle Mass	23,000	

7. LEGISLATIVE REFERENCES

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

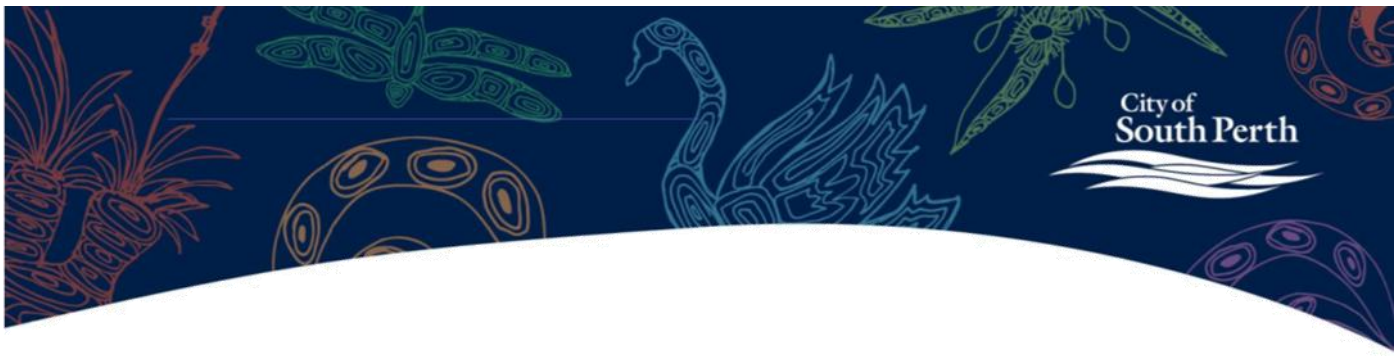
Local Planning Scheme No. 7

City of South Perth Local Planning Policies

Residential Design Codes Volume 1 & 2

8. DOCUMENT CONTROL

Local Planning Policy 2.1 – Document Control	
Version	**Decision to Adopt/Amend**
1.	Adoption | 25 February 2025 | Ordinary Council Meeting | Item No. 10.3.2
Public Consultation	XXX
Document Reference	LP/802/23
Next Review Date	3 years from date of adoption or last review



LOCAL PLANNING POLICY

6.1 Advertising of Planning Proposals

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 LPP 6.1 ~~ocal Planning Policy – Advertising of Planning Proposals.~~

2. INTRODUCTION

2.1 Purpose

2.1.1 To provide guidance on the manner and ~~method~~ form for advertising planning proposals by the City of South Perth (the City), including development applications and strategic planning proposals, having regard to the requirements of the ~~State Planning Framework~~Regulations.

3. APPLICATION

3.1 This policy applies to the public advertising of planning proposals in the City of South Perth ~~in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015)~~.

3.2 Where the City seeks to vary the provisions of this local planning policy, the planning proposal is to be assessed against the relevant objectives of this policy, unless specifically required by the Regulations.

4. OBJECTIVES

4.1 To ensure the extent and form of advertising is proportionate to the significance, complexity and potential impact/s of the planning proposal.

4.2 To provide a consistent and transparent approach to determining the appropriate level of advertising for planning proposals.

~~4.1 To provide for a fair and consistent approach to the advertising of planning proposals.~~

~~4.2 To outline the process for advertising of planning proposals and for considering submissions received.~~

5. ~~GENERAL ADVERTISING REQUIREMENTS~~POLICY PROVISIONS

~~5.1 Advertising Not Required~~

~~5.1.1 Where a development proposal is deemed-to-comply in accordance with State Planning Policy 7.3 – Residential Design Codes - Volume 1, it will not require advertising to adjoining owners and occupiers.~~advertising 1or vary in the opinion of the delegated officer~~City;~~

5.~~1~~2 Length of Advertising Period

5.~~1~~2.1 For planning proposals where part of the advertising period occurs during the Christmas period (25 December to 1 January) or the Easter Period (7 days commencing from Good Friday), these days shall be excluded from the overall length of the advertising period, in accordance with the Regulations.

5.~~2~~3 ~~Area of~~ Advertising Requirements

5.~~2~~3.1 Advertising of planning proposals shall be in accordance with ~~the~~ Table 1, the Regulations, and where relevant, Section 2.3 of the Residential Design Codes Volume 1 ~~unless discretion is exercised by the City to increase or reduce the consultation radius.~~

5.2.2 Where a planning proposal type has not been identified within Table 1, it is to be advertised in accordance with the statutory requirements of the Regulations.

~~Type of Planning Proposal~~	~~Advertising period~~	~~Minimum extent of letters to Owners and Occupiers~~	~~Local Newspaper Notice~~	~~Online notice~~	~~Sign(s) on site~~	~~Hard copies~~
~~Standard Development Application~~	~~14 days~~	~~Properties in the vicinity that may be affected~~	~~No~~	~~Yes~~	~~No~~	~~No~~

~~Complex Development Application~~	~~28 days~~	~~All within 200m radius~~	~~No~~	~~Yes~~	~~Yes~~	~~No~~
~~Local Development Plan (LDP)~~	~~14 days~~	~~All within LDP area and within 100m radius~~	~~No~~	~~Yes~~	~~Yes~~	~~No~~
~~Basic Scheme Amendment~~	~~Only to be advertised if and as directed by the Minister of Planning.~~					
~~Standard Scheme Amendment~~	~~42 days~~	~~All within amendment area and within 100m radius~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Complex Scheme Amendment~~	~~60 days~~	~~All within amendment area and within 200m radius~~	~~Yes~~	~~Yes~~	~~Yes~~	~~Yes~~
~~Structure Plan/Precinct Structure Plan~~	~~42 days~~	~~All within Structure Plan area and within 200m radius~~	~~Yes~~	~~Yes~~	~~No~~	~~Yes~~
~~Local Planning Policy (LPP)~~	~~21 days~~	~~No~~	~~Yes~~	~~Yes~~	~~No~~	~~Yes~~
~~Local Planning Strategy~~	~~21 days~~	~~All landowners and occupiers of the City~~	~~Yes~~	~~Yes~~	~~No~~	~~Yes~~
~~Local Planning Scheme~~	~~90 days~~	~~All landowners and occupiers of the City~~	~~Yes~~	~~Yes~~	~~No~~	~~Yes~~

~~Notes:~~

~~(i) Joint Development Assessment Panel applications are to be advertised in accordance with the form of Development Application.~~

~~(ii) For proposals through the State Development Assessment Unit (SDAU) pathway, consultation will be undertaken by the SDAU. Public notice and relevant information/links to plans and technical documents will be published on the City's website, subject to the Department of Planning, Lands and Heritage requirements.~~

~~(iii) Advertising amendments to the State Register of Heritage Places is to be in accordance with the *Heritage Act 2018*.~~

~~(iv) Advertising amendments to the City's Local Heritage Survey is to be in accordance with the *Heritage Act 2018*.~~

~~(v) Advertising amendments to the City's Heritage List is to be in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015*.~~

5.~~3~~4 Submissions

5.~~3~~4.1 Where no response is received within the time specified from the date of notification, this is not to be taken as non-objection, and the decision-maker may determine the proposal on its merits and issue its decision.

5.34.2 Submissions received on a proposal, including submitters' details may:

(a) appear in a publicly available agenda, including Council or ~~Joint~~ Development Assessment Panel agendas; and~~.~~

(b) be provided to the applicant for a response.

5.3.3 Submissions received outside of the advertising period may be considered in the assessment of an advertising proposal at the discretion by the City's assessing officer, where the proposal has not yet been determined.

5.3.4 All submissions must include the following to be considered:

(a) A name and address;

(b) Content that is of relevance to the proposal it is associated with; and

(c) Relate to valid planning matters, such as those outlined in Clause 67 of the Regulations.

6. APPENDIX

Proposal Type	Advertising Duration (Days)[1]	Extent of Direct Notification	Engagement Web Page	Local Newspaper Notice	Website Public Notice	Social Media Post	Sign(s) on Site	Hard Copies for Public Inspection
Standard Development Application	14	Properties in the vicinity of the proposal that may be affected by discretionary elements	D	N	N	N	N	N
Complex Development Application	28	All properties within 200m radius	D	N	N	N	Y	N
Local Planning Policy (LPP)	21	Generally not required	Y	N	D	D	N	Y
Local Development Plan (LDP)	14	All properties within the LDP area and 100m radius	D	N	D	N	D	D
Standard Scheme Amendment	42	All properties within the amendment area and 100m radius	Y	D	Y	D	D	Y
Complex Scheme Amendment	60	All properties within the amendment area and 200m radius	Y	Y	Y	D	D	Y
Structure Plans/ Precinct Structure Plans	42	All properties within the amendment area and 200m radius	Y	Y	Y	D	D	Y
Local Planning Strategy	21	All properties of the City	Y	Y	Y	Y	N	Y
Local Planning Scheme	90	All landowners and occupiers of the City	Y	Y	Y	Y	N	Y

6.1 Table 1 – Advertising Requirements

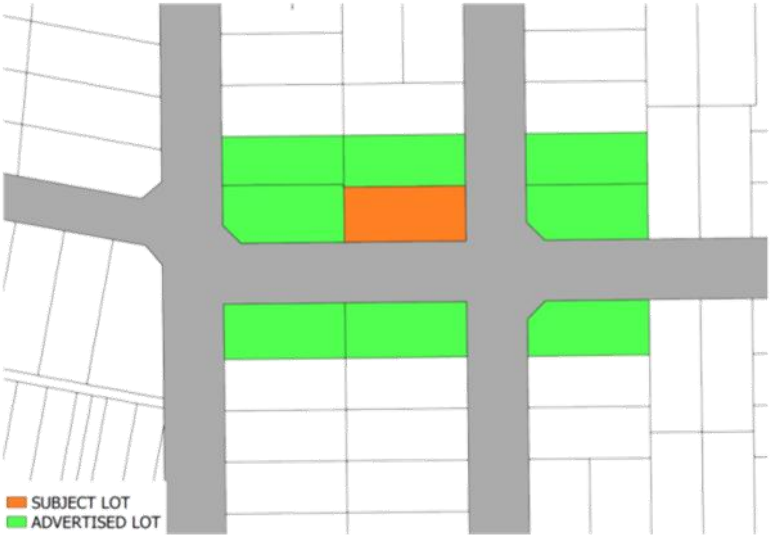
6.1.1 Table Notes:

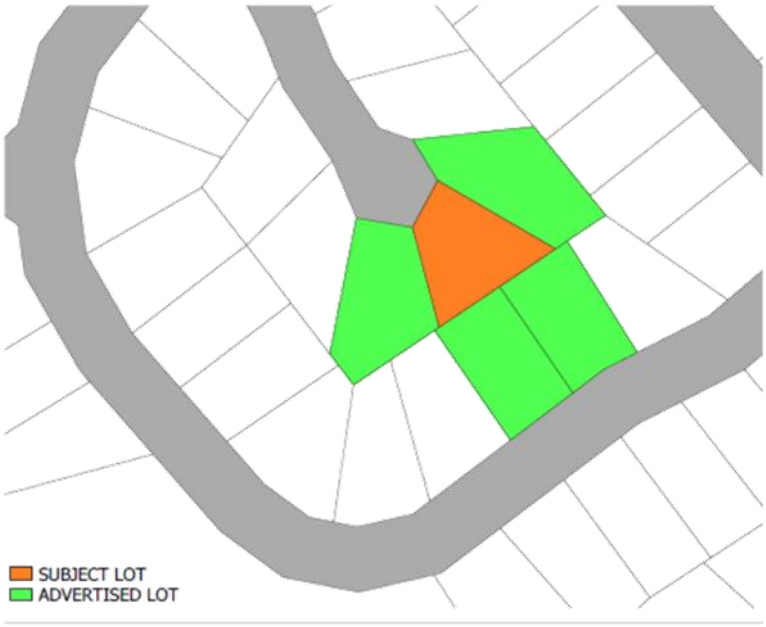
1. The duration of advertising is to be conducted in accordance with the Regulations

Abbreviated Terms	Y = Yes (will be conducted)	N = No (generally, not required)	D = Discretionary (will be considered on a case-by-case basis)

~~6.2 Explanatory Figure/Images~~

~~6.2.1 Advertising radius for properties in the vicinity of a proposal that may be affected for a standard development application:~~





6.23 Definitions

~~Basic Scheme Amendment:~~	~~has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.~~
~~Complex Application:~~	~~has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.~~
~~Complex Scheme Amendment:~~	~~has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.~~
~~Standard Scheme Amendment:~~	~~has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.~~
Standard Development Application:	An application for development approval that does not meet the definition of a complex application.
Complex Application:	has the same meaning as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Standard Scheme Amendment:	has the same meaning as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015.*
Complex Scheme Amendment:	has the same meaning as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015.*

Engagement Web Page:	Means a dedicated web page is created for the purposes of advertising and consultation on the on the City of South Perth official website.
Local Newspaper Notice:	Means a public notice that is published in a newspaper circulating in the City of South Perth.
Website Public Notice:	Means a public notice that is published on the City of South Perth official website.
Social Media Post:	Means a public notice that is published as part of a social media post on one of the City's official social media pages.
Sign(s) on Site:	Means erecting a sign or signs in a conspicuous place on the land the subject of the planning proposal, containing basic information about the proposal and how to make a submission. Complex Development Application signs shall be in accordance with the Manner and Form Document – Deemed Provisions 64(3)(c) and (4)(c) – Erecting signs for notice of development applications.
Hard Copies for Public Inspection:	Means making a copy of the document available for public inspection at the City's Civic Centre, South Perth Library, and Manning Library during normal business hours.
Extent of Direct Notification:	Means the minimum extent of owners and occupiers of a property in the radius of the proposal who will receive a direct notification about the proposal. A direct notification shall be in the form of a letter via post and/or an email (whichever is more appropriate).

7. Legislative References

Planning and Development Act 2005

~~*Heritage Act 2018*~~

Planning and Development (Local Planning Schemes) Regulations 2015

~~Heritage Regulations 2019~~

~~State Planning Policy 7.3 -~~ Residential Design Codes Volumes 1 & 2

City of South Perth's Local Planning Scheme No. 7

8. DOCUMENT CONTROL

~~Adoption date~~	~~OCM 26 July 2005~~
~~Date Modified~~	~~OCM 23 March 2021; OCM 25 July 2023~~
~~Strategic Community Plan Reference~~	~~Economy~~ ~~Environment (Built and Natural)~~ ~~Leadership~~

Local Planning Policy – Document Control	
Version	**Decision to Adopt/Amend**
1.	Initial Adoption | 26/07/2005 | Ordinary Council Meeting
2.	Amendment | 23/03/2021 | Ordinary Council Meeting | Item No.10.0.2
3.	Amendment | 25/07/2023 | Ordinary Council Meeting | Item No.10.3.4
Public Consultation	
Document Reference	LP/802/17
Next Review Date	September 2029 (3 years from date of last review)



LOCAL PLANNING POLICY

6.2 Design Review Panel

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 – Design Review Panel.~~LPP 6.2.

2. INTRODUCTION

2.1 Purpose

To outline the establishment and operation of the Design Review Panel (DRP) and specify the matters on which the DRP will be consulted for within the City of South Perth (the City) as required by *Schedule A - Supplemental provisions to the deemed provisions* of Local Planning Scheme No. 7 (LPS 7).

2.2 Background

The City's Design Review Panel (DRP) are a specialised group of consultants appointed by the City that provide independent professional and technical advice to City officers in relation to the design of development and related matters. The DRP perform a purely advisory function and do not hold a decision-making capability.

This policy seeks to provide guidance on the foundational function and applicability of DRP, including: which matters the DRP will be consulted for, where Chair Review is appropriate, and the principles of design review.

Further information may be found on the City's website and associated Terms of Reference – Design Review Panel document.

3. APPLICATION~~To outline the establishment and operation of a Design Review Panel for the City of South Perth (the City).~~

3.1 This policy applies to planning proposals on land within the City.

3.2 The City encourages the use of the Design Review Panel (DRP) early in the design concept stage.

3.3 When considering applications and/or planning documents on which a recommendation has been made by the Design Review Panel, the decision-maker shall have due regard for that recommendation.

4. OBJECTIVES

~~4.1 To facilitate the establishment and operation of a DRP in accordance with the model process and guidelines outlined in State Planning Policy 7.0 – Design of the Built Environment and associated Design Review Guide.~~

~~4.2 To specify planning proposals that require review by the DRP.~~

4.1~~3~~ To improve the design quality and functionality of new development within the City through independent expert advice.

5. POLICY PROVISIONS

5.1 Developments for Referral to Design Review Panel

5.1.1 Development proposals that meet the following criteria should be referred through to the Design Review Panel for review:~~The following planning proposals will be referred to the DRP for review:~~

(a) ~~Proposals with a m~~Multiple ~~residential~~ dwelling ~~component.~~developments; or

(b) ~~Proposals with f~~Four or more ~~residential~~ grouped dwelling developments; or~~s.~~

(c) Development of a property included within the City's Heritage List, a Heritage Area or the State Register of Heritage Places (the City may exclude proposals for minor works); or

(d) Any proposals which in the opinion of the City would benefit from design review; or

(e) Any comprehensive new development within an Activity Centre (excluding development of Single Houses); or

(fe) Any relevant scheme amendment, structure plan, local planning policy, precinct structure plan or local development plan; or.

(gd) Amendments to a development previously reviewed by the DRP, which in the opinion of the City would benefit from a subsequent review by the DRP.~~Proposals for development approval which result in an intensification of the existing land use and include a works component that fall within the South Perth Activity Centre, the Canning Bridge Activity Centre or the Bentley Curtin Specialised Activity Centre.~~

5.1.2 Notwithstanding the above, the City may exempt a proposal from requiring review by the DRP which in the opinion of the City would not benefit from review.

~~(e) Proposals which, in the opinion of the City, are likely to have a significant impact on the adjoining properties, surrounding area, or the locality.~~

~~(f) Proposals for development approval that are within a designated heritage area.~~

~~(g) Proposals to be determined by the Development Assessment Panel.~~

5.2 ~~Design Review Panel Recommendations~~Sole Member Design Review

5.2.1 A review by a sole DRP member, typically the Chair, may be undertaken where specific elements of a proposal would benefit from specialised input, but do not warrant consideration by the full Panel. This can be undertaken as part of a pre-lodgement process or integrated into the standard referral process.

5.2.2 An alternative DRP member may be selected where their professional experience and area of expertise are considered more relevant to address the area of consideration.

5.2.3 A sole member review may be suitable for, but is not limited to, the following:

(a) As part of a Development Application to verify that the recommendations and required design changes arising from DRP advice have been appropriately addressed and implemented; or

(b) Amendments to previously approved proposals where Design Review Panel advice was provided; or

(c) Where previous DRP advice has been provided for a project and concerns remain surrounding a particular aspect of the proposal; or

(d) Proposals which are generally considered to be of a high standard but require third-party expertise from an appropriately qualified panel member.

~~The decision maker shall have due regard to the recommendations of the DRP when considering planning proposals~~

5.3 ~~Terms of Reference~~Principles of Review

5.3.1 The DRP will provide advice to decision makers in accordance with:

(a) The Terms of Reference; and

(b) The design quality of a proposal against the SPP 7.0 Design; and

(c) Supporting State Planning Policies; and

(d) Design excellence criteria of an Activity Centre Plan (where relevant).

5.3.2 The DRP may also consider Local Planning Scheme No. 7, the Residential Design Codes, Activity Centre Plans, and other planning policies where relevant to the proposal. ~~The Terms of Reference located at Appendix 1 outline the considerations around DRP membership, requirements for lodgement and process/purpose of review.~~

6. LEGISLATIVE REFERENCES

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

~~*Planning and Development (Development Assessment Panel) Regulations 2011*~~

~~State Planning Policy 7.3 -~~ Residential Design Codes Volume 1 & 2~~of Western Australia~~

~~Draft~~ City of South Perth Local Planning Scheme No. 7

~~Appendix 1 – Design Review Panel Terms of Reference Planning and Development (Local Planning Schemes) Regulations 2015~~Design Review Panel Terms of Reference

Local Government Design Review Manual

7. DOCUMENT CONTROL

Local Planning Policy 2.1 – Document Control	
Version	**Decision to Adopt/Amend**
1.	Adoption | 28 May 2013| Ordinary Council Meeting | Item No. 10.7.1
2.	Amendment | 25 March 2014| Ordinary Council Meeting | Item No. 10.7.1
3.	Minor Amendment | 3 March 2015| Delegated under Authority
4.	Amendment | 22 March 2016| Ordinary Council Meeting | Item No. 10.7.1
5.	Amendment | 27 June 2017| Ordinary Council Meeting | Item No. 10.3.3
6.	Amendment | 17 December 2019| Ordinary Council Meeting | Item No. 10.3.2
7.	Amendment | 31 October 2023| Ordinary Council Meeting | Item No. 10.3.4
8.	Minor Amendment | 2 February 2026| Delegated under Authority
Public Consultation	XXX
Document Reference	LP/802/29
Next Review Date	3 years from date of adoption or last review



LOCAL PLANNING POLICY

7.1 Signage and Advertisement
~~7.1 Advertising Signage~~

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 LPP 7.1. ~~This Policy may be cited as Local Planning Policy – Advertising Signage.~~

2. ~~PURPOSE~~INTRODUCTION

2.1 Purpose

To outline development objectives, provide development requirements for a range of advertising signage and to specify advertising signage that does not require development approval.

2.2 Background Information

The policy identifies classes of signage for which a development application is not required in accordance with clause 61 of the Regulations. This ensures signage outcomes remain consistent with the objectives of the City of South Perth local planning framework.

3. APPLICATION

3.1 This policy applies to all proposals for ~~advertising~~ signage located ~~on~~ ~~zoned~~ land zoned or reserved under the local planning scheme ~~with~~in the City of South Perth (the City).

3.2 This policy does not apply to signage that is addressed within the City's applicable 'Public Places and Local Government Property Local Law 2011', or any subsequent relevant local law.

~~Development approval is not required for advertising signage that meets the development standards for the sign type contained in Table 1 and meets the following:~~

~~(a) Does not encroach within 1.5m of any crossover or street truncation; and~~

~~(b) The place is not a heritage-protected place.~~

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

3.4 Where a sign is proposed that does not meet the requirements of the relevant general provisions under Part 5, or the development standards of Tables 1-3, the proposal will be assessed against the objectives of this policy.

3.5 Where a sign type is proposed that is not specifically identified in column 1 of ~~this policy~~Tables 1-3, it will be assessed against the relevant objectives, and policy provisions under Part 5 of this policy.

4. OBJECTIVES

~~4.1 To ensure advertising signage is compatible with the desired character of the area.~~

4.1~~2~~ To limit the proliferation of ~~advertising~~ signage on individual sites and across the City, and to support the rationalisation of signage on a lot to ensure the amenity of the area is not adversely impacted.

4.2 To support signage that is appropriately scaled, designed and located to meet its intended purpose while remaining compatible with the character of the area.

4.3 To ensure ~~advertising~~ signage supports architectural elements ~~of~~, and where possible, is integrated into the design of the building.

4.4 To promote signage which supports an attractive and active street frontage, pedestrian interaction, and passive surveillance of the public realm.

4.5 To ensure ~~advertising~~ signage does not adversely impact on the level of safety for ~~the public and road users~~pedestrians and vehicular movement.

4.6 To ensure signage does not adversely impact the amenity of the surrounding area and properties via light spill.

5. ~~DEVELOPMENT REQUIREMENTS~~POLICY PROVISIONS

5.1 Signs Exempt from Development Approval

5.1.1 Development approval is not required for signage that meets following criteria:

(a) The place is not a heritage-protected place; and

(b) The sign meets the relevant policy provisions under part 5 of this policy; and

(c) The sign meets the requirements for exemption for the applicable sign type contained in column 2 of Tables 1-3; and

(d) The sign does not project into the public realm/road reserve.

5.~~2~~1 General Rrequirements

5.~~2~~1.1 ~~Advertising s~~Signage shall meet the following general development requirements:

(a) Only advertise services and products available on the premises to which it relates and not contain third party content;

(b) Be contained wholly within the boundary of the lot to which it relates and not project beyond any lot boundary~~, with the exception of projections in accordance with the requirements contained in Table 1 for 'Awning sign' or Table 2 as a 'Projected Wall Sign';~~;

(c) Not ~~encroach~~ located within 1.5m of any crossover or street truncation; ~~and~~

(d) Where supporting structures, conduit or cabling is required to run along the surface of an external wall, it shall be concealed and/or finished to match the wall; ~~to the satisfaction of the City.~~

(e) Does not exceed the maximum building height applicable to the subject site;

(f) Not located on land zoned residential, unless otherwise permitted for the applicable sign type contained in Tables 1-3;

(g) Not exceed more than four (4) signs per individual business; and

(h) Not include reflective materials.

5.32 Illuminated and Digital Content

5.32.1 ~~SAdvertising s~~signage subject to illumination (e.g., backlit or spotlight) or with digital content shall not:

(a) ~~e~~Exceed more than two illuminated signs and one digital sign per tenancy;~~one sign subject to illumination/digital content per tenancy;~~

(b) exceed an aggregate sign face area of 1.5m^2 per tenancy;~~Adversely impact neighbouring sites or the amenity of the surrounding area via light spill;~~

(c) incorporate flashing, intermittent or running lights;~~Adversely impact pedestrian, cyclist and/or driver safety;~~

(d) exceed the maximum luminance as prescribed in the relevant Australian Standards and/or guidelines; and ~~Adversely detract from the amenity and character of the locality;~~

(e) be located on, opposite (directly or diagonally), or adjoining a residential zone.~~Be located on sites that are zoned residential; and~~

~~(f) Occupy an area larger than 3m2 , or 20% of the façade whichever is the lesser. Signage exceeding a maximum area of 3m2 may be considered where the applicant has demonstrated to the satisfaction of the City, in consultation with Main Roads Western Australia, the following:~~

~~(i) The scale of the sign is proportionally appropriate to the building upon which it is proposed to be attached;~~

~~(ii) The sign relates to businesses located on the lot and does not include third party content; and~~

~~(iii) The lot has primary frontage and the sign will orientate towards Canning Highway.~~5.3.2 Digital content signage shall:

(a) not exceed a single sign face area of 1.0m^2 per tenancy; and

(b) only be located on lots with primary frontage to, with sign orientated toward, Canning Highway.

5.4. Signage Strategy

~~6. SIGN MANAGEMENT PLAN~~

5.46.1 Where a new commercial or mixed-use development with multiple tenancies ~~are~~ is proposed, a sign management plan is required to be submitted with the development application, demonstrating a comprehensive and co-ordinated approach to signage that reduces proliferation for the whole site. ~~how advertising signage will be co-ordinated and not result in proliferation of signage is required to be submitted with the development application to the satisfaction of the City~~

5.4.2 The Signage Strategy shall include, at a minimum, information addressing:

(a) sign types, location, size, number and design for existing and proposed on elevation plans;

(b) illumination and luminance;

(c) hours of signage operation;

(d) ongoing construction and maintenance; and

(e) any justification to explain the approach to signage on the site, having regard for the relevant policy provisions and objectives.

5.~~5~~3 Heritage-~~P~~protected ~~P~~places and ~~H~~heritage A~~a~~reas

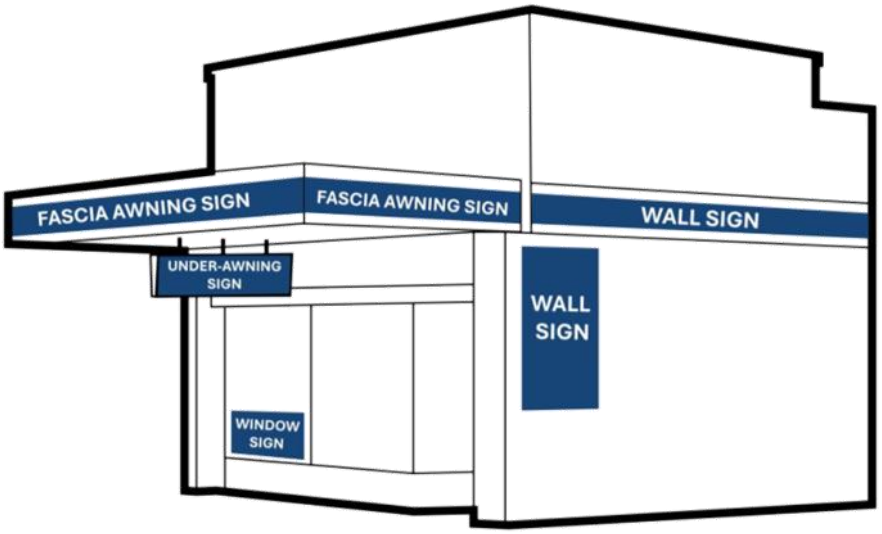
5.~~5~~3.1 New signage shall respect the style detailing and significance of the heritage-protected place or heritage area in respect to the location, extent of coverage and colour.

5.~~5~~3.2 ~~Advertising s~~Signage on a heritage-protected place must not:

(a) Obscure original or significant detailing of the place; and/ or

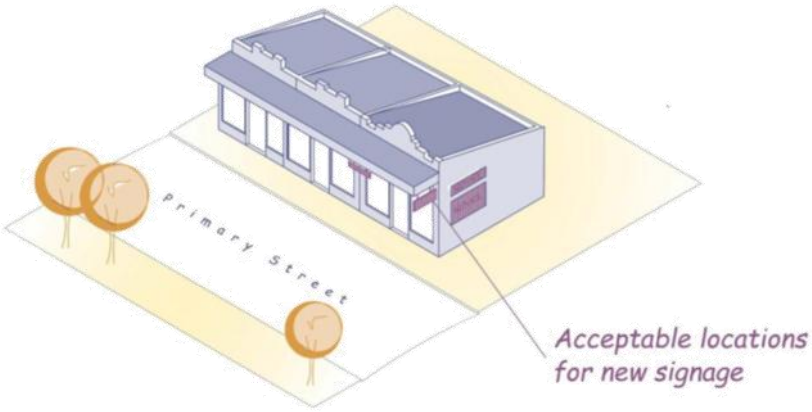
(b) Adversely impact the cultural heritage significance of the place.

5.~~5~~3.3 ~~SAdvertising s~~ignage on a heritage-protected place shall be located on awnings, shop windows and doors, side walls along laneways and upper floor windows as shown in ~~diagrams 1 and 2~~Figure 1.





~~Diagram~~Figure 1 ~~–~~ ~~Appropriate N~~new signage locations on a heritage-protected place ~~shall be located such that it does not obscure original or significant detailing~~ (awnings,



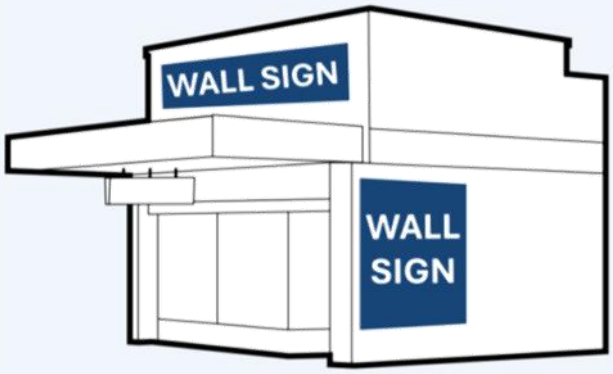
shop windows and doors, side walls along laneways).

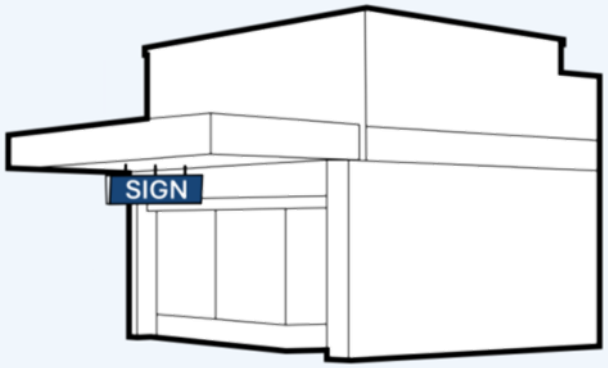
~~Diagram 2 – New signage shall be located such that it does not obscure original or significant detailing (awnings, side walls along laneways).~~

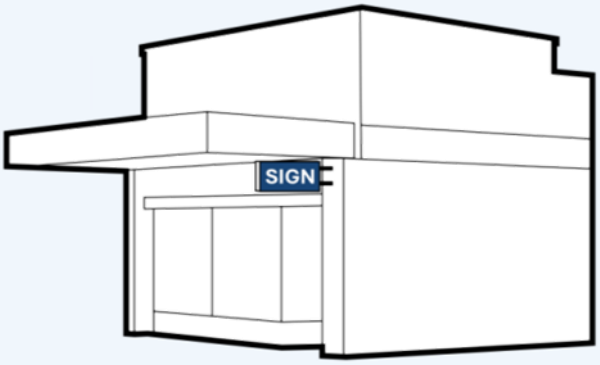
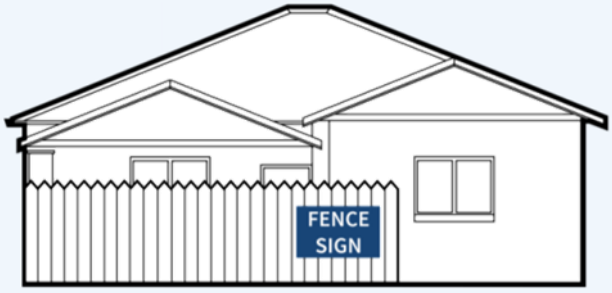
6. APPENDIX

6.1 Tables 1 – 3 - Specific Sign Type Requirements ~~Detailed Sign Design Types~~

TABLE 1 – SIGNS ATTACHED TO BUILDINGS

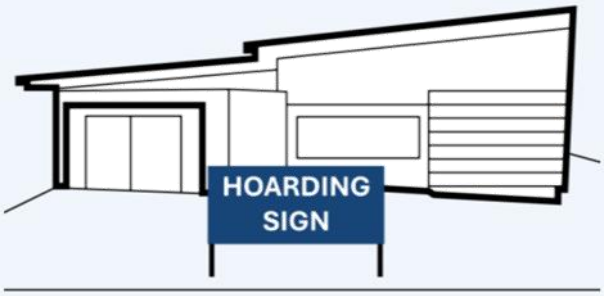
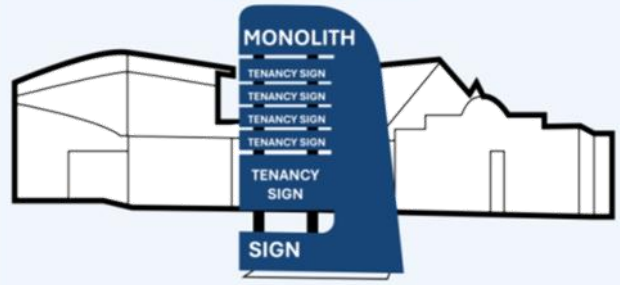
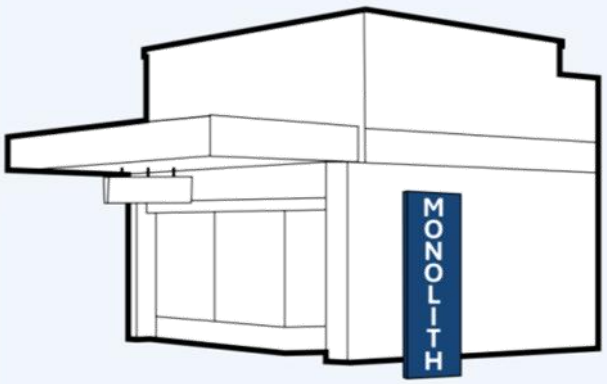
Signage Type and Description	Requirements for Exemption
1. WALL SIGN  *A sign affixed to or painted on a solid wall of an enclosed building.*	1.1 Maximum one wall sign per street frontage. 1.2 Maximum 25% in aggregate area on any one façade, excluding glazed portions, to a maximum of 8.0m², whichever is the lesser size. 1.3 Affixed flush onto the wall. 1.4 Not project beyond the extent of the wall to which it is affixed.
2. WINDOW SIGN  *A sign painted or affixed to the inside or exterior surface of the glazed area of a window and visible from outside the building, including decal images.*	2.1 Located only on the ground floor level. 2.2 No more than 40% of the aggregate glazed area of the ground-floor façade is to be obscured, with line of sight into the building maintained for remaining 60% of window.

Signage Type and Description	Requirements for Exemption
3. FASCIA AWNING SIGN  *A sign attached to the fascia or return fascia of a buildings' awning, verandah or balcony.*	3.1 Maximum one fascia awning sign per street frontage 3.2 Affixed flush to the face and/or sides of the awning. 3.3 Does not project beyond the dimensions of the awning or verandah fascia. 3.4 Maximum area of 7.0m² per sign face.
4. UNDER-AWNING SIGN  *A sign attached to the underside of a buildings' awning, verandah or balcony, and usually contains two faces fronting opposite directions.*	4.1 Maximum one under-awning sign per street frontage. 4.2 Minimum clearance of 2.75m below the sign where it projects over a pedestrian or vehicular thoroughfare. 4.3 Affixed below an awning at a right angle to the front wall of the building, except on corner sites where it may be angled to be visible from both streets. 4.4 Maximum area of 1.0m² per sign face. 4.5 Does not project beyond the extent of the awning it is affixed to.

Signage Type and Description	Requirements for Exemption
5. PROJECTING WALL SIGN  *A 3D sign which projects from the wall of a business at a right angle and usually contains two faces fronting opposite directions.*	5.1 Maximum one projecting wall sign per street frontage. 5.2 Maximum area of 1.0m² per sign face. 5.3 Minimum clearance of 2.75m below the sign where it projects over a pedestrian or vehicular thoroughfare. 5.3 Projects a maximum of 1.0m from the building it is attached.
6. FENCE SIGN  *A sign which is either painted onto or incorporated into a solid fence and usually located on or close to the boundary of the site.*	6.1 Maximum one boundary fence sign per street frontage. 6.2 Maximum face area of 1.5m² per sign face. 6.3 Does not extend beyond the maximum fence boundary height applicable to the site, or the dimensions of an existing fence. 6.4 Affixed flush onto the boundary fence.

~~6.1.2 Table 2 – Permanent Free-Standing Signs~~

TABLE 2 – PERMANENT FREE-STANDING SIGNS

Signage Type and Description	Requirements for Exemption
1. HOARDING  *A freestanding sign fixed to one or more supports with its largest dimension being horizontal, upon which advertising material is displayed.*	1.1 Maximum one hoarding sign per parent lot. 1.2 Maximum height of 2.0m from natural ground level, including supporting poles. 1.3 Maximum sign face of 4.0m^2. 1.4 Located only on lots which are occupied by the following land uses: Educational establishment, Hospital, Place of worship, Community purpose, Exhibition centre, or Civic use. 1.5 Positioned parallel to the street.
2. MONOLITH   *A free-standing sign in-filled from ground level to the top of the sign, with its largest dimension being vertical.*	2.1 Maximum one monolith sign per parent lot. 2.2 Shall accommodate multiple tenancies within a singular sign where possible. 2.3 Not include any moving or rotating sign components. 2.4 Not exceed a height and width of: (i) 2.0m and 1.0m for single tenancy signs; and (ii) 4.0m and 2.0m for multiple tenancy signs.

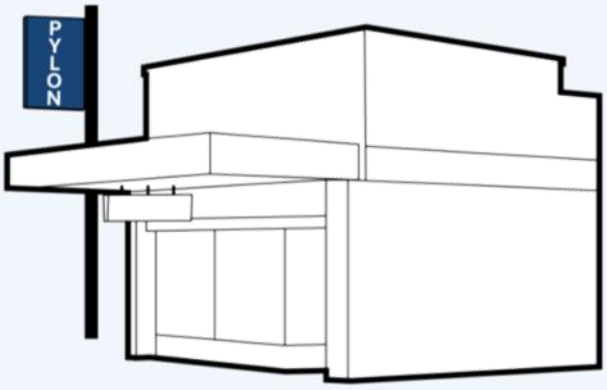
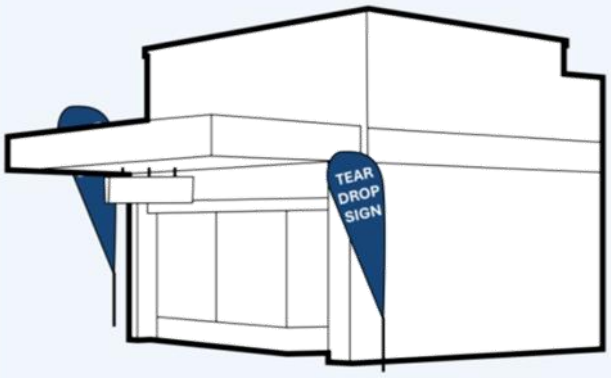
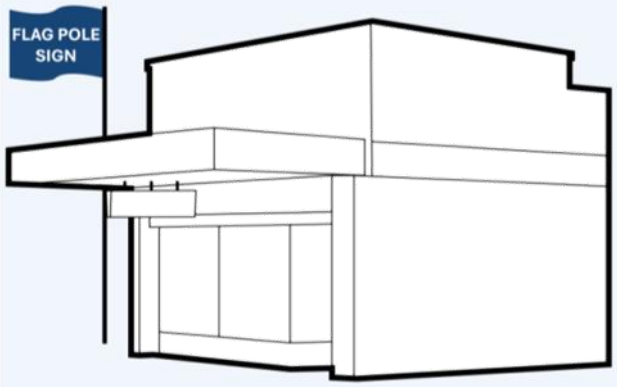
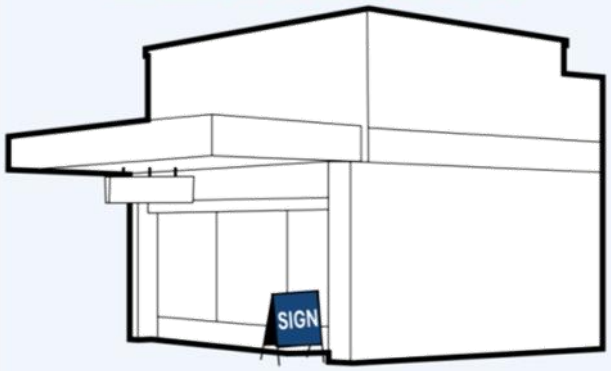
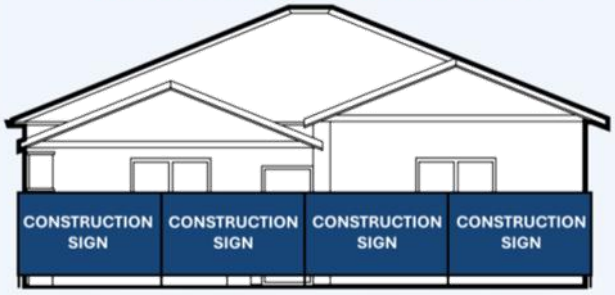
Signage Type and Description	Requirements for Exemption
3. PYLON  *A free-standing and elevated sign supported by one post, and usually contains two faces fronting opposite directions*	3.1 Maximum one pylon sign structure per parent lot. 3.2 Shall accommodate multiple tenancies within a singular sign where possible. 3.3 Not include any moving or rotating sign components. 3.4 Maximum overall height and width of 6.0m and 2.5m. 3.5 Maximum post diameter of 0.3m. 3.6 Maximum area of 3.0m^2 per sign face. 3.7 Provides a minimum clearance of 2.75m below the bottom of the sign portion of the structure.

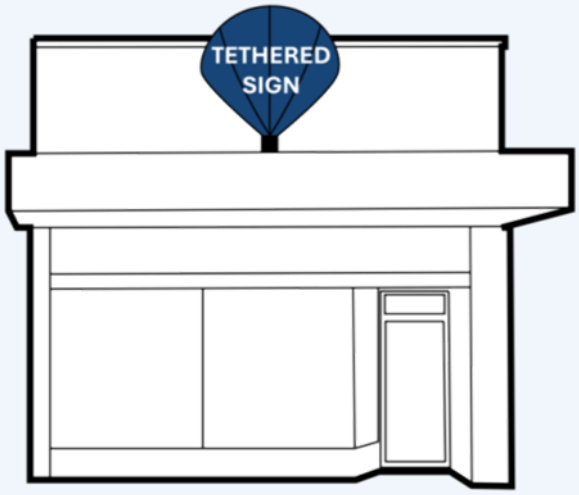
TABLE 3 – PORTABLE AND TEMPORARY SIGNS

Signage Type and Description	Requirements for Exemption
1. BANNER SIGN  *Portable, temporary free-standing sign printed on plastic sheeting or similar material and hung by ropes between posts, or from a verandah or fence.*	1.1 Maximum one banner sign per tenancy. 1.2 Maximum height of 1.5m and width of 3.0m. 1.3 Not be displayed for longer than six (6) weeks for up to four (4) separate promotional events per calendar year.

Signage Type and Description	Requirements for Exemption
2. TEAR DROP SIGN  *Portable freestanding sign made from lightweight material attached to a pole weighted to the ground and includes 'Bali', 'Teardrop', 'Blade' or 'Wing' style signs.*	2.1 Maximum two tear drop signs per tenancy. 2.2 Maximum height of 2.0m and width of 0.5m. 2.3 Shall not be displayed outside of normal business hours of the business to which the sign relates and is to be removed outside these times.
3. FLAGPOLE SIGN  *A flag-based sign flown from a flagpole.*	3.1 Maximum one flagpole sign per parent lot. 3.2 Does not exceed: (i) sign face area of 2.0m^2 (ii) pole diameter of 0.2m; and (iii) overall height of 6.0m.

Signage Type and Description	Requirements for Exemption
4. PORTABLE GROUND SIGN  *Free-standing portable sign located on the ground without any supporting framework, and not attached permanently to a building, structure, or ground. Includes sandwich board signs and A-Frame signs, and usually contain two faces fronting opposite directions*	4.1 Maximum one portable ground sign per tenancy. 4.2 Displayed only during normal business hours of the business to which the sign relates and removed outside these times. 4.3 Maximum of 2.0m² in total sign face area, with a maximum 1.0m² on any side. 4.4 Must not include moving parts once the sign is in place.
5. REAL ESTATE SIGN  *Temporary signage placed at the front or side of a property with the intention of advertising the sale or lease of that building or site.*	5.1 Maximum one real estate sign per property. 5.2 Sign face to not exceed size limit of: (i) 2.0m² for residential dwellings; (ii) 5.0m² for multiple dwellings and commercial properties; and (iii) 10m² for buildings four storeys and higher. 5.3 Removed within ten (10) days following conclusion of advertising / settlement of the property, whichever is the lesser. 5.4 May be located on land zoned Residential.

