



PART C – CITY OF SOUTH PERTH

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 Lot 504 (No. 40) Coode Street, South Perth - Aquatic Centre addition to educational establishment – DAP/25/02909

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part C – Item 3.1 – LOT 504 (No.40) COODE STREET, SOUTH PERTH – AQUATIC CENTRE ADDITION TO EDUCATIONAL ESTABLISHMENT

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner Development Assessment Panel
Local Government Area:	City of South Perth
Applicant:	Rowe Group
Owner:	Wesley College
Value of Development:	\$12.1 million
Responsible Authority:	City of South Perth
Authorising Officer:	Fiona Mullen, Manager Development Services
LG Reference:	PDDA-2025/1230
DAP File No:	DAP/25/02909
Application Received Date:	15 May 2025
Report Due Date:	31 July 2025
Application Statutory Process Timeframe:	90 Days
Attachment(s):	1. Development Plans 2. Aerial Image and Zoning Map 3. Referral Agency Submissions 4. Applicant's Letter and Planning Report

Responsible Authority Recommendation

That the Metro Inner Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/25/02909 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of South Perth Local Planning Scheme No. 7, subject to the following conditions:

Conditions

1. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. The development shall be in accordance with the approved plans save that, in the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirement of the conditions shall prevail.
3. All works to be carried out under this development approval, including footings, are required to be contained within the boundaries of the subject lot.

Construction Management

4. Prior to or in conjunction with the submission of a building permit application, or demolition permit application, whichever is earlier, a Construction Management Plan must be submitted to, and approved in writing by, the City of South Perth. The Construction Management Plan must address the following issues, where applicable:
- (i) public safety and amenity;
 - (ii) site plan and security;
 - (iii) contact details of essential site personnel, construction period and operating hours;
 - (iv) community information, consultation and complaints management plan;
 - (v) noise, vibration, air and dust management;
 - (vi) traffic, access and parking management;
 - (vii) waste management and materials re-use;
 - (viii) earthworks, excavation, land retention/piling methods and associated matters;
 - (ix) stormwater and sediment control;
 - (x) street tree management and protection;
 - (xi) removal of onsite effluent disposal system and stormwater management system;
 - (xii) a dilapidation survey of *Wesley Collage, South Perth* should be prepared by a suitably qualified professional prior to any works being undertaken to address any impacts to adjacent buildings to the aquatic centre;
 - (xiii) an appropriate strategy for the protection of *Wesley College, South Perth*, including a program of monitoring any structural movement and vibration impacts to be implemented at the commencement of work; and
 - (xiv) a requirement for the Heritage Council of Western Australia to be notified immediately if any impact occurs and advice on a recommended course of action by a suitably qualified structural engineer.

The Construction Management Plan must be implemented and adhered to all times, to the satisfaction of the City of South Perth.

Public Art

5. Prior to or in conjunction with the submission of a Building Permit application, the applicant/owner is to comply with the City of South Perth Local Planning Policy 6.3 - Developer Contributions for Public Art and Public Art Spaces through the contribution of a sum of 1% of the estimated cost of the development towards public art, being either:
- (i) Payment to the City of South Perth the value of 1.0% of the construction value (with the contribution capped at \$500,000); or
 - (ii) The provision of public art on site to the minimum value of 1.0% of the construction value to the satisfaction of the City of South Perth.

If public art is being provided on site, the applicant must seek approval in writing from the City of South Perth for the public art concept, including the artist proposed to undertake the works to the satisfaction of the City of South Perth.

The approved public art concept shall be implemented prior to occupation of the development and maintained in compliance with the conditions of approval for the public art proposal to the satisfaction of the City of South Perth.

Stormwater

6. Prior to or in conjunction with the submission of a Building Permit application, the applicant must be in receipt of an approved 'Stormwater Drainage Application' that confirms the design is to the satisfaction of the City of South Perth. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of South Perth.

Lighting

7. Flood lighting shall comply with the Australian Standard AS.4282 – Control of the Obtrusive Effects of Outdoor Lighting and Australian Standard AS.2560 – Sports Lighting.

Heritage

8. Ground levels immediately adjacent to heritage buildings shall be reduced to be below the internal floor height so as to mitigate against potential damp issues in the wall.
9. Measures are to be taken to ensure that any archaeological material uncovered during works is dealt with appropriately, in accordance with its degree of archaeological significance.
10. All works are to be carefully undertaken to ensure that minimal damage occurs to original building fabric.

Advice Notes

1. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
2. This is a notice of determination on application for development approval issued in accordance with the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of South Perth Local Planning Scheme No. 7, and related policies. It is not a Building Permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
4. Any swimming pool which meets the definition of an 'aquatic facility' defined in the Health (Aquatic Facilities) Regulations 2007 (the Regulations), shall be subject to the following requirements:

- (i) an application for approval to construct the aquatic facility shall be lodged with the Chief Health Officer (CHO) on the approved form, per the Regulations;
- (ii) construction of the aquatic facility shall not commence unless approval to construct has been granted by the CHO, per the Regulations;
- (iii) an application for certificate of compliance shall be lodged with the CHO on the approved form, per the Regulations;
- (iv) the aquatic facility shall not be operated unless certificate(s) of compliance issued by the CHO is in force for all of the facility, per the Regulations;
- (v) an application for a permit to operate the aquatic facility shall be lodged with the CHO on the approved form, per the Regulations;
- (vi) the aquatic facility shall not be operated unless the operator has a permit to operate the facility, issued by the CHO, per the Regulations; and
- (vii) once the aquatic facility has met requirements of the CHO, an Environmental Health Officer at the City shall be provided with access to the facility for the purposes of water sampling and any requirements of the Health (Aquatic Facilities) Regulations 2007 and Code of Practice for the Design, Construction, operation, Management & Maintenance of Aquatic Facilities.

5. Approval from Water Corporation shall be sought by the applicant/owner.

Details:

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No.7
Local Planning Scheme - Zone	Private Community Purposes
Use Class and permissibility:	Educational Establishment – ('P' Use Class)
Lot Size:	7.87ha
Existing Land Use:	Educational Establishment
State Heritage Register	Yes – Wesley College, Chapel & Memorial Rose Garden
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The application seeks development approval for an aquatic centre addition