Signage Type and Description	Requirements for Exemption
6. DEVELOPMENT SIGN  *A temporary sign that is placed at the front or side of a property with the intention of advertising a new development on the site.*	6.1 Maximum one development sign per development. 6.2 Directly associated with an approved development application located on the site to which it is attached. 6.3 Sign to not exceed: (i) face area of 3.0m^2; (ii) height of 2.0m, including supporting poles; and (iii) width of 2.0m. 6.4 Removed within 10 working days of cessation of the construction, or expiry of development approval, whichever occurs first. 6.5 May be located on land zoned Residential.
7. CONSTRUCTION WRAP SIGN  *A temporary form of signage that involves fencing off, covering, or wrapping a scaffold or gantry, a building, portion of a lot, or lot boundary during construction, renovation, restoration or demolition.*	7.1 Directly associated with and incidental to, the construction, renovation, restoration, or demolition on the lot and not be erected for advertising purposes only. 7.2 Removed within 10 working days of cessation of the construction or other works, whichever occurs first. 7.3 Maximum height of 2.5m. 7.4 May be located on land zoned Residential.

Signage Type and Description	Requirements for Exemption
8. TETHERED SIGN  *A temporary sign tethered or attached to a tree, pole, structure or the ground, including inflatable signs with advertising painted, stencilled, or attached to an inflated object*	8.1 Maximum one tethered sign per tenancy. 8.2 Maximum sign height of 2.0m and width of 2.0m. 8.3 Not displayed for longer than four (4) weeks for up to four (4) separate promotional events per calendar year.

6.2. Definitions

Advertisement: means any word, letter, model, sign, board, notice, device, or representation, where illuminated or not, that is used wholly or partly for the purpose of advertising, announcing, or directing, and includes:

(a) Any hoarding or similar structure used, or adapted for use, for the display or advertisements;

(b) Any air borne device anchored to any land or building used for the display of advertising; and

(c) Any vehicle or trailer or similar object placed or located so as to serve the purpose of displaying advertising

Digital content: means an advertisement sign with light emitting diode or fibre optic matrix technology or other technology that is capable of displaying a limited/unlimited range of text and graphical images which can be electronically changed by remote or automatic means.

Heritage-protected place: has the same meaning under the Regulations as a heritage- protected place:

(a) That is entered in the State Register of Heritage Places under the Heritage Act 2018 section 42;

(b) That is under consideration for entry into the State Register of Heritage Places as described in subclause (2);

(c) That is the subject of an order under the Heritage Act 2018 Part 4;

(d) That is the subject of a heritage agreement that has been certified under the Heritage Act 2018 section 90;

(e) That is included on a heritage list as defined in clause 7; or

(f) That is within a heritage area as defined in clause 7.

~~7. DEFINITIONS~~

Natural ground level:	has the same meaning under the Regulations as natural ground level: in relation to land subject to development, means: (a) the ground level specified in either of the following that applies to the land (or, if both of the following apply to the land, the more recent of the following): (i) a condition on an approval of a plan of subdivision that specifies a ground level; (ii) a previous development approval for site works on the land that specifies a ground level; or (b) if paragraph (a) does not apply — the level of the land before any disturbance to the land relating to the development.
Sign/Signage:	has the same meaning as 'Advertisement' under the Regulations and also includes any wall mural applied to the exterior of a building. A sign incorporates any supporting structure, fixtures, fittings and any frame, border and background that contain letters, numbers, images and/or colour.
Sign face:	means the portion of the sign that contains the sign content and any structures and background colour/s or images that form a frame or border to the content.
Third party content:	relates to signs which advertise businesses, products, goods or services not located or available at the premises where the sign content is displayed.

7. LEGISLATIVE REFERENCES

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Western Australian Planning Commission, Development Control Policy 5.4 - Advertising on reserved land

Australian Standards AS4282-2019 Control of the Obtrusive Effects of Outdoor Lighting

Heritage Act 2018

Heritage Regulations 2019

City of South Perth Local Planning Scheme No. 7

~~City of South Perth Local Planning Scheme~~

~~City of South Perth Local Planning Policies~~

~~8~~11. DOCUMENT CONTROL

Local Planning Policy – Document Control	
Version	Decision to Adopt/Amend
1.	Adoption | 23/03/2004 | Ordinary Council Meeting | Item No. 9.3.13
2.	Amendment | 22/02/2011 | Ordinary Council Meeting | Item No. 10.7.1
3.	Amendment | 27/03/2012 | Ordinary Council Meeting | Item No. 10.7.1
4.	Amendment | 26/03/2013 | Ordinary Council Meeting | Item No. 10.7.1
5.	Amendment | 24/03/2015 | Ordinary Council Meeting | Item No. 10.7.1
6.	Amendment | 22/03/2016 | Ordinary Council Meeting | Item No. 10.7.1
7.	Amendment | 21/11/2023 | Ordinary Council Meeting | Item No. 10.3.3
Public Consultation	XXXX
Document Reference	LP/802/5
Next Review Date	3 years from date of adoption or last review

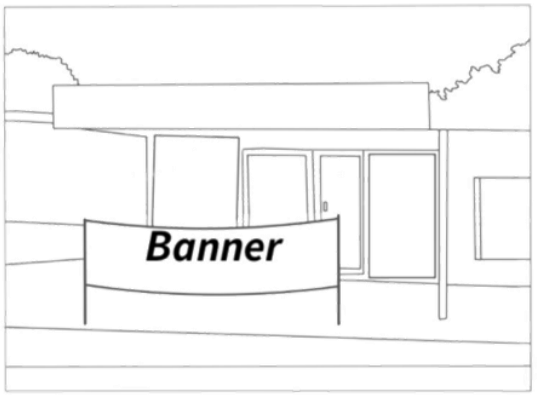
~~ADOPTION DATE~~	~~OCM 23 MARCH 2004~~
~~DATE MODIFIED~~	~~15 FEBRUARY 2011; 27 MARCH 2012; 26 MARCH 2013; 24 MARCH 2015; 22 MARCH 2016; 21 NOVEMBER 2023~~
~~STRATEGIC COMMUNITY PLAN REFERENCE~~	~~ECONOMY~~ ~~ENVIRONMENT (BUILT AND NATURAL)~~

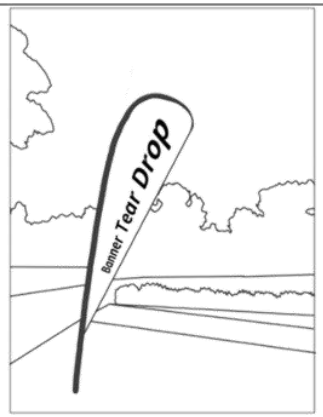
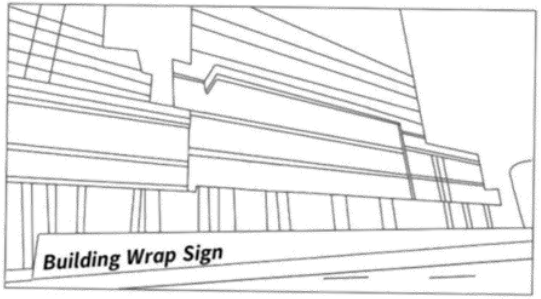
~~**Table 1 - Advertising Signage exempt from Development Approval**~~

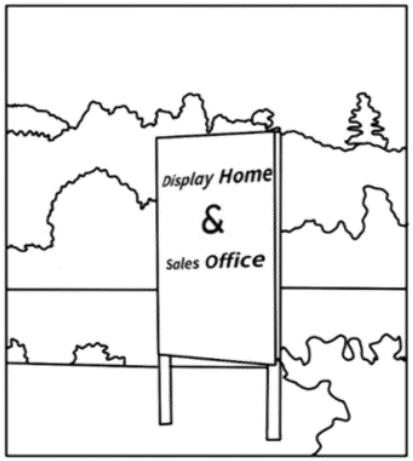
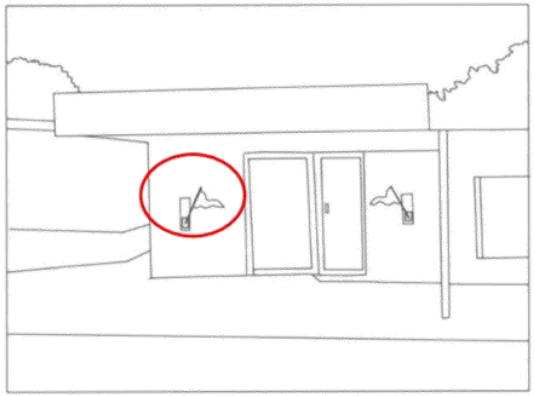
~~An application for development approval is not required for the following sign types provided the sign complies with the requirements of this policy and associated sign specific conditions.~~

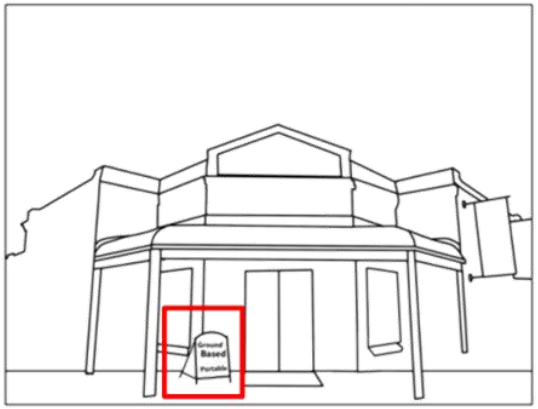
~~Sign Type and Description~~	~~Deemed to comply requirements~~	

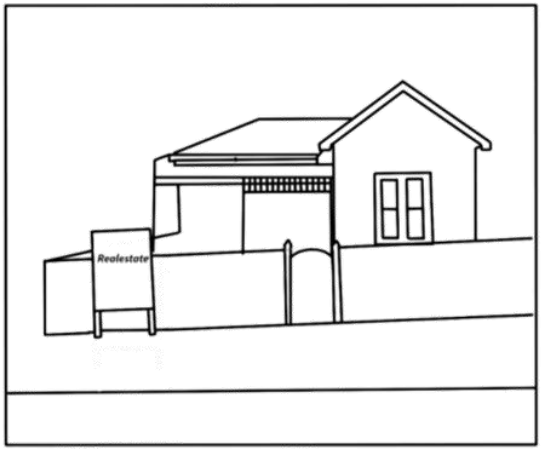
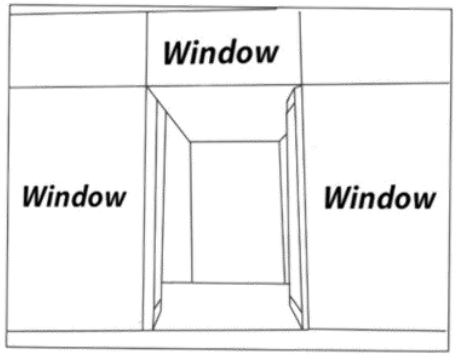
~~1. Awning Sign~~ ~~*Advertising signage attached to a buildings' awning, verandah or cantilevered balcony located in front of a retail or business premise. This includes above awning, on facia or beneath awning signs.*~~	~~Facia awnings signs must:~~ ~~1. Not project beyond the dimensions of an existing awning or verandah fascia; and~~ ~~2. Provide a minimum clearance of 2.75m below the sign.~~ ~~Under awning signs must:~~ ~~3. Be affixed below an existing awning at right angles to the front wall of the building, except on corner sites where it may be angled to be visible from both streets; and~~ ~~4. Provide a minimum clearance of 2.75m below the sign.~~ ~~Note: signage for new awnings will be considered as part of the development application for the site.~~	

2. Banner Signs:		
2.1 Banner Sign (attached to a structure) Portable, temporary advertising signage printed on plastic sheeting or similar material and hung by ropes between posts, or from a verandah or fence, but does not include a building wrap sign erected as a barrier or screen on a building site.	1. Must not exceed more than one banner sign per street frontage. 2. Must not exceed a maximum height of 1.5m and width of 3.0m. 3. Must not project beyond any lot boundary. 4. Shall not be displayed for longer than six (6) weeks for up to four separate promotional events per calendar year.	

2.2 Banner Sign (freestanding/mast) Portable advertising signage made from lightweight material attached to a pole weighted to the ground such as 'Bali', 'Teardrop', 'Blade' or 'Wing' sign erected during business hours only. Can be temporary or permanent.	1. Must not exceed more than two signs per street frontage. 2. Must not exceed a height of 2.0m and width of 1.0m. 3. Shall not be displayed outside of normal business hours of the business to which the sign relates and is to be removed outside these times.	
3. Building wrap sign (construction) *A temporary form of an advertising signage that involves fencing off, covering, or wrapping a scaffold or gantry, a building, portion of a lot, or lot boundary during construction, renovation, restoration or demolition.*	1. Must be directly associated with and incidental to, the construction, renovation, restoration, or demolition on the lot and not be erected for advertising purposes only. 2. Shall be removed within 10 working days of cessation of the construction or other works, whichever is the lesser.	

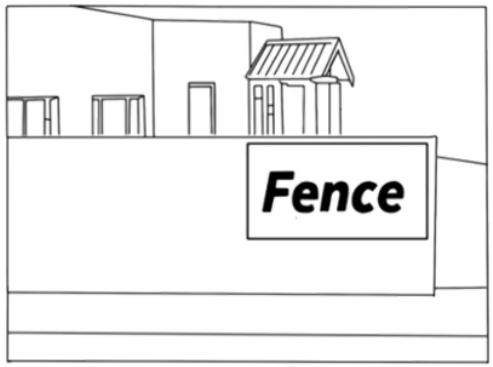
4. Display home and sales office sign *Advertising signage placed on or in front of a property with the intention using the property temporarily as a display home and/or the location of a sales office.*	1. Must not exceed more than one display home and sales office sign per display home. 2. Must not contain more than one sign face. 3. Shall accommodate multiple builders within 1 sign. 4. Must not exceed the following: a. Single building company - maximum 4m² sign face area; and b. Up to a maximum of 2m² per additional building company. 5. Must be removed within 10 working days of cessation of the display home use or sales office, whichever is the lesser.	
5. Flagpole with advertising sign *Advertising signage flown from a flagpole or minor flag features attached to a building façade.*	1. Shall be located immediately adjacent to the building to which the sign relates. 2. Must not exceed more than one flagpole per street frontage. 3. A 2.75m clearance is provided below the signage. 4. Flagpole and advertising must not exceed the following size requirements: a. Sign - 1.8m x 0.9m; b. Pole diameter - 220mm; and c. Pole and sign - maximum height of 3.0m from Natural Ground Level.	

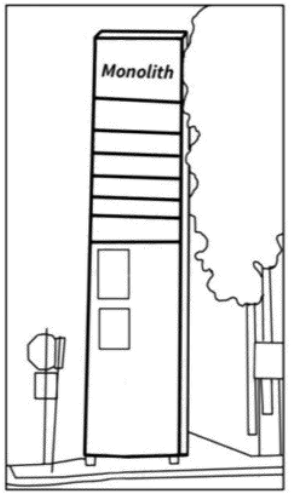
6. Ground Based Portable Sign Means freestanding portable advertising signage, not attached permanently to a building or structure, or fixed to the ground or pavement. These signs include sandwich board signs and A-Frame signs.	1. Must not exceed more than one ground based sign per street frontage. 2. Shall be displayed only during normal business hours of the business to which the sign relates and removed outside these times. 3. Shall be located: a) Directly against the wall of the building; and b) Adjacent to the subject business entrance. 4. Must not exceed a maximum of 2m² in area (total area where sign has a double side) with a maximum 1m² on any side, with no more than two sign faces. 5. Must not include moving parts once the sign is in place. 6. Must be located wholly on the lot to which the business relates. 7. Must be secured in place.	

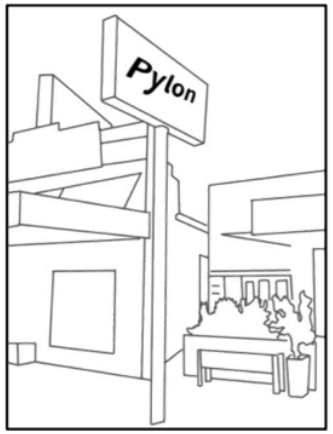
7. Real Estate Sign (sale/lease/auction) Temporary advertising signage placed on or in front of a property with the intention of advertising the sale or lease of that building or site.	1. Must not exceed more than one sign per street frontage per sale event. 2. Must not exceed: a. 2m² in area per sign face for residential dwellings; b. 5m² in area per sign face for multiple residential dwellings and commercial properties; and c. 10m² in area per sign face for buildings four storeys and higher. 3. Must not be illuminated or contain digital content. 4. Shall be removed within ten working days following conclusion of advertising / settlement of the property, whichever is the lesser.	
8. Window Sign *Advertising signage painted or affixed to either the inside or exterior surface of the glazed area of the window and visible from outside the building and includes decal images.*	1. Must not obstruct the visual permeability of the glazing by more than 40%, allowing 60% of the glazing to be visually unobstructed.	

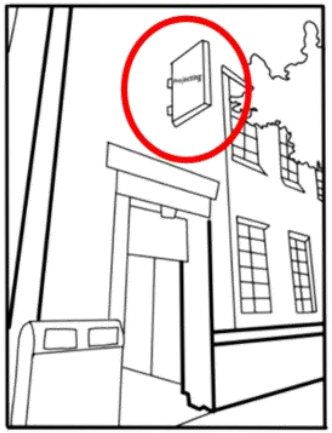
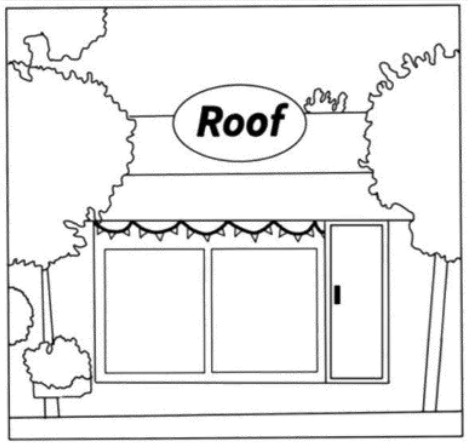
~~Table 2 - Advertising Signage that requires Development Approval~~

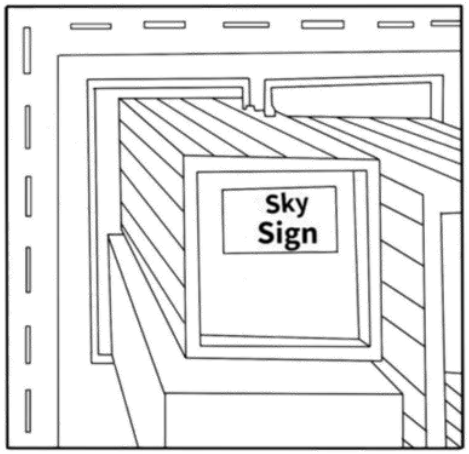
~~Development Approval is required for these sign types.~~

~~Sign Type & Description~~	~~Sign Requirements~~	
~~1. Fence sign~~ ~~*Advertising signage affixed to a fence on land, being visible from outside that land.*~~	~~1. Must not exceed more than one sign per street frontage.~~ ~~2. Must not be located on land zoned Residential.~~ ~~3. Must not exceed a maximum area of 1.5m².~~ ~~4. Must not exceed the height of the fence.~~ ~~5. Must not project off the fence and must be flush mounted, painted onto or directly affixed onto the fence.~~	

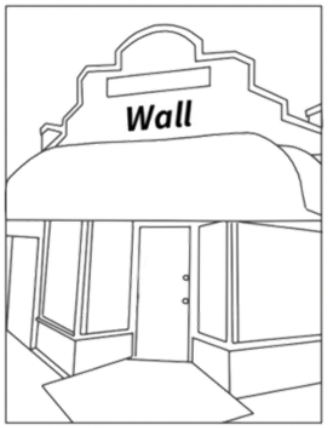
2. Hoarding sign *Is an advertising sign fixed to one or more supports with its largest dimension being horizontal, upon which advertising material is displayed.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Must not exceed a maximum: a. Sign face area of 18m^2; and b. Height of 6.0m above ground level including supporting poles.	
3. Monolith sign *A free-standing and elevated advertising sign in-filled from ground level to the top of the sign, not attached to a building, and appears as a solid structure where the supporting columns cannot be seen.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Shall accommodate multiple tenancies for the site. 4. Must not include any moving or rotating sign components. 5. Must locate no closer than 3.0m to a boundary. 6. Must not exceed a maximum height of 6m from Natural Ground Level or a width of 2.5m.	

	7. Pylon signs must provide a minimum clearance of 2.75m to Natural Ground Level below.	
4. Pylon sign *A freestanding and elevated advertising sign supported by one or more posts, not attached to a building.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Shall accommodate multiple tenancies for the site. 4. Must not include any moving or rotating sign components. 5. Must locate no closer than 3.0m to a boundary. 6. Must not exceed a maximum height of 6.0m from Natural Ground Level or a width of 2.5m. 7. Must provide a minimum clearance of 2.75m to Natural Ground Level below.	
5. Projecting wall sign An advertising sign that includes 3-d and projecting elements beyond	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Must not project beyond:	

the walls of a building below the eaves or ceiling height.	a. Side and rear boundaries; and b. Front boundary into a road reserve beyond a maximum of 300mm from the portion of the building to which it is attached. 4. Must not exceed an area of 1m² per sign. 5. Must provide a minimum clearance of 2.75m from Finished Floor Level.	
6. Roof sign Advertising signage affixed onto integrated into the roof or roof fascia of a building and does not include sky signage.	Must not exceed more than one sign per frontage. Must not be located on land zoned Residential. Shall be affixed parallel to the fascia or portion of the building (wall) to which it is attached. Must not exceed a maximum area of 4m². Must not project above the maximum permissible building height applicable to the site.	

~~7. Sky sign~~	~~1. Must only be located on a flat roof. Signs on pitched, skillion or gable roofs are not permitted.~~	

8. Tethered sign A temporary sign tethered to a tree, pole, structure or the ground, or inflatable sign/s with advertising painted, stencilled, or attached to an inflated object.	1. Must not exceed a maximum of one tethered sign per frontage. 2. Shall not be located in a residential zone. 3. Shall not be displayed for longer than four weeks for up to four separate promotional events per calendar year. 4. Must not include third party advertising. 5. Must not project above the maximum permissible building height applicable to the site.	

8. Wall sign Advertising signage affixed to the fascia or parapet or can include a projection above the eaves or ceiling of the building and complements the architectural style of the building but does not include a roof sign.	1. Must not exceed more than two wall signs per street frontage. 2. Must not exceed 25% in aggregate area on any one façade, excluding glazed portions, to a maximum of 8m², whichever is the lesser size. 3. Should not be located on land zoned Residential. 4. Should be affixed parallel to the wall. 5. Should be integrated with the building design. 6. Should not project beyond the extent of the wall to which it is affixed.	

Local Planning Policy 3.1 Waste Management

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 3.1 - Waste Management.

2. Purpose

To outline waste management practices for development and the information to be submitted as part of the development application process.

3. Application

3.1 This policy applies to all development on land within the City of South Perth where Local Planning Scheme No. 7 (LPS 7) applies, excluding Single houses.

3.2 Where Part C of the Residential Design Codes (R-Codes) Volume 1 applies, this policy augments the Deemed-to-Comply requirements under Part 2.4.

3.3 Where the R-Codes Volume 2 applies, this Policy augments the Acceptable Outcomes under Part 4.17.

3.4 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 ensure developments are designed to provide for best practice management, storage, separation, collection and handling of waste.

4.2 To ensure waste storage and collection minimise visual, environmental and amenity impacts on the streetscape, public realm and adjoining properties.

4.3 To provide occupants and service providers with convenient, legible and safe access to waste management and recycling facilities.

5. Development Requirements

5.1 Waste Service Provider

5.1.1 The City shall provide waste collection services to all residential development, and the residential component of any mixed-use development. The City does not support collection of residential waste by private contractor unless otherwise provided in this Policy.

5.1.2 Waste generated by non-residential developments (or the non-residential component of a mixed-use development) shall be collected by a private contractor, unless otherwise approved by the City.

5.2 Waste Management Plans

5.2.1 Unless otherwise determined by the City, a Waste Management Plan prepared in accordance with Appendix 1 shall be submitted with a development application for the following proposals:

(a) Five or more Grouped dwellings;

(b) All Multiple dwellings;

(c) All developments proposing a communal bin store;

(d) All non-residential development;

(e) All mixed-use development; and

(f) Applications for a change of use.

5.3 Waste Generation Rates

5.3.1 The waste generation rates included in Appendix 2 of this Policy are to be used for the purposes of calculating waste generation volumes and bin capacity requirements.

5.4 Off-Site Servicing

5.4.1 Off-site collection will only be supported in the following circumstances:

(a) The bin size utilised for collection is no larger than 240L; and

(b) No more than eight (8) bins (including both general waste and recycling) are required for collection as part of a regular collection schedule; and

(c) The bin collection area takes up no more than 1/3 of the street frontage, excluding the width of the crossover (refer to Figure 2);

(d) Bins can be presented for collection without obstructing on-street or embayed parking, footpaths, vehicle sightlines, street trees (including tree canopy) and street furniture;

(e) A minimum 0.5m spacing is required between bins placed for kerbside collection;

(f) Bin pads (e.g. paving or hardstand) are not proposed in the verge unless required due to site constraints (e.g. a significant change in verge gradient);

(g) Surfaces of all bin travel paths are designed to allow easy transportation of the bins. Travel paths are level and with smooth non-slip surfaces free of obstacles and steps; and

(h) Gradients of bin travel paths must not exceed 1:14.

5.4.2 Where the requirements of 5.4.1 cannot be achieved, on-site servicing is required in accordance with clause 5.5.

5.5 On-Site Servicing

5.5.1 Where residential general waste and recycling is required to be collected on-site, development shall be designed to accommodate the City's standard rear loader waste collection vehicle (refer Figure 3 – Waste Collection Vehicle Dimension).

5.5.2 For developments serviced by the City, bin sizes will be provided as follows:

(a) General waste in 240L, 360L or 660L bins; and

(b) Recycling in 240L or 360L bins.

5.5.3 Developments shall be designed to allow waste collection vehicles to enter and exit the site in a forward gear.

5.5.4 Where on-site waste collection will result in adverse impacts to traffic management, developments shall provide a designated loading bay.

5.5.5 A swept path analysis is required to demonstrate on-site access, egress and manoeuvring by waste collection vehicles.

5.5.6 A maximum three-point turn will be permitted for on-site manoeuvring of waste collection vehicles.

5.5.7 Where it is demonstrated that site constraints for a proposed development impede the ability for the design to accommodate the City's standard rear loader waste collection vehicle, the applicant may propose that waste is collected by a private contractor.

5.5.8 For development where waste is collected by a private contractor, the applicant shall demonstrate the proposal can accommodate the specifications of the proposed waste collection vehicle.

5.5.9 Where waste collection is required to occur on-site, including where a rubbish truck is proposed and/or required to enter a site to perform waste removal services, the City may require and/or impose a condition of development approval requiring a legal agreement

indemnifying the City of South Perth and its appointed contractors for any potential damage that may occur within the site as a result of the City performing waste removal services for the development. The legal agreement is to be prepared to the City's satisfaction and executed at the applicant's expense.

5.6 On-Site Servicing in the Canning Bridge Activity Centre

5.6.1 Developments may be designed to accommodate waste collection via a small rear loader waste collection vehicle (refer Table 1 and 2), if the following conditions are met:

(a) The waste generation rates of general waste are below 10,000L per week; and

(b) The constraints of the site (e.g. lot size, frontage) limits use of the standard rear loader.

Table 1 - Small Waste Rear Loader Collection Vehicle Dimensions

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	7.56	9.56
Overall Width	2.50	3.50
Overall Height	2.90	3.50
Height in Operation	2.90	3.50
Turning Circle	15.30	15.30

Table 2 - Small Rear Loader Recycling Vehicle Dimensions

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	8.00	10.00
Overall Width	2.50	3.50
Overall Height	3.10	3.50
Height in Operation	3.10	3.50
Turning Circle	15.30	15.30

Note: For rear-load vehicles an additional 2.0m unobstructed loading zone is required behind the vehicle for the loading of 660L bins.

5.7 Collection frequency

5.7.1 Off-site waste collection by the City is collected at the following frequencies:

(a) Recycling collected once per fortnight; and

(b) General waste collected once per week.

5.7.2 Unless otherwise approved by the City, on-site waste collection by the City is collected at the following frequencies:

(a) Recycling collected once per fortnight; and

(b) General waste collected:

(i) <30 apartments = one (1) collection per week

(ii) 31-70 apartments = two (2) collections per week

(iii) >70 apartments = three (3) collections per week

5.7.3 Where waste collection is provided by private contractor for non-residential development, collection frequency shall not exceed:

(a) Three (3) collections per week for onsite collection; or

(b) One (1) collection per week for off-site collection.

5.7.4 Where waste collection is provided by private contractor, collection shall occur Monday to Friday between 7:00am and 5:00pm.

5.8 Bin Storage Areas

5.8.1 All bin storage areas are:

(a) Located within the development site and integrated into the design of the building;

(b) To be of sufficient size to contain all of the required bins including adequate area around the bins to access and allow manoeuvring of the bins for collection;

(c) To be screened from the view of public spaces, private residences and communal open space; and

(d) Shall not encroach into areas required for the parking of vehicles.

5.8.2 Communal bin storage areas are to be designed to satisfy the following requirements:

(a) Provided with a mains water supply, with a sealed floor graded to a plumbed sewer drainage outlet/s to allow for the washing of all room surfaces and for the cleaning of bins as required;

(b) Designed with walls not less than 1.8m in height and access point with self-closing gate of not less than 1.0m in width;

(c) Access is to be provided to all bins (i.e. no stacking of rows of bins). Each bin must have a minimum 50mm spacing around all sides, including between walls, other bins and aisles;

(d) A smooth and impervious floor of not less than 100 millimetres in thickness;

(e) Where located within a building, the bin storage area is ventilated in accordance with Australian Standard 1668.2: The Use of Ventilation and Air Conditioning in Buildings (as amended);

(f) Located for convenient disposal of waste and recyclables by residents/tenants;

(g) Not readily accessible by the public;

(h) Where shared bin storage areas are proposed in mixed use development, residential and non-residential bins are to be separated by a physical barrier and not mutually accessible; and

(i) Must be undercover and be designed to not permit storm water to enter into the sewer drainage outlet.

5.9 Bulk Waste Storage

5.9.1 Where a bulk waste storage room is proposed for a Multiple dwelling and Mixed-Use developments, it is to incorporate the following design elements:

(a) Be of a minimum size to permit the safe storage of bulky good items; and

(b) Provide a minimum entry width of 1.8m.

5.10 Waste Compactors

5.10.1 Where a waste compactor is proposed as part of the development, the following requirements are to be met:

(a) The compactor is not to be used for recycling waste materials;

(b) The waste compaction ratio is no more than 2:1;

(c) The compaction system compacts waste directly into the bins;

(d) A regular compactor maintenance schedule is provided;

(e) Training is provided for residents/users including signage; and

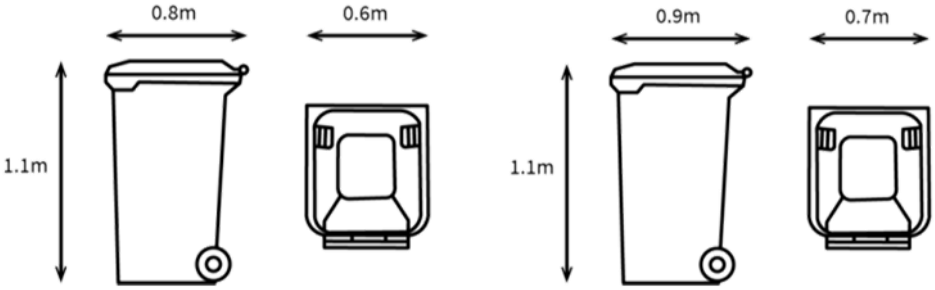
(f) An acoustic report is provided demonstrating compliance with the *Environmental Protection (Noise) Regulations 1997*.

5.11 Construction Waste Management Plans

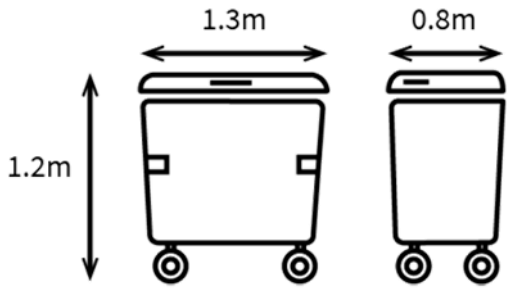
5.11.1 A Construction Waste Management Plan prepared in accordance with the Western Australian Local Government Association Guidelines may be required as a condition of development approval, detailing the likely waste generated from construction and the strategies employed to manage and contain this waste in a sustainable manner.

6. Explanatory Figures

Figure 1 – Mobile Garbage Bin (MGB) Dimensions

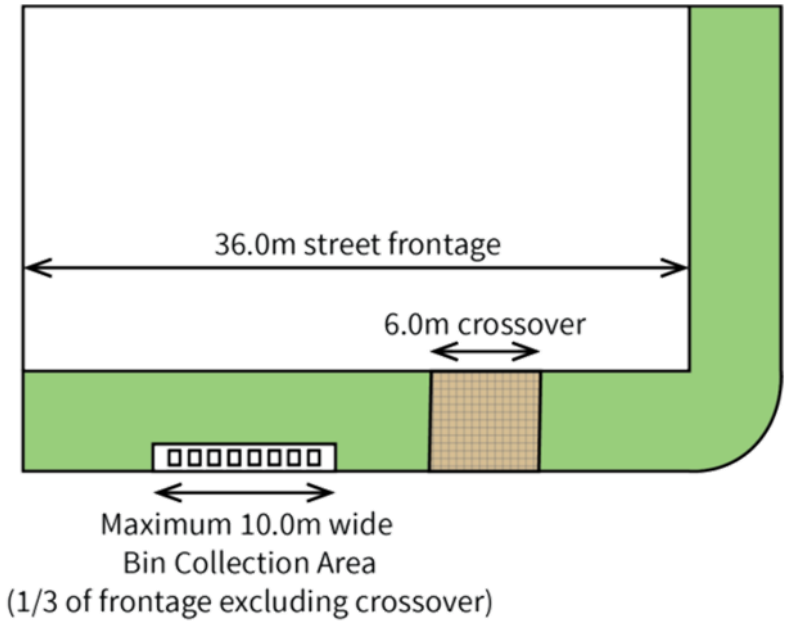


240L Bin Dimensions 360L Bin Dimensions



660L Bin Dimensions

Figure 2 – Verge Collection Example



7. Definitions

Floor area:	*has the meaning given in the Building Code of Australia.*
Mixed-use development:	*means development comprising both a residential and non-residential component.*
Non-residential development:	*means any development to which the Residential Design Codes (R-Codes) do not apply.*
Regular Collection Schedule:	*means waste collected by the City Monday to Friday at the following frequencies:* *(i) For general waste, once per calendar week; and* *(ii) For recycling, once per calendar fortnight.*
Residential development:	*means Grouped dwellings and Multiple dwellings as defined by the Residential Design Codes.*

8. Relevant Legislation, Policies, Documents

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

9. Document Control

Adoption date	OCM 27 February 2025
Date Modified	None
Strategic Community Plan Reference	Economy Environment (Built and Natural)

Appendix 1 - Waste Management Plan Checklist

Summary of the Development	
Location of the development	
Number of floors	
Number of dwellings by size (one, two or three bedrooms)	
Size of commercial units	
Details of the intended use of the development	
Waste Generation	
Waste generation for general waste, recycling and other wastes	
Details of the size and quantity of the bins to be used	
Bin Storage Area	
Bin store size and layout (including separation of Commercial/ Residential/ Waste/ Recycling)	
Bin storage design:	
- Internal transfer of waste from the source to the bin storage area	
- Wash-down area	
- Ventilation	
- Vermin prevention	
- Noise reduction	
- Stormwater ingress prevention	
Waste System	
e.g. Chutes, Compactor, Bin lift	
Collection Method and Frequency	
Collection vehicle to be utilised (Cross section of development showing clearances)	
Movement of collection vehicle include swept path analysis (for on-site servicing)	
Collection location	
Transfer of waste to the collection vehicle	
Frequency and time of collections	
Waste Service Provider	
The Waste Management Plan must nominate if the City or a private waste contractor will service the development. For all residential collections, the City is the required waste service provider.	
Ongoing Management	
Monitoring and maintenance	

Appendix 2 – Waste Generation Rates

Type of Premises	Garbage Generation	Recycling Generation
Residential		
1 Bedroom Dwelling	80L per week	40L per fortnight
2 Bedroom Dwelling	160L per week	80L per fortnight
3+ Bedroom Dwelling	240L per week	240L per fortnight
Commercial (Food Premises)		
Restaurant	660L per 100m² of floor area per day	200L per 100m² of floor area per day
Supermarket	660L per 100m² of floor area per day	240L per 100m² of floor area per day
Tavern/Small Bar	460L per 100m² of floor area per day	300L per 100m² of floor area per day
Convenience Store	300L per 100m² of floor area per day	150L per 100m² of floor area per day
Café	300L per 100m² of floor area per day	200L per 100m² of floor area per day
Fast food outlet	480L per 100m² of floor area per day	360L per 100m² of floor area per day
Lunch bar	150L per 100m² of floor area per day	150L per 100m² of floor area per day
Commercial (Non-Food)		
Educational Establishment	5L per 100m² of floor area per day, or 0.5L per student per week	5L per 100m2 of floor area per day, or 0.5L per student per week
Office	10L per 100m² of floor area per day	10L per 100m² of floor area per day
Shop	50L per 100m² of floor area per day	50L per 100m² of floor area per day
Bulky Goods Showroom	40L per 100m² of floor area per day	10L per 100m² of floor area per day
Commercial (Accommodation)		
Hotel/Motel	5L per bed per day, & 660L per 100m² of dining area per day	5L per bed per day, & 50L per 100m² of dining area per day
Serviced Apartment	5L per apartment per day	5L per apartment per day
Commercial (Specialised Food Premises)		
Butcher	80L per 100m² of floor area per day	50L per 100m² of floor area per day
Delicatessen	80L per 100m² of floor area per day	50L per 100m² of floor area per day

Type of Premises	Garbage Generation	Recycling Generation
Fish Shop	80L per 100m² of floor area per day	50L per 100m² of floor area per day
Greengrocer	240L per 100m² of floor area per day	120L per 100m² of floor area per day
Commercial (Specialised Non-Food)		
Child Care Premises	50L per 100m² of floor area per day	50L per 100m² of floor area per day
Gym	10L per 100m² of floor area per day	10L per 100m² of floor area per day
Hairdresser	60L per 100m² of floor area per day	60L per 100m² of floor area per day
Commercial (Other Accommodation)		
Residential Aged Care Facility	60L per bed per week	60L per bed per week
Independent Living Complex	80L per dwelling per week	80L per dwelling per week

Appendix 3 – Waste Vehicle Specifications

Table 1: Standard Rear Loader Waste Collection Vehicle

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	9.70	12.00
Overall Width	2.85	4.00
Overall Height	3.62	4.00
Height in Operation	3.62	4.00
Turning Circle	17.50	17.50

Note: For rear-load vehicles an additional 2m unobstructed loading zone is required behind the vehicle for the loading of 660L bins.

Table 2: Side Loader Waste Collection Vehicle

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	8.90	11.00
Overall Width	2.50	4.00
Overall Height	3.58	4.10
Height in Operation	4.85	5.35
Turning Circle	17.10	17.10

Table 3: Side Loader Recycling Collection Vehicle

Feature	Clearance of Vehicle (m)	Required Clearance (m)
Overall Length	11.00	13.00
Overall Width	2.50	4.00
Overall Height	3.85	4.35
Height in Operation	4.85	5.35
Turning Circle	19.50	19.50

Local Planning Policy 6.1 Advertising of Planning Proposals

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 – Advertising of Planning Proposals.

2. Purpose

To provide guidance on the manner and method for advertising planning proposals by the City of South Perth (the City), including development applications and strategic planning proposals, having regard to the requirements of the State Planning Framework.

3. Application

This policy applies to the advertising of planning proposals in the City in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015)*.

4. Objectives

4.1 To provide for a fair and consistent approach to the advertising of planning proposals.

4.2 To outline the process for advertising of planning proposals and for considering submissions received.

5. General Advertising Requirements

5.1 Advertising Not Required

Where a development proposal is deemed-to-comply in accordance with State Planning Policy 7.3 – Residential Design Codes - Volume 1, it will not require advertising to adjoining owners and occupiers.

5.2 Length of advertising period

For planning proposals where part of the advertising period occurs during the Christmas period (25 December to 1 January) or the Easter Period (7 days commencing from Good Friday), these days shall be excluded from the overall length of the advertising period.

5.3 Area of advertising

Advertising of planning proposals shall be in accordance with the Table 1 unless discretion is exercised by the City to increase or reduce the consultation radius.

Type of Planning Proposal	Advertising period	Minimum extent of letters to Owners and Occupiers	Local Newspaper Notice	Online notice	Sign(s) on site	Hard copies
Standard Development Application	14 days	Properties in the vicinity that may be affected	No	Yes	No	No
Complex Development Application	28 days	All within 200m radius	No	Yes	Yes	No
Local Development Plan (LDP)	14 days	All within LDP area and within 100m radius	No	Yes	Yes	No
Basic Scheme Amendment	Only to be advertised if and as directed by the Minister of Planning.					
Standard Scheme Amendment	42 days	All within amendment area and within 100m radius	Yes	Yes	Yes	Yes
Complex Scheme Amendment	60 days	All within amendment area and within 200m radius	Yes	Yes	Yes	Yes
Structure Plan/Precinct Structure Plan	42 days	All within Structure Plan area and within 200m radius	Yes	Yes	No	Yes
Local Planning Policy (LPP)	21 days	No	Yes	Yes	No	Yes
Local Planning Strategy	21 days	All landowners and occupiers of the City	Yes	Yes	No	Yes
Local Planning Scheme	90 days	All landowners and occupiers of the City	Yes	Yes	No	Yes

Notes:

(i) Joint Development Assessment Panel applications are to be advertised in accordance with the type of planning proposal.

(ii) For proposals through the State Development Assessment Unit (SDAU) pathway, consultation will be undertaken by the SDAU. Public notice and relevant information/links to plans and technical documents will be published on the City's website, subject to the Department of Planning, Lands and Heritage requirements.

(iii) Advertising amendments to the State Register of Heritage Places is to be in accordance with the *Heritage Act 2018.*

(iv)	Advertising amendments to the City's Local Heritage Survey is to be in accordance with the *Heritage Act 2018.*
(v)	Advertising amendments to the City's Heritage List is to be in accordance with the *Planning and Development (Local Planning Scheme) Regulations 2015.*
(vi)	Refer to Explanatory Figure/Images for standard development applications.

6. Submissions

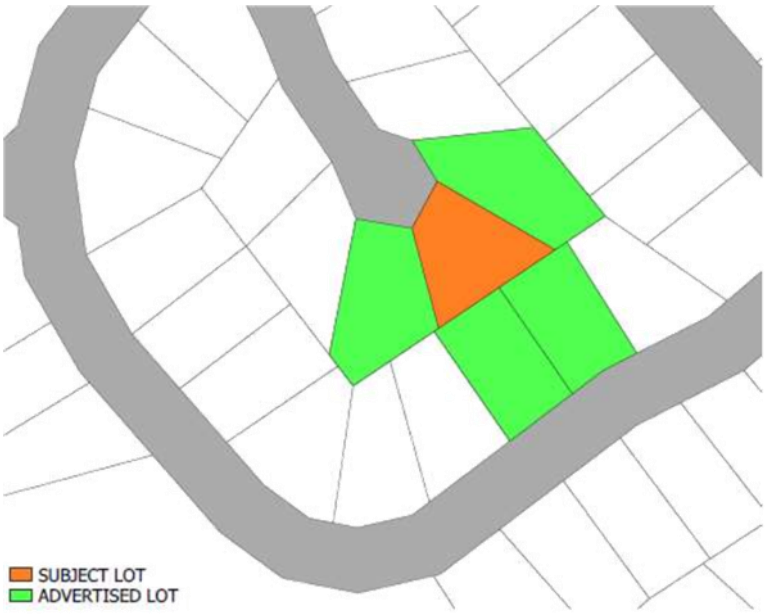
6.1 Where no response is received within the time specified from the date of notification, the decision-maker may determine the proposal on its merits and issue its decision.

6.2 Submissions received on a proposal, including submitters details, may appear in a publicly available agenda, including Council or Joint Development Assessment Panel agendas.

7. Explanatory Figures/Images

7.1 Advertising radius for properties in the vicinity of a proposal that may be affected for a standard development application:







8. Definitions

Basic Scheme Amendment:	*has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.*
Complex Application:	*has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.*
Complex Scheme Amendment:	*has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.*

Standard Scheme Amendment: *has the same meaning as defined in the Planning and Development (Local Planning Schemes) Regulations 2015.*

9. Relevant Legislation, Policies, Documents

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Heritage Act 2018
Heritage Regulations 2019
State Planning Policy 7.3 - Residential Design Codes
City of South Perth Local Planning Scheme

10. Document Control

Adoption date	OCM 26 July 2005
Date Modified	OCM 23 March 2021; OCM 25 July 2023
Strategic Community Plan Reference	Economy Environment (Built and Natural) Leadership

Local Planning Policy 6.2 - Design Review Panel

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 – Design Review Panel.

2. Purpose

To outline the establishment and operation of a Design Review Panel for the City of South Perth (the City).

3. Application

This policy applies to planning proposals on land within the City.

The City encourages the use of the Design Review Panel (DRP) early in the design concept stage.

4. Objectives

4.1 To facilitate the establishment and operation of a DRP in accordance with the model process and guidelines outlined in State Planning Policy 7.0 – Design of the Built Environment and associated Design Review Guide.

4.2 To specify planning proposals that require review by the DRP.

4.3 To improve the design quality and functionality of new development within the City through independent expert advice.

5. Developments For Referral To Design Review Panel

The following planning proposals will be referred to the DRP for review:

5.1 Proposals with a multiple residential dwelling component.

5.2 Proposals with four or more residential grouped dwellings.

5.3 Any relevant scheme amendment, structure plan, local planning policy, precinct structure plan or local development plan.

5.4 Proposals for development approval which result in an intensification of the existing land use and include a works component that fall within the South Perth Activity Centre, the Canning Bridge Activity Centre or the Bentley Curtin Specialised Activity Centre.

5.5 Proposals which, in the opinion of the City, are likely to have a significant impact on the adjoining properties, surrounding area, or the locality.

5.6 Proposals for development approval that are within a designated heritage area.

5.7 Proposals to be determined by the Development Assessment Panel.

6. Design Review Panel Recommendations

The decision maker shall have due regard to the recommendations of the DRP when considering planning proposals.

7. Terms Of Reference

The Terms of Reference located at Appendix 1 outline the considerations around DRP membership, requirements for lodgement and process/purpose of review.

8. Relevant Legislation, Policies, Documents

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Planning and Development (Development Assessment Panel) Regulations 2011
State Planning Policy 7.3 - Residential Design Codes of Western Australia
Draft City of South Perth Local Planning Scheme No. 7
Appendix 1 – Design Review Panel Terms of Reference

9. Document Control

Adoption date	OCM 28 May 2013
Date Modified	22 February 2002, 6 March 2012, 17 April 2013, 25 March 2014, 3 March 2015, 22 March 2016, 27 June 2017, 17 December 2019, 31 October 2023, 2 February 2026
Strategic Community Plan Reference	Economy Environment (Built and Natural)

Appendix 1 – Design Review Panel Terms Of Reference

1. Membership

1.1 The Design Review Panel (DRP) is to comprise of up to six (6) members, chosen by the Director of Development Services and Community Services and the Manager Development Services and endorsed by Council for appointment by the Chief Executive Officer.

1.2 The DRP should include members with expertise in one or more of the following disciplines:

(a) Architecture (essential)
(b) Landscape architecture (essential)
(c) Urban Design (essential)
(d) Heritage
(e) Sustainability and environmental design
(f) Services engineering
(g) Accessibility
(h) Transport Planning
(i) Planning
(j) Public Art
(k) Civil and/or structural engineering

2. Selection Criteria

2.1 The Design Review Panel (DRP) is to comprise of up to six (6) members, chosen by a selection panel and endorsed by Council for appointment by the Chief Executive Officer.

2.2 Detailed local knowledge of the composition and character of the City and/or expertise outside the local government area. The DRP should seek to provide a balance between those with detailed local knowledge and expertise outside the local government area in order to optimise the range and calibre of skills available.

2.3 A demonstrated high level of expertise, knowledge and practical experience in their particular field.

2.4 Experiences with the design and delivery of the types of proposals to be considered by the DRP.

2.5 Current registration with their relevant professional body.

2.6 Direct experience in design review.

2.7 The ability to work in a multi-disciplinary team.

2.8 Decision makers, Council Members and City employees are not eligible for appointment to the DRP.

2.9 Notwithstanding 2.8 above, City employees should participate in all design review in an advisory capacity, and to provide administrative and governance support.

3. Selection Criteria and Appointment of Panel Members

3.1 The method of sourcing eligible persons for membership of the DRP group is at the discretion of the Chief Executive Officer, and may include, among other methods:

3.1.1 Call for Expressions of Interest from suitably qualified persons.

3.1.2 Consult with the relevant professional bodies.

3.2 When a vacancy occurs, details of eligible persons willing to serve as a member of the DRP group are to be presented to the Chief Executive Officer for approval.

4. Term Of Appointment for Panel Members

4.1 The appointment of a member of the DRP will be effective from the date of the City's receipt of written acceptance of an invitation concerning the appointment.

4.2 The term of appointment of any member is to be a maximum of two years, subject to the following:

4.2.1 A member may be reappointed for one or more further terms, and

4.2.2 The Chief Executive Officer may terminate the appointment of a member prior to the expiry of a member's term of appointment, if:

(a) The member is absent from more than three successive meetings without having obtained leave of absence from the City; or
(b) The Chief Executive Officer considers that the member is not making a positive contribution to deliberations of the group.

5. Panel Roles and Responsibilities

All Members

All DRP Panel members must:

5.1 Provide independent, fair and reasonable professional advice relative to the State Planning Policy 7.0 Design of the Built Environment (SPP7.0) and relevant State and local policies and schemes.

5.2 Treat all discussions and information about applications with sensitivity and confidentiality.

5.3 Respond to and comment on material presented, providing clear and constructive feedback.

5.4 Disclose any actual or perceived conflicts of interest in writing for the record. Where an interest exists, the member must:

5.4.1 Disclose the interest to the Chair as soon as possible, and before the meeting to ensure there is a quorum for all items; and

5.4.2 If the interest is a pecuniary interest, the member must not take part in the consideration or discussion of the matter.

5.5 All disclosures of interest will be recorded in the panel meeting notes.

Panel Chair

5.6 The Chair of the Panel will be appointed by the Chief Executive Officer.

5.7 The appointed Chair will have extensive experience in design review and facilitation, and a proven ability to draw meaningful conclusions from the collective views expressed.

5.8 The Panel Chair is primarily tasked with running DRP meetings and is responsible for:

5.8.1 Liaising with the nominated City officer about the operation of the Panel including advice regarding additional briefing material or requirements.

5.8.2 Ensuring new members have been inducted and are briefed about Panel operations.

5.8.3 Ensuring that the meeting agenda is followed.

5.8.4 Welcoming and introducing the Panel, proponents and any observers present in the meeting.

5.8.5 Facilitating interactive discussion and participation of all Panel members, key City attendees and proponents, enabling solutions to be brokered collaboratively.

5.8.6 Ensuring that discussions remain focused on the application being considered and that advice relates to matters covered by the Design Principles contained in State Planning Policy 7.0 – Design of the Built Environment, relevant State and local policies and schemes.

5.8.7 Ensuring consistency of panel advice between reviews.

5.8.8 Summarising the consensus view of the panel at the conclusion of the meeting.

5.8.9 Endorsing the final design review report or meeting minutes post meeting.

5.8.10 Briefing decision-makers on panel advice when required.

6. Lodgement Requirements

6.1 For development proposals requiring DRP referral under Local Planning Policy – Design Review, the applicant will be required to submit design material unless waived by the City.

6.2 Site analysis - Documentation relating to site analysis to demonstrate how the proposal responds to the exiting site. Relevant information relating to site analysis include:

(a) Site location / wider context plan;
(b) Aerial photography;
(c) Local context plan (showing surrounding land uses);
(d) Site context and survey plan; and
(e) Elevations/pictures of the existing streetscape and other influencing factors.

6.3 Site design response

6.3.1 Documentation to demonstrate how the design addresses the site constraints consistent with the design principles of State Planning Policy 7.0 – Design of the Built Environment.

6.3.2 Relevant information relating to site design response include:

(a) Assessment of site opportunities;
(b) Building massing studies to consider the quantity and arrangement of built form within the three-dimensional boundary within which development can occur;
(c) Car parking strategy (for mixed use proposals or where departures from parking standards are proposed);
(d) Energy and resource reduction strategy (for multiple dwellings);
(e) Orientation study, including winter sun paths and overshadowing of site and adjoining properties;
(f) Prevailing breezes and ventilation strategies (for multiple dwellings);
(g) Relationship to public domain and surrounding properties;
(h) Investigation of amenity provided for occupants and neighbouring developments;
(i) Retention of existing trees and vegetation;
(j) Landscape design approach (deep soil zones, location and species of trees);
(k) Communal open spaces;
(l) Consideration of culturally relevant or heritage elements; and
(m) Any relevant specialist advice.

7. Review Process

7.1 Process

Reviews will be undertaken in accordance with the model process outlined in State Planning Policy 7.0 – Design of the Built Environment and associated Design Review Guide.

7.2 Submission Deadline

Drawings and presentations must be submitted in accordance with the submissions deadline, which

can be found on the City's website here. Presentations are to be submitted in a PowerPoint format

7.3 Principles of review

The 10 Design Principles from the SPP7.0 will be used as the basis for design review. These 10 principles are summarised below:

(i) Context and character – Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

(ii) Landscape quality – Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

(iii) Built form and scale – Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

(iv) Functionality and build quality – Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

(v) Sustainability – Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

(vi) Amenity – Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

(vii) Legibility – Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

(viii) Safety – Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

(ix) Community – Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.

(x) Aesthetics – Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

7.4 Design proposal

7.4.1 Technical drawing material which clearly outlines the intended design proposal. Relevant information relating to design at pre-lodgement may include:

(a) Development details.

(b) Design quality statement outlining how the proposal responds to the ten design principles contained in Schedule 1 of State Planning Policy 7.0 – Design of the Built Environment.
(c) Precedents that have informed the design proposal.
(d) Site plan.
(e) Floor plans.
(f) Elevations of the proposal in context.
(g) Sections of the proposal in context.
(h) 3D images or visualisations.

7.5 Presentation

Presentations are circulated to Panel Members prior to the meeting, once submitted no changes are permitted. Presentations are to be a maximum of 10 minutes to allow sufficient time for feedback from the panel.

8. Other Matters to Be Considered by The Design Review Panel

The DRP does not report on compliance with policy or scheme, however it may be requested to examine proposals against Design WA and its suite of policies, any applicable State or local planning policy, any applicable local area planning framework document or plan, and any relevant provisions of the local planning scheme.

9. Fees

Fees shall be in accordance with Council's adopted fees and charges.

Local Planning Policy 7.1 Advertising Signage

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 – Advertising Signage.

2. Purpose

To outline development objectives, provide development requirements for a range of advertising signage and to specify advertising signage that does not require development approval.

3. Application

This policy applies to all advertising signage on zoned land under the local planning scheme within the City of South Perth (the City).

Development approval is not required for advertising signage that meets the development standards for the sign type contained in Table 1 and meets the following:

(a) Does not encroach within 1.5m of any crossover or street truncation; and

(b) The place is not a heritage-protected place.

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.

Where a sign type is proposed that is not specifically identified in this policy, it will be assessed against the objectives of this policy.

4. Objectives

4.1 To ensure advertising signage is compatible with the desired character of the area.

4.2 To limit the proliferation of advertising signage on individual sites and across the City, and to support the rationalisation of signage on a lot.

4.3 To ensure advertising signage support architectural elements of and where possible, integrated into the design of the building.

4.4 To ensure advertising signage does not adversely impact on the level of safety for the public and road users.

5. Development Requirements

5.1 General requirements

5.1.1 Advertising signage shall meet the following general development requirements:

(a) Only advertise services and products available on the premises to which it relates and not contain third party content;

(b) Be contained wholly within the boundary of the lot to which it relates and not project beyond any lot boundary, with the exception of projections in accordance with the requirements contained in Table 1 for 'Awning sign' or Table 2 as a 'Projected Wall Sign';

(c) Not encroach within 1.5m of any crossover or street truncation; and

(d) Where supporting structures, conduit or cabling is required to run along the surface of an external wall, it shall be concealed and/or finished to match the wall to the satisfaction of the City.

5.2 Illuminated and Digital Content

5.2.1 Advertising signage subject to illumination (e.g., backlit or spotlight) or with digital content shall not:

(a) Exceed more than one sign subject to illumination/digital content per tenancy;

(b) Adversely impact neighbouring sites or the amenity of the surrounding area via light spill;

(c) Adversely impact pedestrian, cyclist and/or driver safety;

(d) Adversely detract from the amenity and character of the locality;

(e) Be located on sites that are zoned residential; and

(f) Occupy an area larger than $3m^2$, or 20% of the façade whichever is the lesser. Signage exceeding a maximum area of $3m^2$ may be considered where the applicant has demonstrated to the satisfaction of the City, in consultation with Main Roads Western Australia, the following:

(i) The scale of the sign is proportionally appropriate to the building upon which it is proposed to be attached;

(ii) The sign relates to businesses located on the lot and does not include third party content; and

(iii) The lot has primary frontage and the sign will orientate towards Canning Highway.

5.3 Heritage-protected places and heritage areas

5.3.1 New signage shall respect the style detailing and significance of the heritage-protected place or heritage area in respect to the location, extent of coverage and colour.

5.3.2 Advertising signage on a heritage-protected place must not:

(a) Obscure original or significant detailing of the place; and/ or

(b) Adversely impact the cultural heritage significance of the place.

5.3.3 Advertising signage on a heritage-protected place shall be located on awnings, shop windows and doors, side walls along laneways and upper floor windows as shown in diagrams 1 and 2.



Diagram 1 - New signage shall be located such that it does not obscure original or significant detailing (awnings, shop windows and doors).

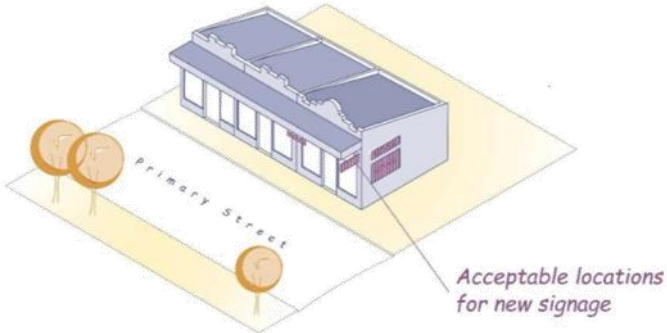


Diagram 2 – New signage shall be located such that it does not obscure original or significant detailing (awnings, side walls along laneways).

6. Sign Management Plan

6.1 Where new commercial or mixed-use development with multiple tenancies are proposed, a sign management plan demonstrating how advertising signage will be co-ordinated and not result in proliferation of signage is required to be submitted with the development application to the satisfaction of the City.

7. Definitions

Advertisement:	*means any word, letter, model, sign, board, notice, device, or representation, where illuminated or not, that is used wholly or partly for the purpose of advertising, announcing, or directing, and includes:* *(a) Any hoarding or similar structure used, or adapted for use, for the display or advertisements;* *(b) Any air borne device anchored to any land or building used for the display of advertising; and* *(c) Any vehicle or trailer or similar object placed or located so as to serve the purpose of displaying advertising.*
Digital content:	*means an advertisement sign with light emitting diode or fibre optic matrix technology or other technology that is capable of displaying a limited/unlimited range of text and graphical images which can be electronically changed by remote or automatic means.*
Heritage-protected place:	*has the same meaning under the Regulations as a heritage-protected place —* *(a) That is entered in the State Register of Heritage Places under the Heritage Act 2018 section 42;* *(b) That is under consideration for entry into the State Register of Heritage Places as described in subclause (2);* *(c) That is the subject of an order under the Heritage Act 2018 Part 4;* *(d) That is the subject of a heritage agreement that has been certified under the Heritage Act 2018 section 90;* *(e) That is included on a heritage list as defined in clause 7; or* *(f) That is within a heritage area as defined in clause 7.*
Natural ground level:	*has the same meaning under the Regulations as natural ground level –* *in relation to land subject to development, means —*

(a) the ground level specified in either of the following that applies to the land (or, if both of the following apply to the land, the more recent of the following) —

(i) a condition on an approval of a plan of subdivision that specifies a ground level;

(ii) a previous development approval for site works on the land that specifies a ground level; or

(b) if paragraph (a) does not apply — the level of the land before any disturbance to the land relating to the development.

Sign: *has the same meaning as 'Advertisement' under the Regulations and also includes any wall mural applied to the exterior of a building. A sign incorporates any supporting structure, fixtures, fittings and any frame, border and background that contain letters, numbers, images and/or colour.*

Sign face: *means the portion of the sign that contains the sign content and any structures and background colour/s or images that form a frame or border to the content.*

Third party content: *relates to signs which advertise businesses, products, goods or services not located or available at the premises where the sign content is displayed.*

10. Relevant Legislation, Policies and Documents

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
Western Australian Planning Commission, Development Control Policy 5.4 - Advertising on reserved land
Australian Standards AS4282-2019 Control of the Obtrusive Effects of Outdoor Lighting
City of South Perth Local Planning Scheme
City of South Perth Local Planning Policies

11. Document Control

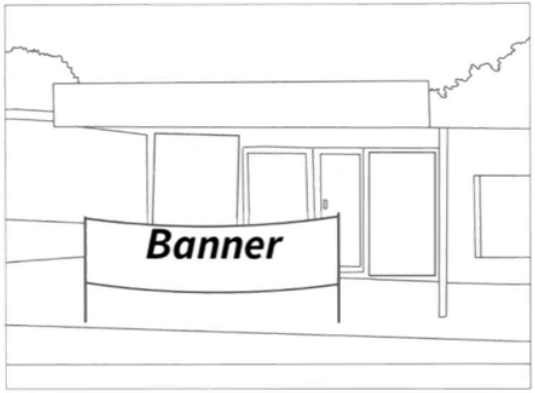
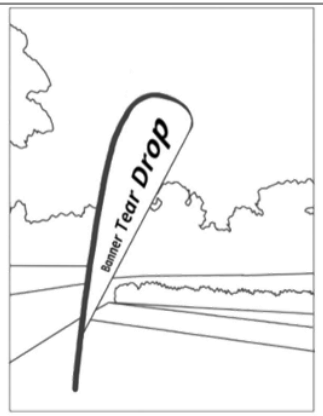
Adoption date	OCM 23 March 2004
Date modified	15 February 2011; 27 March 2012; 26 March 2013; 24 March 2015; 22 March 2016; 21 November 2023
Strategic Community Plan Reference	Economy Environment (Built and Natural)

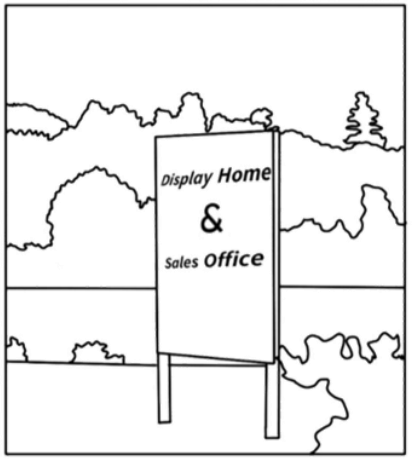
Table 1 - Advertising Signage exempt from Development Approval

An application for development approval is not required for the following sign types provided the sign complies with the requirements of this policy and associated sign specific conditions.

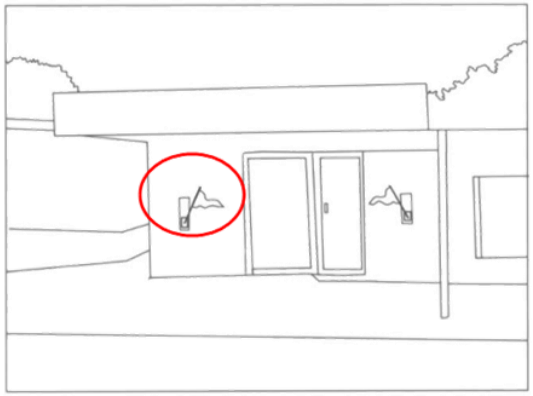
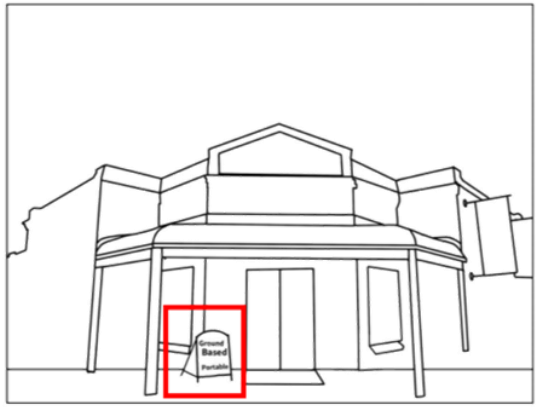
Sign Type and Description	Deemed to comply requirements	
1. Awning Sign *Advertising signage attached to a buildings' awning, verandah or cantilevered balcony located in front of a retail or business premise. This includes above awning, on facia or beneath awning signs.*	Facia awnings signs must: 1. Not project beyond the dimensions of an existing awning or verandah fascia; and 2. Provide a minimum clearance of 2.75m below the sign. Under awning signs must: 3. Be affixed below an existing awning at right angles to the front wall of the building, except on corner sites where it may be angled to be visible from both streets; and 4. Provide a minimum clearance of 2.75m below the sign. Note: signage for new awnings will be considered as part of the development application for the site.	

Page 6 of 15

2. Banner Signs:		
2.1 Banner Sign (attached to a structure) *Portable, temporary advertising signage printed on plastic sheeting or similar material and hung by ropes between posts, or from a verandah or fence, but does not include a building wrap sign erected as a barrier or screen on a building site.*	1. Must not exceed more than one banner sign per street frontage. 2. Must not exceed a maximum height of 1.5m and width of 3.0m. 3. Must not project beyond any lot boundary. 4. Shall not be displayed for longer than six (6) weeks for up to four separate promotional events per calendar year.	
2.2 Banner Sign (freestanding/mast) *Portable advertising signage made from lightweight material attached to a pole weighted to the ground such as 'Bali', 'Teardrop', 'Blade' or 'Wing' sign erected during business hours only. Can be temporary or permanent.*	1. Must not exceed more than two signs per street frontage. 2. Must not exceed a height of 2.0m and width of 1.0m. 3. Shall not be displayed outside of normal business hours of the business to which the sign relates and is to be removed outside these times.	

3. Building wrap sign (construction) *A temporary form of an advertising signage that involves fencing off, covering, or wrapping a scaffold or gantry, a building, portion of a lot, or lot boundary during construction, renovation, restoration or demolition.*	1. Must be directly associated with and incidental to, the construction, renovation, restoration, or demolition on the lot and not be erected for advertising purposes only. 2. Shall be removed within 10 working days of cessation of the construction or other works, whichever is the lesser.	
4. Display home and sales office sign *Advertising signage placed on or in front of a property with the intention using the property temporarily as a display home and/or the location of a sales office.*	1. Must not exceed more than one display home and sales office sign per display home. 2. Must not contain more than one sign face. 3. Shall accommodate multiple builders within 1 sign. 4. Must not exceed the following: a. Single building company - maximum 4m^2 sign face area; and b. Up to a maximum of 2m^2 per additional building company. 5. Must be removed within 10 working days of cessation of the display home use or sales office, whichever is the lesser.	

Page 8 of 16

5. Flagpole with advertising sign *Advertising signage flown from a flagpole or minor flag features attached to a building façade.*	1. Shall be located immediately adjacent to the building to which the sign relates. 2. Must not exceed more than one flagpole per street frontage. 3. A 2.75m clearance is provided below the signage. 4. Flagpole and advertising must not exceed the following size requirements: a. Sign - 1.8m x 0.9m; b. Pole diameter - 220mm; and c. Pole and sign - maximum height of 3.0m from Natural Ground Level.	
6. Ground Based Portable Sign *Means freestanding portable advertising signage, not attached permanently to a building or structure, or fixed to the ground or pavement. These signs include sandwich board signs and A-Frame signs.*	1. Must not exceed more than one ground based sign per street frontage. 2. Shall be displayed only during normal business hours of the business to which the sign relates and removed outside these times. 3. Shall be located: a) Directly against the wall of the building; and b) Adjacent to the subject business entrance. 4. Must not exceed a maximum of $2m^2$ in area (total area where sign has a double side) with a maximum $1m^2$ on any side, with no more than two sign faces. 5. Must not include moving parts once the sign is in place. 6. Must be located wholly on the lot to which the business relates.	

	7. Must be secured in place.	
7. Real Estate Sign (sale/lease/auction) *Temporary advertising signage placed on or in front of a property with the intention of advertising the sale or lease of that building or site.*	1. Must not exceed more than one sign per street frontage per sale event. 2. Must not exceed: a. $2m^2$ in area per sign face for residential dwellings; b. $5m^2$ in area per sign face for multiple residential dwellings and commercial properties; and c. $10m^2$ in area per sign face for buildings four storeys and higher. 3. Must not be illuminated or contain digital content. 4. Shall be removed within ten working days following conclusion of advertising / settlement of the property, whichever is the lesser.	

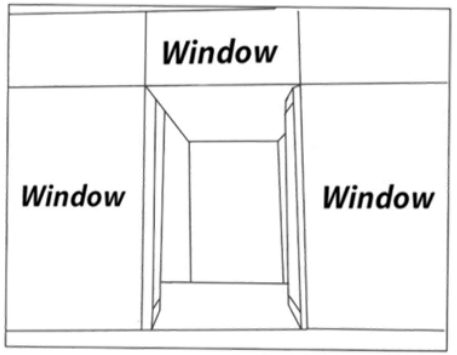
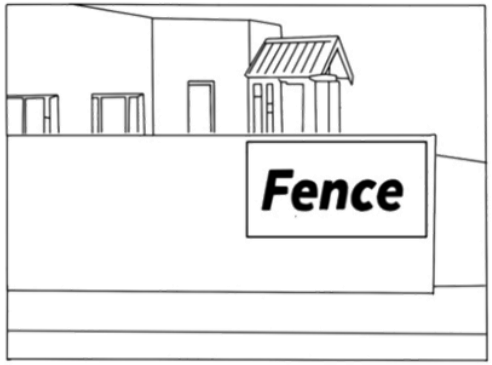
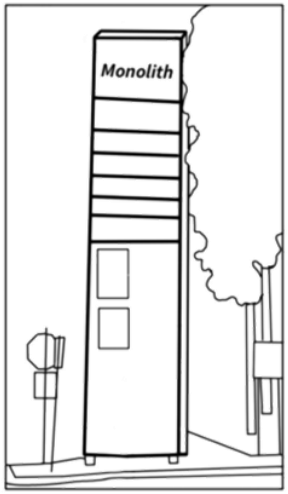
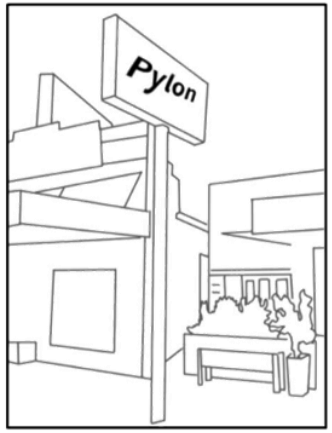
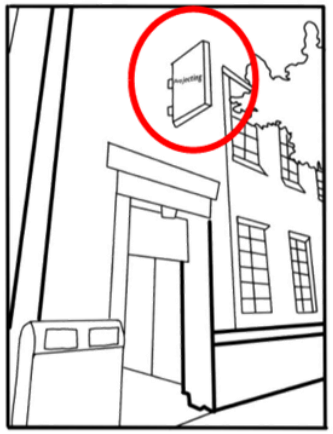
8. Window Sign *Advertising signage painted or affixed to either the inside or exterior surface of the glazed area of the window and visible from outside the building and includes decal images.*	1. Must not obstruct the visual permeability of the glazing by more than 40%, allowing 60% of the glazing to be visually unobstructed.	

Table 2 - Advertising Signage that requires Development Approval

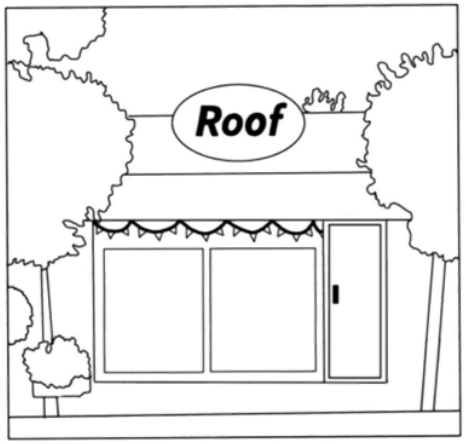
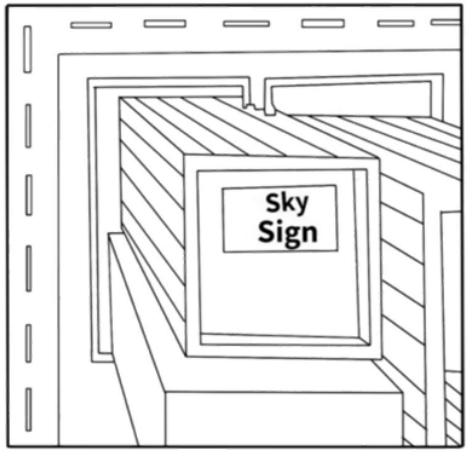
Development Approval is required for these sign types.

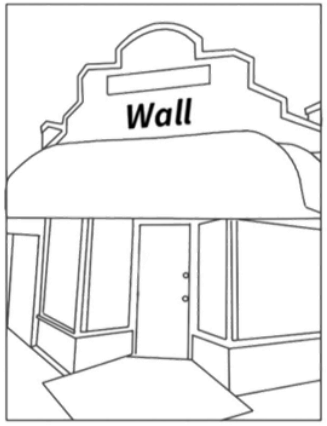
Sign Type & Description	Sign Requirements	
1. Fence sign *Advertising signage affixed to a fence on land, being visible from outside that land.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Must not exceed a maximum area of 1.5m^2. 4. Must not exceed the height of the fence. 5. Must not project off the fence and must be flush mounted, painted onto or directly affixed onto the fence.	

2. Hoarding sign *Is an advertising sign fixed to one or more supports with its largest dimension being horizontal, upon which advertising material is displayed.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Must not exceed a maximum: a. Sign face area of 18m^2; and b. Height of 6.0m above ground level including supporting poles.	
3. Monolith sign *A free-standing and elevated advertising sign in-filled from ground level to the top of the sign, not attached to a building, and appears as a solid structure where the supporting columns cannot be seen.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Shall accommodate multiple tenancies for the site. 4. Must not include any moving or rotating sign components. 5. Must locate no closer than 3.0m to a boundary. 6. Must not exceed a maximum height of 6m from Natural Ground Level or a width of 2.5m. 7. Pylon signs must provide a minimum clearance of 2.75m to Natural Ground Level below.	

4. Pylon sign *A freestanding and elevated advertising sign supported by one or more posts, not attached to a building.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Shall accommodate multiple tenancies for the site. 4. Must not include any moving or rotating sign components. 5. Must locate no closer than 3.0m to a boundary. 6. Must not exceed a maximum height of 6.0m from Natural Ground Level or a width of 2.5m. 7. Must provide a minimum clearance of 2.75m to Natural Ground Level below.	
5. Projecting wall sign *An advertising sign that includes 3-d and projecting elements beyond the walls of a building below the eaves or ceiling height.*	1. Must not exceed more than one sign per street frontage. 2. Must not be located on land zoned Residential. 3. Must not project beyond: a. Side and rear boundaries; and b. Front boundary into a road reserve beyond a maximum of 300mm from the portion of the building to which it is attached. 4. Must not exceed an area of $1m^2$ per sign. 5. Must provide a minimum clearance of 2.75m from Finished Floor Level.	

Page 14 of 16

6. Roof sign *Advertising signage affixed onto integrated into the roof or roof fascia of a building and does not include sky signage.*	1. Must not exceed more than one sign per frontage. 2. Must not be located on land zoned Residential. 3. Shall be affixed parallel to the fascia or portion of the building (wall) to which it is attached. 4. Must not exceed a maximum area of 4m^2. 5. Must not project above the maximum permissible building height applicable to the site.	
7. Sky sign	1. Must only be located on a flat roof. Signs on pitched, skillion or gable roofs are not permitted.	

8. Tethered sign *A temporary sign tethered to a tree, pole, structure or the ground, or inflatable sign/s with advertising painted, stencilled, or attached to an inflated object.*	1. Must not exceed a maximum of one tethered sign per frontage. 2. Shall not be located in a residential zone. 3. Shall not be displayed for longer than four weeks for up to four separate promotional events per calendar year. 4. Must not include third party advertising. 5. Must not project above the maximum permissible building height applicable to the site.	
8. Wall sign *Advertising signage affixed to the fascia or parapet or can include a projection above the eaves or ceiling of the building and complements the architectural style of the building but does not include a roof sign.*	1. Must not exceed more than two wall signs per street frontage. 2. Must not exceed 25% in aggregate area on any one façade, excluding glazed portions, to a maximum of 8m^2, whichever is the lesser size. 3. Should not be located on land zoned Residential. 4. Should be affixed parallel to the wall. 5. Should be integrated with the building design. 6. Should not project beyond the extent of the wall to which it is affixed.	



TERMS OF REFERENCE

Design Review Panel (DRP)

1. OBJECTIVE

1.1 The objective of the Terms of Reference is to outline the establishment and operation of a Design Review Panel for the City of South Perth

2. MEMBERSHIP

2.1 The Design Review Panel (DRP) is to comprise of up to six (6) members, chosen by a selection panel and endorsed by Council for appointment by the Chief Executive Officer.

2.2 The DRP should include members with expertise in one or more of the following disciplines:

(i) Architecture (essential)

(ii) Landscape architecture (essential)

(iii) Urban Design (essential)

(iv) Heritage Architecture

(v) Aboriginal Cultural Heritage

(vi) Sustainability (including environmental design, systems ecology, urban water expertise)

(vii) Accessibility and universal design

(viii) Transport Planning

(ix) Planning

(x) Public Art

(xi) Civil, structural and services engineering

3. SELECTION CRITERIA AND APPOINTMENT OF PANEL MEMBERS

3.1 The method of sourcing eligible persons for membership of the DRP group is at the discretion of the Director, and may include, among other methods:

3.1.1 Call for Expressions of Interest from suitably qualified persons.

3.1.2 Consult with the relevant professional bodies.

3.2 When a vacancy occurs, details of eligible persons willing to serve as a member of the DRP group are to be presented to the Director for approval.

4. TERM OF APPOINTMENT FOR PANEL MEMBERS

4.1 The appointment of a member of the DRP will be effective from the date of the City's written confirmation of appointment.

4.2 The term of appointment of any member is to be a maximum of two years, subject to the following:

4.2.1 A member may be reappointed for one or more further terms, and

4.2.2 The Chief Executive Officer may terminate the appointment of a member prior to the expiry of a member's term of appointment, if:

(i) The member is absent from more than three successive meetings without having obtained leave of absence from the City; or

(ii) The Chief Executive Officer considers that the member is not making positive contribution to deliberations of the group.

5. PANEL ROLES AND RESPONSIBILITIES

Panel Members

5.1 All DRP Panel members must:

5.1.1 Provide independent, fair and reasonable professional advice relative to the State Planning Policy 7.0 Design of the Built Environment (SPP7.0) and relevant State and local policies and schemes.

5.1.2 Treat all discussions and information about applications with sensitivity and confidentiality.

5.1.3 Respond to and comment on material presented, providing clear and constructive feedback.

5.1.3 Disclose any actual or perceived conflicts of interest in writing for the record. Where an interest exists, the member must:

(i) Disclose the interest to the Chair as soon as possible, and before the meeting to ensure there is a quorum for all items; and

(ii) If the interest is a pecuniary interest, the member must not take part in the consideration or discussion of the matter.

5.1.4 All disclosures of interest will be recorded in the panel meeting notes.

Panel Chair

5.2 The Chair of the Panel will be appointed endorsed by Council for appointment by the Chief Executive Officer.

5.3 The appointed Chair will have extensive experience in design review and facilitation, and a proven ability to draw meaningful conclusions from the collective views expressed.

5.4 The Panel Chair is primarily tasked with running DRP meetings and is responsible for:

5.4.1 Liaising with the nominated City officer about the operation of the Panel including advice regarding additional briefing material or requirements.

5.4.2 Ensuring new members have been inducted and are briefed about Panel operations.

5.4.3 Ensuring that the meeting agenda is followed.

5.4.4 Welcoming and introducing the Panel, proponents and any observers present in the meeting.

5.4.5 Facilitating interactive discussion and participation of all Panel members, key City attendees and proponents, enabling solutions to be brokered collaboratively.

5.4.6 Ensuring that discussions remain focused on the application being considered and that advice relates to matters covered by the Design Principles contained in State Planning Policy 7.0 – Design of the Built Environment, relevant State and local policies and schemes.

5.4.7 Ensuring consistency of panel advice between reviews.

5.4.8 Summarising the consensus view of the panel at the conclusion of the meeting.

5.4.9 Endorsing the final design review report or meeting minutes post meeting.

5.4.10 Briefing decision-makers on panel advice when required.

5.5 Where the Chair is unavailable, another available member of the panel will be asked to temporarily act in the Chair role.

Other Matters to Be Considered by The Design Review Panel

5.6 The DRP does not report on compliance with policy or scheme, however it may be requested to examine proposals against Design WA and its suite of policies, any applicable State or local planning policy, any applicable local area planning framework document or plan, and any relevant provisions of the local planning scheme.

6. FEES

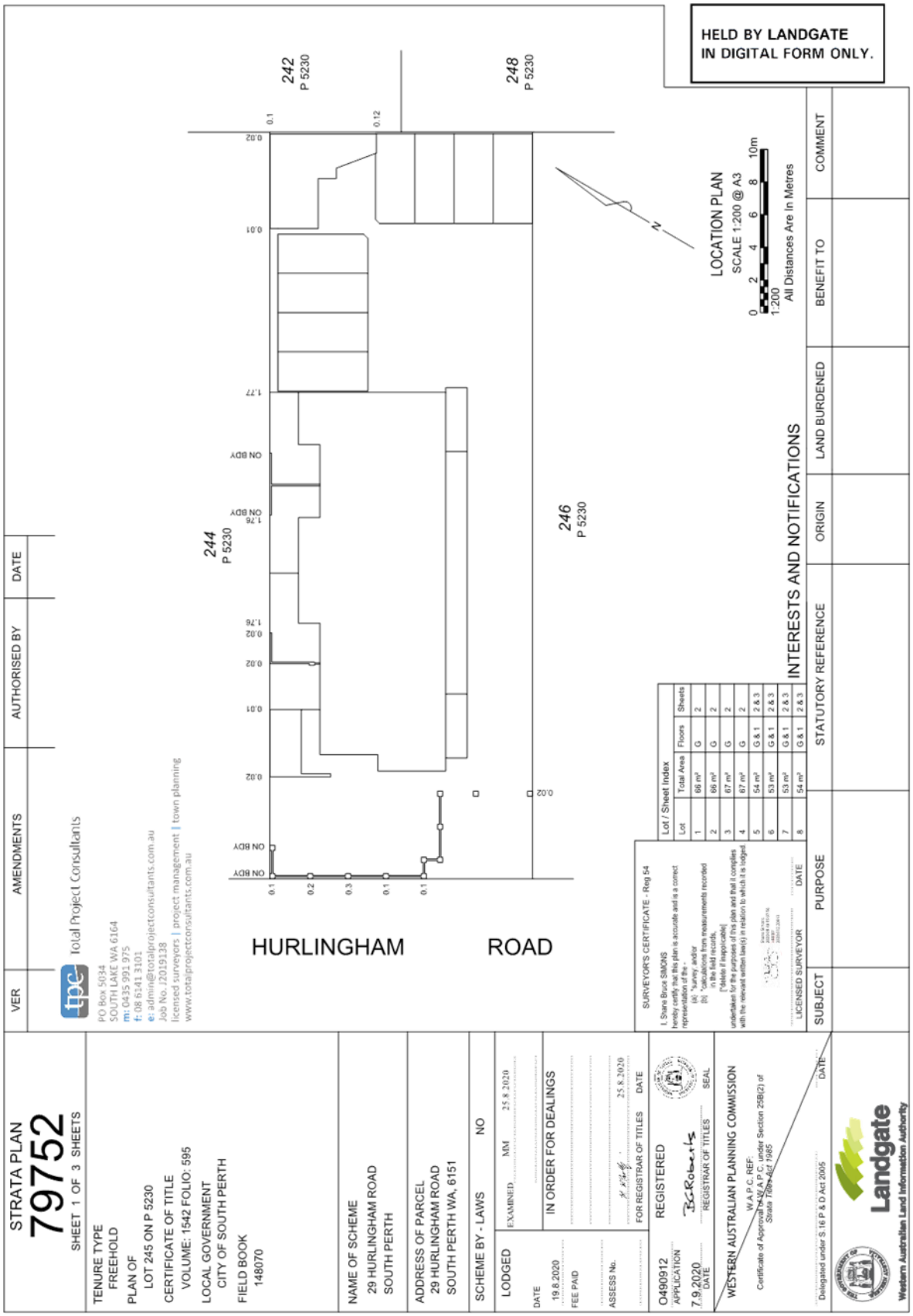
7.1 Fees shall be in accordance with Council's adopted fees and charges.

7. AMENDMENTS

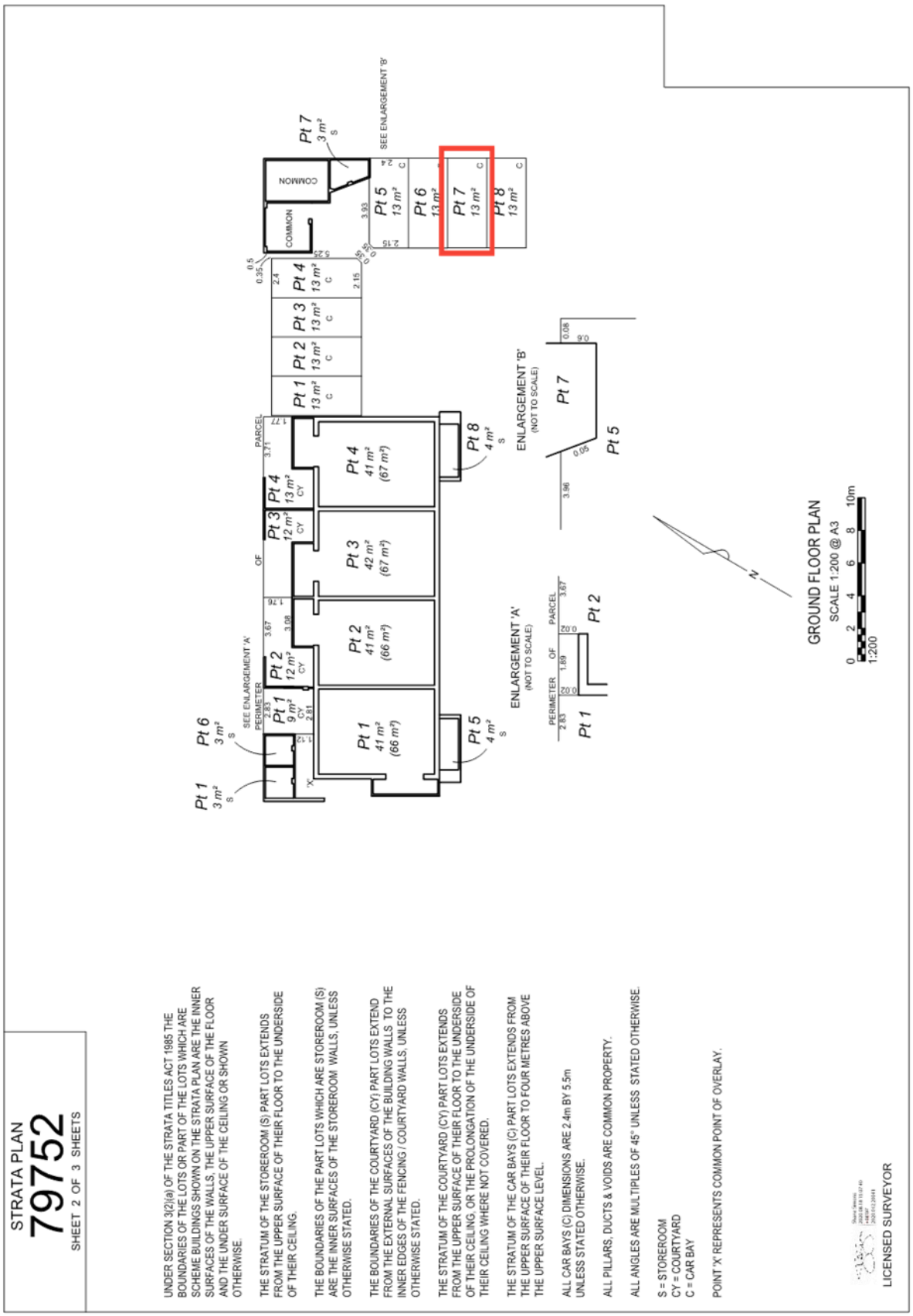
8.1 The Chief Executive Officer may amend the Terms of Reference.

8. DOCUMENT CONTROL

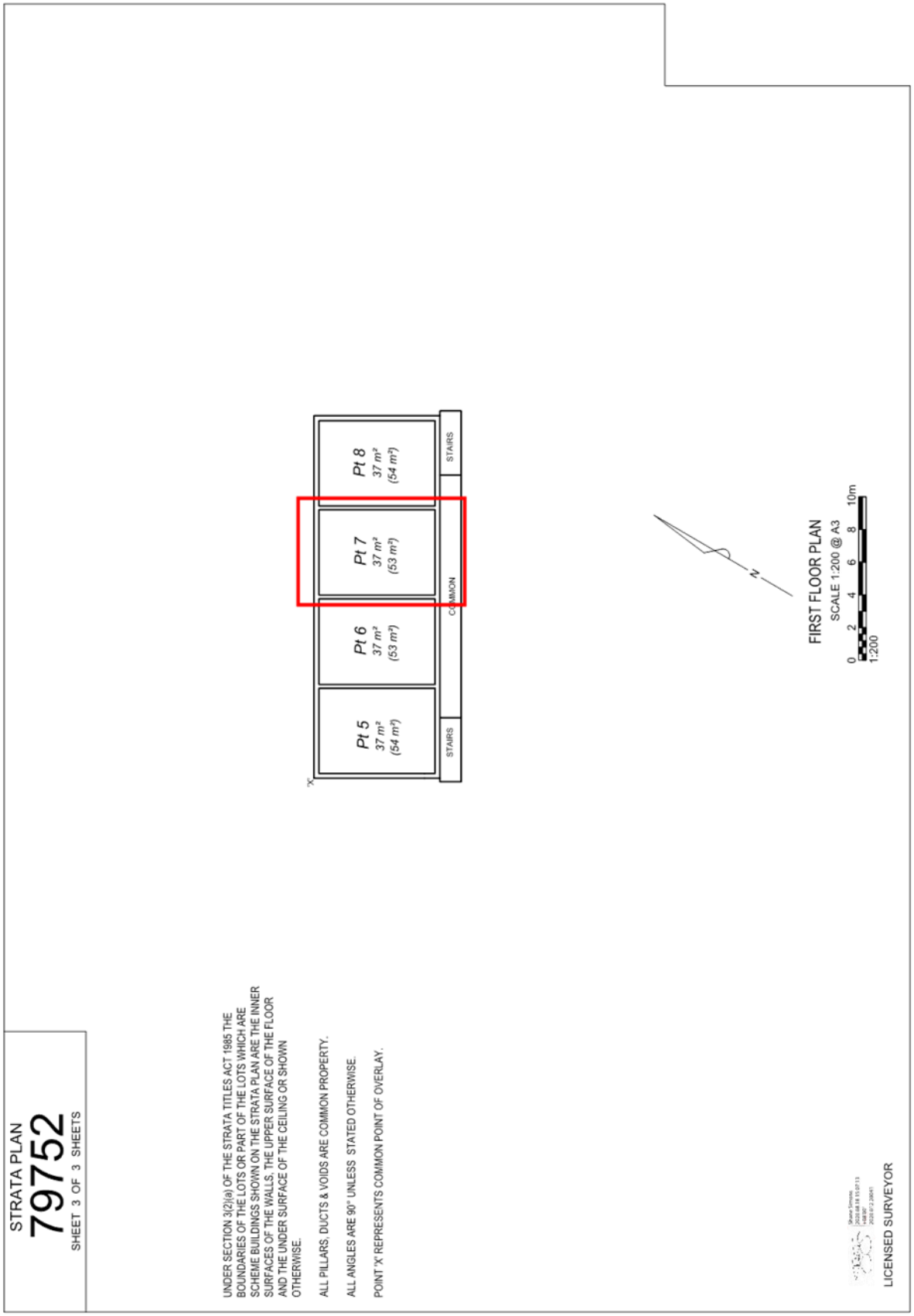
Terms of Reference – Design Review Panel	
Version	**Decision to Adopt/Amend**
1.	Adoption | XX XX 2026| Delegated Authority - Chief Executive Officer
Document Reference	LP/802/29
Next Review Date	3 years from date of adoption or last review



LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/10/2020 09:27 AM Request number: 61155598
Landgate
www.landgate.wa.gov.au
Document Set ID: 1930423
Version: 1, Version Date: 08/07/2026



LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/10/2020 09:27 AM Request number: 61155598
Landgate
www.landgate.wa.gov.au
Document Set ID: 1930423
Version: 1, Version Date: 08/07/2026



LANDGATE COPY OF ORIGINAL NOT TO SCALE 20/10/2020 09:27 AM Request number: 61155598
Landgate
www.landgate.wa.gov.au
Document Set ID: 1930423
Version: 1, Version Date: 08/07/2026



Not to scale



MANAGEMENT PLAN

SHORT-TERM ACCOMMODATION

7/29 Hurlingham Road South Perth WA 6151

April 2026

CONTENTS PAGE

1. Property Overview 2
2. Company Background 3
3. Guest Screening & Booking Process 4
4. Check-In & Check-Out Procedure 5
5. Guest Handbook & Code of Conduct 5
6. House Rules 6
7. Hygiene, Comfort & Waste Management 6
8. Maintenance 7
9. Safety 7
10. Noise Mitigation & Complaints Procedure 7
11. Security 8

1. Property Overview

This Management Plan applies to the short-stay accommodation to be provided as detailed below. The Plan includes details of the property accommodation and parking; house rules and noise management; as well as booking procedures, complaint handling and other matters managed by the professional short-stay management company, Let Go.

The property is conveniently located South Perth Foreshore - 900m, Swan Canning Riverpark - 500m, Southbank Day Surgery - 500m, The Sarapan - 400m, Swanview Reserve - 500m, Collins Street Centre - 1.0 km, Como Bowling & Recreation Club - 2.2km, Wesley College - 1.8km, Sir James Mitchell Park - 1.0km, Royal Perth Golf Club - 2.9km and provides a high level of amenity to tourists, interstate and local visitors looking for short term accommodation in a residential type setting.

The accommodation is intended for small groups and families, who are seeking a relaxed, home-like stay away from home. It is not intended for large groups, parties and late-night activities, which are more suited to hotels and tourism precincts.

The property will be occupied and managed much like an ordinary residential dwelling within the local area. The number of guests and car bays will be consistent with the bedrooms and car bays that the dwelling has been designed for and will not require any building works or modifications to increase capacity beyond a typical residential dwelling.

Tourists and interstate visitors would usually have one hire car or use taxi / ride share. Local guests will be aware of available car parking and limitations in the local streets prior to booking. As the property will be used like a residential dwelling, we expect no excessive number of vehicle trips to and from the property.

Property Address	7/29 Hurlingham Road South Perth WA 6151
Number of Bedrooms	One (1) bedroom
Max Number of Guests	Two2) guests
Car Parking Location	Open driveways to front of property
Total Car Parking Bays	One (1) car bay in total
External Areas	Use of external areas is permitted between 8:00 AM and 10:00 PM daily. From 10:00 PM onwards, all guests must make their way inside the property and keep noise to a minimum.
Visitors	Visitors require management consent. No overnight visitors.
Pets	No pets permitted at the property
Parties & Gatherings	No parties of gatherings permitted

Music & Noise	No loud music, movies, noise etc to be heard outside the property between 10pm to 9am
Smoking	No smoking permitted at the property

Company Background

Let Go is Perth's leading short-term accommodation management company providing end-to-end management of client's properties, with a proven track record of delivering a 4.6+/5-star review record and annually hosting over 22,000 + nights with 3,000 + reservations annually for 2023.

The Let Go team includes highly experienced and qualified real estate and property management professionals, who manage the property online listing, booking processes, guest screening, guest concierge, housekeeping services and property management.

Let Go is a Perth-based company, with the head office in Stirling. This ensures staff are available for hands-on management and prompt resolution of any issues.

The Property managers name and their contact details:

Denisa Dankovicova denisa@letgo.com.au
PM contact number (08) 6147 0802 / 0414 449 166
Address 3/45 Cedric Street, Stirling WA 6021

Our contact details are made available to all guests for properties under our management and we are obliging to provide our contact details to all adjacent neighbours in the rare chance of an issue arising. We are contactable 24/7 and typically able to attend properties in person within an hour for emergencies.

Short-stay accommodation is not subject to the same stringent rules of the *Residential Tenancy Act 1987* in favour of a tenant and their rights to occupy a premise. Therefore, we have significant power to be able to manage any potential antisocial behaviour.

We are financial members of ASTRA (Australian Short-Term Rental Accommodation Association) and have adopted their comprehensive National Code of Conduct.

You can always be assured of our best intentions and respect of the public amenity and neighbourhood.

2. Guest Screening & Booking Process

When a guest requests or books a stay at this property, we can view or determine whether the guest's profile includes their required verification steps, including:

- Contact details including full name(s), phone number & e-mail address
- Acceptance of our stipulated house rules
- Confirmed payment
- Profile photo (if set)
- Government issued ID (such as driver's licence or passport)
- Written reviews/recommendations from other hosts
- Their overall star rating which can be categorised for items such as observance of house rules, cleanliness & communication
- Total number of guests & location based
- Their reason for visiting Perth & booking the property

We can then further screen the potential guest by cross referencing linked social media accounts, obtaining names of all guests, requiring government issued ID, that all guests are required to submit upon successful booking confirmation.

We have set a "pre-booking questionnaire" requesting applicable responses in relation to the above.

Once we have carried out a thorough check of the prospective guest, we then have a right to refuse, accept or cancel the reservation. Prior or after acceptance of the booking, we also send our "party screening" message which essentially reiterates our stance on no parties to be hosted at the premises and encourages guests to cancel their booking if that is their intent.

Our set of house rules are displayed both on the online listing and in our comprehensive guest handbook which is located inside the property in the kitchen. We can add additional house rules to suit the property, location, neighbourhood, or landlord's desires.

Once a guest is confirmed, our direct phone numbers are automatically exchanged for any further required communication. We privately message our guests before, during and after their stays and all the correspondence is saved for our own records.

We anticipate approximately one booking per week and our average trip length is between 6-8 nights. This is based on the average performance of our listings in our portfolio. The maximum permitted stay for any guest booking is 90 nights

We specify a mandatory minimum stay length of two (2) nights as we find this significantly deters any unwanted targeting for parties or gatherings. We also have a booking cut-off time after 7:00pm so that we can't allow last-minute and late-night bookings to occur from opportunistic and likely undesirable guests.

3. Check-In & Check-Out Procedure

Check-in is from 3:00pm until late, this is because guests can arrive off long haul flights late at night or arrive after work as they have travelled by car from the country. We will obtain from the guests their arrival time.

The property includes detailed visual and written easy check in instructions and guests find them extremely easy to follow and do not cause any disruption in checking in or out of our properties.

Check-out is at 10:00am or earlier on their departure date.

A secured lockbox or digital door lock will be installed at the property and next to the front door so guests can easily access the property with ease. We also offer a 'meet & greet' service and like to find out when their estimated time of arrival will be and may offer to meet the guest from time to time to welcome them to the property if required.

Our check-in instructions are issued to guests three (3) days prior to their arrival and are issued through Airbnb for safety & security. The guests will be issued with detailed check-in instructions to guide them through the whole process, they will receive a photo of the property they are staying at, how to access the lockbox or digital door lock how to access the front door, a photo of their parking spot and where the council bins are located.

4. Guest Handbook & Code of Conduct

When a guest checks in, they are encouraged to read our 'Guest Handbook' which provides them with all the important information they need to know to have an enjoyable, safe & respectful stay.

The Handbook includes the property manager's contact details, emergency contact details, emergency plan, house rules, parking rules, bin collection days, public transport, nearby amenities, sights, and attractions in the area and more.

Guests will also always have access to booking platform during their stay and are required to communicate with their property managers on this platform so all details pertaining to their booking are documented. The booking platform also provides guests with the hosts contact details.

The guest handbook which we have created is very comprehensive which significantly mitigates any risk and issues regarding the stays.

Included in the Guest handbook is the Code of Conduct – which summarises the house rules for all guests and any approved visitors. It also provides property management and emergency contact details.

The Code of Conduct is printed on a one-page, laminated document and affixed in a prominent place/s at the dwelling.

5. House Rules

The following House Rules are displayed at the property:

1. **PARTIES & GATHERINGS** – This property has a strict no party policy. Prior permission must be obtained from management for any visitors.
2. **MUSIC & NOISE** – All guests must not create excessive noise, that may disturb any surrounding properties. Amplified music, loud movies, or other such entertainment must not be audible from outside the property between 10pm to 9am every day.
3. **EXTERNAL AREAS** – Use of external areas is permitted between 8:00 AM and 10:00 PM daily. From 10:00 PM onwards, all guests must make their way inside the property and keep noise to a minimum to avoid disturbance to neighbouring properties.
4. **CAR PARKING** – Car parking is to be on-site in the allocated car bays only. Guest must not block access to neighbouring driveways / properties.
5. **SMOKING** - This property has a strict no smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
6. **PETS** - We have a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a deodorising fee.
7. **RUBBISH** - Rubbish and recycling items are to be disposed in the correct allocated council bins and placed outside for weekly collection.
8. **SECURITY** - All doors and windows should be locked when property is not occupied, and the security alarm used (where applicable).

6. Hygiene, Comfort & Waste Management

Rubbish and recycling items are to be disposed in accordance with the local council policies, strata by-laws & procedures and in the correct allocated bins for weekly collection on Wednesday.

Guests are notified & reminded to place all rubbish & recycling in the allocated bins at the property.

Any excess rubbish must not be left in sight of a public area and is removed by housekeeping.

The cleaning & housekeeping team are also asked to attend and assist with rubbish disposal at checkout and if the property is vacant.

Bin location & contents are monitored by housekeeping at each check-out, and we may gather photo/evidence of this so we can effectively & efficiently maintain the bins both inside the property and to mitigate risk of problems.

The property includes a fully functional kitchen with fridge and pantry for food storage and there has never been problems with vermin or pests – if this changes then we can send professional pest control companies to rectify this swiftly and implement measures to prevent occurrence in future.

The linen and towels are removed off-site following each check out clean and provided to a professional commercial laundering service to wash, dry, and return to our storage facility upon completion.

Exhaust fans & air conditioning/heating appliances and regularly checked by the housekeeping teams and repaired or replaced if required, guests are also encouraged to report maintenance to us immediately upon discovery so that swift resolution can be made.

A washing machine & dryer will be provided for guest convenience to use during their stay to wash their clothes as required.

7. Maintenance

The owners of the property can be provided with real-time access of the bookings calendar and may regularly schedule maintenance works in between guests stays to ensure the property is kept up to our property and guest's expectations. Property maintenance is regularly reported and resolved swiftly either during or after guest's stays depending on the severity so that the appearance of the property meets or exceeds the standard of neighbouring properties.

8. Safety

The property includes compliant RCDs and Smoke Alarms. A licenced electrician may be required to provide an electrical safety certificate from time to time to make sure the property is compliant and safe. We also offer first aid kits.

If required, we can consider fire extinguishers, fire blankets and implementing an emergency safety plan in case of a fire. In our detailed guest handbook, guests are provided with the contact details for the local police station, hospitals & fire station and that our emergency contact number is '000'.

9. Noise Mitigation & Complaints Procedure

Guests and visitors must not create noise which is offensive and excessive to occupiers of neighbouring properties especially between 10:00pm and 8:00am Monday to Saturday and 10:00pm – 9:00am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.

Guests and visitors must not engage in any anti-social behaviour and must minimize their impact upon the residential amenity of neighbours and local community.
In our online Airbnb listing, which the guest(s) must agree to before booking with us and the also included in the guest handbook, we have extensively listed our house rules in respect to the property and other nearby residents of the surrounding area & amenity. Priority is given to adherence of our noise and parking policy.

If guests fail to adhere to our house rules, they will be at risk of having their booking cancelled immediately. We, police, security, rangers, or other engaged professionals may attend in person to have the guest/s removed, lockbox code and digital door lock/s may also be required to be changed depending on the circumstances.

If we receive any complaints about guests, they will be dealt with immediately upon receipt of said complaint. We will contact the guests informing them of the situation and any breach of house rules and based on the severity of the breach then the reservation may be terminated.

We are contactable 24/7 and our phone numbers and e-mail addresses are provided to our guests upon confirmation of booking and are also advertised in the property for easy access.

We are more than happy to provide these contact details to nearby neighbours for us to be even more effective in managing our properties.

Professionals and/or police may be engaged to attend during & after normal business hours to minimise disruptions to neighbours.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action. From receipt of a complaint, it is extremely rare for an issue to extend beyond just a few minutes, and we aim to resolve all issues within 30 minutes – 1 hour total.

10. Security

A Ring surveillance video recording cameras https://ring.com/au/en/doorbell-cameras can be installed and would be located on the front door and have the ability to regularly monitor CCTV footage if this is desired. The footage may provide an expansive view of the front door of the property which is the only entry point, this is to further ensure compliance and observance of house rules.

We can also install an internal intuitive decibel device named Roomonitor https://roomonitor.com/airbnb-eu/ which monitors the decibel level within the household and is customised to SMS and call the relevant guests and/or us if levels peak and persist at certain pre-set decibel ranges which will allow mitigation of noise and compliance with the noise policy, particularly between hours of 10:00pm – 8:00am.

This technological device will enable three important criteria to appease non-conformance to the House Rules outlining "no excessive noise after 10pm".

- **Peaceful Night's Sleep** - Assurance that if a noise nuisance is created by guests, the management is aware before complaint calls need to be made.

- **Protection Against Complaints** - Time stamped data allows management to quickly validate or invalidate a complaint about noise, in real-time or post check-out of guests are often easy targets for false, perceived, or real noise complaints.

- **Proactive Prevention** - With early awareness of a noise issue, management can proactively prevent larger problems. This can always be done in a friendly, positive manner. Guests generally want to follow the rules and appreciate friendly outreach.

LET GO
bnb management

CODE OF CONDUCT

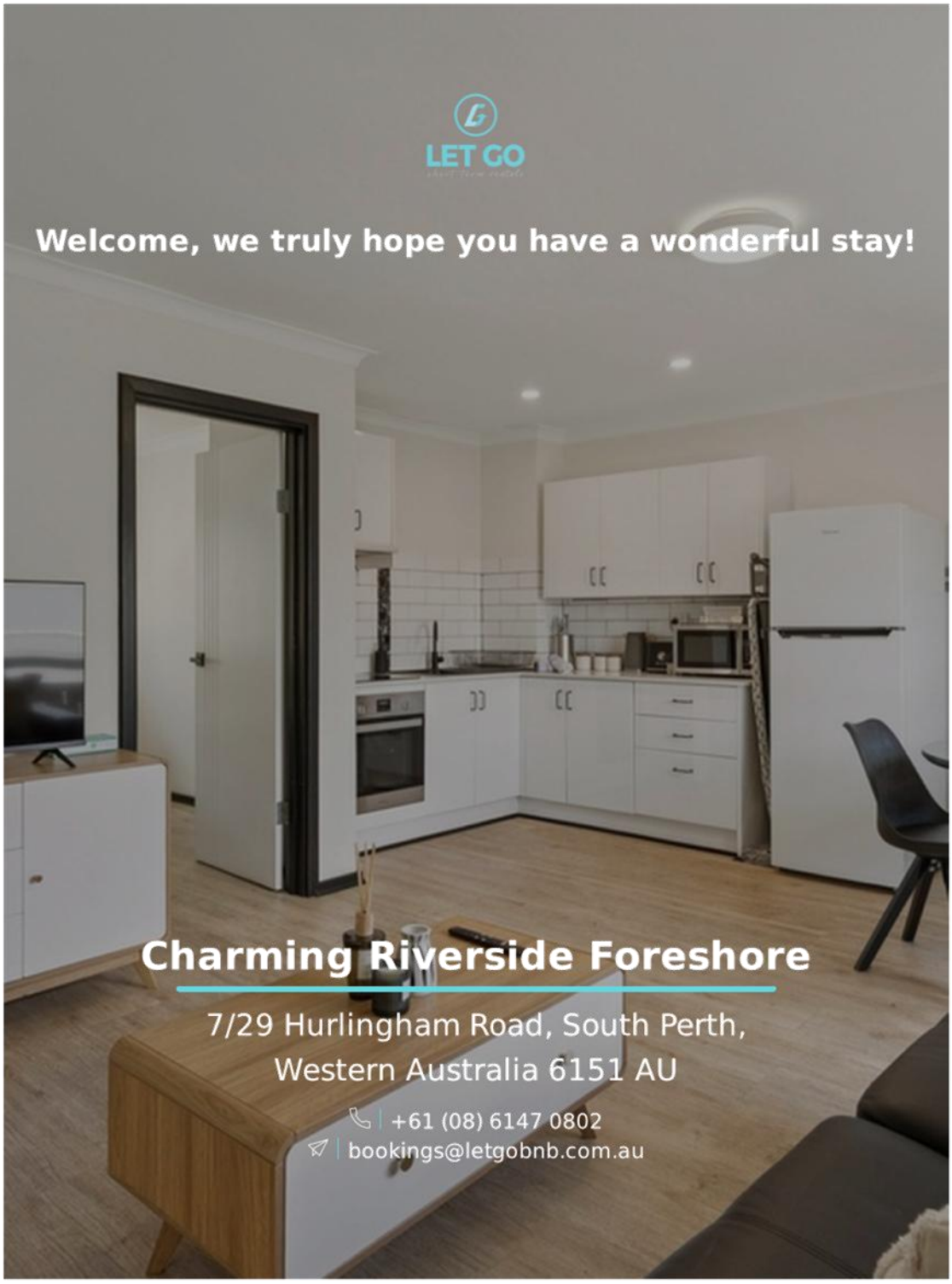
These rules apply to all guests and visitors to this property

House Rules

1. **Parties & Gatherings** – This property has a strict no-party policy. Prior permission must be obtained from management for any visitors.
2. **Music & Noise** – All guests must not create excessive noise, that may disturb any surrounding properties. Amplified music, loud movies, or other such entertainment must not be audible from outside the property between 10:00pm to 9:00am every day.
3. **External Areas** – Use of external areas is permitted between 8:00 AM and 10:00 PM daily. From 10:00 PM onwards, all guests must make their way inside the property and keep noise to a minimum to avoid disturbance to neighbouring properties
4. **Car Parking** – Car parking is to be on-site in the allocated car bays only. Guests must not block access to neighbouring driveways/properties.
5. **Smoking** - This property has a strict no-smoking policy. If there is a clear odour of any smoking odour upon checkout or cigarette butts have been found, guests will be charged a deodorising fee.
6. **Pets** – This property has a strict no-pets policy. If there is a clear animal odour and/or if pet hair has been discovered upon checkout, guests will be charged a cleaning fee.
7. **Rubbish** - Rubbish and recycling items are to be disposed of in the correct allocated council bins and placed outside for weekly collection.
8. **Security** - All doors and windows should be locked when the property is not occupied, and the security alarm used (where applicable).

PROPERTY MANAGER / EMERGENCY CONTACT DETAILS

- **Denisa Dankovicova**
- **0414 449 166**
- **Office:** (08) 6147 0802 (business hours & after hours contact)
- **Email:** bookings@letgo.com.au



Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Welcome

Welcome, !



Hi , Welcome!

We are thrilled to have you here!
To ensure your arrival and stay are as smooth as possible, we've organized everything you need into this interactive guide.

Simply click the sections below to get started:

WIFI Details

Get online instantly. Tap here for the network name and password.

Arrival Guide

View directions, parking diagrams, and photos of the property entrance.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Please Note: For your security, specific check-in codes and access details will automatically appear here **24 to 48 hours** prior to your scheduled arrival time.

Let Go Contact Details

Need assistance? Tap here to see the best ways to reach our team during your stay.

Rubbish & Recycling
To help us maintain the property and support our local community, we kindly ask that all guests follow the local council disposal guidelines.

- **Guest Responsibility:** Please ensure all rubbish is correctly sorted and disposed of as outlined in our Rubbish Management Plan found at the link above.

Reservation Details & Policies
Need to check your cancellation terms or modify your stay?
Tap here to view your specific booking details and alteration options.

Departure Guide
Heading out? Tap here for our quick check-out checklist and departure instructions.

Do I really need this info?

Honest answer? 100% YES! Think of it as having us "virtually" by your side, showing you:

- how to find us
- the WiFi code
- the check-in/out instructions
- wonderful local places
- excellent restaurants
- how to find eternal happiness

Well maybe not that last one, but hopefully you'll leave us relaxed, content, and rejuvenated!

Start by adding the guide to your phone...

When you first access this guidebook on your phone you'll notice a prompt to add it to your home screen. This is highly recommended. It's faster, easier to

access, and available if you're ever offline without reception. If you didn't see the prompt to add it to your phone then be sure to open the guide link in your full web browser, you may need to long-press the link and copy it before opening in Safari (for iPhone)/Chrome (for Android).

Print or save a PDF

If you'd like to print certain pages ahead of travelling, or if you'd like to save a PDF to your device, just tap the print button above. It won't print right away, but will create a PDF which you can save or print.

What next?

That's it for now! Please relax, enjoy reading this guidebook, unwind, have fun, and enjoy your stay!

Reservation Details

Cancellation Policy

Cancellation Policy

We understand that travel plans can sometimes change. Because we list our properties across multiple platforms, your specific cancellation and refund terms depend on where you originally made your booking.

Need Assistance? Before initiating any changes to your reservation, please contact us through your original booking platform. This allows our team to guide you through the correct process and ensure your request is handled accurately.

We recommend reviewing your policy early to ensure you are aware of all relevant deadlines.

Extending Your Stay

Hi ,

Loving your stay and want to stay longer?
We would love to have you! To help us coordinate our cleaning schedules and local team, please follow our extension policy:

Step 1: Contact Us First

Because every booking platform (Airbnb, Booking.com, VRBO etc.) has a different technical process for extensions, **please reach out to us via your booking platform first.** We will check the calendar and guide you on the specific steps for your platform to ensure the extension is processed correctly.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Step 2: Note the Deadlines

- **Request Deadline:** Requests must be made **no later than 7:00 PM** the night before your scheduled check-out date.
- **Availability:** All extensions are subject to calendar availability. We cannot guarantee an extension if another guest has already booked the following dates.
- **Strict Cut-off:** We cannot accept extension requests after **7:00 PM**. If an extension is not confirmed and paid for by this time, check-out remains strictly at **10:00 AM** the following morning.

Step 3: Payment & Confirmation

Extensions are only finalized once payment is received in full.

Extension vs. Late Check-Out

- **An Extension:** Adding one or more **full nights** to your current booking.
- **A Late Check-Out:** Staying a few extra hours past 10:00 AM on your departure day (subject to availability and potential fees).

Ready to stay longer? Send us a message through your booking thread as early as possible, and our team will handle the rest!

Shortening Your Stay

Shortening Your Stay

If you wish to reduce the number of nights in your reservation, please note that **all shortened stays follow our standard cancellation policy.** Whether or not you receive a refund for the removed nights depends on the specific terms of your booking and how close you are to the check-in date.

Need Assistance? Please contact us via your booking platform before attempting to alter your stay. Our team will provide the necessary guidance to ensure your request follows the correct procedure.

We recommend reviewing your policy early to ensure you are aware of all relevant deadlines.

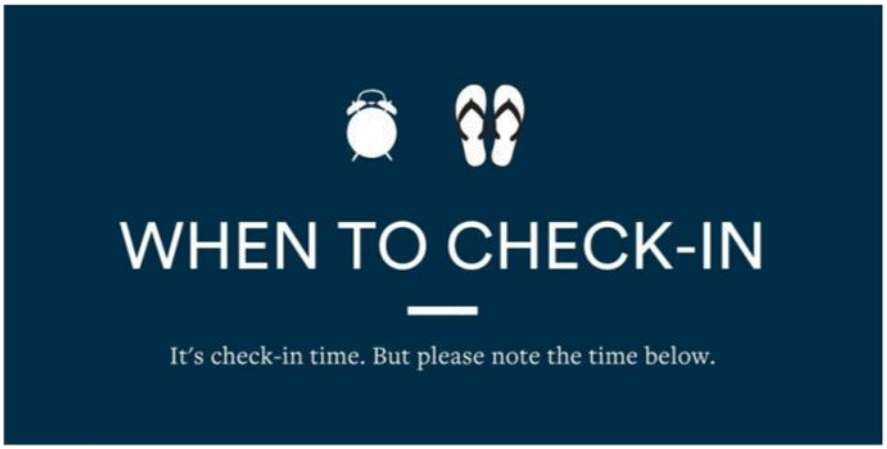
Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Check-in Time



Your check-in time is 15:00 (Afternoon).

We can sometimes arrange an early check-in, so please contact us if you plan to arrive early and we'll do our best to accommodate you (we can't promise, unfortunately). If you are arriving early, have a look at the "local area guide" section. We've listed lots of things you can do around the area while you're waiting to check-in.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Check-out Time



Check-out time is strictly 10:00 in the morning.

If you require a later check-out, we'll do our best to accommodate it. But please bear in mind you'll need to let us know beforehand.

If we have guests arriving that day it will be almost impossible to offer a late check-out due to the cleaners needing to prepare for those guests.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

About the Property

Heating & Cooling



The apartment is equipped with a split-system air conditioner for your comfort. The main living, kitchen, and dining areas are served by a powerful unit, ensuring the space stays cool during the warmer months. Guests are welcome to use it as needed to maintain a comfortable temperature.

We kindly request that guests use the system responsibly and adhere to the recommended temperature settings provided. Please turn off the system when not in use or upon leaving the apartment to conserve energy.

The temperature you set the air conditioner on can affect its performance and energy usage. We recommend that you set the air conditioner temperature to around **22-24 degrees (cooling) in summer and 19-21 degrees (heating) in winter**

Handy tip: please ensure all windows, outside doors, and curtains are closed for the system to work effectively.

Here is a photo showing the location of the system:

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026



Here is a photo showing the remote for the system:



Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

WiFi / Internet Details

WiFi / Internet Details



There is free Wi-Fi in the property😀!

Please see below details so you can connect quickly to the network...

- **ID: NetComm 2398**
- **Password: DMMS2XryMy5925d7**

We provide this service for your enjoyment and convenience. However, please note that you are responsible for its safe and appropriate use and compliance with all laws. If there is any loss of service please contact us.

Reminder:
Do not reset the modem under any circumstances. If the modem is reset, a fee will be incurred.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Enjoying Your Time Inside

Kitchen Equipment



We hope you enjoy the use of this amazing & modern kitchen. Offering facilities such as:

- Fridge/freezer
- Toaster
- Kettle
- Microwave
- Cooktop with 4x burners
- Oven
- Wine glasses
- We also have available plenty of cookware and kitchen items for you to prepare meals.
- Assorted cutlery, dinnerware, and glassware are available for your use also.

Laundry Appliances



The **communal laundry area** is located outside the property. Please note there is a fee to use the washing machine and dryer. Just head down the stairs and you'll find it on the other side.

To operate the machine, simply select the program you want, place the detergent in the tray, close the door, and hit start.

Here is a photo showing the Communal Laundry:



Televisions



Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

You're welcome to use our TV for your personal use.

You'll find the remote control next to the television. You can also follow instructions to log into any streaming services by logging in. ***Please just remember to log out of your accounts before you head off.***

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Parking Information

Where to park?

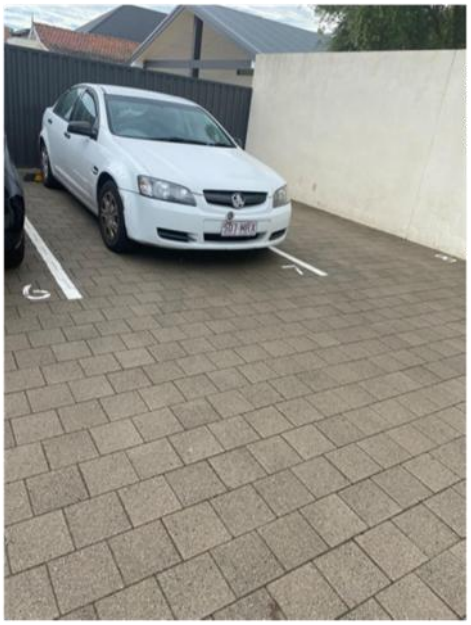


Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026



PARKING: There is only 1x allocated parking spot for the property.

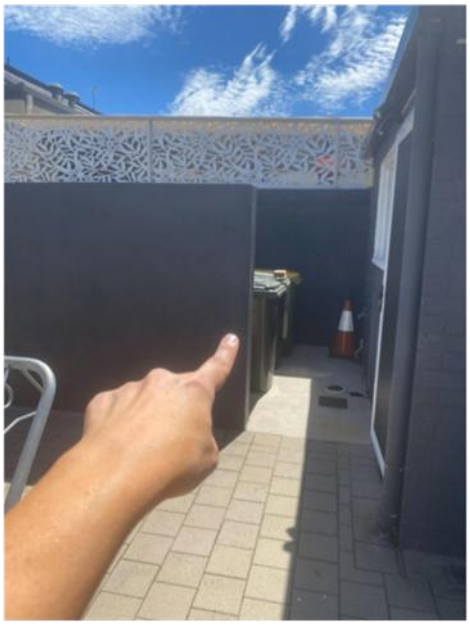
Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Where do I dispose of my rubbish?

Communal Rubbish Disposal

WHERE ARE THE COMMUNAL SHARED RUBBISH BINS LOCATED?

Located behind the blue wall.



DO I HAVE TO PLACE BINS ON THE VERGE FOR COLLECTION?

Yes, please place the bins out on the kerb for collection day and bring them back in once they have been emptied.

We rely on the local council to dispose of the council bins on a weekly basis. Housekeeping do not remove rubbish from bins due to health and hygiene concerns. All guests are responsible for maintaining the council bins and correctly dispose of their rubbish in accordance with the council guideline as outlined in the guest handbook and rubbish management plan.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

The City of Joondalup has a three-bin system, please see below what bins are provided at the property:

- The **red lid bin** is for general waste (weekly collection)
- The **yellow lid bin** is for recycling (fortnightly collection)
- The **green lid bin** is for Food Organics Garden Organics (FOGO) (weekly collection)

RUBBISH OVERFLOW:

- Please make sure all rubbish is securely placed in the bins - do not leave any rubbish in open areas and abide by council bin disposal guidelines.

WHERE CAN I FIND OUT MORE INFORMATION ABOUT COUNCIL BINS?

- More information can be found on the City of _ website.

Check In Guide - available 24 hrs before check in time.

Access Codes / Instructions



Check In Instruction

We'll provide you with an access key code before your arrival. This will allow you to check yourself into the property. **Please make sure you have received the code before you travel. If you haven't received this before setting off, please contact us.** There's nothing worse than arriving somewhere new (potentially at night) and not being able to get in!

1. Welcome to 7/29 Hurlingham Rd, South Perth WA 6151, Australia!

Charming Riverside Foreshore

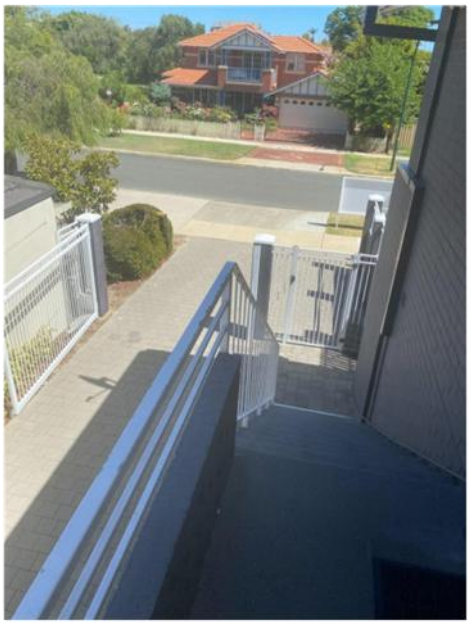
7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026



2. On arrival, there is a front gate to access the property; however, it is currently not working. Kindly walk up the stairs and locate the lockbox beside the screen door.



3. The lockbox code is — please note the key is only for the security front door. *For security purposes, please scramble the code after use.*



4. This is the digital door lock — the access code is Digital Door Code: 3197.



Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Our Contact Details

Contacting Us



Hi ,

For the most seamless experience, we kindly request that all communication be kept within your booking platform. This ensures our entire management team is kept up-to-date and can provide you with timely responses regarding your stay. Please ensure your app notifications are turned **"on"** and that you remain logged in so you don't miss any important updates from us.

- 🆘 **URGENT ASSISTANCE:**
  If you have an emergency or require an immediate response, please call our landline at **08 6147 0802**.
  You can also send us an email at **bookings@letgo.com.au**.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Getting Yourself Oriented

Overview of the Area



Use this section to describe very briefly where you're located in relation to key amenities a guest will find useful when they check in. For example, how close is the grocery store? How far from downtown/village/beach/etc.? Think of this as helpful information for someone who's never been here - and may feel a little lost and overwhelmed!

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Suggestions if you Arrive Early



If you arrive before check-in, don’t worry - there’s lots to do! Practically speaking, why not visit the grocery store and do a small shop? That will give you more time to relax once you've checked in! There are also a few good restaurants for lunch, so you could relax and enjoy some of the local food!

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Add This Guide To Your Phone

Add This Guide To Your Phone



When you first access this guidebook on your phone, you'll notice a prompt to add it to your home screen. **This is highly recommended** because it makes the guide faster and easier to access. And it remains accessible offline.

Following the prompt will add an app icon to your phone. It's just like any other app, but without you needing to download anything or sign in!

Doing this means that every time you want to access the guide, you just need to tap the app instead of searching for the link in your inbox - much easier!

Adding the app if you're an Apple user:

- If you have an Apple device, the "Add to Home Screen" option won't appear for you unless you're using Safari browser. Don't worry, this is really simple to solve - just copy the guidebook link and paste it into Safari. From there, you can follow the prompts to add the guidebook to your home screen Still not sure?

Always get the latest version of the guidebook:

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Our guidebook is regularly updated with information designed to help you get the most out of your stay. To avoid missing out on any of these updates, the app automatically updates every 24 hours. If you want to get the updates sooner, just refresh the screen every time you open the guidebook from your home screen - this way you'll always get the latest version. To refresh the app, swipe the app closed, and tap the app icon again to fully reload.

Share this guide with your partner/group:

You can send the link to this guidebook to everyone who's travelling with you. That way, everyone has access to all the information they'll need (which means less hassle for the trip organiser!). ***Simply click the share icon on the top bar next to the printer and choose the way you'd like to share the guide!***

How to add this guide to your Andoid

Even if Chrome isn't your preferred browser on Android, we recommend using Chrome to install the PWA on your Android home screen because this is the easiest installation method. **Chrome supports the simplest prompt to "Add to Home Screen"** when first viewing the guide. Just click on the guide link that you've been sent, and follow the steps below.

If you can't see the "Add to Home Screen" prompt, read **this troubleshooting article**.

- Click "Add" to start the process.
- Then click "Add" on the pop up box confirmation.
- Once it's finished adding (this usually takes around 10 seconds) it will display a message at the bottom to confirm the app shortcut has been added.
- Hey presto, the app magically appears on the home screen.

How to add this guide to your iPhone

On iPhones and iPads you need to first open the Share options menu (the Share icon is the square with the upwards arrow at the bottom of your screen). Then, scroll gently up find the **"Add to Home Screen"** action. **Select this action, click "Add"**, and the guide will be added to your home screen.

Note that you must use Safari - iOS actively blocks any other browser from accessing the "Add to Home Screen" functionality. Also note that if you open the link within another app's web preview mode, such as from Gmail, then the "Add to Home Screen" option won't be available.

If you can't see the **"Add to Home Screen"** option in the Share menu, then see the troubleshooting steps in this **article**, where we explain how to make sure that you're accessing the link via the Safari browser.

Share this Property Guide with your Group



Share this guide with your travelling partner or group...

Click the share Icon on the top bar next to the printer icon and then select your preferred way to share this guide with your partner or group.

Driving Directions

Driving Directions



The easiest way to navigate is to **tap "MAP"** on the bar right at the bottom of your screen. Once on the map you will see the **blue house icon**. This is where you are staying. Simply click it and then **click "get directions"**. It will open Google Maps and the end point (where you're staying!) will be filled in. You simply need to type in your starting point.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Don't Forget To Bring

Things To Bring



Here's a basic list of things you could consider bringing. We know you'll have your own needs and preferences, but we thought it might be helpful to consider what else to bring - as we know what amenities we already provide!

- Personal toiletries
- Camera, memory cards, charger
- Personal electronics chargers
- Flashlights, batteries

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Local Weather

Check the Weather



Remember: the weather person is the one person who can be wrong and still keep their job. We like to say "there's no such thing as bad weather, just inappropriate clothing".

Local Weather

Rules & Regulations

Quiet Times



We have a strict noise policy; quiet time is strictly from 10:00pm until 8:00am, please be respectful of all residents who reside in the surrounding areas. If we receive any noise complaints for your property during these hours, you will be required to leave the property immediately and your booking will be cancelled. **No refunds will be issued.**

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Breakages



We understand that sometimes accidents happen! Should you break anything please let us know immediately - if it's minor we usually won't charge. If it's a larger issue (e.g. the TV screen!) we would like to agree the cost with you before you leave to avoid any issues later.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Smoking Policy



STRICTLY NO SMOKING ALLOWED ANYWHERE ON THE PROPERTY.

This is a non-smoking property. Smoking, including the use of cigarettes, cigars, vapes, and e-cigarettes, is prohibited both inside the accommodation and in all outdoor areas (e.g., balconies, patios, yards, driveways, etc.). If any evidence of smoking is found upon your departure, including the smell of smoke indoors or the discovery of smoking residue (such as cigarette butts or ash) anywhere on the premises (inside or outside), a minimum of $200 penalty will be claimed for deep cleaning and deodorizing. We appreciate your cooperation in keeping our property smoke-free for all guests.

Parities & Events



Parties and events are prohibited!

This includes photography, hen's parties, buck's parties, baby showers, birthdays, birthday gatherings, business events such as marketing & photography, high tea, etc (basically anything that involves an excessive number of occupants). **Should we get any complaints regarding parties, events, or excessive noise we reserve the right to evict you immediately with NO refund for your booking.**

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Lockouts

What happens if a lockout occurs?



- If you lock yourself out during your stay, we will need to either arrange to meet you onsite to provide you with access or alternatively we'll arrange for our locksmith to attend.
- ***Call-out charges are minimum $250*** due to the ***inconvenience*** and ***travel time*** caused by this issue.
- Our best endeavours will be used to arrange this immediately.

Safety Information

What to do in an Emergency



For emergency services (ambulance, police, fire) please immediately call 000
Do not delay if you feel an emergency situation has arisen. State your location as the address on the front page of this guidebook.

In case of a fire:

- Exit the property as quickly as possible
- Ensure that all persons are accounted for
- Dial 000 and ask for 'FIRE'
- State your location (see front page of this book)

Do not attempt to re-enter the building until a Fire Officer states that it is safe to do so.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Emergency Phone Numbers



In case of emergency,

dial '000'

(for POLICE, FIRE & AMBULANCE)

The above number is for life-threatening emergencies only!

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Emergency contact details (hospital, medical, police, fire etc)

After hours, bulk-billed, doctor – home visits Perth



- Please call 13SICK (that's 13 7425)
- The doctors are on the road from 6pm weeknights, 12 noon
- Saturday, all day Sunday and public holidays
- www.homedoctor.com.au/locations/perth

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Closest Hospital & Emergency Department



Local Fire Station



Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Local Medical Centre



Local Police Station



Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Poisons Information Centre



- **Phone:** 131 126
- **Website:** www.health.gov.au/contacts/poisons-information-centre

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Troubleshooting - No Gas

What do I do if I have no gas?



- Please contact us directly as there may be emergency unplanned works within the area.
- If there is scheduled works to be carried out, you will be notified in advance.
- Please also check www.atco.com for outages information and it will provide you with an estimated time it will be restored.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Troubleshooting - No Electricity

What do I do if I have no electricity?



- Please check the www.westernpower.com.au for outages information and it will provide you with a power restoration time.
- If there is scheduled works to be carried out, you will be notified. If there are no outages in the area and the power still short circuits (usually from a faulty appliance or overloading a power point), you may need to unplug each appliance and reconnect one by one to eliminate and pinpoint the issue.
- Please also ensure that you have checked the main switchboard to make sure all switches are turned on.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Troubleshooting - No Water

What do I do if I have no water?



- Please check www.watercorporation.com.au for outage information and it will provide you with an estimated time it will be restored.
- The Water Corp website will detail outages that are planned and unplanned.
- If '***planned***' outages are due to occur during your stay, you will be notified by our team.
- Any outage that is listed as '***unplanned***' is out of our control and the Water Corp will do their best to restore water within the area as soon as possible.
-

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Troubleshooting - No WIFI

What do I do if I have no WIFI?



- Please locate the router and unplug the power supply from the router for 5 minutes then reconnect, make sure all cords are connected securely & reconnect network details on all devices.
- If you still have no WIFI, please contact us directly as we will need to get in touch with the internet provider directly to troubleshoot what the issue is.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Getting Around

Local Visitors Centre



Here are some useful websites to find out 'What's on in Perth' during your stay here in our lovely City!

www.experienceperth.com

www.visitperth.com.au

There is also a local visitor center located in the heart of Perth City! It is called the Western Australia Visitor Centre.

Address: 55 William Street, Perth.

Website: **https://www.wavisitorcentre.com.au/**

Phone: **(08) 9483 1111**

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Public Transport



- Hiring a car in Perth is recommended.
- The closest bus stop is located a very short 600m (4-minute walk) away. buses here will take you to Glendalough Station or Perth Busport.
- Uber, DiDi & Swan Taxi are very popular in Perth, just download the app and you can order a car to collect you and take you to your destination - so easy!

PUBLIC TRANSPORT:

For all transport information in Perth, including ferries, trains, and buses, please visit the website **www.transperth.com.au**. We recommend downloading the Perth 'Transperth' application to your smart device. It will provide you with bus, train and ferry times and will make travel around our city very easy!

It is highly recommended to purchase a SMART RIDER which is a tap & go prepaid card system making public transport simple & easy – you can purchase these online, at Perth Airport, train stations, retailers such as a newsagency, Transport Customer Service Center, or by calling 13 62 13. You can also download the Transperth App and top up your card as you go and check your balance - simple!

RIDESHARE SERVICES:

- Ola, Uber & DiDi are extremely popular in Perth and highly recommended for easy transport around Perth, especially at nighttime when transport is

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

infrequent. You can download their app via the App Store of your smart device.

RECOMMENDED TAXI SERVICE:

- Perth's recommended taxi company is Swan Taxi. Their contact number is **13 13 30**.

PERTH AIRPORT:

- **Perth Airport Address:** Perth Airport WA 6105 (input this into Google Maps)
- **TERMINAL 1 (T1):** International Terminal & Virgin Australia (domestic)
- **TERMINAL 2 (T2):** Alliance Airlines, Tigerair, Virgin Australia (regional) & Regional Express (REX)
- **TERMINAL 3 (T3):** Jetstar & Qantas
- **TERMINAL 4 (T4):** Qantas

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Breweries & Distilleries

Old Young's Distillery

Additional details about this place are available in the digital version of this guide.

Blasta Brewing Company



Blasta is a multi award Champion brewery, however we are also highly regarded for our food where we have been recognised with AGFG Awards. We offer a dynamic, high quality, high value experience to our loyal customers and the use of local and seasonal produce is a primary consideration in our menus. We pride ourselves on the multitude of beers and styles we produce. Our Pale Ale, IPA, Hefeweizen and Double IPA have all won Champion beer recognition out of hundreds of breweries while our Hefeweizen named “Blastaweizen”recently taking out Champion Beer of Australia. If beer is your vice, then you are in safe hands with us at Blasta. That said, we also offer an extensive list of wines, cocktails, spirits and whisky’s.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Indian Ocean Brewing Company



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Little Creatures Brewery, Fremantle



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Mash Brewing



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Northbridge Brewing Company



Perth's latest and greatest premier brewery, bar and restaurant in the heart of Northbridge. We want to provide a new and relaxed alternative venue in Perth's entertainment precinct, open for breakfast, lunch and dinner seven days a week. Our custom built brewery currently produces four beers onsite, Beerland Lager, Beerland Pale, Beerland Wheat and Beerland Mild headed up by Ken Arrowsmith

Nowhereman Brewing Co.



Set within an odd little pocket of West Leederville, Nowhereman Brewing Co. is a destination, out of sight, but not out of reach. Our fresh beers and lovingly prepared foods are all waiting for you at our brewery just a couple of minutes walk from central Leederville. Opened in 2017 after over five years in development Nowhereman is committed to fun times, great beer and supporting local. The bar showcases Western Australia's best spirits and wines, because we're a small local business so we support small local business. The local ethos resonates through everything we do, supporting local charities, local events, local clubs, and also helping build our local community.

Whipper Snapper Distillery



Our journey starts with the relentless pursuit to create the perfect Australian whiskey. As pioneers in this field, your local distiller, Whipper Snapper Distillery handcraft a range of premium, authentic craft whiskeys that are set to redefine our perception and inspire a new generation. As Perth's first urban distillery, we're passionate about using 100% local West Australian grains and highlighting innovation and sustainability. The significance of provenance shapes our award-winning whiskies and as a true craft distillery, everything is created on-site in East Perth. We also boast a specialty coffee bar, an eclectic tasting room and a team of passionate whiskey lovers who are excited to share their stories with you. Open seven days visit us or book a tour online and share the journey of local whiskey.

Vineyards & Cellar Doors

Faber Vineyard



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Lamont's Winery



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Sandalford Wines



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Ugly Duckling Wines



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Upper Reach Winery



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Sightseeing

Avon Valley National Park



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Elizabeth Quay



Elizabeth Quay is an exciting new waterfront precinct on the banks of the Swan River.

The place to see and be seen in Perth. Here you'll find the island playground, the BHP Billiton Water Park, public artwork, promenades, open spaces and a range of bars and restaurants.

Easily accessible by public transport, a short walk from the Elizabeth Quay Train and Bus Port, the Transperth Ferry terminal is located in the inlet and the free blue CAT bus stops near the Bell Tower.

A range of scenic river cruises sail tourists and locals from Barrack Street Jetty to the Swan Valley, Fremantle and Rottnest Island.

Other activities to be enjoyed in the area include Segways, Little Ferry Co, Gondola on the Swan or just take a leisurely stroll alongside the river or stop for a selfie on the bridge. There's also 24 short term public boat moorings available.

Elizabeth Quay's prime waterfront location makes this destination a unique events and entertainment space - operating all year round.

Fremantle



Discover what's on in the bustling, dynamic port city of Fremantle.

There's always plenty of things to do in Fremantle. Just 30 minutes from Perth City, Fremantle is renowned as Perth's Old Town, full of vibrancy, colour and culture.

The streets buzz with the song of buskers, the sidewalks fill with a wild collection of art and the music that floats out from trendy cafés and bars. Spend a night or two with an excellent selection of accommodation options ranging from friendly backpackers to luxurious hotels.

What To Do in Fremantle

- Enjoy a coffee along the 'Cappuccino Strip' or trendy Wray Ave, South Tce and High St.
- Potter through the Fremantle Markets.
- Enjoy street food at one of the outdoor food markets or food trucks.
- Enjoy fish and chips at the Fishing Boat Harbour and stroll along the boardwalk to Bathers Beach.
- Go underground on the fascinating Fremantle Prison Tunnel tour.
- Visit the WA Maritime Museum, WA Shipwreck Museum and Fremantle Arts Centre.
- Feast on the local flavours and indie vibe at one of the many restaurants and cafés.
- Sample boutique beer at one of the great micro-breweries.
- Find fashion, unique and eclectic shopping, original artworks and quirky gifts.
- Enjoy a swim at beautiful Bathers Beach - WA's first licensed beach area.
- Take a stroll (or jump on a CAT bus) to South Fremantle and discover street art and murals.
- Explore shops, galleries and cafes in the historic West End.

Getting Around Fremantle

Fremantle is one of the easiest cities in the world to explore by foot or bike. All leading attractions are located within walking distance of the Fremantle Train Station and the free Fremantle CAT bus completes regular circuits around the city stopping at popular places of interest and offering easy access to major attractions and venues. Visits can also hire a bike from the Fremantle Visitor Centre or join a guided tour.

Dining, Entertainment and Attractions in Fremantle

Fremantle's streets are abuzz with pubs, small bars, restaurants and cafes that are full to the brim with patrons from across the globe. Stroll down the 'Cappuccino Strip', Wray Avenue and South Terrace for lively cafes or check out one of the stylish micro-breweries offering an incredible range of tasty amber ales.

Fremantle's multicultural mix is most evident in its dining scene. A strong Italian influence has produced a vast array of pizza and pasta restaurants while Asian, Indian and a whole host of other cuisines can also be found nestled among Fremantle's winding streets. You'll also find some of the state's most popular seafood restaurants dotted around Fremantle's colourful Fishing Boat Harbour - the perfect place to sample the Indian Ocean's bounty.

Fremantle has a wonderful nightlife with several clubs, pubs and bars that play live music until the early hours. If you have the energy by the time you leave the clubs, the cafés will be open for a morning coffee.

Arts and Shopping in Fremantle

Art lovers are catered for in Fremantle with art ranging from highbrow gallery displays to Indigenous designs and street art on the sidewalk. Fremantle is also home to Notre Dame University Australia, whose investment in, and restoration of, many fine old buildings has brought new life to the West End, as students from all over the world fill its streets. Fremantle also has seven days a week shopping, allowing visitors to relax over a cup of coffee before going in search of innovative fashion or a special gift from Fremantle's quirky shopping precincts.

Shoppers love Fremantle for its funky Australian fashions and independent designs. With young and upcoming designers choosing Fremantle to launch their stunning new designs - there are around 50 boutiques crammed into Market and High Streets. Don't miss the vibrant weekend markets for the freshest of fruit and veg, as well as an eclectic mix of buskers, stalls and goods. Even if you don't buy anything, an afternoon pottering through the markets is enough to forget your everyday worries.

Things To Do Beyond the City Centre

Outside Fremantle's city centre you'll find gorgeous beaches and walking and bicycle trails meandering along the sparkling waters of the coast and the river's edge. South Fremantle with its calm beaches and restaurants has emerged as a vital part of the Fremantle experience and in East Fremantle you'll find river walks, parks and restaurants. Leighton Beach and Port Beach are famous for their long stretches of white sand and beachside cafés while North Fremantle is a haven for cafés, restaurants and live music bars.

Click here to download a map of Fremantle. Copies of this Hello Perth map can be collected at Perth Airport stands at T1 and T3, the East Perth Rail Terminal, all Visitor Centres in the metropolitan area, all Hello Perth stands, plus from over 150 locations such as attractions, hotels and car hire companies.

Gravity Discovery Centre



Additional details about this place are available in the digital version of this guide.

Kings Park



Kings Park is one of the world's largest and most beautiful inner city parks. It is rich in Aboriginal and European history, contemporary culture and offers innovative design, displays and services. Kings Park has an international reputation for scientific research, leading horticulture, conservation and public education.

Kings Park is home to the spectacular Western Australian Botanic Garden, which displays over 3,000 species of the State's unique flora. Two thirds of the 400 hectare park is protected as bushland and provides a haven for native biological diversity.

Visitors can enjoy sweeping views of the Swan and Canning Rivers, the city skyline and the Darling Ranges to the east. Bushland walk trails, immaculate gardens and parklands and a variety of children's discovery play areas can all be found in Kings Park. The Visitor Information Centre, free daily guided walks, Aspects of Kings Park gallery shop, cafes and public transport are easily accessible.

Penguin Island



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Rottnest Island



When it’s time to relax and recharge, swap the rush of the city for an idyllic escape on Rottnest Island.

Located just 19km (12mi) off the coast of Perth, Rottnest Island’s tranquil setting will make you feel a world away. Rotto, as the locals call it, is a protected nature reserve boasting an abundance of unique flora and fauna, including spectacular marine life and the island’s most famous resident – the adorable quokka. Discover rich cultural heritage, explore white-sand beaches and swim and snorkel in pristine waters, all in this little pocket of paradise.

The island with a thousand stories...

The geographical history of Rottnest Island has been dominated by changes in sea level. These changes occurred either as sea water became trapped and released when ice sheets advanced and retreated, or as the land slowly rose and fell in response to changing stresses in the earth's crust.

It is believed that Rottnest Island was separated from the mainland 7,000 years ago. The sea level rose, cutting the Island off from the land mass, and it is now the largest in a chain of islands (which includes Garden and Carnac Islands) on the continental shelf opposite Perth. These islands all are formed of limestone rocks with a thin covering of sand. The limestone base of Rottnest Island has an effect on all life on the Island, including the types of

plants which can grow on it, the species of animals which can feed upon the plants, and the extent to which humans can make use of the Island.

Habitats and Salt Lakes

The Island has six major habitats: coastal, salt lakes, brackish swamps, woodlands, heath and settled areas. Salt lakes occupy ten per cent of the area of Rottnest Island. Many of them - including Lake Baghdad, Lake Vincent, Herschel Lake, Garden Lake, Government House Lake and Serpentine Lake - are permanent and have surrounding beaches. Other lakes such as Pink Lake, Lake Sirius, Lake Negri and the twin Pearse Lakes may dry out in summer.

Rottnest Coral Reefs

The limestone coral reef surrounding Rottnest grew approximately 100,000 years ago when the sea level was thought to be at least three metres higher than the present day. This reef system is fed by the warm Leeuwin Current and provides a home to much of Rottnest's marine life, as well as presenting a significant hazard for shipping.

South Perth



Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Additional details about this place are available in the digital version of this guide.

Swan Valley Wagon Tours



Additional details about this place are available in the digital version of this guide.

The Pinnacles



Located at the southern gateway to Australia's Coral Coast, along the Indian Ocean Drive, the Pinnacles Desert of Nambung National Park is one of the major natural attractions in the region and are Western Australia's most visited attractions.

The park is located roughly 200km, or 2 hours' drive north of Perth, and covers an area of 17,487 hectares providing natural habitat for an extensive array of native animals and bird life.

The Pinnacles are amazing natural limestone structures, formed approximately 25,000 to 30,000 years ago after the sea receded and left deposits of sea shells. Over time, coastal winds removed the surrounding sand, leaving the pillars exposed to the elements. The Pinnacles range in height and dimension - some stand as high as 3.5m!

What are the Pinnacles?

- The Pinnacles of Nambung National Park are natural limestone structures, dating back 25,000-30,000 years! Drive or wander through the mysterious, otherworldly desert and soak up views of the Pinnacles and yellow earth. Look back towards the coast to see how the landscape changes from the yellow of the desert, to white sand dunes, and the blue of the Indian Ocean in the background. Don't forget to keep your eyes peeled for native Australian wildlife like kangaroos and emus, particularly if you are visiting early in the morning or later in the afternoon.

Where are the Pinnacles?

- The Pinnacles are found in Nambung National Park, approximately 200 kilometres north of Perth, Western Australia.

How do I get to the Pinnacles?

- From Perth drive north along Wanneroo Road, which will turn into Indian Ocean Drive, and turn right at the sign for the Pinnacles. Alternatively, from Perth drive north along Brand Highway and turn left at the sign to Cervantes; from Cervantes, head south two kilometres and turn left at the sign for the Pinnacles. The drive time is approximately 2 hours.

Do I need a four-wheel drive to access the Pinnacles?

- Not at all! Nambung National Park and the Pinnacles are both accessible by two-wheel drive.

Do I have to pay to visit the Pinnacles?

- There is a National Park Entry Fee to Nambung National Park, which contributes to park management, protection of the environment, and the development and maintenance of visitor services and facilities. This fee is $15.00 per private vehicle, carrying up to 12 occupants. For more information about National Park Entry Fees click here.

When can I visit the Pinnacles?

- You can visit Nambung National Park and the Pinnacles Desert at any time, however visitors are expected to have left the park by 9pm.
- The Pinnacles are a spectacular place to visit after dark, soaking up endless views of the Milky Way galaxy sprawling above you in the night sky. You can self-drive and explore by yourself (remember to take care, stick to the dedicated paths and take a torch!), or join a dedicated nighttime tour to the Pinnacles with tour operators like Australian Pinnacle Tours and Autopia Tours.

Family friendly things to do & see in Perth

Adventure World



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

AQWA The Aquarium Of Western Australia



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

BHP Water Park



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Caversham Wildlife Park



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Chevron Parkland



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Heathcote Reserve Pirate Playground



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Hyde Park Water Playground



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Ivey Watson Playground



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

May Drive Parkland



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Maylands Waterland



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Moort-ak Waadiny / Wellington Square



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Perth Zoo



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Perth's Outback Splash



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Whale Playground



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Activities

Swan Valley Cuddly Animal Farm



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

About Bike Hire



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Adventure World



Adventure World is Western Australia's only hybrid Theme Park/Water Park. Adventure World is conveniently located adjacent to stunning Bibra Lake , which is 25 minutes' drive from City of Perth and 10 minutes' drive from the port City of Fremantle. It is well connected by public transport from these Western Australian arrival points' and tourist hubs.

Adventure World was built on an old limestone quarry at Bibra Lake. It took 380,000 tonnes of sand to reshape the land contours to the initial landscape of the park before "Adventureworld at Bibra Lakes" launched on 11th November 1982 telling the world "We built it for you to have the adventures of a lifetime in a single day, just for fun".

The aim of Adventure World was to provide entertainment that was "healthy, appealing to all ages and unique in this country".

Adventure World opened with some of the iconic elements that are still present today such as:

- Skull Rock – the largest aesthetic cave like structure channelling visitors from the pool to the wildlife area
- The Ole Swimming Hole (now The Lagoon) - which was the largest free form swimming pool in the Southern Hemisphere at the time of construction being just over 1.5 Olympic Swimming pools and featuring anchored rafts and a waterfall
- Water Mountain with the longest waterslides in Western Australia and never before seen in Australia, the Rocky Mountain Rapids.

- The animal participation park (now Aussie Wildlife Experience) where visitors could hand feed baby animals and native fauna or visit the aviaries
- Plus Bumper Boats (now Buccaneer Battles) and the Grand Prix Race Track

Value was seen in some of the key attractions and the potential to develop Adventure World into a more diverse attraction that caters to the outdoor entertainment and escapist needs of the entire family in the growing technological world. It was set about to invest in the park through renovation and redevelopment based on this premise and Adventure World saw rapid physical change in the next decade.

2013 saw the biggest investment in Adventure World's 30 year history with the introduction of the world-class roller coaster 'Abyss' costing $12 million. Boasting the latest and most advanced ride technology in Australia, Abyss reaches -1 to 4.5 G-Forces – a thrust greater than that experienced during a space shuttle launch. The Roller Coaster has lived up to its hype being touted as 'Australia's Best Roller Coaster' by Ed Dickinson, founder of the Australian Coaster Club.

In 2015, a $7 million fully themed, mega water slide called Kraken arrives at Adventure World. It is the longest, tallest and steepest Tornado 60 water slide of its kind on the planet!

In 2017, Adventure World ushered in the new order - Goliath! The very latest in stationary pendulum ride design to Australia. It's world –class and unlike anything experienced here in Perth before.

AQWA The Aquarium Of Western Australia



Additional details about this place are available in the digital version of this guide.

Captain Cook Cruises - Perth



Additional details about this place are available in the digital version of this guide.

Crown Casino Perth



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Fremantle Markets



Additional details about this place are available in the digital version of this guide.

Hillarys Boat Harbour



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Mandurah



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Northbridge



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Perth Zoo



Located in South Perth and just five minutes from the CBD, Perth Zoo is home to animals and plants from all corners of the globe.

Go for a bushwalk and discover koalas, quokkas, emus, kangaroos and Simmo the enormous crocodile. Explore the Asian Rainforest and experience Asian Elephants, Sumatran Tigers, Sun Bears or gibbons. Wander through the African Savannah and encounter rhinos, zebras, giraffe, a lion and meerkats. These are just some of the animals you could meet from all corners of the globe at Perth Zoo.

Make a day of it and enjoy free keeper talks. For the more adventurous, get up-close and book an Eye to Eye experience – you might feed a giraffe, meet a quokka or touch the rough skin of a bearded dragon.

Perth Zoo is a great attraction for families with toddlers and children. Children under 4 enter free and there are special rates for families and groups.

A Zoo Friends membership is great value and means you can visit the Zoo as many times as you like for an entire year with many other great benefits. City of South Perth residents receive a 10% discount off memberships.

There are always special events happening at the zoo, so check their website before your visit.

Scarborough Sunset Markets



This season is looking to be bigger and better than ever before, with over 100 foodies and artisan retailers coming together at Scarborough Beach! Expect Thursday nights jam packed with incredible live music, mouth-watering feeds, unique artisan retail gems, dance inspired experiences from around the globe, long table dining settings on the beach and so much more. Don't forget those iconic Scarborough sunsets that just take your breath away!

Thursday evening feeds are now SORTED with a side of sea and sounds. The Scarborough Sunset Markets features a curated mix of worldly delights with an abundance of international cuisines and multiple local delights on offer.

Beachside beats from our infamous local markets DJs bring the summer sizzle! Each week is different, with an abundance of cultural dance experiences, DJs and guest performances.

Our retail stalls are packed with an abundance of locally made goods, ranging from golden soy wax candles & melts, non alcoholic wines, allergy friendly dog treats & cakes for your furry friends, premium men's beard, skin & hair styling products, local landscape photography & postcards, eco friendly indoor pots & plants, vintage clothing, unique jewellery pieces and everything in between.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Segway Tours WA



Additional details about this place are available in the digital version of this guide.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Whale Watching Perth by Rottnest Fast Ferries



Additional details about this place are available in the digital version of this guide.

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Thank You

Thank You For Staying With Us!



Thank you for staying with us, and we hope you enjoyed your stay. If there were any issues with your stay, please don't hesitate to tell us, as we want to ensure we can resolve them for the next guest.

Airbnb auto-sends you a review request. All you need to do is click the "leave a review" button, give us a star rating, and write a sentence or two about what you liked the best during your stay. Was it the comfy bed? The information and recommendations? Or maybe the location?

IMPORTANT: HOW DOES THE AIRBNB REVIEW SYSTEM WORK?

When rating your stay, please consider that Airbnb's rating system is totally different than a classic hotel star rating system. It's also important to note that Airbnb's should not be compared with one another - all hosts have different offerings - we have unique offerings - that's the beauty about hosting!!

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

As Airbnb hosts, we do everything we can to create a positive experience and ensure that all of our management meets your expectations as based on listing descriptions, location, and price. Good reviews enable us to continue offering homes as a safe, comfortable, and economical places for visitors to stay.

An overall rating of 5 means that you were happy with your stay 😀

The overall experience star rating is based on the below and this is how Airbnb sees it:

5 **Acceptable**

4 **Not good enough**

3 **Bad**

2 **Terrible**

1 **Totally unacceptable**

Of course, if you are disappointed or dissatisfied with any aspect of your stay, please feel free to communicate this to us privately so we have the chance to address the issue and ensure your stay is a 5 experience!

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Departure Information

Late Check-out Extension Requests



- If you require an extension to your booking, this must be approved and paid for by 7:00pm the evening before your booking ends.
- **NOT ALL EXTENSIONS WILL BE ACCEPTED SO PLEASE DO NOT ASSUME THAT JUST BECAUSE YOU HAVE SENT THROUGH AN EXTENSION REQUEST THAT IT WILL BE ACCEPTED. WAIT FOR OUR TEAM TO EITHER APPROVE OR DECLINE YOUR REQUEST IN WRITING.**
- We will not accept extensions on the morning of your check-out date and you will need to vacate the premises.
- If you need to urgently extend outside of these hours, a fee of $100.00 AUD will be charged to extend your booking – paid upfront immediately.
- If you have not checked out by 10:00am (including running late) and housekeeping have arrived, you will be charged $50.00 AUD per half hour they wait for the inconvenience.
- Housekeeping MUST be provided with access immediately so they can commence with cleaning the property as this can, in turn, affect other

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

guests' check-in later in the day if housekeeping times are changed due to this inconvenience – please be mindful of this.

Late Check-out Fees



- If you check-out late, an extra night will be charged to cover rescheduling fees and inconveniences which can affect other bookings.
- If we have guests arriving that day it will be almost impossible to offer a late check-out due to the cleaners needing to prepare for those guests.

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Check-out Process



Before your departure, we'd appreciate if you would take care of the following:

- Leave the beds unmade. No need to strip them!
- Place used towels in the bathroom.
- Wash and put away all used kitchen items.
- Empty all the rubbish.
- Move all furniture and items back to their original locations.
- Check all doors and windows to be sure that they are locked.
- Turn off all ALL air-conditions/fans/heaters

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Please Stay in Touch

Follow Us On Social



We'd love to see you over on our social pages. Just click on the links below and start following us 😀

Facebook: **www.facebook.com/letgobnb**

Instagram: **www.instagram.com/letgobnb/**

We'll then keep you updated with news about our managements and the area!

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026

Looking to Book Again?

Looking to Book Again?



We would love to have you stay again! In fact, if you book again before you leave, you get the benefit of a loyalty discount, as well as guaranteeing that the initial rate is the best rate you will find online. If you'd like to discuss options please let us know.

You can also book directly via our website, accessing the lowest rates:
Click the photo below!

Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026



Charming Riverside Foreshore

7/29 Hurlingham Road, South Perth, Western Australia 6151 AU

+61 (08) 6147 0802 | bookings@letgobnb.com.au

Document Set ID: 1930449
Version: 1, Version Date: 08/07/2026



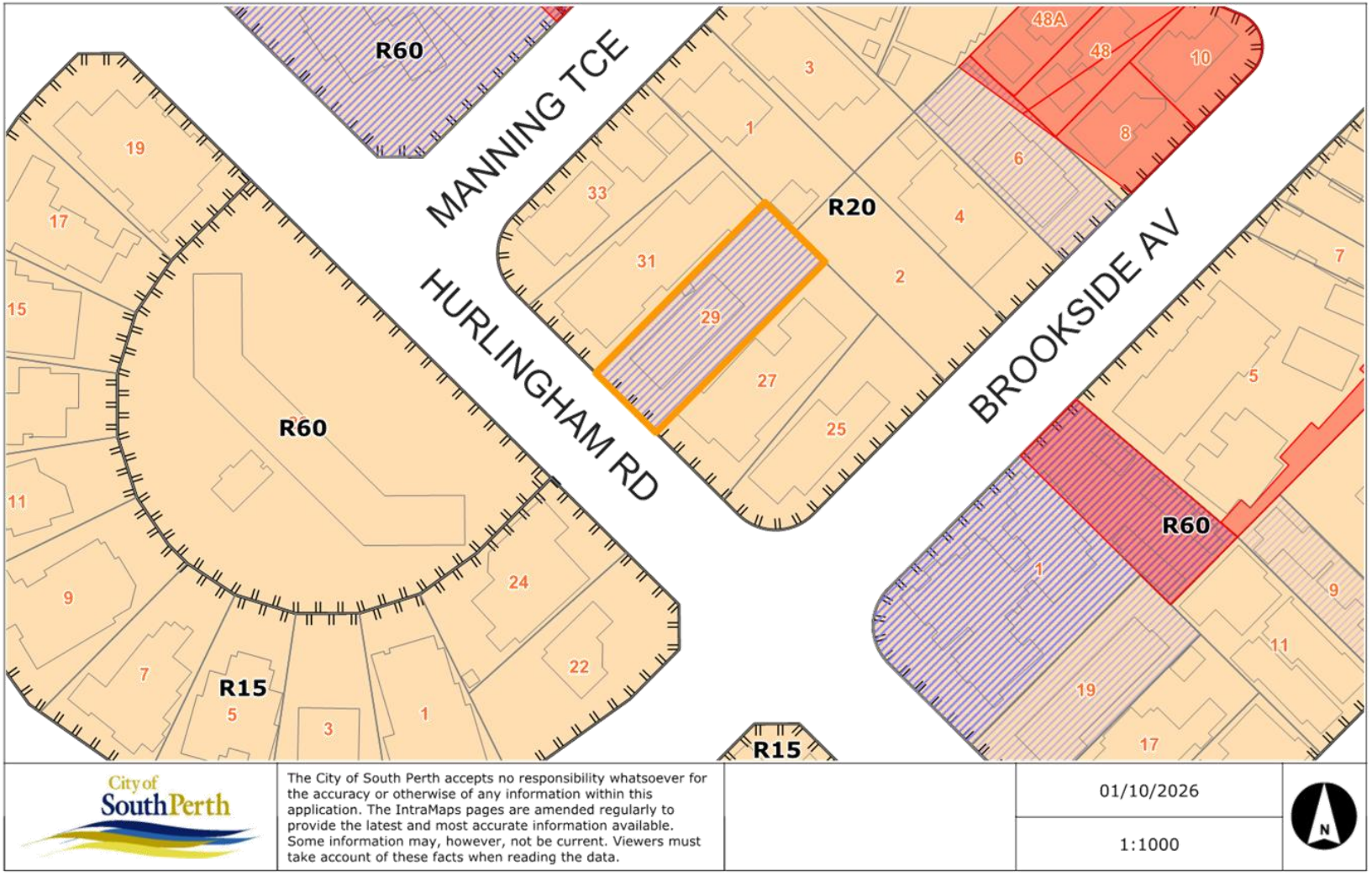
City of South Perth

The City of South Perth accepts no responsibility whatsoever for the accuracy or otherwise of any information within this application. The IntraMaps pages are amended regularly to provide the latest and most accurate information available. Some information may, however, not be current. Viewers must take account of these facts when reading the data.

01/10/2026

1:1000

N


R60
MANNING TCE
HURLINGHAM RD
BROOKSIDE AV
R20
R60
R15
R15
R60
48A
48
10
8
6
4
2
3
1
33
31
29
27
25
19
17
15
11
9
7
5
3
1
24
22
7
5
1
9
11
19
17
City of South Perth
The City of South Perth accepts no responsibility whatsoever for the accuracy or otherwise of any information within this application. The IntraMaps pages are amended regularly to provide the latest and most accurate information available. Some information may, however, not be current. Viewers must take account of these facts when reading the data.
01/10/2026
1:1000
N

Schedule of Submissions

Proposed Change of Use from a Multiple Dwelling to Unhosted Short-Term Rental Accommodation (USTRA) on Lot 7, No. 7/29 Hurlingham Road, South Perth

1	Anton Jakowetz 33 Hurlingham Road, South Perth

Objection	
Summary of Submission	Comment
Do not agree for 7/29 Hurlingham Road, South to be change to a short-term rental. While the provided application information is comprehensive, we do not agree to this change, preferring owner occupier or long-term rental in this section of Hurlingham Road.	'Unhosted Short-Term Rental Accommodation' (USTRA) is a land use that can be considered within the 'Residential' zone. The site is also located within 400m of a 'Neighbourhood Centre' zone and is therefore consistent with the locational requirements and objectives of Local Planning Policy 2.5 – Unhosted Short-Term Rental Accommodation (LPP 2.5).

MANAA
LIVING

MANAGEMENT PLAN FOR SHORT TERM ACCOMMODATION

PROPERTY ADDRESS

20 ROSE AVENUE, SOUTH PERTH 6151 WA, AUSTRALIA

JANUARY 2026

Manaa Living

CONTENTS PAGE

1. Property Overview
2. Code of Conduct
3. Management of Complaints
4. Noise Control
5. Property Maintenance
6. Security and Safety
7. Storage
8. Car Parking
9. Waste Management
10. Check In and Check Out Procedures
11. Hygiene Management
12. House Rules
13. Management of Complaints
14. Images

Manaa Living

1. Property Overview

The property is a single-unit apartment located at 20 Rose Avenue, South Perth. The property is designed for a small family who want to stay in a comfortable property which has the needed amenities to make them feel at home.

The property has 1 bedroom and 1 bathroom, is fully furnished with charming modern furnishings and a fully equipped kitchen. It can host up to 2 guests maximum.

Located within walking distance to the local cafes/bars and restaurants in the area, including the local street markets and supermarkets.
The property will be managed like an ordinary residential home.

2. Code of Conduct

Guests in this property are to abide by certain rules of conduct which include but are not limited to:

a) Obeying the state and country law

b) Adhering to all terms and conditions specified in the short-term rental agreement and house rules

Obligations to Neighbours:

During an occupancy period, it is forbidden for a guest and visitors to:

a) create noise that disturbs neighbours

b) act violently or threateningly towards neighbours

c) or distress to neighbours

d) use the premises in a way that unreasonably interferes with the use or enjoyment of common property by neighbours, or

Manaa Living

e) intentionally, recklessly or negligently damage premises, any common property or other communal facilities within the immediate vicinity of the premises, or any public property in the vicinity of the premises.

Guest Responsibility for Conduct of Visitors

Guests are responsible for the actions of their visitors during their stay and must ensure that their visitors comply with the outlined in the code and house rules, as if they were a guest themselves.

Guest Responsibility to Host

As a guest staying at a host's premises, it is important to:

a) Treat the host's property with care and respect,

b) Follow any rules or guidelines set by the host,

c) Keep the premises clean and tidy,

d) Inform the host or their representative of any issues or complaints,

e) Respect privacy of neighbours

f) Be mindful of noise levels, and

g) Communicate with the host in a respectful and courteous manner.

3. Management of Complaints

Manaa Living offer hands-on management services for the short-term accommodation. We will communicate clear expectations to guests and guarantee quick resolution for any issues that may arise. Our conflict resolution protocol includes hearing out all parties involved, maintaining a calm demeanour, addressing the issue promptly, communicating clearly, and terminating the stay if necessary.

Guests and neighbours can reach us anytime for assistance for the property under our management. We will provide our contact details to all guests and

Manaa Living

adjoining neighbours for us to be even more effective in managing our properties in the rare chance of any unforeseen issues.

Any complainant will be kept informed throughout the process and will be encouraged to provide evidence to support the cause of us taking swift action following receipt of a complaint.

4. Noise Control

The house rules will stipulate:

a) No loud music, movies etc. to be heard outside the property between 10.00.p.m to 7.00.a.m
b) No use of outdoor areas (Alfresco etc.) between 10.00.p.m to 7.00.a.m
c) No parties or large gatherings permitted.

5. Property Maintenance

Manaa Living will routinely perform maintenance tasks inside and outside the premises. We will maintain the property at a level that is consistent with visitors' expectations and those of nearby properties in between guest stays. This will include keeping the garden and paths clear, pruning of shrubs and trees where applicable and removal of debris.

Between visits, the property will receive thorough sanitation and upkeep. All linens and towels will be washed at above 60 degrees Celsius. We will sanitize all high-touch locations throughout the cleaning process. For instance, sanitisation of cupboards, light switches, and doorknobs with disinfectant. The unit has been renovated and is well looked after.

Manaa Living

6. Security and Safety

The property has a coded gate for access to the property which provides security to all parties. Compliant smoke alarms have been installed by a qualified electrician. We also offer a first aid kit, fire blanket, and an emergency safety plan in case of a fire. Our detailed guest handbook will provide the contact details of the local police station, hospital, fire station, our contact numbers and other emergency numbers.

7. Storage

All items will be located within the building.

8. Parking or Car Spaces

There will be one parking bay available.

Guests and their visitors will not be allowed to park on the street as there is sufficient on-site parking available.

9. Waste Management

The bins are conveniently placed adjacent to the property in a prominent location. Items that need to be recycled and/or disposed of properly must be done so in accordance with the City of South Perth Council policies. Such policies will be clearly outlined in our guest handbook as well as signage inside the unit and specified in the 'house rules'.

Guests will be reminded to place all rubbish and recycling items in the allocated bins at the property.

Any excess rubbish must not be left in public and will be removed by housekeeping.

The kitchen in the property has a fridge and pantry, and no history of pest issues. If that changes, we will take immediate action.

Mirnaa Living

10. Hygiene Management

The linen and towels are removed following each check out; cleaned and washed in hot water above 60 degrees Celsius to kill all bacteria and germs. Hotel grade linen is used.

The air conditioning unit has been cleaned by a professional air conditioning service company and it will continue to be maintained professionally on a regular basis.

It is also encouraged for guests to report any issues to the host immediately so that a swift resolution can be reached.

A washing machine is provided for guests' to use at their convenience.

11. Check in and Check out Procedures

Bookings are received from Airbnb, Booking.com, Expedia and Direct Bookings. Every guest's profile is screened and vetted before their booking with us as confirmed. Below are some of the details we go through for verification:

a) Contact details including full name(s), phone number & e-mail address

b) Acceptance of our house rules

c) Confirmed payment

d) Profile photo (if set)

e) Government issued ID (such as driver's licence or passport)

f) Total number of guests

g) Their reason for visiting Perth & booking the property

Check-in is from 3pm till 10pm; we will obtain from the guests their arrival time. Check-out is by 10am or earlier. Any later check outs without prior approval will incur fees at $100 minimum.

The minimum stay for this listing is 3 nights.

Manna Living

A lock will be fitted to the front door with a code which will be given to guests prior to entry. The lock code will be changed remotely after every stay.

Three (3) days prior to their arrival, our check-in instructions are emailed to guests. A detailed check-in guide will be provided to the guests to assist them throughout the process. Their stay will be accompanied by a photo of the property they are staying at, instructions on how to access the property, a photo of their allocated parking spots, and directions to the use of the council bins.

Our house rules are displayed on the online listing as well as in our guest handbook for easy reference. Guests are encouraged to read the provided guest handbook which contains all the important information for a pleasant stay. The house rules are printed and affixed at a prominent place.

A guest register of all persons occupying the short-term accommodation will be kept and is readily available for viewing. Such register will include the following:

a) The name and address of every occupant staying at the premises,

b) The arrival and departure dates of occupants

12. House Rules

The following House Rules are displayed at the property:

a) No smoking or vaping. Smoke odour will incur a deodorising fee.
b) No pets allowed.
c) No unregistered guests allowed - all visitors must be approved by the host. Visitors are not allowed to stay overnight.
d) Please do not eat or drink in the bedrooms.
e) Please respect the neighbours and the noise curfew. Quiet time is between 10 pm and 7 am.
f) Please turn off the air conditioner and all indoor switches when you are away from the premises.
g) Respect the check-in and check-out times. Check-in will be at 3.00 pm; check-out before 10.00 am.

Manaa Living

h) Take extra care of your garage remotes. Lost remotes incur a replacement fee.
i) Please take care of the furnishings. You must pay for damage that exceeds the security deposit.
j) Do not rearrange the furniture.
k) Please wash your dishes before check out.
l) Please remove all rubbish before you leave and remove all food items from the fridge before check out.
m) No illegal substances allowed on the premises.
n) Car parking is to be on-site in the allocated car space. Guests must not block access to neighbouring driveways / properties.
o) Please do not flush anything other than toilet paper down the toilet.
p) All doors and windows should be locked when property is not occupied. The security gate will automatically close, maintaining perimeter security for the premises.

13. Management of Complaints

In every confirmed booking message, the property manager's email and contact number is provided. This is also included in the Check-in instructions for the guest to easily reach the host for any assistance 24/7. The contact number is also displayed visibly on the window of the property for anyone who may wish to contact/notify the management of any immediate disruptions and a response will be provided within the hour a complaint is received.

Depending on the severity of the event/incident, the first tier of response will be within 20-30mins where the manager contacts the guests via email/text to rectify the issue.

Second tier of response will be within 15-20mins where a strict phone warning is issued. If the matter is not resolved, a staff member will attend on-site to solve the matter.

Third tier of response will be immediate where a manager attends immediately on-site. This may result in an immediate eviction or booking cancellation; law enforcement will be contacted if required.

Mana Living

All complaints will be registered either through email or inbox messages on the respective booking platforms for any necessary auditing work.

a) Date and time the complaint was lodged.
b) Name and contact details of the complainant (if provided).
c) Exact nature of the complaint (e.g. parking, noise).
d) Actions taken by the manager to investigate and resolve the issue.
e) Final resolution and subsequent communications back to the complainant.

14. Images of premise


Living & Dining Room


Living Room


Living Room


Kitchen


Patio


Dining


Master Bedroom


Bathroom


Exterior view


Secured Parking


Cole Supermarket



Laundromat

MANAA
ROSE APARTMENT

20 ROSE AVE, SOUTH PERTH 6151

SERVICE DIRECTORY

Document Set ID: 1923783
Version: 1, Version Date: 02/07/2026

This directory provides you with details about services and facilities you may require during your stay.

We hope you have an enjoyable and comfortable time with us, whether this is your first experience of Perth or if you are a frequent visitor.

ACCOUNTS

- All accounts are to be settled in full by the day of arrival.
- Long term guests are required to pay their monthly rental in advance (in accordance with the Long Term Registration Form)
- We accept Visa, MasterCard, American Express.
- Please note payments made with Visa, MasterCard and American Express will attract a 2.5% service fee.

AIRLINES

Air New Zealand	13 24 76
AirAsia	1300 760 330
Air China	1800 860 999
British Airways	9483 7771
Cathay Pacific	13 17 47
Garuda Airlines	9214 5100
Jetstar	13 15 38
Malaysian Airlines	9263 7007
Philippine Airlines	1800 331 248
QANTAS Airways	13 13 13
Singapore Airlines	13 10 11
South African	9321 2435
Scoot	02 8520 1888
Thai Airways	1300 651 960
Royal Brunei	9321 8757
Virgin Air	13 67 89

APPLIANCES

All appliances are provided for your convenience. Please follow instructions provided for use if available. Please ensure all appliances are switched off when not in use. Thank you for considering our environment.

BANKING

Banking hours in WA are Monday to Thursday 9.30am - 4.00pm, and Friday 9.30am - 5.00pm (with exceptions). Automatic teller machines (ATMs) are located throughout the Perth and metropolitan area. Most ATMs are available 24 hours a day, and 7 days a week.

BINS

Bins are provided for disposal of rubbish. The green bin is for all general waste, whilst the yellow lid bin is for recyclables only. Please place recyclable items directly in the bin – do not tie in plastic bags. Every Sunday night please place the green bin on the kerb, and the bin with the yellow lid for recyclables is placed out fortnightly (please look out for the neighbours' yellow bins!).

BREAKAGES

Upon departure, an inventory of items will be taken and any broken/missing items will be charged to your account.

BUS (TRANSPORT)

For information on bus routes in Perth, phone 13 62 13 or web www.transperth.wa.gov.au

CAR HIRE

AVIS www.avis.com.au	13 63 33
BUDGET www.budget.com.au	13 27 27
HERTZ www.hertz.com.au	13 30 39
THRIFTY www.thrifty.com.au	1300 367 227
BAYWATER Car Rental City www.bayswatercarrental.com.au	9325 1000

CHECK OUT

Check out time is 10.00am sharp, unless prior arrangements have been made with us. If you wish to extend beyond this time, please contact the office on 9316 9818 and we will endeavour to accommodate your request if the circumstances permit.

CHEMIST

Angelo Streetd Pharmacy 72 Angelo St, South Perth	08 9367 5641
Amcal+ Community Pharmacy 144 Coode St, Como	08 9367 1584
DOCTOR South Perth Family Doctors 209 Canning Hwy, South Perth	08 6388 4515

Document Set ID: 1923783
Version: 1, Version Date: 02/07/2026

DEPARTURE

Please ensure that all kitchen equipment is washed and put away prior to departure. All rubbish is to be placed in the bins outside, and the property left empty and tidy. A $100 cleaning fee will be charged to your account if our housekeeping staff is required to clean the kitchen on your behalf.

GOLF

Guests are welcome at

Royal Perth Golf Club 63 Labouchere Rd, South Perth	6436 4900
or	
Collier Park Golf Course Hayman Road Como	9484 1666

HOSPITALS

South Perth Hospital Alma St Fremantle	9367 0222
Royal Perth Hospital Victoria Square, Perth	9224 2244
Royal Perth Hosp Emergency South Block, 197 Wellington St, Perth	9224 2244
Southbank Day Surgery 38 Meadowvale Ave, South Perth	9368 7344

IRON

Please ensure the iron is switched off and left upright, when unattended.

LINENS & TOWELS

Please refrain from using any Hair Colour and Cosmetic products on white linens and towels.

Any badly stained linens and towels will be charged to guests account.

INTERNET

Wireless internet is available at no additional cost. Heavy downloading will slow down the speed and we advise usage for email and explorer only.

LIABILITY

MANAA LIVING will not be held responsible for any loss or damage to personal belongings, vehicles or other personal property of the guest however so caused.

PETS

No pets are allowed unless prior arrangements have been made.

SERVICE

Your property can be serviced as required at additional cost. A service will include bathroom and toilet cleaning, replacement of towels, clean linen to beds, wiping down of kitchen work tops, mopping, vacuuming and dusting. Please note a service does not include dish washing and appliance cleaning. If you would like to arrange for a service during your stay, please phone the office on 9316 9818.

SMOKING

Smoking is not permitted inside at any time. If you wish to smoke, please do so outside.

SUPERMARKETS

The Good Grocer, South Perth IGA

Coles Local Angelo St

Angelo Street Market

TAXI / CAB

Taxis operate all over Perth. Booking in advance is highly recommended.

Swan Taxis	13 13 30 (including easy access)
Black & White Cabs	13 32 22
Perth Maxi Charters	9221 2400

VISITORS

To comply with insurance regulations, only the guests registered are allowed to sleep overnight. Unregistered persons are not permitted to stay overnight (unless prior arrangements have been made and are in writing/email).

VOLTAGE

240v

WATER

In this vast state of Australia, water is incredibly precious. We ask that you turn off the tap whilst brushing your teeth, and we kindly ask that you be aware of the time you take in the shower – 5 minutes is recommended. We would like to assure overseas (and interstate) visitors that the tap water in Western Australia is safe to drink.

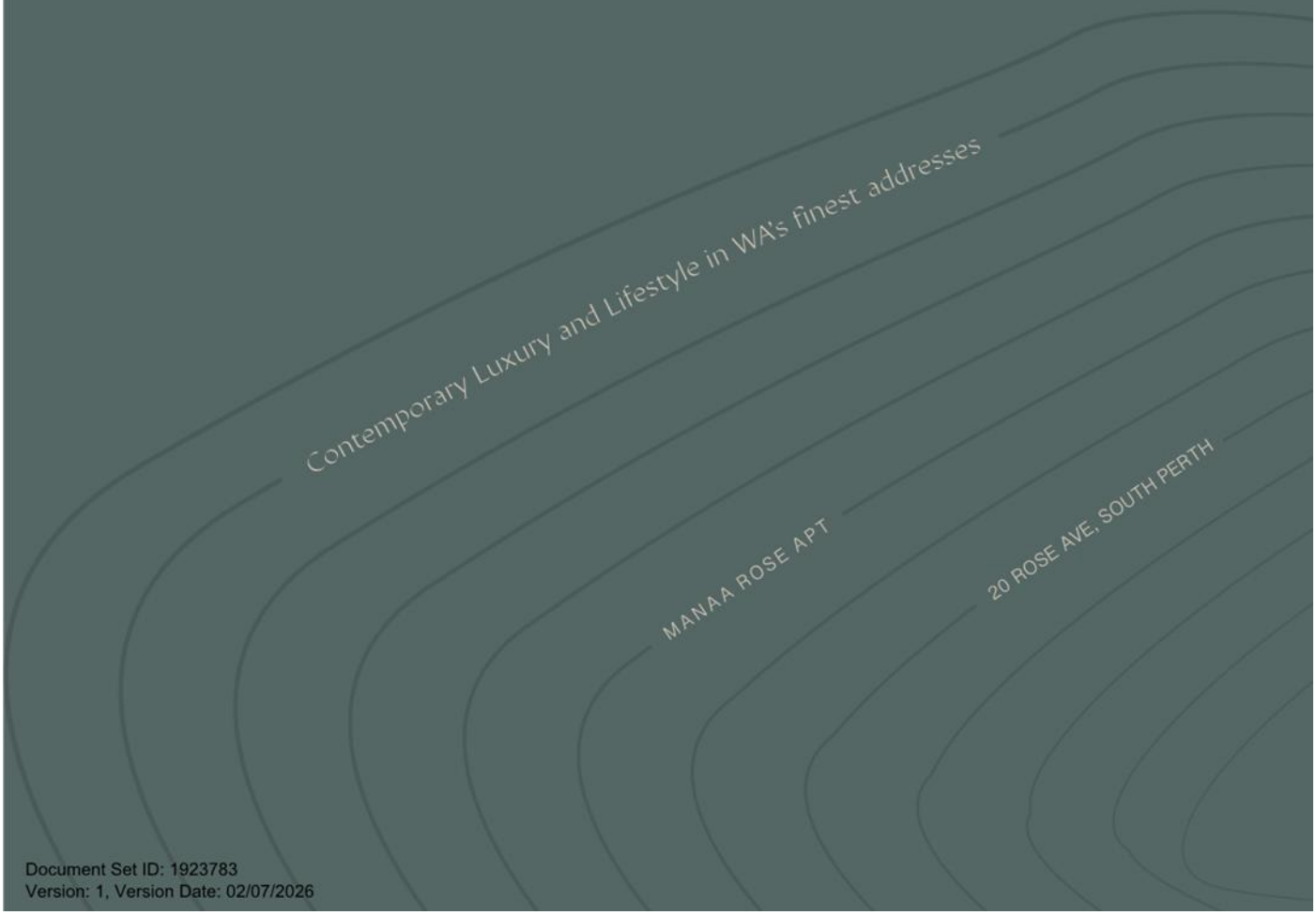
Document Set ID: 1923783
Version: 1, Version Date: 02/07/2026

EMERGENCY PHONE NUMBERS

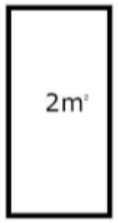
Police	000
Ambulance	000
Fire	000

Other useful phone numbers

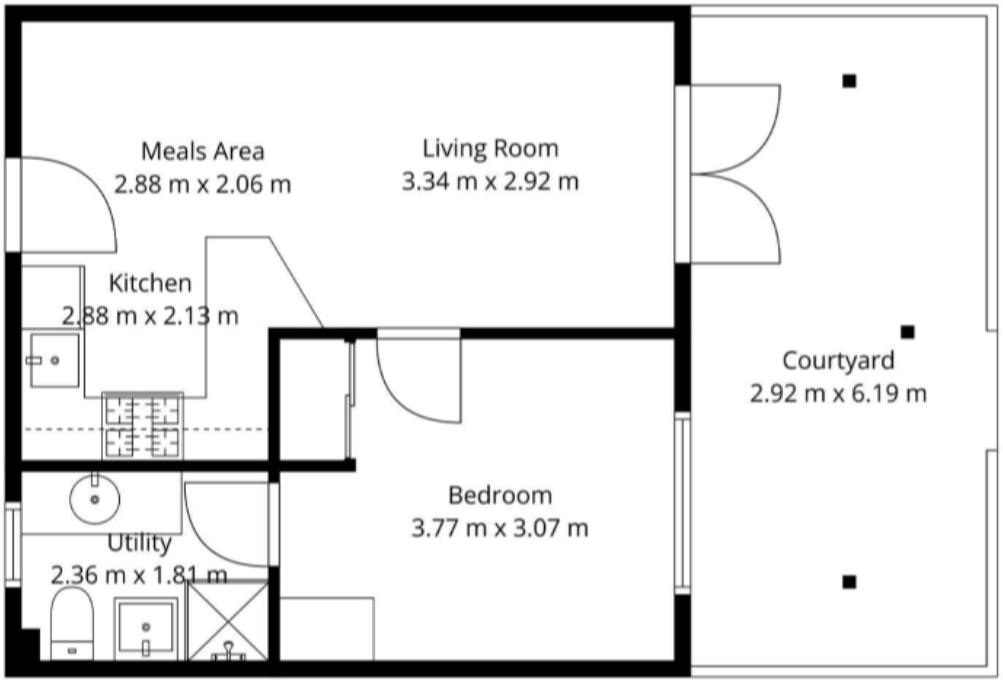
Police (non emergency)	131 444
Poisons Information Centre	131 126
RAC Vehicle Breakdown	131 111
City of South Perth Info	9474 0777
Ranger Services	9364 0628 (after hours 0418 943 219)
Dog/Animal Pound	9364 0760



Document Set ID: 1923783
Version: 1, Version Date: 02/07/2026



Storeroom
Not shown in actual position

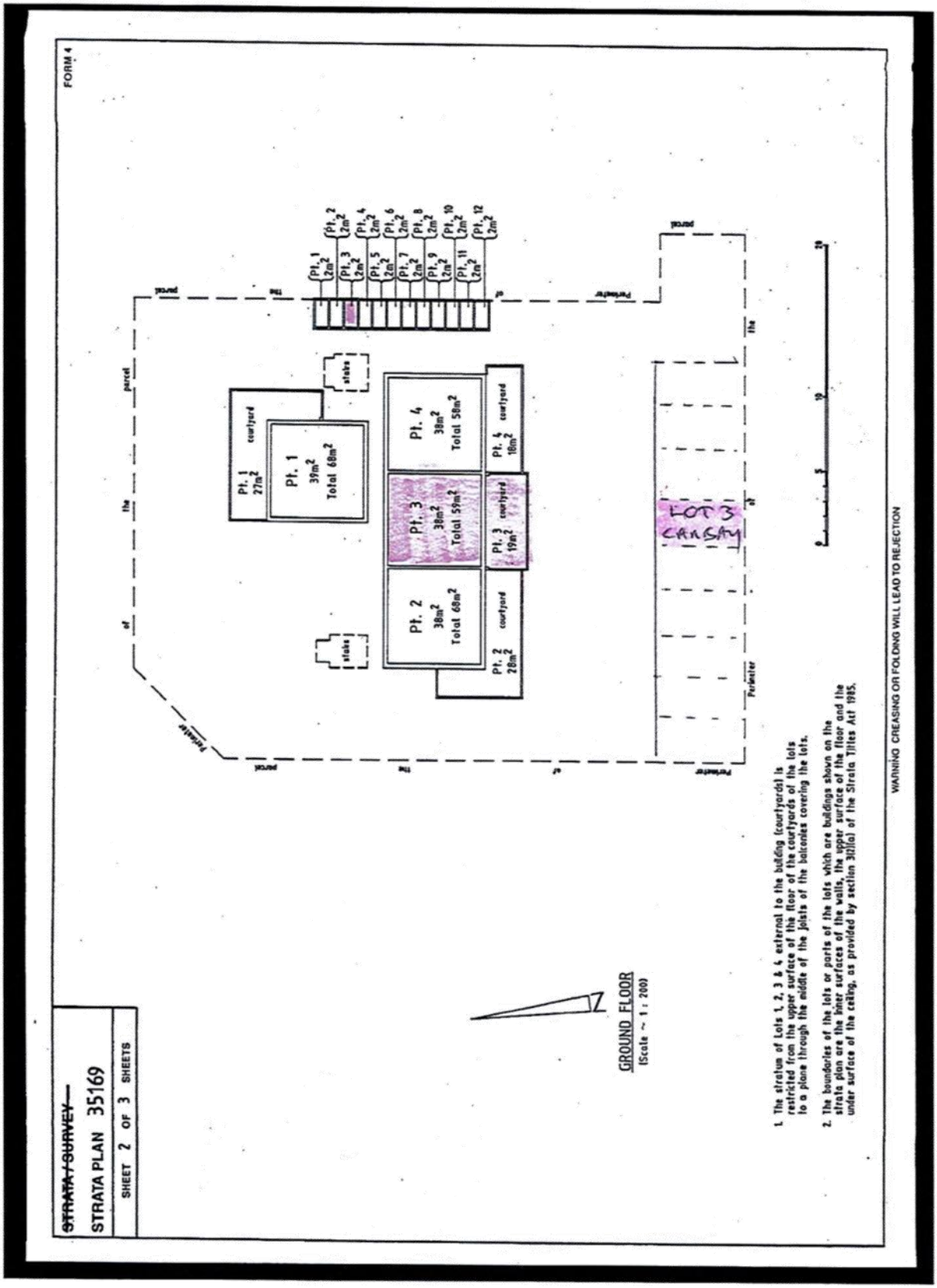


Internal Area - 38m²
Courtyard - 19m²
Storeroom - 2m²

2/20 Rose Avenue,
South Perth

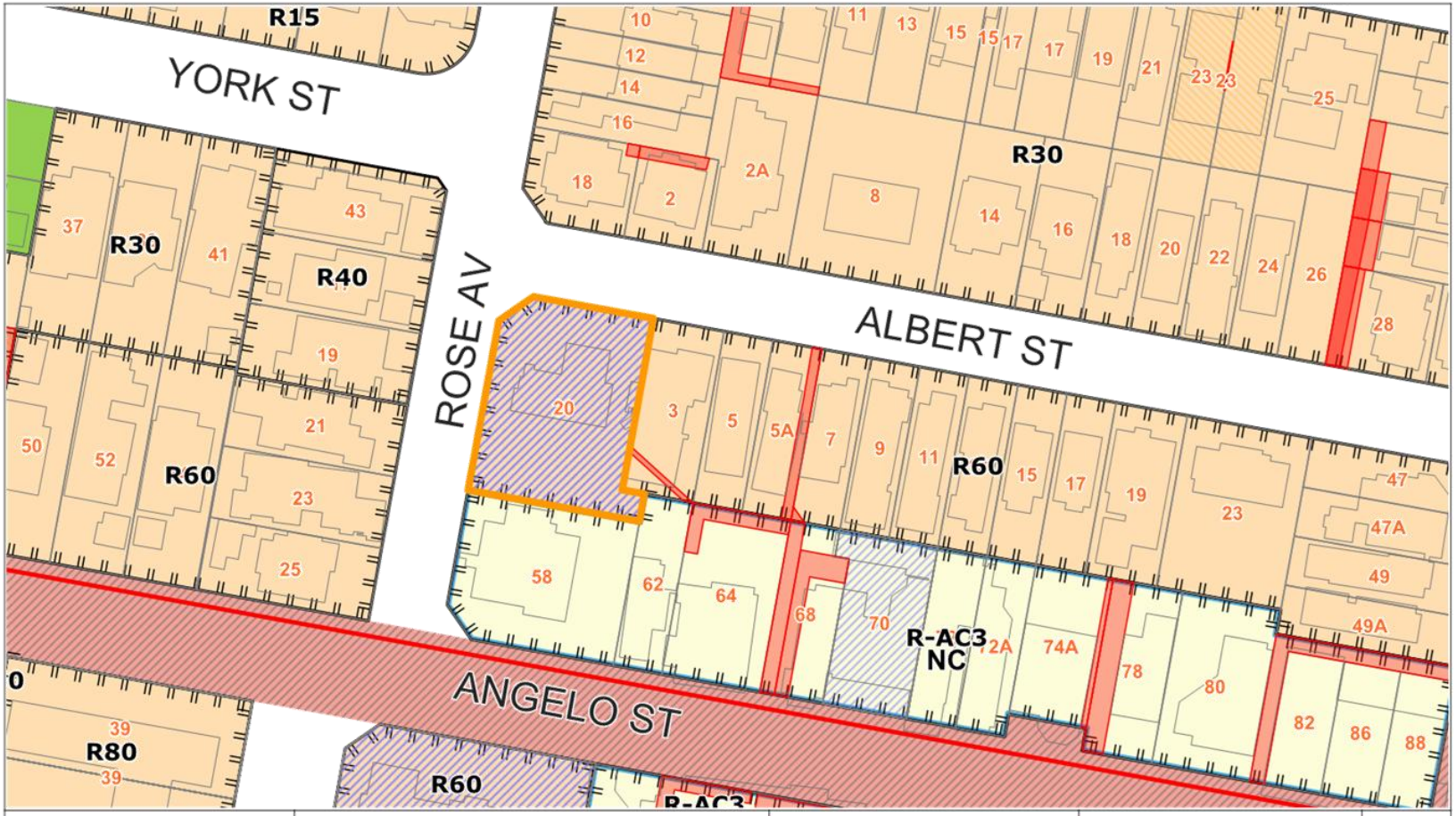
Document Set ID: 1919432
Version: 1, Version Date: 30/06/2026

This floor plan is not drawn to scale and is indicative and for illustrative and marketing purposes only
Internal floor space measurements may not include garages, patios or enclosed patios.
External structures, buildings or dwellings may not be shown in their actual postion.
Whilst every care has been taken, Properth Productions and/or any of its affiliates
will not be held liable for any ommissions, measurements or mistakes.
All queries regarding this illustration should be directed to the selling agent.



LANDGATE COPY OF ORIGINAL NOT TO SCALE 23/01/2026 10:21 AM Request number: 69318922
Landgate
www.landgate.wa.gov.au


YORK ST
ROSE AV
ALBERT ST
ANGELO ST
10
12
14
16
18
2
2A
8
11
13
15
15
17
19
21
23
23A
25
14
16
18
20
22
24
26
28
37
39
41
43
17
19
21
23
25
20
3
5
5A
7
9
11
13
15
17
19
23
47
47A
49
49A
50
52
54
58
62
64
68
70
72
72A
74A
78
80
82
86
88
39
39
City of South Perth
The City of South Perth accepts no responsibility whatsoever for the accuracy or otherwise of any information within this application. The IntraMaps pages are amended regularly to provide the latest and most accurate information available. Some information may, however, not be current. Viewers must take account of these facts when reading the data.
16/09/2026
1:1128
N



City of South Perth

The City of South Perth accepts no responsibility whatsoever for the accuracy or otherwise of any information within this application. The IntraMaps pages are amended regularly to provide the latest and most accurate information available. Some information may, however, not be current. Viewers must take account of these facts when reading the data.

16/09/2026

1:1128

N

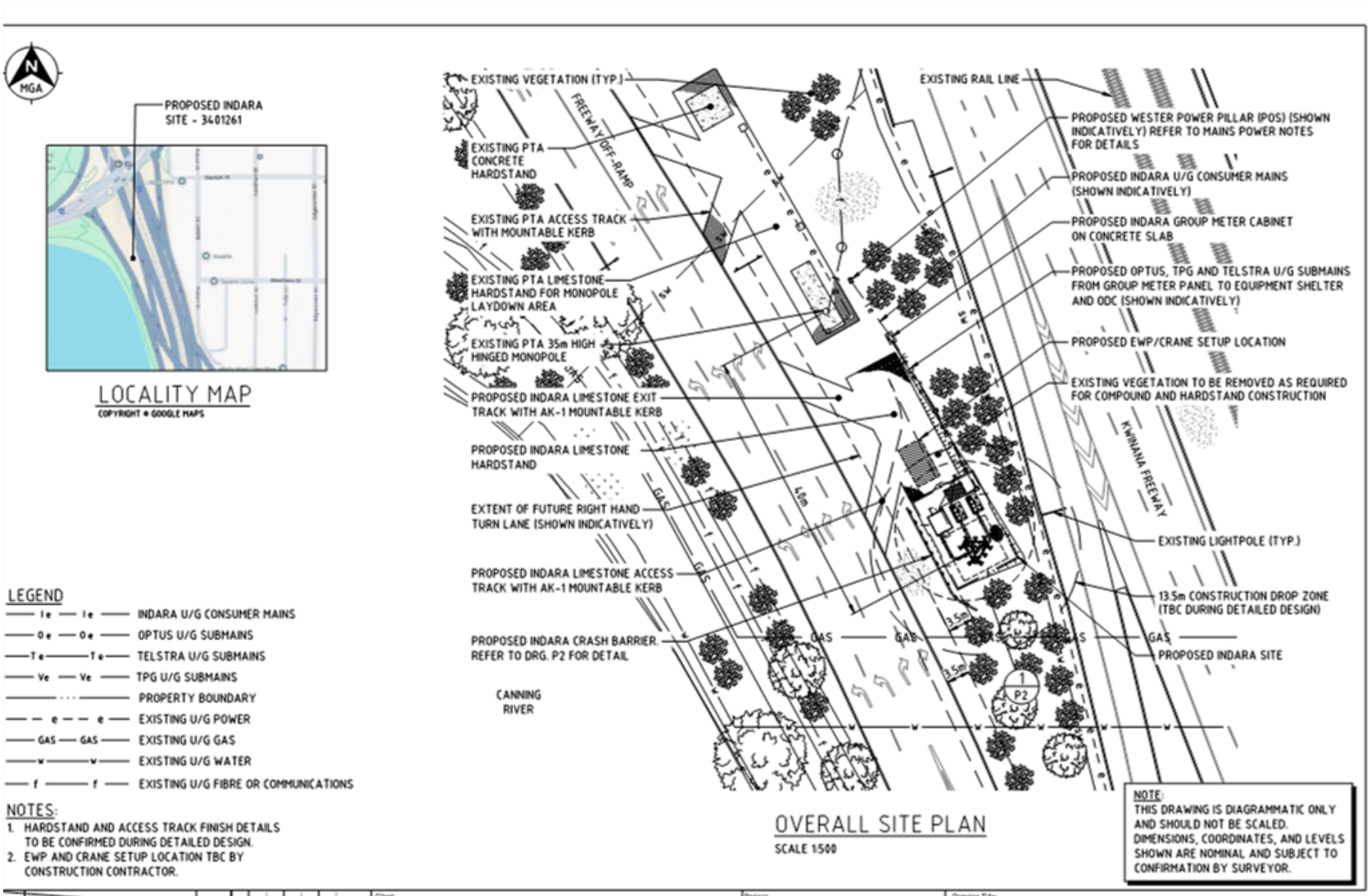
Schedule of Submission

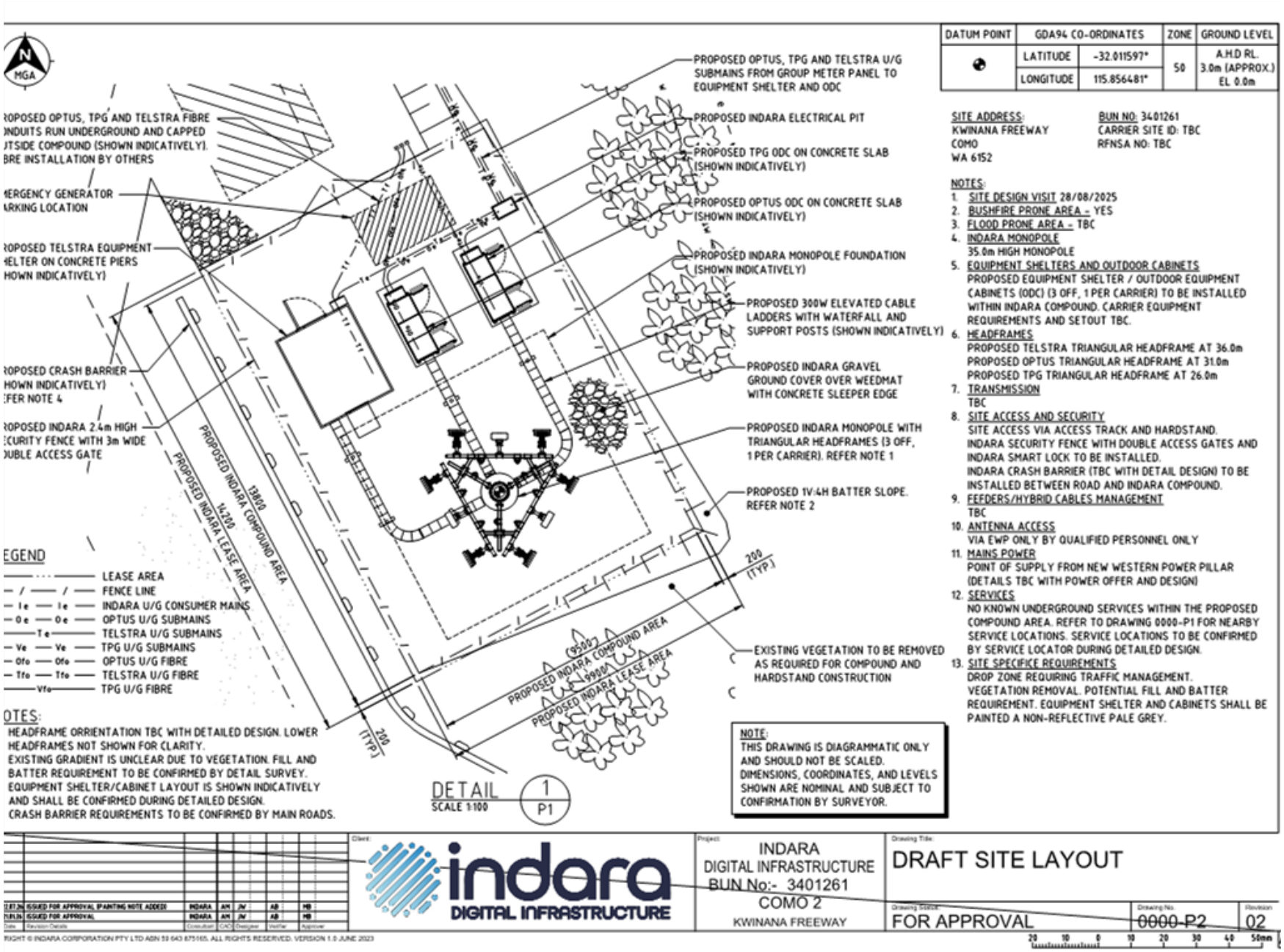
Proposed Change of Use – Multiple Dwelling to Unhosted Short-Term Rental Accommodation on Lot 3, No.2/20 Rose Avenue, South Perth

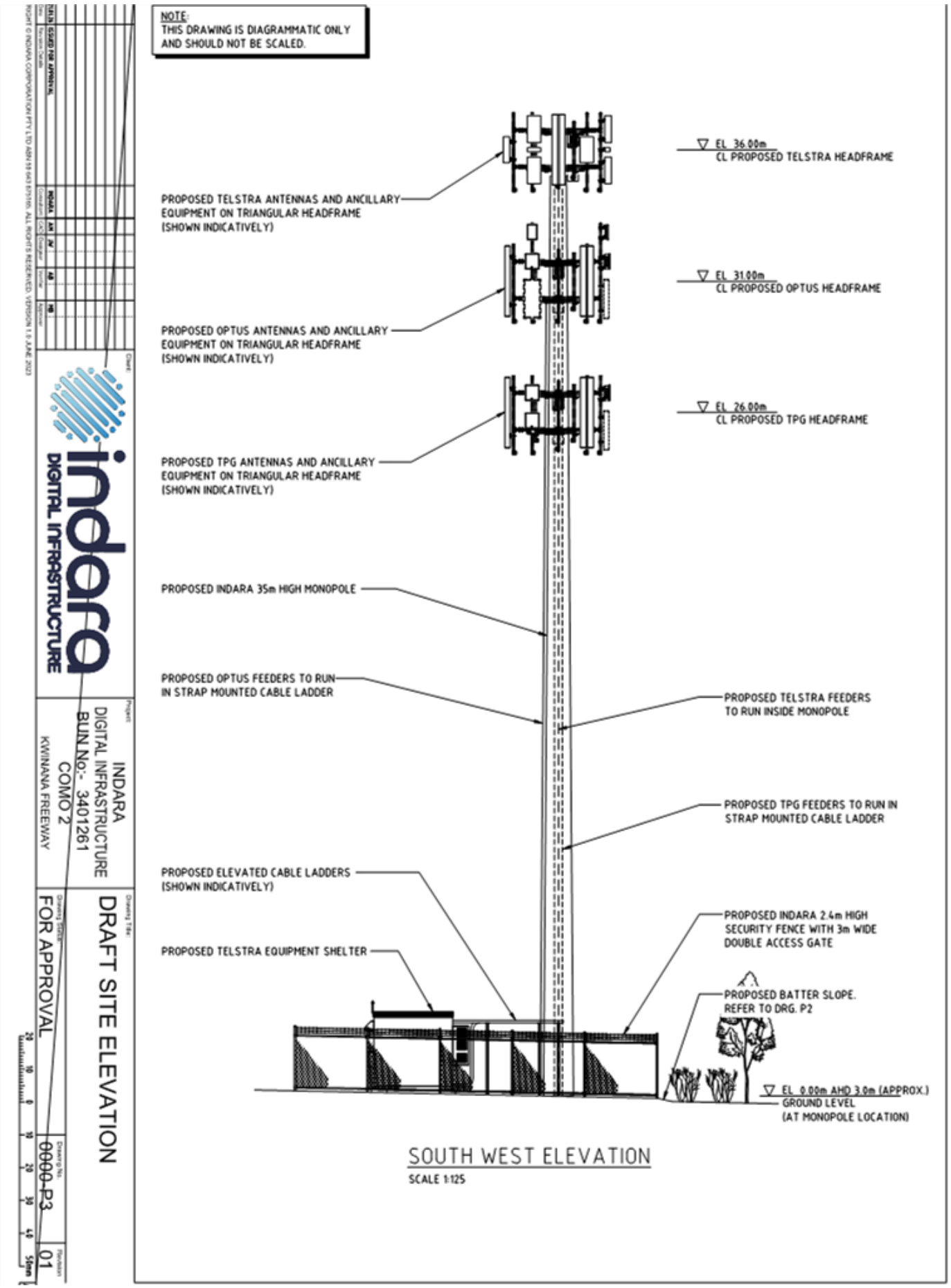
1.	Bo Power, owner of 1/20 Rose Avenue South Perth	
Summary of Submission		**Comment**
1.	Dear Assessing Officer, I am writing to formally lodge an objection regarding Development Application for a short-term rental accommodation property at [2/20 Rose Avenue]. I own 1/20 Rose Avenue which is located next door from the subject site. I strongly oppose this application on the following planning and amenity grounds: Impact on Local Amenity, Privacy and Noise: The constant turnover of transient guests will create continuous noise, late-night disturbances, and an overall loss of peace and quiet that characterizes our residential neighborhood. Unlike long-term residents, short-term guests frequently engage in holiday behaviors unsuited to a permanent residential zone. Parking and Traffic Congestion: The proposal will likely result in multiple vehicles per booking, placing an undue burden on local street parking and creating congestion in our narrow-shared accessways.	The applicant has provided a Management Plan and Code of Conduct which outlines the expected behaviour and conduct of guests in accordance with LPP 2.5. The Management Plan also a clear complaints management process which includes attending to urgent matters within 30 minutes. An initial 12 month approval is recommended to properly assess any issues or complaints received regarding misconduct. Contact details of the manager of the USTRA will be provided to the adjoining neighbours. The contact number of the management of the USTRA will be displayed on the window for anyone to contact them for any disruptions requiring immediate attention. If a disruption is severe the manager or security officer will attend the site immediately which may result in immediate eviction or law enforcement may be contacted if required. Guests will have to abide by the quiet hours between 10pm to 7 am. Outdoor area is not permitted to be used between 10 pm to 7am. Parties and events are prohibited within the dwelling. As per house rules communicated to the guests access to neighbouring driveways/properties is not to be blocked.

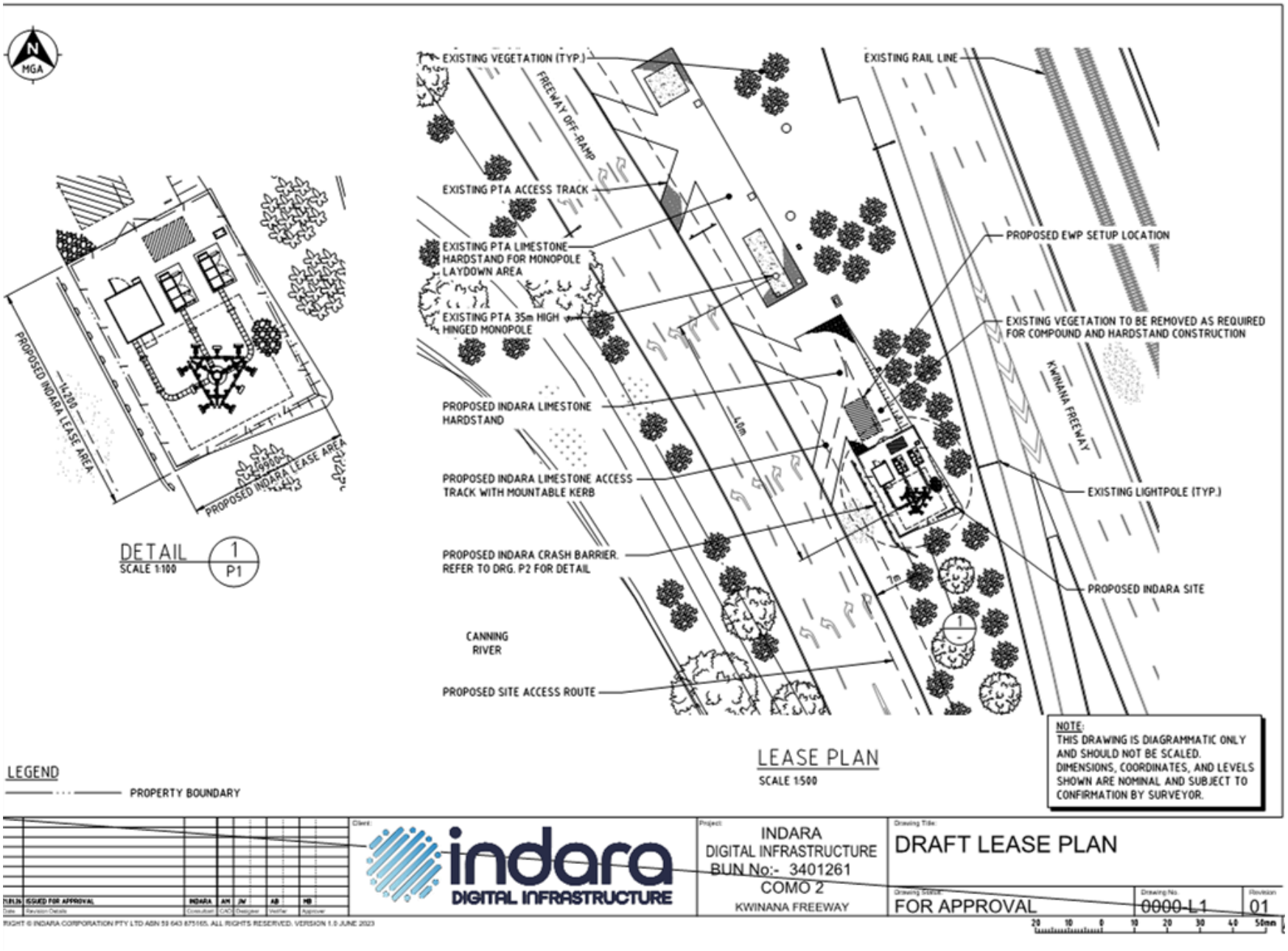
2.	Stephen Rolls, owner of 4/20 Rose Avenue South Perth	
Submission (objection)		**Comment**
1.	We do not support the change of use to unhosted short term rental. This is a collection of 12 units that are either mostly owner occupied or rented on a long term basis. In an unhosted situation, there are associated issues with uncontrolled noise, unacceptable behaviours, access, security, parking,	The applicant has provided a Management Plan and Code of Conduct which outlines the expected behaviour and conduct of guests in accordance with LPP 2.5. The Management Plan also a clear complaints management process which includes attending to urgent matters within 30 minutes.

	visitors arriving/leaving in the early hours etc. People come and go and do not show the courtesy to others that long term occupants do, as they don't have accountability. Who is ultimately responsible and called in the event of a disturbance...the police? Certainly not the owner. We don't want that scenario for this currently quiet building. In addition, it would create a precedent for more apartments to be converted to short stay in this building and residential neighbourhood.	Contact details of the manager of the USTRA will be provided to the adjoining neighbours. The contact number of the management of the USTRA will be displayed on the window for anyone to contact them for any disruptions requiring immediate attention. If a disruption is severe the manager or security officer will attend the site immediately which may result in immediate eviction or law enforcement may be contacted if required. Guests will have to abide by the quiet hours between 10pm to 7 am. Outdoor area is not permitted to be used between 10 pm to 7am. Parties and events are prohibited within the dwelling. Check-in between 3pm to 10pm and check-out by 10am. Guests are not allowed to check in or out beyond these times. The development provides the minimum number of car parking bays required by LPP2.5 and R-Codes (Volume 1), and no car parking shortfall is proposed. As per house rules communicated to the guests, guests are not permitted to block access to neighbouring driveways/properties. An initial 12 month approval is recommended to properly assess any issues or complaints received regarding misconduct. With regard to precedent, each application for USTRA is assessed on its planning merits. It is noted that the Strata Management has given consent for the proposed USTRA within the existing residential complex.


MGA
PROPOSED INDARA SITE - 3401261
LOCALITY MAP
COPYRIGHT © GOOGLE MAPS
EXISTING VEGETATION (TYP.)
FREEWAY OFF-RAMP
EXISTING PTA CONCRETE HARDSTAND
EXISTING PTA ACCESS TRACK WITH MOUNTABLE KERB
EXISTING PTA LIMESTONE HARDSTAND FOR MONOPOLE LAYDOWN AREA
EXISTING PTA 35m HIGH HINGED MONOPOLE
PROPOSED INDARA LIMESTONE EXIT TRACK WITH AK-1 MOUNTABLE KERB
PROPOSED INDARA LIMESTONE HARDSTAND
EXTENT OF FUTURE RIGHT HAND TURN LANE (SHOWN INDICATIVELY)
PROPOSED INDARA LIMESTONE ACCESS TRACK WITH AK-1 MOUNTABLE KERB
PROPOSED INDARA CRASH BARRIER. REFER TO DRG. P2 FOR DETAIL
CANNING RIVER
EXISTING RAIL LINE
PROPOSED WESTER POWER PILLAR (POS) (SHOWN INDICATIVELY) REFER TO MAINS POWER NOTES FOR DETAILS
PROPOSED INDARA U/G CONSUMER MAINS (SHOWN INDICATIVELY)
PROPOSED INDARA GROUP METER CABINET ON CONCRETE SLAB
PROPOSED OPTUS, TPG AND TELSTRA U/G SUBMAINS FROM GROUP METER PANEL TO EQUIPMENT SHELTER AND ODC (SHOWN INDICATIVELY)
PROPOSED EWP/CRANE SETUP LOCATION
EXISTING VEGETATION TO BE REMOVED AS REQUIRED FOR COMPOUND AND HARDSTAND CONSTRUCTION
KWINANA FREEWAY
EXISTING LIGHTPOLE (TYP.)
13.5m CONSTRUCTION DROP ZONE (TBC DURING DETAILED DESIGN)
PROPOSED INDARA SITE
GAS
48m
3.5m
OVERALL SITE PLAN
SCALE 1:500
LEGEND
INDARA U/G CONSUMER MAINS
OPTUS U/G SUBMAINS
TELSTRA U/G SUBMAINS
TPG U/G SUBMAINS
PROPERTY BOUNDARY
EXISTING U/G POWER
EXISTING U/G GAS
EXISTING U/G WATER
EXISTING U/G FIBRE OR COMMUNICATIONS
NOTES:
1. HARDSTAND AND ACCESS TRACK FINISH DETAILS TO BE CONFIRMED DURING DETAILED DESIGN.
2. EWP AND CRANE SETUP LOCATION TBC BY CONSTRUCTION CONTRACTOR.
NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.
ISSUED FOR APPROVAL
indara DIGITAL INFRASTRUCTURE
INDARA DIGITAL INFRASTRUCTURE BUN No:- 3401261 COMO 2 KWINANA FREEWAY
OVERALL SITE PLAN
FOR APPROVAL
0000-P1
01
RIGHT © INDARA CORPORATION PTY LTD ABN 59 643 875165. ALL RIGHTS RESERVED. VERSION 1.0 JUNE 2023


MGA
ROPOSED OPTUS, TPG AND TELSTRA FIBRE
ONDUITS RUN UNDERGROUND AND CAPPED
UTSIDE COMPOUND (SHOWN INDICATIVELY).
BRE INSTALLATION BY OTHERS
MERGENCY GENERATOR
ARKING LOCATION
ROPOSED TELSTRA EQUIPMENT
HELTER ON CONCRETE PIERS
HOWN INDICATIVELY)
ROPOSED CRASH BARRIER
HOWN INDICATIVELY)
EFER NOTE 4
ROPOSED INDARA 2.4m HIGH
ECURITY FENCE WITH 3m WIDE
OUBLE ACCESS GATE
PROPOSED OPTUS, TPG AND TELSTRA U/G SUBMAINS FROM GROUP METER PANEL TO EQUIPMENT SHELTER AND ODC
PROPOSED INDARA ELECTRICAL PIT
PROPOSED TPG ODC ON CONCRETE SLAB (SHOWN INDICATIVELY)
PROPOSED OPTUS ODC ON CONCRETE SLAB (SHOWN INDICATIVELY)
PROPOSED INDARA MONOPOLE FOUNDATION (SHOWN INDICATIVELY)
PROPOSED 300W ELEVATED CABLE LADDERS WITH WATERFALL AND SUPPORT POSTS (SHOWN INDICATIVELY)
PROPOSED INDARA GRAVEL GROUND COVER OVER WEEDMAT WITH CONCRETE SLEEPER EDGE
PROPOSED INDARA MONOPOLE WITH TRIANGULAR HEADFRAMES (3 OFF, 1 PER CARRIER). REFER NOTE 1
PROPOSED 1V:4H BATTER SLOPE. REFER NOTE 2
EXISTING VEGETATION TO BE REMOVED AS REQUIRED FOR COMPOUND AND HARDSTAND CONSTRUCTION
PROPOSED INDARA COMPOUND AREA
PROPOSED INDARA LEASE AREA
13800
14200
9500
9900
200 (TYP)
LEGEND
LEASE AREA
FENCE LINE
INDARA U/G CONSUMER MAINS
OPTUS U/G SUBMAINS
TELSTRA U/G SUBMAINS
TPG U/G SUBMAINS
OPTUS U/G FIBRE
TELSTRA U/G FIBRE
TPG U/G FIBRE
NOTES:
HEADFRAME ORRIENTATION TBC WITH DETAILED DESIGN. LOWER HEADFRAMES NOT SHOWN FOR CLARITY.
EXISTING GRADIENT IS UNCLEAR DUE TO VEGETATION. FILL AND BATTER REQUIREMENT TO BE CONFIRMED BY DETAIL SURVEY.
EQUIPMENT SHELTER/CABINET LAYOUT IS SHOWN INDICATIVELY AND SHALL BE CONFIRMED DURING DETAILED DESIGN.
CRASH BARRIER REQUIREMENTS TO BE CONFIRMED BY MAIN ROADS.
DETAIL 1 P1
SCALE 1:100
NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.
DATUM POINT
GDA94 CO-ORDINATES
LATITUDE -32.011597°
LONGITUDE 115.856481°
ZONE 50
GROUND LEVEL A.H.D RL. 3.0m (APPROX.) EL 0.0m
SITE ADDRESS:
KWINANA FREEWAY
COMO
WA 6152
BUN NO: 3401261
CARRIER SITE ID: TBC
RFNSA NO: TBC
NOTES:
1. SITE DESIGN VISIT 28/08/2025
2. BUSHFIRE PRONE AREA - YES
3. FLOOD PRONE AREA - TBC
4. INDARA MONOPOLE
35.0m HIGH MONOPOLE
5. EQUIPMENT SHELTERS AND OUTDOOR CABINETS
PROPOSED EQUIPMENT SHELTER / OUTDOOR EQUIPMENT CABINETS (ODC) (3 OFF, 1 PER CARRIER) TO BE INSTALLED WITHIN INDARA COMPOUND. CARRIER EQUIPMENT REQUIREMENTS AND SETOUT TBC.
6. HEADFRAMES
PROPOSED TELSTRA TRIANGULAR HEADFRAME AT 36.0m
PROPOSED OPTUS TRIANGULAR HEADFRAME AT 31.0m
PROPOSED TPG TRIANGULAR HEADFRAME AT 26.0m
7. TRANSMISSION
TBC
8. SITE ACCESS AND SECURITY
SITE ACCESS VIA ACCESS TRACK AND HARDSTAND.
INDARA SECURITY FENCE WITH DOUBLE ACCESS GATES AND INDARA SMART LOCK TO BE INSTALLED.
INDARA CRASH BARRIER (TBC WITH DETAIL DESIGN) TO BE INSTALLED BETWEEN ROAD AND INDARA COMPOUND.
9. FEFDERS/HYBRID CABLES MANAGEMENT
TBC
10. ANTENNA ACCESS
VIA EWP ONLY BY QUALIFIED PERSONNEL ONLY
11. MAINS POWER
POINT OF SUPPLY FROM NEW WESTERN POWER PILLAR (DETAILS TBC WITH POWER OFFER AND DESIGN)
12. SERVICES
NO KNOWN UNDERGROUND SERVICES WITHIN THE PROPOSED COMPOUND AREA. REFER TO DRAWING 0000-P1 FOR NEARBY SERVICE LOCATIONS. SERVICE LOCATIONS TO BE CONFIRMED BY SERVICE LOCATOR DURING DETAILED DESIGN.
13. SITE SPECIFIC REQUIREMENTS
DROP ZONE REQUIRING TRAFFIC MANAGEMENT.
VEGETATION REMOVAL. POTENTIAL FILL AND BATTER REQUIREMENT. EQUIPMENT SHELTER AND CABINETS SHALL BE PAINTED A NON-REFLECTIVE PALE GREY.
indara
DIGITAL INFRASTRUCTURE
INDARA
DIGITAL INFRASTRUCTURE
BUN No:- 3401261
COMO 2
KWINANA FREEWAY
DRAFT SITE LAYOUT
FOR APPROVAL
0000-P2
02
20 10 0 10 20 30 40 50mm
RIGHT © INDARA CORPORATION PTY LTD ABN 59 643 875165. ALL RIGHTS RESERVED. VERSION 1.0 JUNE 2023


NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.
EL 36.00m
CL PROPOSED TELSTRA HEADFRAME
PROPOSED TELSTRA ANTENNAS AND ANCILLARY EQUIPMENT ON TRIANGULAR HEADFRAME (SHOWN INDICATIVELY)
EL 31.00m
CL PROPOSED OPTUS HEADFRAME
PROPOSED OPTUS ANTENNAS AND ANCILLARY EQUIPMENT ON TRIANGULAR HEADFRAME (SHOWN INDICATIVELY)
EL 26.00m
CL PROPOSED TPG HEADFRAME
PROPOSED TPG ANTENNAS AND ANCILLARY EQUIPMENT ON TRIANGULAR HEADFRAME (SHOWN INDICATIVELY)
PROPOSED INDARA 35m HIGH MONOPOLE
PROPOSED OPTUS FEEDERS TO RUN IN STRAP MOUNTED CABLE LADDER
PROPOSED TELSTRA FEEDERS TO RUN INSIDE MONOPOLE
PROPOSED TPG FEEDERS TO RUN IN STRAP MOUNTED CABLE LADDER
PROPOSED ELEVATED CABLE LADDERS (SHOWN INDICATIVELY)
PROPOSED INDARA 2.4m HIGH SECURITY FENCE WITH 3m WIDE DOUBLE ACCESS GATE
PROPOSED TELSTRA EQUIPMENT SHELTER
PROPOSED BATTER SLOPE. REFER TO DRG. P2
EL 0.00m AHD 3.0m (APPROX.)
GROUND LEVEL
(AT MONOPOLE LOCATION)
SOUTH WEST ELEVATION
SCALE 1:125
indara
DIGITAL INFRASTRUCTURE
INDARA
DIGITAL INFRASTRUCTURE
BUN No:- 3401261
COMO 2
KWINANA FREEWAY
DRAFT SITE ELEVATION
FOR APPROVAL
0000-P3
01


N
MGA
EXISTING VEGETATION (TYP.)
FREEWAY OFF-RAMP
EXISTING RAIL LINE
EXISTING PTA ACCESS TRACK
EXISTING PTA LIMESTONE HARDSTAND FOR MONOPOLE LAYDOWN AREA
EXISTING PTA 35m HIGH HINGED MONOPOLE
PROPOSED EWP SETUP LOCATION
EXISTING VEGETATION TO BE REMOVED AS REQUIRED FOR COMPOUND AND HARDSTAND CONSTRUCTION
KWINANA FREEWAY
PROPOSED INDARA LIMESTONE HARDSTAND
PROPOSED INDARA LIMESTONE ACCESS TRACK WITH MOUNTABLE KERB
EXISTING LIGHTPOLE (TYP.)
PROPOSED INDARA CRASH BARRIER. REFER TO DRG. P2 FOR DETAIL
PROPOSED INDARA SITE
CANNING RIVER
PROPOSED SITE ACCESS ROUTE
PROPOSED INDARA LEASE AREA
1420m²
DETAIL 1 P1
SCALE 1:100
LEASE PLAN
SCALE 1:500
NOTE:
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED.
DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.
LEGEND
PROPERTY BOUNDARY
indara
DIGITAL INFRASTRUCTURE
INDARA
DIGITAL INFRASTRUCTURE
BUN No:- 3401261
COMO 2
KWINANA FREEWAY
DRAFT LEASE PLAN
FOR APPROVAL
0000-L1
01
ISSUED FOR APPROVAL
RIGHT © INDARA CORPORATION PTY LTD ABN 59 643 875165. ALL RIGHTS RESERVED. VERSION 1.0 JUNE 2023


indara
DIGITAL INFRASTRUCTURE
Development Application for Planning Consent
Proposed Replacement Telecommunications Facility
Canning Bridge Reserve, Canning Highway Como WA 6152
Town Planning Report
Project Reference: Indara BUN 3401261 Como 2
February 2026

Document Control

Site Reference: BUN 3401261 Como 2				
Document Revision	**Date**	**Revision Details**	**Document Author**	**Document Reviewer**
1.0	18-Feb-26	Draft	Liz Easton	Ben Cross
2.0	27-Feb-26	Final	Liz Easton	

Document Prepared by

Ventia
Liz Easton
Senior Planning Consultant
Level 1, 10 Browning Street
West End Qld 4101
+61 486 027 877
liz.easton@ventia.com

Contents

Executive Summary **5**

1. Introduction **6**

2. Background **9**

2.1 Indara 9
2.2 Demand for Network Services 10
2.3 Coverage Objectives 10

3. Candidate Selection **12**

3.1 Site Selection 12
3.2 Upgrade and Co-Location Opportunities 12
3.3 Possible Alternative Locations 14

4. Site Context **16**

5. Proposed Works **20**

5.1 Equipment to be Installed 20
5.2 Site Access and Parking 20
5.3 Noise 22
5.4 Power and Utilities 22
5.5 Emissions 22
5.6 Environmental Considerations 23
5.6.1 Protected Matters Report 24
5.7 Heritage 25
5.8 Proximity to Airports 26

6. Legislative Context **27**

6.1 Commonwealth Legislation 27
6.1.1 Telecommunications Act 1997 and Telecommunications (Low-Impact Facilities) Determination 2018 27
6.1.2 Telecommunications Code of Practice 2018 27
6.1.3 C564:2025 Mobile Phone Base Station Deployment Code 27
6.2 State Legislation 28
6.2.1 Planning and Development Act 2005 28
6.2.2 Metropolitan Region Scheme 28
6.3 Local Legislation 30
6.3.1 City of South Perth Local Planning Scheme No. 7 30

6.3.2 State Planning Policy 5.2: Telecommunications Infrastructure 32

7. Visual Impact 35

8. Radiofrequency Emissions and Safety 40

9. Conclusion 42

Appendix 1: Plans of the Proposal 43

Appendix 2: Protected Matters Report 44

Appendix 3: MRS Application Form 45

Executive Summary

Site Information	**Lot description:** Road Reserve **Physical address:** Canning Bridge Reserve, Canning Highway Como WA 6152 **Coordinates:** -32.011597, 115.856481
Proposal	Indara Corporation Pty Ltd (part of the Indara group) is proposing to replace the existing telecommunications facility at Como. Ventia, on behalf of Indara, is seeking development approval for the Development and Use of the replacement Telecommunications facility at Canning Bridge Reserve, Canning Highway Como WA 6152. The proposal involves installation of: • One (1) new 35m Indara monopole with three (3) new triangular headframes supporting the following equipment: - Carriers' antennas and associated equipment • Three (3) outdoor equipment cabinets • Ancillary works and equipment associated with the access, operation and safety of the facility - including access track, remote radio units, cabling and antenna mounts The facility would be located within a fenced compound. The monopole and associated equipment would be finished in non-reflective pale grey.
Purpose	The new facility is required to replace the existing facility at Main Roads Department, Canning Bridge Reserve (formally known as 219 Melville Parade) Como WA 6152 - to maintain existing 4G and 5G telecommunications services in the Como area. The facility has been designed to support co-location by other Carriers, government entities and wireless service providers.
Planning Considerations	**LGA:** City of South Perth **Zoning:** MRS: Urban (Zone), Primary regional roads (Reserve) LPS: Local Road **Local Plans:** Canning Bridge Activity Centre Plan
Applicant	Ventia on behalf of Indara Corporation Pty Ltd Level 1, 10 Browning Street West End Qld 4101 Phone: 0486 027 877 Email: liz.easton@ventia.com **Our Reference**: BUN 3401261 Como 2

1. Introduction

Ventia, on behalf of Indara Corporation Pty Ltd (part of the Indara Group), is seeking development consent for a replacement telecommunications facility at Canning Bridge Reserve, Canning Highway Como WA 6152.

The existing facility, located within the northern area of Canning Bridge Reserve, Canning Highway must be de-commissioned and removed due to re-development of the land under the '*Canning Bridge Activity Centre Plan*' (please refer to Figures 1-3). Under the Activity Centre Plan, the area is to be re-developed with extensive recreational facilities and a main bus transport hub:

'The Canning Bridge Station Interchange will be a thriving hub of activity, exhibiting … travel and ticketing information, options for refreshments, access to basic banking, storage facilities, shade and shelter, seating …' *CBACP 2020*



Figure 1. Existing facility, northern area of Canning Bridge Reserve (Google Earth)



Figure 2. Canning Bridge Station Interchange Plan (CBACP 2020)

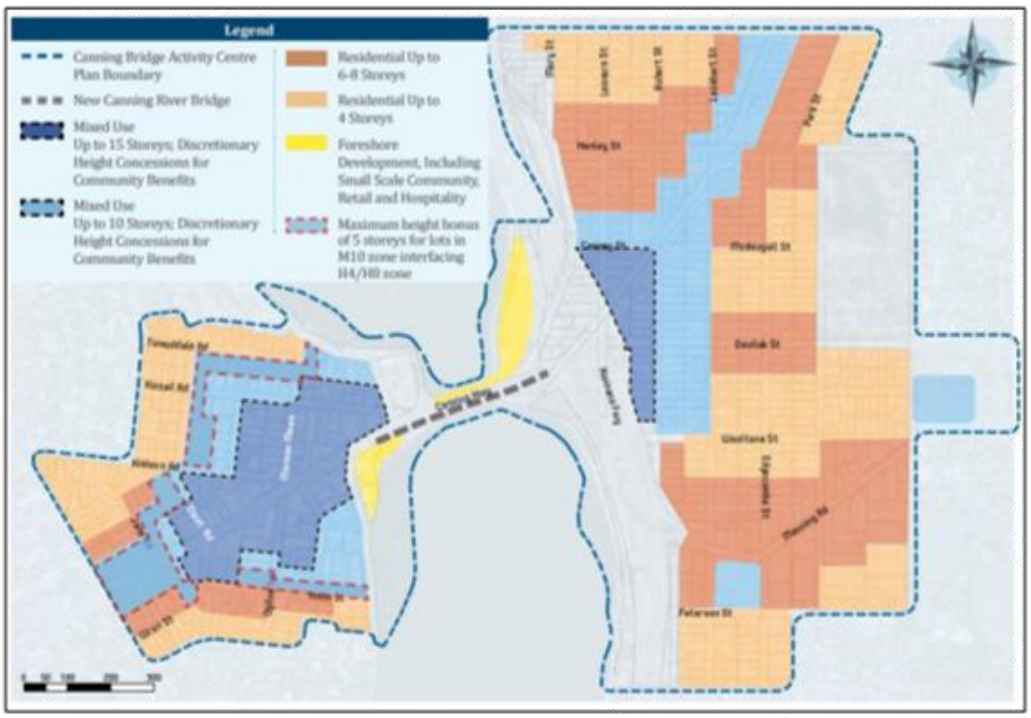


Figure 3. Canning Bridge Station Interchange Plan (CBACP 2020)

The replacement telecommunications facility would be comprised of a new 35m Indara monopole with three (3) new triangular headframes capable of supporting Carriers' telecommunications antennas and equipment. The purpose of the project is to maintain the high level of mobile telecommunications services, including coverage and network capacity, currently available in the Como area (please refer to Figure 4).



Figure 4. Selected site location for the replacement facility (Google Earth)

This Town Planning Report provides an assessment of the project against relevant planning controls.

2. Background

2.1 Indara

This development application has been prepared and submitted by Ventia on behalf of the Indara Group. Indara are Australia's leading independent owner and provider of shared wireless telecommunications infrastructure, with a portfolio of over 4300 telecommunications sites across Australia.

We provide critical communications and data solutions that help support the digital transformation of our society. We are passionate about investing long term in our nation - building and designing digital infrastructure that creates long term value for our customers and the broader Australian community.

Indara owns and manages over 4300 mobile telecommunications facilities across Australia. Indara operate as a neutral host - our facilities are specifically designed to accommodate co-location by Australia's mobile Carriers, government agencies and other wireless services providers.

Indara has partnered with telecommunications Carriers to expand mobile networks across Australia. This replacement facility is being proposed to maintain the high level of mobile telecommunications services, including coverage and network capacity, in the Como area.

The proposed facility would be comprised of a new monopole and associated passive infrastructure, which would be owned and managed by Indara; and active infrastructure (antennas and telecommunications equipment) which would be owned and managed by the telecommunications Carriers.

Note for legal purposes, the applicant for this development application is *Indara Corporation Pty Ltd*.

2.2 Demand for Network Services

Access to high quality telecommunications services is vitally important to the community. Mobile usage continues to trend upward.

- 99% of Australians use a mobile phone; 76% of Australians do not have a landline phone and rely exclusively on a mobile phone[1]
- Mobile data usage continues to significantly increase as the network is used in different ways. Between 2020 and 2021, the amount of data downloaded by phone increased by over 29%[2]. In the first quarter of 2022, global mobile data usage grew by 40%[3]. Streaming and video calling are major drivers of this increased demand
- Covid-19 significantly changed the way that Australians live and work - 61% of employed Australians worked online from home in 2021[4]. With many Australians continuing to adopt flexible or hybrid work arrangements, additional demand has been placed on the mobile network
- Public safety is a significant driver behind improvements to mobile coverage. In 2021, around 78% of emergency calls were made from a mobile handset[5]

More than ever, mobile telecommunications is an essential service. By extension, mobile base stations are essential infrastructure - it is important that mobile infrastructure keeps pace with this increasing demand.

2.3 Coverage Objectives

The continuing growth and expansion of urban areas requires that operators of telecommunications networks must regularly respond to changes in technology and increasing demand on existing infrastructure assets - to ensure customers have access to fast and reliable mobile services.

[1] https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-how-we-communicate
[2] https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-how-we-use-internet
[3] https://www.ericsson.com/en/reports-and-papers/mobility-report/dataforecasts/mobile-traffic-update
[4] https://www.acma.gov.au/publications/2021-12/report/communications-and-media-australia-trends-and-developments-telecommunications-2020-21
[5] https://www.triplezero.gov.au/triple-zero/How-to-Call-000/advanced-mobile-location

5G (Fifth Generation) connection is now the latest industry standard for mobile phone network operators within the Australian marketplace.

Each base station can only carry a finite number of calls. In areas of high mobile phone use, such as central business districts and high-density areas, more base stations are required to handle the level of call and data traffic.

There are many factors that influence call connections and data speeds such as:

- distance from a facility
- objects blocking the signal from your nearest facility - such as hills, large buildings and trees
- the facility may be operating at capacity and unable to accept any more calls or data
- the depth of coverage may not be sufficient to allow reliable calls inside buildings

Local Schools, together with sporting clubs and activities, are reliant upon the use of mobile telecommunications services; and reliable telecommunications services are ***vital*** for emergency services.

The re-development plans for the Canning Bridge Reserve amplifies the need for a replacement facility - as the demand for mobile call and data services would significantly increase due to the resulting increased activities in the area.

The replacement facility, to be located approx 240m further south but still within the Reserve area, would ensure the continued provision of high quality 4G and 5G call and data services across the area.

3. Candidate Selection

3.1 Site Selection

There are many factors that influence call connections and data speeds such as:

- distance from a facility
- objects blocking the signal from your nearest facility - such as hills, large buildings and trees
- the facility may be operating at capacity and unable to accept any more calls or data
- the depth of coverage may not be sufficient to allow reliable calls inside buildings

The continuing growth and expansion of urban areas requires that operators of telecommunications networks must regularly respond to changes in technology and increasing demand on existing infrastructure assets - to ensure mobile customers have access to fast and reliable mobile services. 5G (Fifth Generation) connection is now the latest industry standard for mobile phone network operators within the Australian marketplace.

Before proposing a new base station, mobile Carriers will attempt to resolve service issues by reconfiguring or upgrading existing base stations. If upgrades do not resolve service issues, the Carrier will consider any opportunities to co-locate on an existing mobile facility, building or other structure.

If there are no feasible co-location opportunities, the Carrier will proceed to deploy a new 'greenfield' base station.

3.2 Upgrade and Co-Location Opportunities

Existing telecommunications facilities in the area have been assessed to confirm if they are feasible for co-location, rather than establishing a replacement facility (please refer to Figure 5).

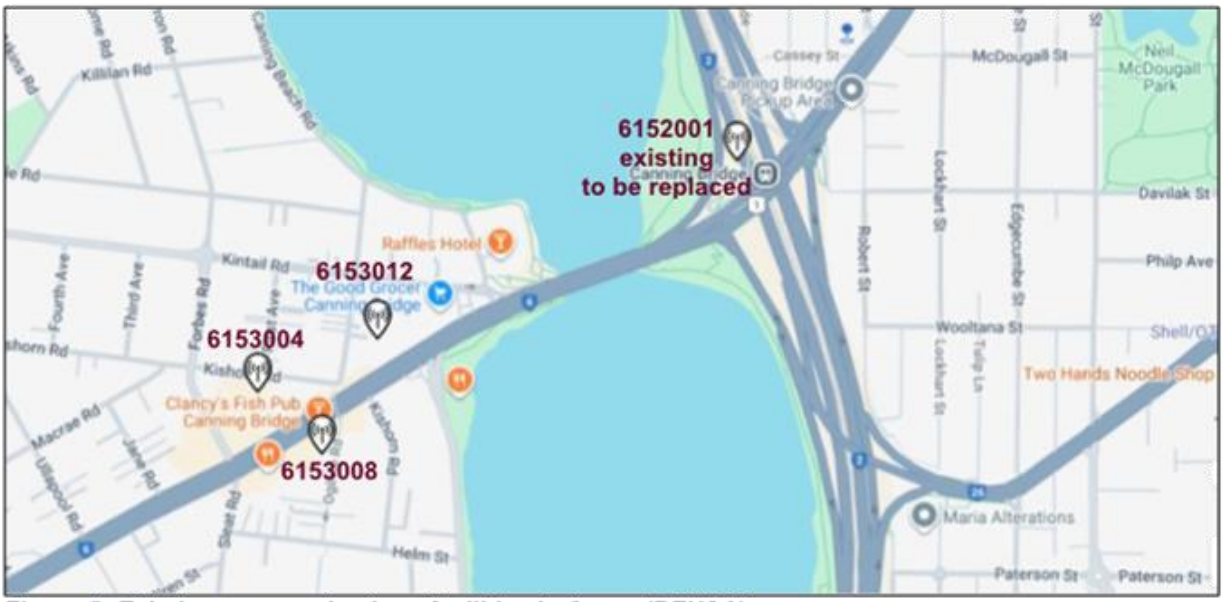


Figure 5: Existing communications facilities in Como (RFNSA)

The selected site is located approximately:

- 660m from the nearest existing facility (6153012)

None of the existing facilities in the area is suitable for co-location (please refer to Table 1 for further discussion on this matter).

Table 1. Existing Communications Facilities

Existing	Site Address	Comments
6153012 Telstra	908 Canning Highway Applecross	This facility is located 657m south-west of the existing facility and is too far away to meet the necessary coverage objectives
6153008 Optus Vodafone	15 Ogilvie Road Mount Pleasant	This facility is located 832m south-west of the existing facility and is too far away to meet the necessary coverage objectives

6153004 Optus Vodafone	MLC Building 43 Kishorn Road Applecross	This facility is located 872m south-west of the existing facility and is too far away to meet the necessary coverage objectives

After exhausting all opportunities to co-locate the proposed facility at a location which would meet the coverage objectives, Indara investigated new opportunities to locate the replacement facility.

3.3 Possible Alternative Locations

The area of Como is a vibrant and growing community with extensive areas of residential development. Wherever possible, Indara looks for locations where a new facility would have minimal impact on the amenity of the local area. Areas of Industrial, Commercial and Rural zonings are preferred options; however, it is important to note that facilities need to be located near to the areas where the services are required.

Investigations into a new location for the replacement facility proved challenging - with few opportunities to identify a suitable location in the near vicinity of the existing base station. The selected site proved to be the only viable option for meeting the same coverage areas as the existing facility.

Nonetheless, Indara investigated all other options possible. In identifying a candidate, Indara sought to maximise separation from residences and sensitive uses wherever possible, whilst endeavouring to minimise any impact on the environment and amenity as far as practicable.

Main Roads, managing the Canning Bridge Reserve land, provided a suitable location for the replacement facility within the southern area of Canning Bridge Reserve. This location is 240m south of the existing facility; thereby ensuring existing mobile call and data services to the area are not interrupted or lost.

While this location was the only viable option identified, Indara considers the selected site provides the best option for the replacement facility. Given the close proximity to the existing facility, within the same parcel of land, the replacement facility would not have any greater impact on the amenity of the surrounding area than currently exists.



Figure 5. Selected site location (Google Earth)

In selecting this location, Indara sought to maximise separation from residences and sensitive uses where possible, whilst also endeavouring to minimise impacts on the environment and scenic amenity as far as practicable.

The selected site provides a location (please refer to Figure 5):

- far from the residential developments
- near to the existing facility
- on land zoned for road use
- in an area unlikely to be developed
- adjacent to the main arterial motorway through the area: ***Kwinana Freeway***

4. Site Context

When selecting a site for a new facility, it is important to note that this selection does not occur randomly. Among the factors considered are:

- expected usage patterns of service and proximity to users
- local topography and building types
- interaction with existing and future sites
- line of sight requirements for high quality communications
- opportunities to use existing structures
- availability of a willing Landlord
- availability of useable land
- the industry's commitment to high service standards and customer satisfaction

The subject property retains an '*MRS: Urban (Zone), Primary regional roads (Reserve)'* and *LPS: Local Road'* zoning under City of South Perth Local Planning Scheme No. 7.

The selected site is located on land situated between the Kwinana Freeway and the Manning Road overpass and Canning Highway on-ramp. The site area is currently vegetated with small shrubs and random grasses. Some minor clearing of the area would be required for the installation.

The property is undeveloped land; however, a new communications facility, owned by Perth Transit Authority ('PTA'), is currently under construction - 40m away to the north of the selected Indara site.

The selected Indara site would not have any detrimental impact on the PTA development (please refer to Figure 6).

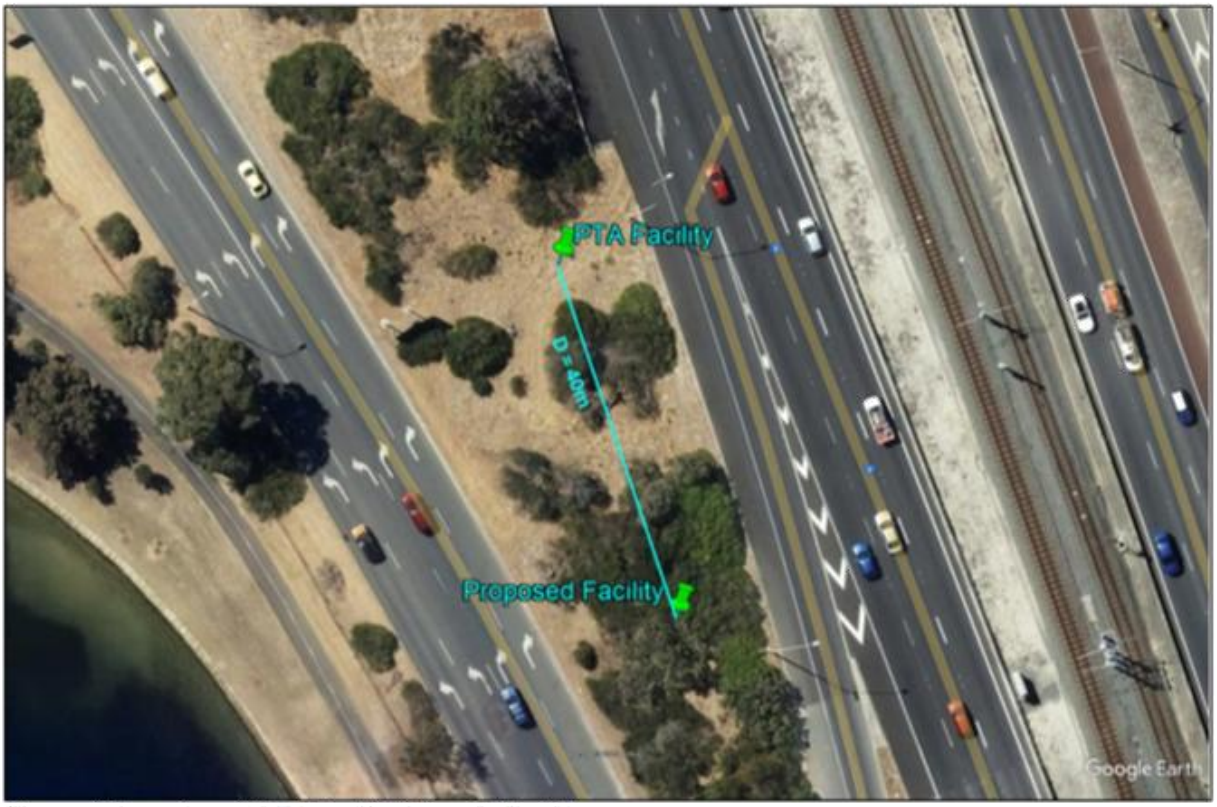


Figure 6. Location of PTA facility (Google Earth)

A series of photos is hereby provided to confirm existing development and vegetation coverage (please refer to Figures 7-10).



Figure 7. Looking east from Canning Hwy on-ramp, towards the selected site (Google Earth)



Figure 8. Looking south along Canning Hwy on-ramp, towards the selected site (Ventia)



Figure 9. Looking north along Canning Hwy on-ramp, from the selected site (Ventia)



Figure 10. Looking north along Canning Hwy on-ramp, from the selected site (Ventia)

As seen from these photos, the selected site is located within an area vegetated by low bushes and exposed soil. The subject site was previously disturbed during the construction of the Kwinana Freeway and Canning Highway on-ramp.

The proposed development would not have any detrimental impact upon the immediate area or surrounding environment.

5. Proposed Works

5.1 Equipment to be Installed

The proposed works involves installation of:

- One (1) new 35m Indara monopole with three (3) new triangular headframes supporting the following equipment:
  - Carriers' antennas and associated equipment
- Three (3) outdoor equipment cabinets
- Ancillary works and equipment associated with the access, operation and safety of the facility - including access track, remote radio units, cabling and antenna mounts

The overall height of the facility, including antennas and equipment, would not exceed 40m above ground level. The facility would be located within a 13.8m x 9.5m compound, surrounded by a 2.4m high security fence. Please refer to **Appendix 1** for plans for the proposal.

5.2 Site Access and Parking

Access to the selected site is proposed off the Canning Highway on-ramp. PTA is constructing a crossover from the on-ramp for access to its communications facility and has confirmed Indara may use this same access for their replacement facility. There is sufficient space at and around the two facilities to provide safe egress from the on-ramp and for parking of construction and maintenance vehicles (please refer to Figure 11).



Figure 11. Access under construction off Canning Highway on-ramp, provided and utilised by PTA (Ventia)

Once on the subject property, a new access route (comprised of rock aggregate) would be required across the property to the selected Indara site.

Once constructed, the facility would operate on a continually un-manned basis, aside from periodic routine maintenance visits (generally 2-4 times annually). The facility would remain a passive structure within the environment and would not generate significant vehicle traffic through its ongoing operation.

5.3 Noise

The facility would not generate any significant degree of noise. The only parts of the facility that would generate noise are the air conditioning units attached to the outdoor equipment cabinets.

Cooling equipment would only operate when required and would not operate continuously. Cooling equipment would operate at levels generally comparable to those of a domestic air conditioner.

In addition, the proposed facility would be located on a section of land bounded by the Kwinana Freeway on the eastern side and the Canning Highway on-ramp on the western side - contributing significant traffic noise to the area.

As the facility would be located at least 90m away from the nearest residence, any noise emitted would not present as a problem to the residents.

The proposed Indara project is not expected to present as a noise nuisance.

5.4 Power and Utilities

The proposal includes power connection to a new point of supply, installed by New Western Power, then underground via trenching to the proposed facility. No works associated with stormwater drainage, or connections to reticulated water and sewerage, are proposed or required.

5.5 Emissions

Operation of the facility would not result in emission of dust, heat, smoke, gaseous plumes or particulates.

To provide mobile coverage, the facility will produce electromagnetic EME emissions; however, these will be within the levels prescribed by ARPANSA and regulated by ACMA.

5.6 Environmental Considerations

The subject property is land managed by Main Roads and has previously been significantly disturbed during construction of the Manning Road and Canning Highway ramps. The property is currently undeveloped and vegetated with low bushes and random grasses. The proposed facility would be located towards the southern boundary of the property (please refer to Figure 12).



Figure 12. Selected site location, showing existing vegetation (Ventia)

The ground at and around the selected site is generally flat and has been previously disturbed. Some grading of the ground surface would be required for the proposed development; however, once construction is completed, the ground would be levelled and allowed to re-generate naturally.

As stated above, the location of the subject property between two (2) major highways has previously been disturbed during construction of the ramp and is not an area conducive to animal habitation. No adverse impact on the environment is anticipated from the proposed development.

5.6.1 Protected Matters Report

An investigation was undertaken, dated 17 February 2026, to determine if there are any Protected Matters existing within a radius of 0.5 kms from the site location (please refer to Appendix 2). The Report identified the following:

- Listed Threatened Ecological Communities 2
- Listed threatened species 52
- Listed migratory species 47
- Commonwealth Lands 1
- State and Territory Reserves 2

However, no Critical Habitats, Commonwealth Reserves or Terrestrial or Key Ecological Features were identified within 500m of the selected site location.

The proposed development is designed to allow the free flow of water across the compound and the natural percolation of water to the water table. The only hardstand runoff would be from the small equipment cabinet.

Minimal clearing would be required at the selected site to allow for the installation of the facility and the required trenching for electrical cabling.

Nonetheless, no adverse impact on the environment is anticipated from the proposed development as the area was previously disturbed during construction of the highways and ramps. Therefore, minimal disturbance or disruption to any ecological communities or threatened species is anticipated.

5.7 Heritage

Investigations were undertaken to identify any cultural heritage that may be attached to, or located within the near vicinity of, the subject property. No heritage areas or items were identified on the WA Heritage Database, '*InHerit*', as being located at or near the selected site (please refer to Figure 13).

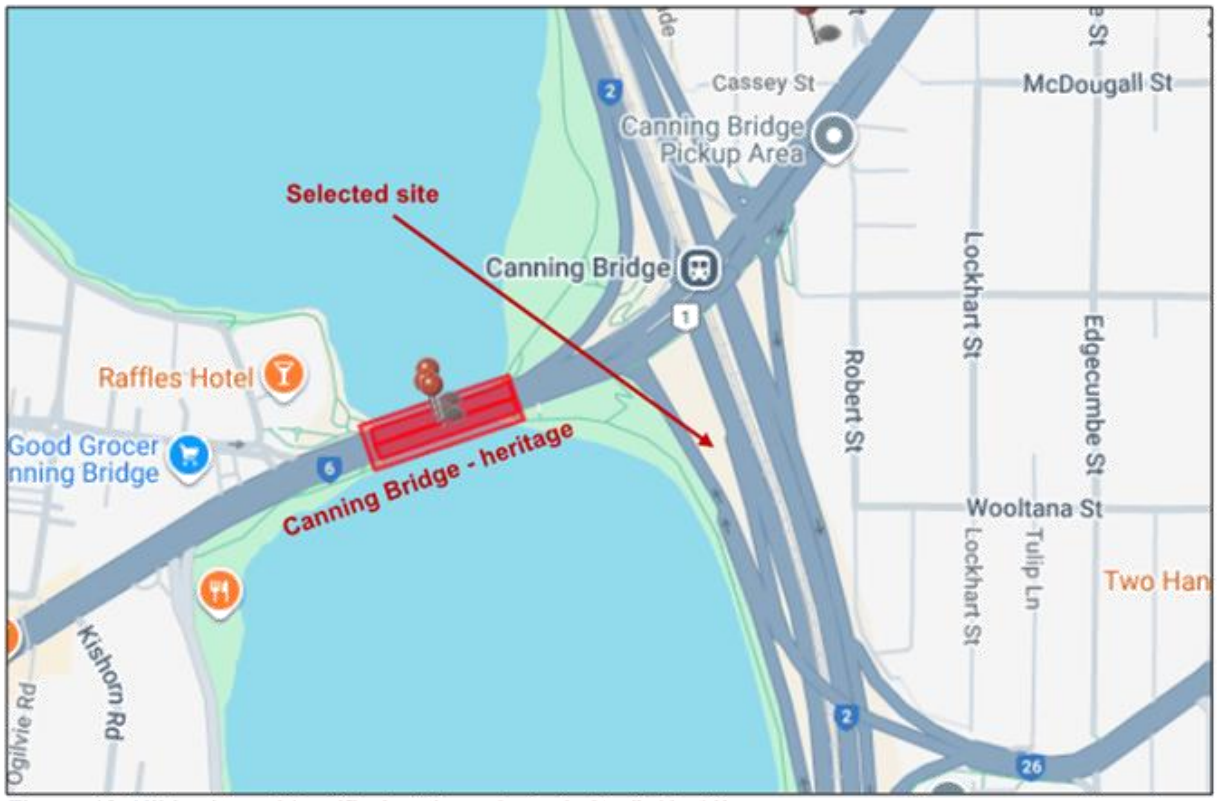


Figure 13. Nil heritage identified at the selected site (InHerit))

No Aboriginal Cultural Heritage was identified as pertaining to the Lot. Nonetheless, should any artefacts be discovered during construction, works would cease and the relevant authorities notified. Works would not re-commence until all appropriate permissions were obtained.

5.8 Proximity to Airports

The subject property is located within 12 kms of nearby airports (please refer to Figure 14):

- Perth Airport - 10.5kms NE of the selected site
- Jandakot Airport - 9.5kms SSE of the selected site



Figure 14. Proximity to nearby airports (Google Earth)

Nonetheless, while the telecommunications facility is proposed with an overall height not exceeding 40m, the facility would not impact the OLS of either airport or adversely affect airport operations in the region.

6. Legislative Context

6.1 Commonwealth Legislation

6.1.1 Telecommunications Act 1997 and Telecommunications (Low-Impact Facilities) Determination 2018

The *Telecommunications Act 1997* allows mobile Carriers to perform certain maintenance and installation works without needing development consent. The *Telecommunications (Low-Impact Facilities) Determination 2018* also allows for certain kinds of 'Low Impact' equipment to be installed without development consent. **NB** New towers do not fall within these Federal Planning exemptions. Accordingly, this proposal will require Council approval.

6.1.2 Telecommunications Code of Practice 2018

The *Telecommunications Code of Practice 2018* emphasizes 'best practice' for the installation of facilities, compliance with industry standards and minimisation of adverse impacts on the environment. This proposal has been designed with consideration for the Code of Practice. All steps would be taken to do as little damage as practicable. The facility will be constructed and operated in accordance with industry standards and good engineering practice; and the design of the facility will be in accordance with industry best practice.

6.1.3 C564:2025 Mobile Phone Base Station Deployment Code

The Communications Alliance Limited Industry Code, *C564:2025 Mobile Phone Base Station Deployment* (the 'Code'), is an Industry code of practice registered by the Australian Communications and Media Authority (ACMA). The Code applies to all licenced telecommunications Carriers and sets guidelines for site selection, community consultation, design, installation and operation of telecommunications facilities.

The community consultation and notification process would be undertaken as part of the Development Application process.

6.2 State Legislation

6.2.1 Planning and Development Act 2005

The *Planning and Development Act 2005* establishes the planning and development system framework in Western Australia.

The project is considered to be 'Development' as defined by Section 4 of the Act:

(a) Any demolition, erection, construction, alteration of or addition to any building or structure on the land;
(b) The carrying out on the land of any excavation or other works;
(c) In the case of a place to which a protection order made under the Heritage Act 2018 Part 4 Division 1 applies, any act or thing that –
    (i) Is likely to change the character of that place or the external appearance of any building; or
    (ii) (ii) Would constitute an irreversible alteration of the fabric of any building.

6.2.2 Metropolitan Region Scheme

The selected site is subject to the provisions of the Metropolitan Region Scheme (MRS) and retains an 'Urban (Zone), Primary regional roads (Reserve)' classification under the MRS (please refer to Figure 15).

In accordance with Clause 34 of the MRS, the proposed development is identified as 'development requiring consent' under *City of South Perth Local Planning Scheme No. 7* ('LPS7').



Figure 15. Metropolitan Region and Local Planning Scheme zones for the selected site (PlanWA)

6.3 Local Legislation

In addition to relevant Commonwealth and State Government regulatory requirements, the proposed development is subject to the Local Government regulatory framework. The Consent Authority for the proposed development is City of South Perth Council and is the proposed development is subject to the provisions contained in the ***City of South Perth Local Planning Scheme No. 7*** ('LPS7').

6.3.1 City of South Perth Local Planning Scheme No. 7

This application is seeking Planning Approval for a new Telecommunications Facility at Canning Bridge Station, Canning Highway Como WA 6152.

1. Definition of Proposed Development

The proposed development is defined as 'Telecommunications infrastructure' under the LPS7:

> *'premises used to accommodate the infrastructure used by or in connection with a telecommunications network including any line, equipment, apparatus, tower, antenna, tunnel, duct, hole, pit or other structure related to the network'*

2. Zone

The subject property is located within a 'Local Road (south perth)' Zone (please refer to Figure 15, above).

3. Part 3 Zones and Use of Land

The zoning of the subject property is not identified on the Table of Zone Objectives under LPS7. However, LPS7 provides 'permission with consent' for development proposed within a local road zone:

Clause 18

'(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table

- (a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government'

4. Purpose and Objective of the Zone

The subject property is located within the Special Control Area: **SCA1 - Canning Highway**

The **Purpose** of SCA1 is:

- to ensure a Local Development Plan is prepared to coordinate and rationalise vehicle access to land in the Special Control Area

The **Objective** of SCA1 is:

- to provide vehicle access to land in the Special Control Area from roads other than Canning Highway
- to allow for direct, rationalised access to Canning Highway in circumstances where alternative access cannot be achieved

Comment

The subject property is managed by Main Roads. The PTA is currently constructing its own new communications facility on the property. To provide access during construction and future maintenance, PTA is constructing a new crossover from the Canning Highway on-ramp to its new facility. PTA has confirmed that Indara may use this same crossover to access their new proposed facility.

There is sufficient space at and around the two (2) facilities to provide safe egress from the on-ramp and for parking of construction and maintenance vehicles (please refer to Figure 11).

The proposed Indara development.is located 220m away to the south of the Canning Bridge Activity Centre and would not have any impact on the re-development plans for the Centre.

6.3.2 State Planning Policy 5.2: Telecommunications Infrastructure

The project has been assessed against *SPP5.2 Telecommunications Infrastructure* and is considered to be consistent with this policy.

4 Policy Objectives	
Objective	**Comment**
a) facilitate the provision of telecommunications infrastructure in an efficient and environmentally responsible manner to meet community needs	The location, height and design of the proposal have been reviewed in depth to ensure that the facility is able to meet the growing coverage needs of the community The facility design has made a reservation of space for other Carriers to co-locate to ensure the community has access to this essential service in the most efficient and least impactful way possible
b) manage the environmental, cultural heritage, visual and social impacts of telecommunications infrastructure	Indara has taken significant steps to select a site and location that would minimise negative impacts on the visual amenity, natural character and residential streetscapes character of the area The environmental impacts of the proposal have been kept to a minimum with only minor vegetation clearing required for the safe build and access to the site The site is not perceived to have an impact on the cultural heritage of the area
c) ensure that telecommunications infrastructure is included in relevant planning processes as essential infrastructure for business, personal and emergency reasons	There is a general expectation in the wider community for dependable and reliable mobile phone networks for business and personal reasons. Further to this, mobile phone networks form a vital 'first response' tool for emergency situations - hence the importance of Carriers ensuring their infrastructure is maintained to the highest standards Telecommunications infrastructure is essential for new developments and subdivisions in order to meet the growing needs of the community

d) promote a consistent approach in the preparation, assessment and determination of planning decisions for telecommunications infrastructure	Telecommunications facilities should be assessed and determined in a manner that is consistent, understanding of context and pro-active in considering and accommodating the future growth and needs of the area

5 Policy Measures	
5.1 Visual Impacts For telecommunications infrastructure to be effective, structures are generally located prominently, at high points in the landscape or on top of buildings, where they are more likely to be visible to the public. The Planning Authority may exercise discretion in addressing the visual impacts of telecommunications infrastructure. Visual impacts of an infrastructure development proposal should be assessed by applying the following set of policy measures to guide the location, siting and design of the structure	
5.1.1 The benefit of improved telecommunications services should be balanced with the visual impact on the surrounding area	
Measure	**Comment**
i) Assessment of the visual impact of development proposals for telecommunications infrastructure should be made on a case by case basis	The assessment of telecommunications infrastructure and its visual impact should be made on a case by case basis and take into account the need for the facility and its benefit to the surrounding area. In this case, there is significant benefit to having this replacement facility by maintaining existing call and date services to the area. The visual impact to the surrounding area is minimised by situating the replacement facility in close proximity to the existing facility
ii) Telecommunications infrastructure should be sited and designed to minimise visual impact and whenever possible a) be located where it will not be prominently visible from significant viewing locations such as scenic routes, lookouts and recreation sites b) be located to avoid detracting from a significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land c) not be located on sites where environmental, cultural heritage, social and visual landscape values may be compromised d) display design features, including scale, materials, external colours and finishes	The visual impact to the surrounding area is minimised by situating the replacement facility in close proximity to the existing facility a) the selected site is located within an area designated for 'road', situated between two (2) major highways no significant viewing locations such as scenic routes, lookouts and recreation sites were identified within the surrounding area b) no significant view of a heritage item or place, a landmark, a streetscape, vista or a panorama, whether viewed from public or private land was identified within the surrounding area c) no environmental, cultural heritage, social and visual landscape values were identified at, or within the immediate vicinity, of the selected site d) the proposed replacement facility is designed as a similar structure to the existing facility

that are sympathetic to the surrounding landscape	the external colours and finishes are made non-contrasting to the landscape and ground infrastructure would be screened by surrounding vegetation
iii) In addition to the existing exemptions under the Telecommunication Act, local governments should consider exempting telecommunications infrastructure from the requirement for development approval where: a) The infrastructure has a maximum height of 30 metres from finished ground level b) The proposal complies with the policy measures outlined in this policy c) The proponent has undertaken notification of the proposal in a similar manner to 'low impact facilities' as defined and set out in the Mobile Phone Base Station Deployment Industry Code (C564:2025)	a) while the facility is proposed as a 35m monopole, the selected site is located between two (2) major highways. The nearest residences are located 90m away and existing vegetation across the area would provide significant screening for the facility b) the proposal complies with the policy measures outlined in this policy c) the proposed development is not defined as a 'low impact' installation. Community notification would be undertaken in accordance with City of South Perth Council Development Application assessment process
iv) Telecommunications infrastructure should be located where it will facilitate continuous network coverage and/or improved telecommunications services to the community	The facility has been located where it would maintain continuous network coverage and improved services to the existing and growing community of Como and the surrounding suburbs
v) Telecommunications infrastructure should be co-located and whenever possible: a) Cables and lines should be located within an existing underground conduit or duct b) Overhead lines and towers should be co-located with existing infrastructure and/or within existing infrastructure corridors and/or mounted on existing or proposed buildings	No options for co-location were identified that would successfully meet the requirements of the target coverage area; however, the proposed replacement facility has been designed to provide co-location opportunities for other Carriers and therefore, reduce the need for future additional infrastructure a) the area for the selected site is currently undeveloped. The proposal includes connection to a new point of power supply, installed by New Western Power, then underground via trenching to the proposed facility b) no opportunities for co-location with existing infrastructure or for a rooftop mounted facility were identified within this area

7. Visual Impact

Telecommunications facilities are, by their nature, visible infrastructure within the surrounding environment.

While they are identified as essential infrastructure and vital for supporting effective commerce and essential for educational and personal usage, no specific areas or zones are established for their installation. This is not a problem with zone identification; rather, is a result of the need for each individual facility to be located in the area where it is most required.

Siting facilities in residential or highly visible locations is, unfortunately, sometimes required - when these are the areas where services are required. Mobile phone facilities only have a limited range; and need to be installed in close proximity to the area to be covered. If a facility is located too far from a proposed coverage area, connections would be unavailable, and interference may occur with another facility.

It has become necessary for the existing telecommunications facility at Canning Bridge Station to be re-located - due to the re-development of the land under the Canning Bridge Activity Centre Plan. In selecting this location for the replacement facility at Como, Indara needed to consider the coverage requirements and balance these with any historical, commercial, recreational and residential aspects of the area.

The selected site at Como has been developed as a buffer zone between the Kwinana Freeway and the Canning Highway on-ramp. Indara identified this area as being a suitable location for the replacement telecommunications facility as the selected site is currently:

- undeveloped
- adjacent to land used as a buffer area between two major motorways
- close to the existing site - thereby, ensuring current call and data services would not be compromised

Indara has selected this site on Main Roads managed land because the location is established:

- for non-residential use
- as a 'Road' zone
- away from vehicle and pedestrian traffic
- on property which is unlikely to be developed

A replacement facility at this location would:

- meet the necessary (existing) coverage requirements
- continue to share the load with surrounding facilities
- maintain existing fast and efficient high quality call and data services to this area of Como

It is always the objective of Indara to locate base stations within areas other than residential developments, wherever possible. With the intent to maintain mobile call and data services to the community, this location within a 'Road' zone provides the opportunity to deliver these services with minimal impact on residential development (please refer to Figures 16-20).



Figure 16. Selected site adjacent to existing motorways (Google Earth)



Figure 17. Looking north towards the selected site from 200m south of the selected site (Google Earth)



Figure 18. Looking NW from Robert Street towards the selected site, approx 180m away (Google Earth)



Figure 19. Looking SW from Robert Street towards the selected site, approx 150m away (Google Earth)



Figure 20. Looking SW from Robert Street towards the selected site, approx 230m away (Google Earth)

Groves of tall mature trees vegetate the surrounding area and would provide significant screening for residences located on the eastern side of the Kwinana Freeway (please refer to Figures 21-22).



Figure 21. Looking SW from Davilak Street towards the selected site, approx 210m away (Google Earth)



Figure 22. Existing vegetation, providing significant screening for the proposed facility (Google Earth)

The above series of photos shows existing infrastructure - major motorways, bridges and overpasses and light poles. This infrastructure is essential for modern living and has become acceptable 'white noise' within the area. Within a short time, the proposed facility would likewise integrate into this perception - in the same manner as the existing structure has become integrated.

The selected site is located as far from residences as possible and in a buffer area between the major motorways. Existing vegetation would provide significant screening for the proposed facility.

8. Radiofrequency Emissions and Safety

It is the position of the Australian government, and peak health bodies like the World Health Organization (WHO), that mobile base stations are safe.

Statement from Australia's Chief Medical Officer

I'd like to reassure the community that 5G technology is safe. There is no evidence that telecommunication technologies, such as 5G, cause adverse health impacts. This position is supported by health authorities in Australia – such as the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) – and around the world, such as the World Health Organization.

Mobile phone networks and other wireless telecommunications emit low-powered radio waves also known as radiofrequency (RF) electromagnetic energy (EME). This is different to ionising radiation associated with nuclear energy or use in medicine. The radio waves to which the general public is exposed from telecommunications are not hazardous to human health.

https://www.health.gov.au/news/safety-of-5g-technology

Australian Government Advice

What do we know about EME? Answer: extensive scientific research confirms that mobile technology has no long or short term health effects; and the Australian Government is focused on capturing the benefits of advanced telecommunications while ensuring strict protections and safety standards are met.

The EME standard set by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) defines the maximum exposure limit for all wireless equipment and is strictly enforced by the Australian Communications and Media Authority (ACMA). Measurements undertaken by Carriers and ACMA show that mobile telecommunication sites emit a tiny fraction of maximum EME exposure limits. The exposure limits are themselves very conservative. As such, sites which operate at 100% of the limit are still considered safe.

This standard is informed by decades of quality studies undertaken by expert Australian and international scientists which show the low levels of EME produced by telecommunications equipment have no adverse effects. This includes previous generations of mobile technology, like 3G and 4G, and the higher, more efficient, radio waves used for 5G.

https://www.infrastructure.gov.au/media-centre/5g-and-electromagnetic-energy

EME is one of the most heavily studied types of energy in the world. Decades of research shows there is no verifiable evidence that EME from telecommunications facilities pose a negative health risk, especially when emission levels are below the maximum exposure limits set out in the Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz (the Standard).

https://www.infrastructure.gov.au/media-technology-communications/spectrum/5g-eme

All mobile base stations in Australia must comply with a strict safety standard called the *Standard for Limiting Exposure to Radiofrequency Fields - 100 KHz to 300 GHz (RPS S-1)*. The standard has been prepared by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA), based on the recommendations of ICNIRP (International Commission for Non-Ionising Radiation Protection).

The Australian Communications and Media Authority (ACMA) regulates compliance with the standard. The safety standard applies to all mobile frequencies currently used in Australia, including 4G and 5G. The Standard operates by placing a limit on the strength of the signal (or RF EME) that mobile Carriers can transmit to and from any network base station. The environmental standard restricts the signal strength to a level low enough to protect all people at all times. It has a significant safety margin, or precautionary approach, built into it.

Note that mobile base stations are designed to operate at minimum, not maximum, power levels at all times. The facility will only operate at a level necessary to accommodate the number of customers using the facility at any one time. Actual EME levels emitted by the facility will generally be much lower than those shown in the ARPANSA EME Report.

9. Conclusion

Ventia, for the Indara Group, is seeking development consent to install a replacement telecommunications facility at Canning Bridge Reserve, Canning Highway Como WA 6152. The replacement facility is required to maintain the high quality mobile call and data services currently available in the Como area when the existing facility on the northern area of Canning Bridge Reserve is de-commissioned - due to re-development of the land under the *Canning Bridge Activity Centre Plan*.

Main Roads, managing the Canning Bridge Reserve land, provided a suitable location for the replacement facility within the southern area of Canning Bridge Reserve. This location is 255m south of the existing facility; thereby ensuring existing mobile call and data services to the area are not interrupted or lost.

Given the increased recreational and commercial use of the area as a result of the re-development plans for the Reserve, maintaining high quality and high speed telecommunications services to the area is a high priority with Indara.

The replacement facility has been sited to minimise impact on surrounding land uses as far as practicable and generally accords with Planning Regulations for the site. The selected site is located as far from residences as possible. Existing vegetation across the greater area would provide significant screening for the replacement facility, minimising impact on the amenity of the area

Given the significant public benefit afforded by the proposal, it is requested that consent be granted to undertake the project.

Attention: Steven DePiazzi
Statutory Planning

23 July 2026

City of South Perth
Cnr Sandgate St and South Terrace
South Perth WA 6151
E: steven.depiazzi@southperth.wa.gov.au

Proposed Works: Replacement telecommunications facility
Address: Canning Bridge Station
Canning Highway Como WA 6152
Landgate ID number 3600602
Application: PDDA-2026/0727

Dear Steven,

We have obtained all the additional information requested by City of South Perth Council in the RFI, dated 15-May-26 and now provide the following in response to the issues raised:

1. **Advertising**

The proposed Indara telecommunications facility would be located approximately 240m south of the existing telecommunications facility - which has been in continual operation since 2007.

The current proposed facility is required as a replacement for the existing facility which is to be de-commissioned - due to the scheduled re-development of the existing location as a transport hub and community recreation area.

The short distance of 240m ensures the proposed facility would appear within the same visual plane as the existing facility for those residences located on the eastern side of the Kwinana Freeway.

Indara considers the proposed replacement facility would have minimal impact upon the visual amenity of the area.

2. Referrals

Department of Biodiversity, Conservation and Attractions

Indara will provide a Sediment and Erosion Control Plan to the City of South Perth with the application for Building Approval for the proposed works.

Main Roads WA

1. The PTA ingress access point is located north of the proposed Indara compound. While this distance appears to be minor, this ingress point would not allow sufficient distance for the safe turning of the vehicles required for the installation of the Indara facility.

   Indara requires the ingress access point for their proposed facility to be located at a point along Canning Highway on-ramp adjacent to their proposed compound area.

   The separate (to PTA) Indara egress access point is required to ensure minimal disturbance and disruption to PTA use of the area surrounding the PTA compound.

   Points 2, 3, 4 are addressed in Technical Note No 1 provided by '*transcore*'
   A copy of this report is provided with this response.

Public Transport Authority

1. A Construction Management Plan will be provided with the application for a Building Permit.
2. A Maintenance Plan will be provided with the application for a Building Permit.

Assessment

1. The monopole and associated equipment will be finished in a non-reflective pale grey colour.
   The monopole will be steel and finished in its natural non-reflective grey. Equipment cabinets will be painted in a non-reflective grey colour.
   A copy of the design drawings, confirming these colours, is provided with this response - please use these drawings for the DA assessment.

2. The removal of the existing facility is only intended to occur after a replacement monopole has been constructed.
However, if removal is required due to the imminent re-development of the associated land, Indara would seek alternative options and locations to provide continuation of services on a temporary basis.

3. Existing telecommunications facilities on the opposite side of the river are not effective for co-location for the following reasons:

    - facilities on the western side of the Swan River are located within areas of dense commercial and residential developments - these facilities are already operating at near maximum capacity
    - antennas have a limited range over which services are effective - the nearest facility is approx 660m away to the west. Siting new antennas on the western side of the river would only assist in enhancing services within those immediate areas
    - the existing facility (requiring replacement) is located on the eastern side of the Swan River - to provide services to the residential areas further east of the Kwinana Freeway and to ensure vehicle traffic along the nearby major highways has access to reliable services, especially during emergencies
    - facilities on the western side of the Swan River would not 'reach into' the residential areas and highways situated on the eastern side

4. Co-location with the PTA monopole was considered; however, the PTA pole is:

    - much smaller and would not have the structural integrity to support the Indara equipment
    - hinged - allowing the pole to be lowered to the ground for easy access to antennas. Indara antenna mounting headframes are not designed for hinged poles and would remove this capability from the PTA pole

5. The Mobile Phone Base Station Deployment Industry Code, *C564:2025*, is designed to:

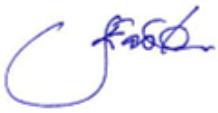
    - allow the community and councils to have greater participation in decisions made by Carriers when deploying mobile phone base stations
    - provide greater transparency to local community and councils when a Carrier is planning, selecting sites, installing and operating Mobile Phone Radiocommunications Infrastructure

    The Code is a set of regulations governing the requirements of Carriers to consult with the community and ensure use of best practice procedures. It cannot change the regulatory and legislative regime at local, State or Federal level but can act as a supplement to existing requirements already imposed.

The proposed Indara works have been advertised within the greater community as part of Council's regulatory DA assessment process. Indara accepts that this process was sufficient for notifying the surrounding community about the proposal and no further action under C564:2025 is required.

I hope this information addresses all Council's concerns and Council approves the proposed development.

Sincerely

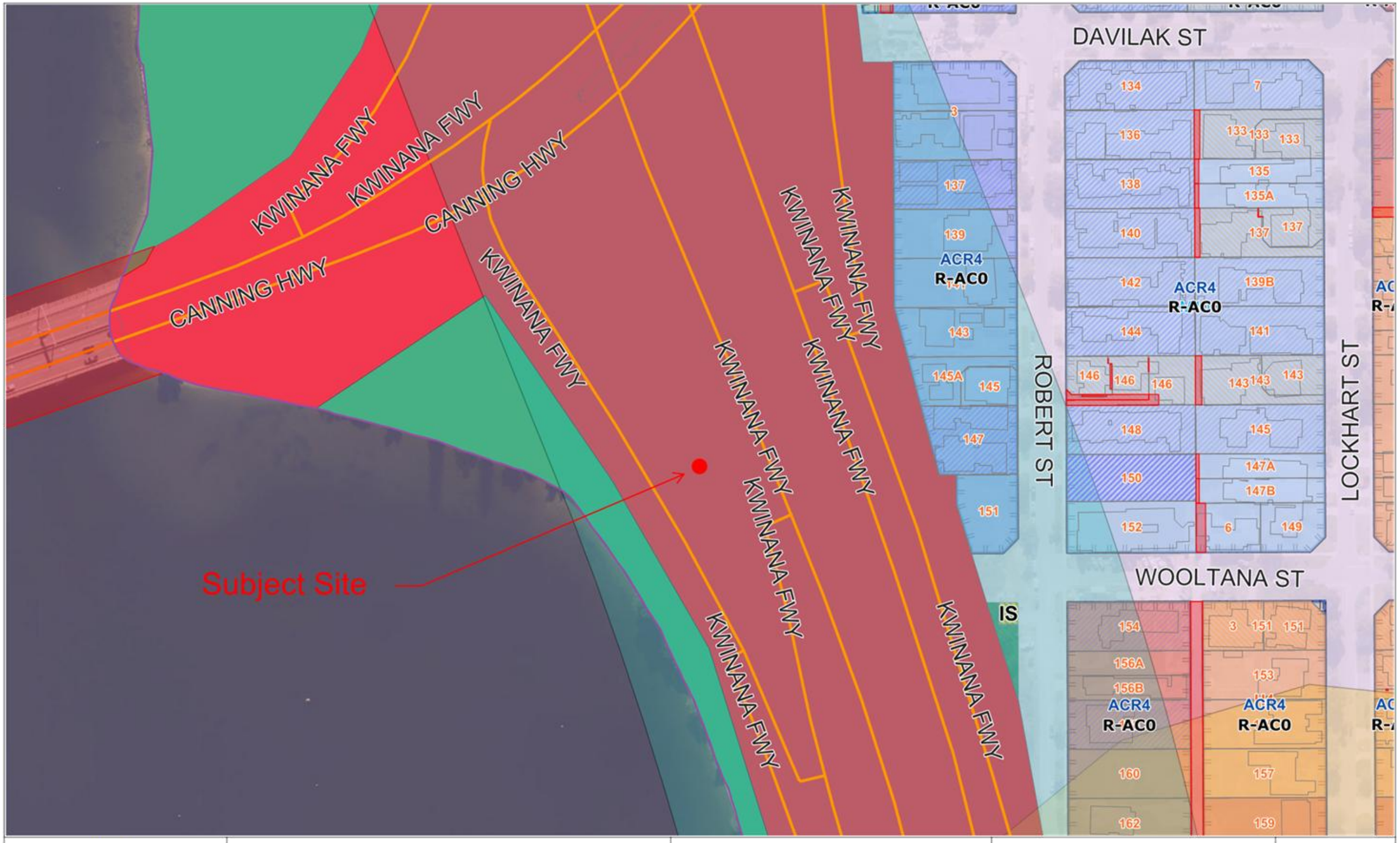


Liz Easton
Senior Planning Consultant
ventia
Level 1, 10 Browning Street
West End Qld 4101
P 0486 027 877
E liz.easton@ventia.com

Attachments: Technical Note No 1
Design Drawings



City of South Perth	The City of South Perth does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that The City of South Perth shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.		21/09/2026 1:2000	N



City of South Perth

The City of South Perth does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that The City of South Perth shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

21/09/2026

1:1500

Schedule of Submissions

Proposed Telecommunications Infrastructure, Kwinana Freeway, Como (Land ID number 3600602)

1	Hayley T 1/98 Terrace Road East Perth
Objection	
Summary of Submission	Comment
This development is unsightly and will significantly obstruct the existing views from surrounding apartments. Many residents, including myself, purchased our properties specifically for the scenic views, which this large-scale, height, and infrastructure proposal would permanently ruin. The development is neither small nor in keeping with the natural character of the area. I strongly request that it be relocated to a less visible and invasive site, or moved further down towards the Mt Henry Bridge, where it would have far less impact on residents, and view points.	The proposed tower will replace an existing telecommunications tower approximately 250 metres north of the site and is located within an established freeway infrastructure corridor. While visible from some properties, the tower has been designed to minimise visual impact and is not considered to unreasonably detract from significant views. The existing tower will also be removed following commissioning of the new facility. Alternative locations were investigated; however, the proposed site was identified as necessary to achieve the required telecommunications coverage and service objectives. Accordingly, the location is considered appropriate and consistent with the requirements of State Planning Policy 5.2.

Technical Note: No 1 **Date:** 15/07/2026
Project No: t26.168
Project: Indara Digital Infrastructure
Subject: Proposed Mobile Phone Tower, Como

1. Introduction

This Technical Note (hereafter TN) is prepared by Transcore on behalf of Ventia with respect to the proposed mobile phone tower within the Kwinana Freeway and Canning Highway interchange road reservation in Como.

The mobile phone tower infrastructure is proposed to be accessed via Manning Road to Canning Highway and Kwinana Freeway northbound off-ramp through a pair of limestone access tracks (in-only and out-only), similar to adjacent PTA communication tower access arrangement.

The Development Application (DA) has been submitted for the proposed mobile phone tower facility. The proponent has been advised by relevant authorities that in order to progress the DA, additional information is required in relation to the crash barrier risk assessment, sightline assessment and turn path assessment.

Accordingly, Transcore has undertaken the requested assessments and summarised the findings in this Technical Note.

As part of this assessment, Transcore has reviewed and referenced as appropriate the following documents:

- Austroads *Guide to Road Design Part 4A Unsignalised and Signalised Intersections;*
- MRWA's *Supplement to Austroads Guide to Road Design Part 4A Unsignalised and Signalised Intersections;*
- Austroads *Guide to Road Design Part 3 Geometric Design;*
- MRWA's *Supplement to Austroads Guide to Road Design Part 3 Geometric Design;*
- Austroads *Guide to Road Design Part 6: Roadside Design, Safety and Barriers; and,*
- MRWA's *Supplement to Austroads Guide to Guide to Road Design Part 6: Roadside Design, Safety and Barriers;*

Address: 61 York Street, Subiaco WA 6008. P.O.Box 42 Subiaco WA 6904
Phone: +61 (08) 9382 4199
Fax: +61 (08) 9382 4177
Email: admin@transcore.net.au

2. Existing Situation

The subject site (mobile phone tower pad) is located within the Kwinana Freeway and Canning Highway interchange road reservation, between the Kwinana Freeway northbound, , Manning Road to Canning Highway and Kwinana Freeway northbound off-ramp and Manning Road to Kwinana Freeway northbound on-ramp as illustrated in Figure 1. The site is also located about 30m south of the existing PTA communication tower.



Figure 1: Site location

Manning Road, at this location is a two-lane northbound carriageway that splits into a single-lane Kwinana Freeway on-ramp and a two-lane off-ramp to Canning Highway. The subject section of Manning Road is classified as *Primary Distributor* road. Manning Road off-ramp speed limit speed is 60km/h.

The subject section of Manning Road is covered by *Primary Regional Road* reservation and as such is under care and control of Main Roads WA.

Based on the latest available traffic count data sourced from Main Roads WA, Manning Road (on-ramp to Canning Highway) carried approximately 6,560vpd on a regular weekday in March 2023. The heavy vehicle participation in total traffic mix was about 2%.

Main Roads WA *Crash Map* on-line tool provides detailed crash data for the mid-block section of Manning Road over the 5-year period ending 31 December 2025. Crash report information for this intersection is presented Figure 2.

According to this tool, the subject section of Manning Road on-ramp recorded a total of four crashes during the last 5-yeear period. Three of the crashes were of rear-end and one of sideswipe same direction type. In terms of severity, three crashes were PDO Major and one medical.



Figure 2: Crash map (source: Main Roads WA)

3. Project Proposal

The proposal involves installation of a mobile phone tower with associated equipment and infrastructure on the eastern side of the Manning Road off-ramp to Canning Highway and within the vegetated verge separating the off-ramp and on-ramp carriageways (refer Figure 3).

The communications equipment and cabinets will be installed on a 14.2m x 9.5m concrete slab, enclosed by 2.4m high fencing with an access gate.

The pad site is set back approximately 7.0m from the Manning Road on-ramp carriageway while the mobile phone tower is set back approximately 11.0m.

A crash barrier was initially proposed along the western side of the pad (facing Manning Road on-ramp carriageway); however, the warrants for such barrier will be investigated further in this TN.



Figure 3: Subject site – Mobile Phone Tower pad

Access to the subject site is proposed via a pair of limestone access tracks onto Manning Road to Canning Highway off-ramp with a southern in-only crossover and a northern out-only crossover. Both crossovers are angled to the adjacent off-ramp to support efficient ingress and egress movements.

The crossovers will initially be used by construction vehicles and later by maintenance/service vehicles. Refer Appendix A for relevant project plans.

4. Assessment of the Proposal

Mobile Phone Tower Risk Assessment – Safety Barrier

In order to undertake the safety investigation with respect to mobile phone tower safety barrier warrants, Transcore has referenced the latest version of Austroads *Guide to Road Design Part 6: Roadside Design, Safety and Barriers (2022)* (hereafter AGRD6).

The process of safety assessment focuses on three distinct evaluation elements:

- **Exposure**: The frequency of vehicles leaving traffic lanes;
- **Likelihood**: The proportion of drivers that have left the traffic lanes and then collide with the roadside hazard; and,

- **Severity**: The expected severity of a collision and reported as a function of fatal and serious injury crashes. The severity is defined by Trauma Indices.

The assessment process is used to evaluate the risk against the Network Roadside Risk Intervention Threshold (NRRTI) as a benchmark score.

The AGRD6 was revised in 2020 and again in 2022 with a significant overhaul of the risk assessment philosophy and process. Main Roads WA is yet to adopt this process and issue their customary Supplement AGRD6 document. Therefore, in the absence of Western Australian state road network NRRIT benchmark, Transcore has referenced NRRTI score of 0.6 from Queensland for both urban and rural roads as it is deemed appropriate and comparable to WA. It is also a more conservative NRRTI score (compared to Victoria's one) and Transcore has previously used this guideline for other similar projects.

Accordingly, the NRRTI score of 0.6 has been adopted for this assessment.

The key characteristics relevant for this assessment have been established based on the relevant design plans prepared by Indara Digital Infrastructure. Furthermore, Transcore has sourced the relevant road info in order to establish the road class and daily traffic volumes for Manning Road off-ramp.

The off-ramp to Canning Highway comprises four lanes; however, only two lanes are relevant to this assessment due to proximity and alignment to the subject site.

The verge which accommodates the subject site is generally flat (part relevant to this assessment) and vegetated by mostly bush-like plants with only several mature trees.

The following table (Table 1) identifies the key road characteristics relevant to the risk assessment process.

Table 1. Key road characteristics

Key road characteristics	Manning Road off-ramp
Road class	Primary Distributor
Carriageway standard	Undivided, 2-lane
Lane width	3.3m
Operating speed	60km/h
Section length	320m
Grade	1.9% upgrade
Alignment	Straight
Design AADT (veh/day)	6,560vph
Hazard characteristic	Solid hazard
Lateral distance to hazard	11m

The result of the safety barrier risk assessment calculation for Manning Road Off-ramp to Canning Highway is illustrated in Table 2. The detailed calculation sheet is provided in Appendix B.

Table 2. Risk assessment scores

Risk Assessment Score	Manning Road Off-Ramp
Northbound lane	0.027
NRRTI	**0.6**

As can be seen from Table 2 the risk assessment score for the two off-ramp lanes falls well below the benchmark NRRTI score.

Hence, the outcome of the risk assessment calculation suggests that installation of safety barrier along the western side of mobile phone tower compound is not warranted based on the adopted assessment factors.

Nevertheless, while the safety assessment indicates that the risk of an errant vehicle striking the proposed tower is low, the high value of the asset means that some form of physical impact protection may still be appropriate.

Accordingly, safety bollards are recommended along the western side of the mobile phone tower compound to provide additional level of protection against unlikely errant vehicle impacts.

Sightline Assessment

The sightline assessment for the proposed mobile phone tower compound egress crossover has been undertaken in accordance with Austroads *Guide to Road Design Part 3: Geometric Design*.

As the assessment location is not a road intersection, Stopping Sight Distance (SSD) is considered more appropriate in this case than the more conservative Safe Intersection Sight Distance (SISD), which is typically applied to public road intersections.

SSD is defined as the distance to enable a normally alert driver, travelling at the design speed on wet pavement, to perceive, react and brake to a stop before reaching a hazard on the road ahead.

Using the relevant WA-based parameters, Austroads *Guide to Road Design Part 3: Geometric Design* (AGRD Part 3) specifies that a minimum SSD of 70m would need to be secured at the compound egress point on Manning Road off-ramp.

A desktop SSD assessment plan illustrating the SSD requirement is presented in Figure 4. Similarly, a google maps image taken from approximate location of the proposed compound egress track towards traffic flow approaching from the southern direction is presented in Figure 5.



Figure 4: SSD assessment plan for the compound egress point



Figure 5: Southbound view along Manning Road off-ramp from approximate location of the proposed compound egress point

Based on the desktop assessment plan and google image, the available sightline at the compound egress point is estimated to be approximately 200m, which significantly exceeds the minimum required SSD of 70m.

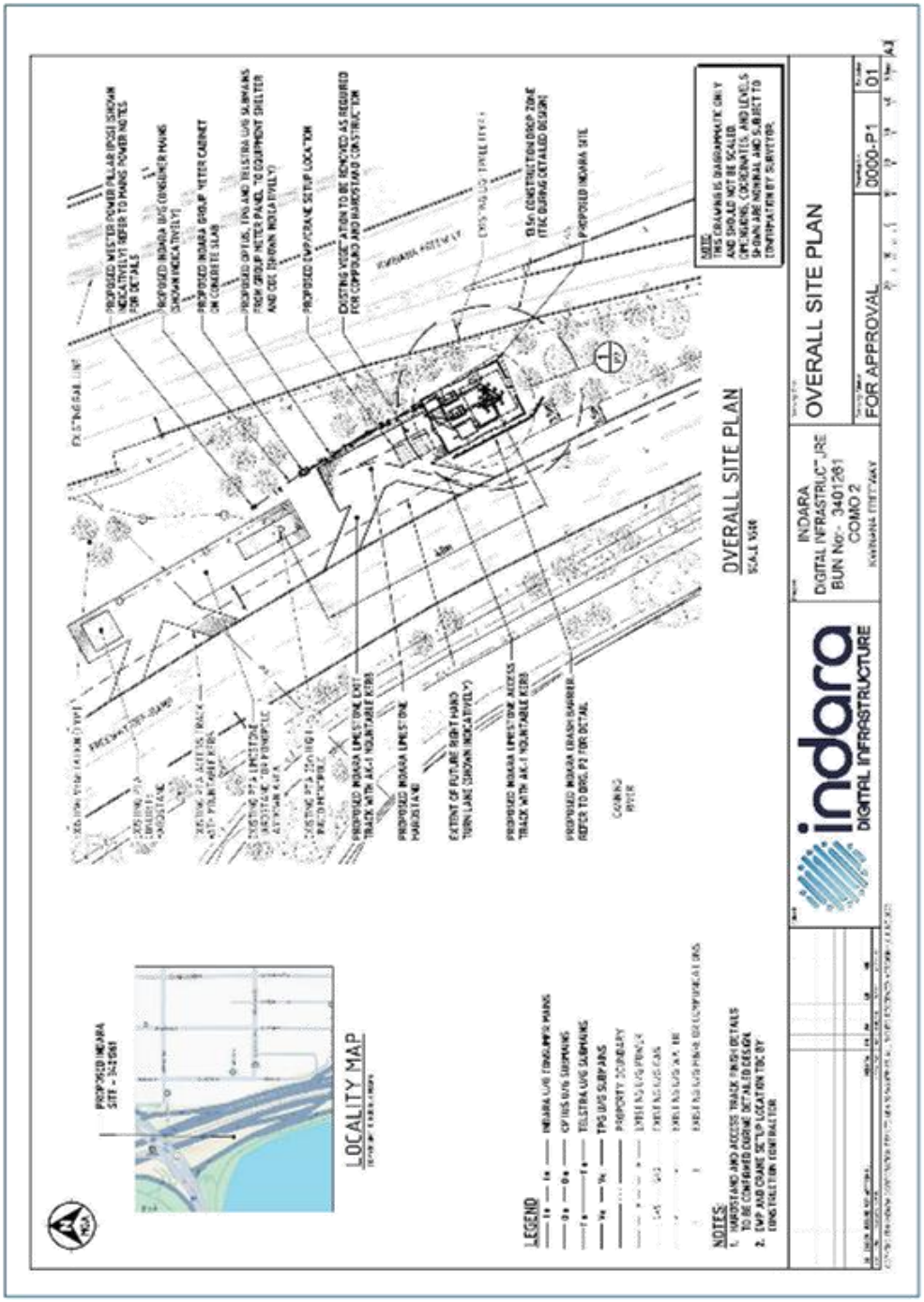
Turn Path Assessment

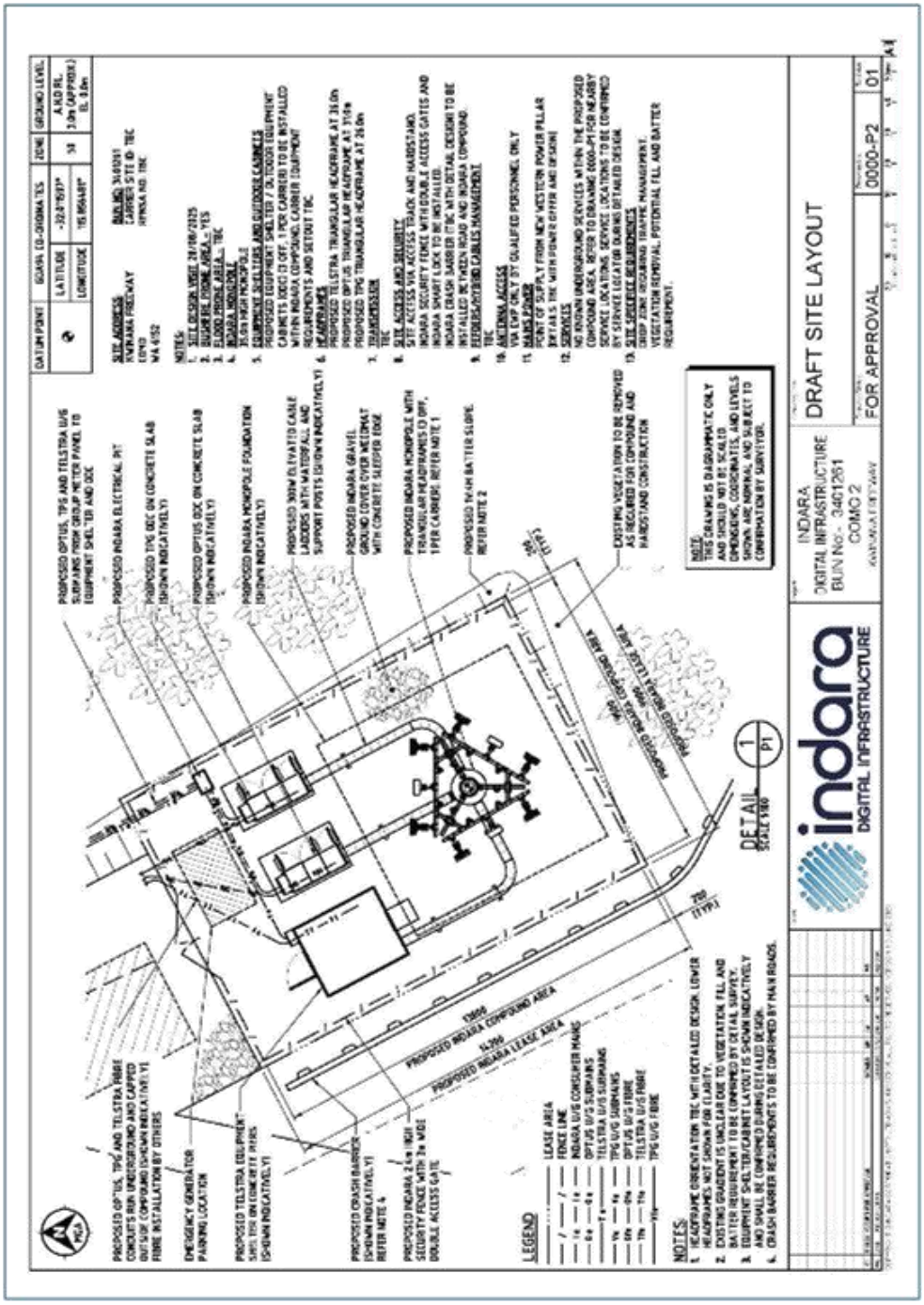
A turn path assessment using a B99 vehicle with trailer was undertaken to confirm whether the proposed mobile phone tower compound access and egress arrangement can accommodate this type of service vehicle (as advised).

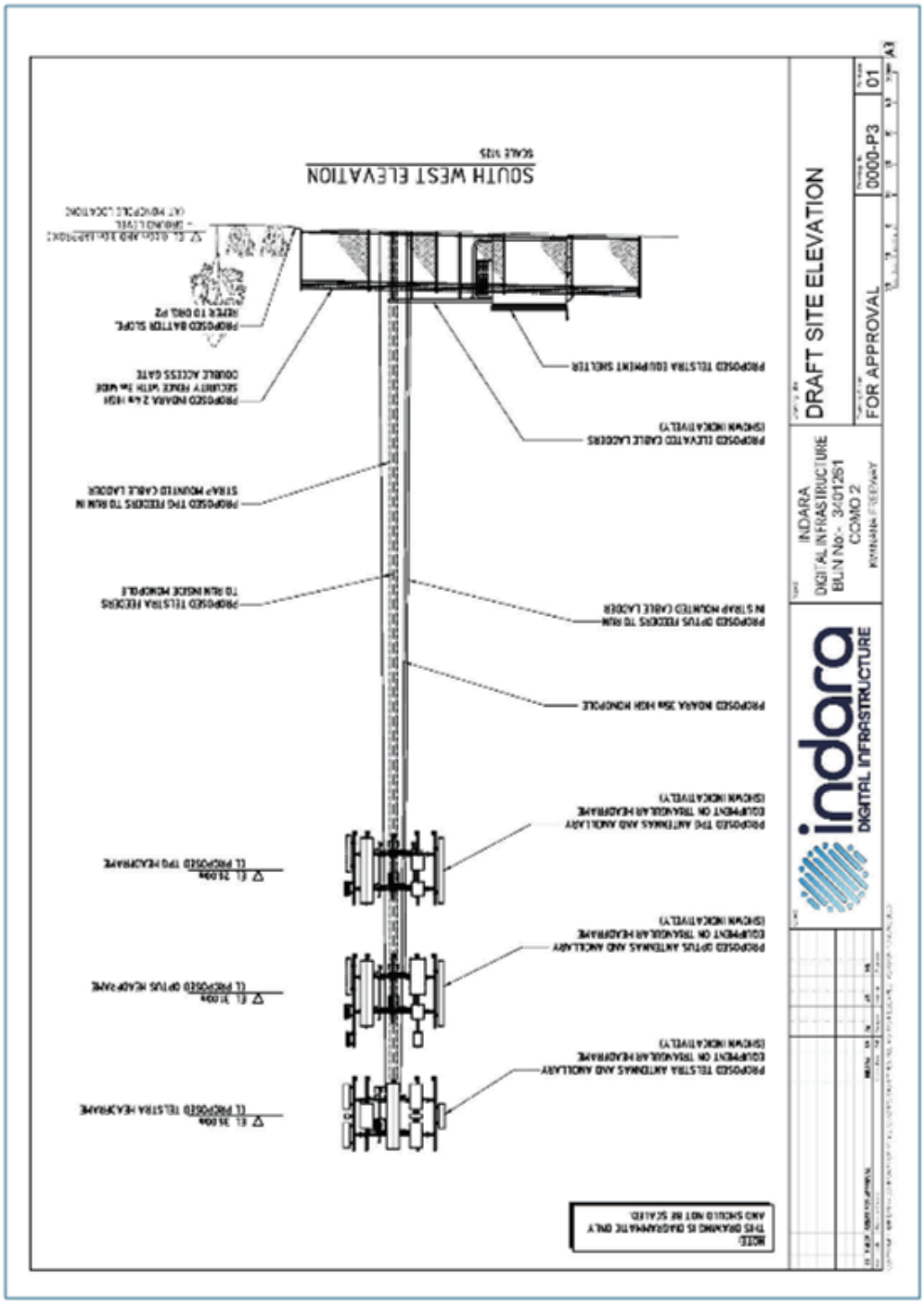
As shown in the turn path plans provided in Appendix C, the proposed access and egress arrangement is adequate and can accommodate single inbound and outbound movements of the nominated service vehicle in a lane-correct manner.

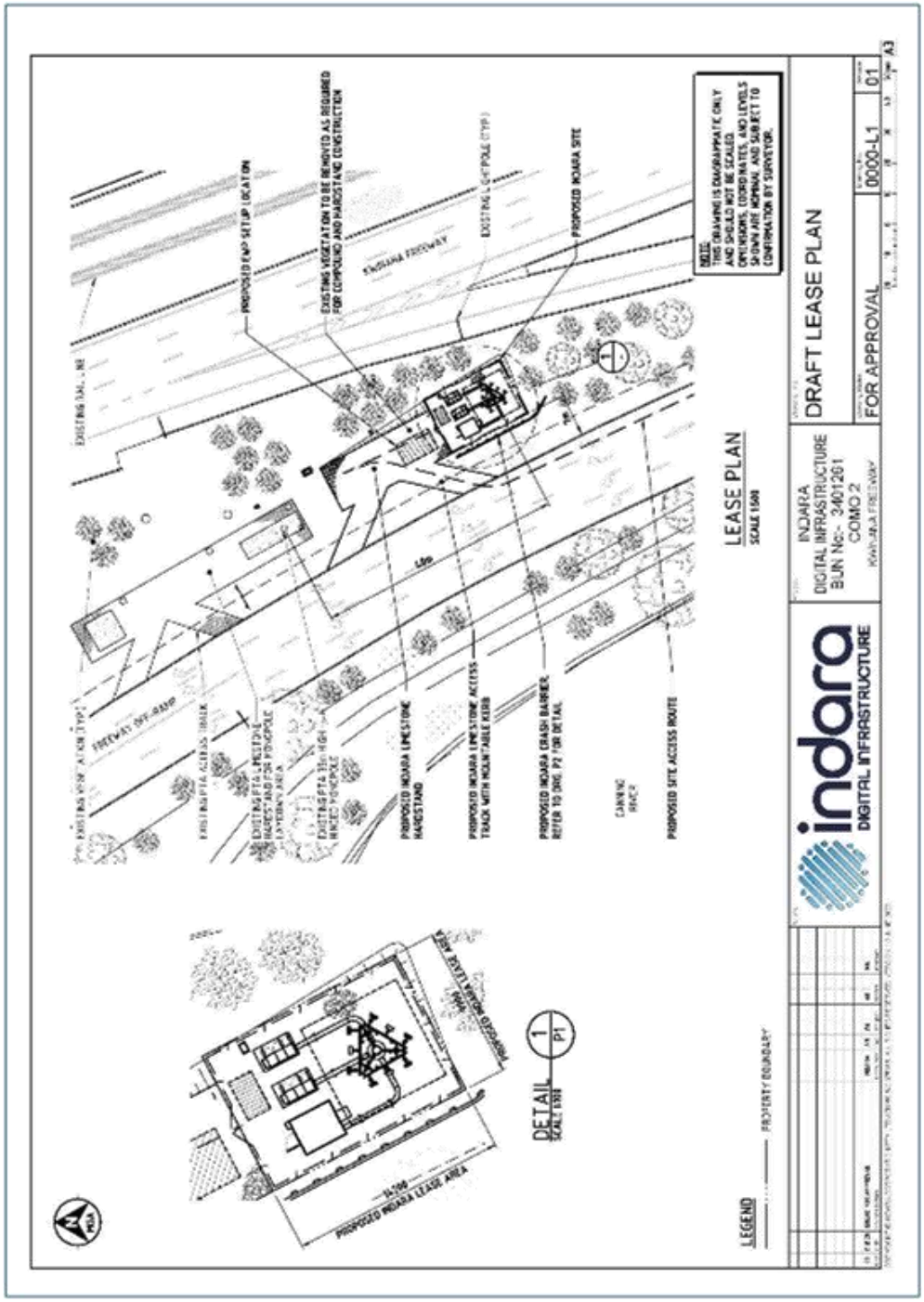
Annexure A

PROJECT PLANS


OVERALL SITE PLAN
LOCALITY MAP
LEGEND
NOTES
indara
DIGITAL INFRASTRUCTURE
INDARA
DIGITAL INFRASTRUCTURE
BUN No:- 3401261
COMO 2
OVERALL SITE PLAN
FOR APPROVAL
0000-P1
01


DRAFT SITE LAYOUT
FOR APPROVAL
0000-P2
01
indara
DIGITAL INFRASTRUCTURE
INDARA
DIGITAL INFRASTRUCTURE
BUIN No:- 3401261
COMO 2
DETAIL
SCALE 1:100
LEGEND
LEASE AREA
FENCE LINE
INDARA U/G CONSUMER MAINS
OPTUS U/G SUBMAINS
TELSTRA U/G SUBMAINS
TPG U/G SUBMAINS
OPTUS U/G FIBRE
TELSTRA U/G FIBRE
TPG U/G FIBRE
NOTES
1. HEADFRAME CONFIGURATION TBC WITH DETAILED DESIGN. LOWER HEADFRAMES NOT SHOWN FOR CLARITY.
2. EXISTING GRADIENT IS UNCLEAR DUE TO VEGETATION. FILL AND BATTER REQUIREMENT TO BE CONFIRMED BY DETAIL SURVEY.
3. EQUIPMENT SHELTER/CABINET LAYOUT IS SHOWN INDICATIVELY AND SHALL BE CONFIRMED DURING DETAILED DESIGN.
4. CRASH BARRIER REQUIREMENTS TO BE CONFIRMED BY MAIN ROADS.
PROPOSED INDARA COMPOUND AREA
PROPOSED INDARA LEASE AREA
PROPOSED INDARA MONOPOLE FOUNDATION (SHOWN INDICATIVELY)
PROPOSED INDARA GRAVEL GROUND COVER WEEDMAT WITH CONCRETE SLEEPER EDGE
PROPOSED INDARA MONOPOLE WITH TRIANGULAR HEADFRAMES TO OPT, TPG CARRIER, REFER NOTE 1
PROPOSED 1V:4H BATTER SLOPE REFER NOTE 2
EXISTING VEGETATION TO BE REMOVED AS REQUIRED FOR COMPOUND AND HARDSTAND CONSTRUCTION
PROPOSED INDARA 2.4m HIGH SECURITY FENCE WITH 3m WIDE DOUBLE ACCESS GATE
PROPOSED CRASH BARRIER (SHOWN INDICATIVELY) REFER NOTE 4
PROPOSED TELSTRA EQUIPMENT SHELTER ON CONCRETE PADS (SHOWN INDICATIVELY)
EMERGENCY GENERATOR PARKING LOCATION
PROPOSED OPTUS, TPG AND TELSTRA FIBRE CONDUITS RUN UNDERGROUND AND CAPPED OUTSIDE COMPOUND (SHOWN INDICATIVELY) FIBRE INSTALLATION BY OTHERS
PROPOSED OPTUS, TPG AND TELSTRA U/G SUBMAINS FROM GROUP METER PANEL TO EQUIPMENT SHELTER AND DDC
PROPOSED INDARA ELECTRICAL PIT
PROPOSED TPG DDC ON CONCRETE SLAB (SHOWN INDICATIVELY)
PROPOSED OPTUS DDC ON CONCRETE SLAB (SHOWN INDICATIVELY)
PROPOSED 300W ELEVATED CABLE LADDER WITH WATERFALL AND SUPPORT POSTS (SHOWN INDICATIVELY)
DATUM POINT
LATITUDE
LONGITUDE
ZONE
AHD RL
SITE ADDRESS
KWINANA FREEWAY
COMO
WA 6152
NOTES:
1. SITE ACCESS
2. SECURITY
3. SIGNAGE
4. BUILDING
5. EQUIPMENT SHELTERS AND OUTDOOR CABINETS
6. HEADFRAMES
7. TRANSMISSION
8. SITE ACCESS AND SECURITY
9. ANTENNA ACCESS
10. MAINS POWER
11. SERVICES
12. SITE SERVICES REQUIREMENTS
NOTE
THIS DRAWING IS DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED
DIMENSIONS, COORDINATES, AND LEVELS SHOWN ARE NOMINAL AND SUBJECT TO CONFIRMATION BY SURVEYOR.


SOUTH WEST ELEVATION
DRAFT SITE ELEVATION
FOR APPROVAL
0000-P3
01
INDARA
DIGITAL INFRASTRUCTURE
BLN No - 3401251
COMO 2
indara
DIGITAL INFRASTRUCTURE


LEASE PLAN
SCALE 1:500
DETAIL
SCALE 1:100
LEGEND
PROPERTY BOUNDARY
PROPOSED INDARA LEASE AREA
PROPOSED SITE ACCESS ROUTE
PROPOSED INDARA CRASH BARRIER
PROPOSED INDARA LIMESTONE ACCESS TRACK WITH MOUNTABLE KERB
PROPOSED INDARA LIMESTONE HARDSTAND
EXISTING VEGETATION TO BE REMOVED AS REQUIRED FOR COMPOUND AND HARDSTAND CONSTRUCTION
PROPOSED EWP SETUP LOCATION
PROPOSED INDARA SITE
EXISTING POWER POLE (TYP.)
KWINANA FREEWAY
indara
DIGITAL INFRASTRUCTURE
INDARA
DIGITAL INFRASTRUCTURE
BUN No:- 3401201
COMO 2
DRAFT LEASE PLAN
FOR APPROVAL
0000-L1
01
A3

Annexure B

RISK ASSESSMENT CALCULATIONS

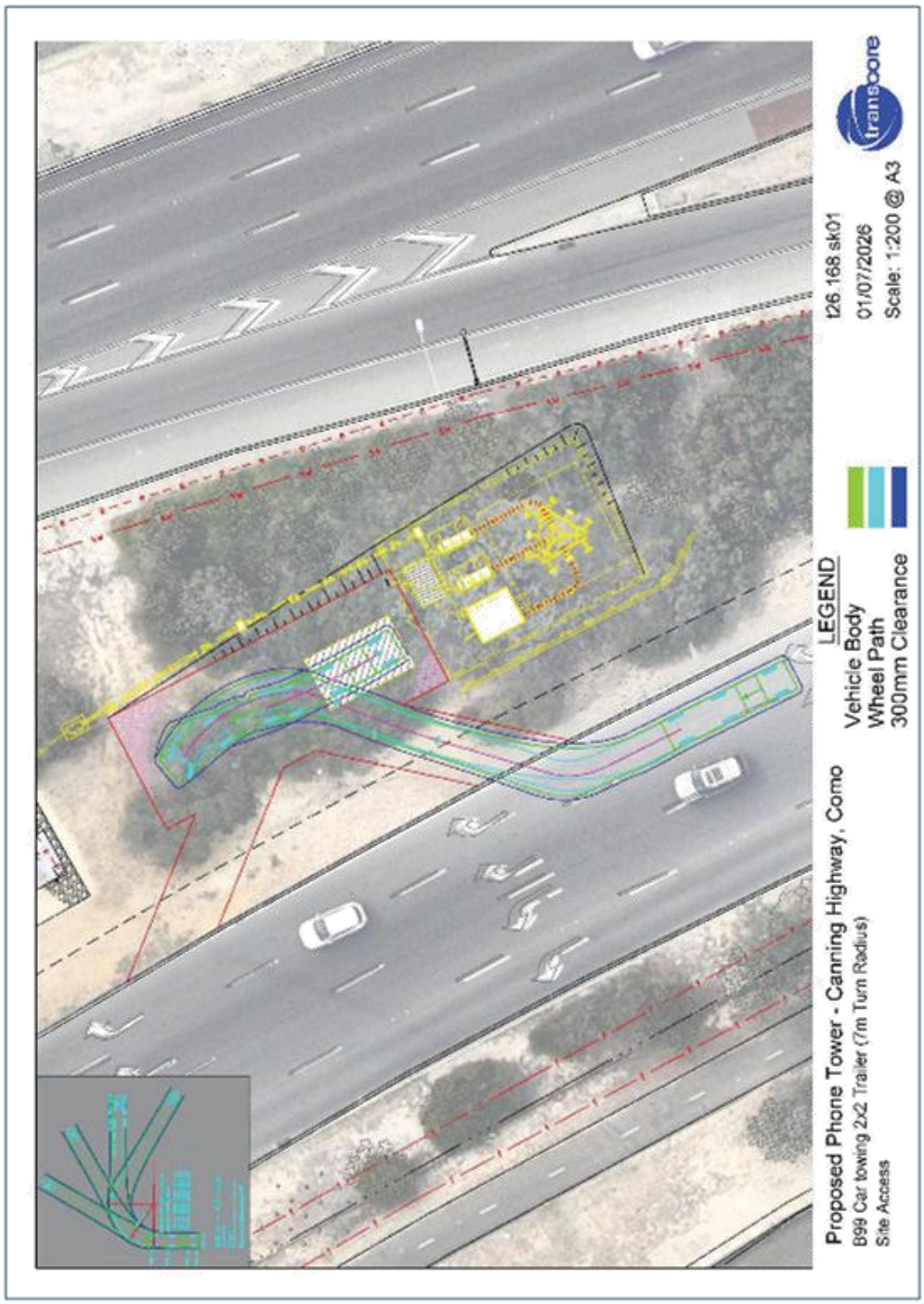
Project:	Indara Tower, Como
Road Name:	Manning Rd Off Ramp - NB
Road ID:	
Network Roadside Risk Intervention Threshold:	0.6

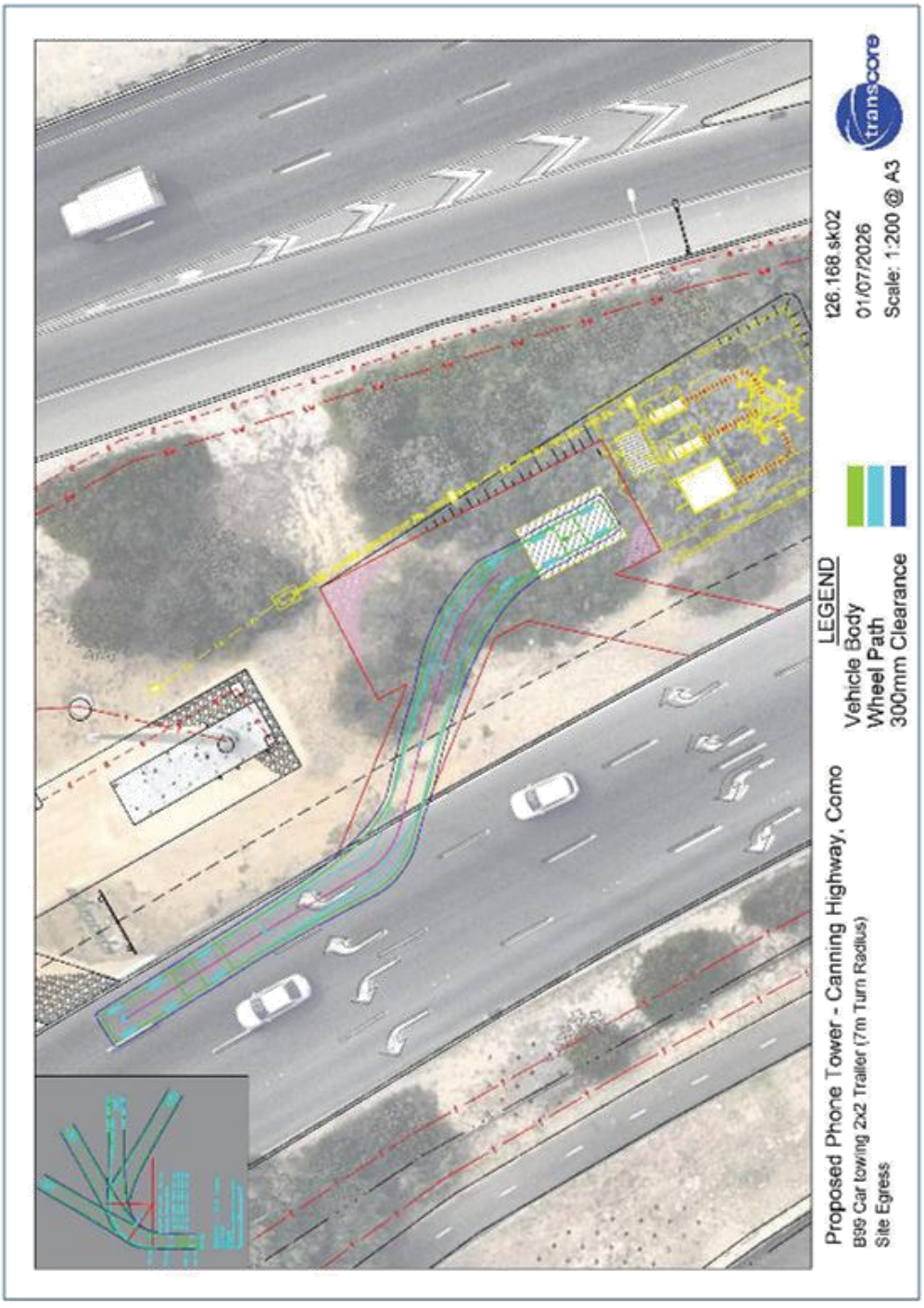
Group	Item	Measure	Input
General Road Characteristics	A	Terrain	Flat
	B	Environment	Urban
	C	Operating speed (km/h)	60
	D	Carriageway type	Undivided
	E	Number of the traffic lanes in the direction of travel	2
	F	Lane width	3.3 m
	G	Design AADT (veh/day)	6560
	H	Length of road section (m)	320
Particular Road Characteristics	I	Chainage where the roadside is assessed	
	J	Side of travelled way	Right
	K	Grade	1.9%
	L	Curve radius (m)	2000
	M	Curve direction	Straight
	TA	Lateral width of the flat area (≤3.6) beside the traffic lane (m)	11

Group	Item	Measure	Hazard 1
Background Hazard Characteristics	N	Description (Leave blank if none)	Tree with a trunk of 75 to 100mm diameter
	AH	Trauma index for background hazards at the operating speed of 110 km/h	0.53
	O	Lateral distance to background hazards from the edge of the traffic lane (m)	4
Isolated Hazard Characteristics	P	Description (Leave blank if none)	Utility pole
	AK	Trauma index for isolated hazards at the operating speed of 110 km/h	6.40
	TB	Do the isolated hazards shield the background hazard?	No
	Q	Length of the isolated hazards (m)	0.6
	R	Average distance between the isolated hazards (m)	320
	S	Lateral distance to isolated hazards from the edge of the traffic lane (m)	11
Exposure	T	Base exposure (errcr/km/yr)	0.83
	U	Number of lanes factor	1.00
	V	Lane width factor	1.49
	W	Terrain factor	1.00
	X	Grade factor	1.00
	Y	Curve correction factor	1.00
	Z	Exposure (nncr/km/yr)	1.24
Likelihood	AA	Likelihood for background hazards	0.110
	AB	Likelihood modification factor	1.000
	AC	Modified likelihood for background hazards	0.110
	AD	Likelihood of impacts with corrcnsuous isolated hazards	0.002
	AZ	Likelihood of impacts with isolated hazards	0.000
	AF	Likelihood of a rollover	0.019
Severity (Trauma Index)	AJ	Trauma index for background hazards at the appropriate operating speed	0.086
	AL	Trauma index for isolated hazards at the appropriate operating speed	1.039
	AM	Trauma index for a rollover	0.63
Risk Score	AP	Risk Score for background hazards	0.012
	AQ	Risk Score for isolated hazards	0.000
	AR	Risk Score for rollover events	0.015
	AS	Combined Risk Score	0.027

Annexure C

TURN PATH PLANS


Proposed Phone Tower - Canning Highway, Como
B99 Car towing 2x2 Trailer (7m Turn Radius)
Site Access
LEGEND
Vehicle Body
Wheel Path
300mm Clearance
t26.168.sk01
01/07/2026
Scale: 1:200 @ A3


Proposed Phone Tower - Canning Highway, Como
B99 Car towing 2x2 Trailer (7m Turn Radius)
Site Egress
LEGEND
Vehicle Body
Wheel Path
300mm Clearance
t26.168.sk02
01/07/2026
Scale: 1:200 @ A3
transcore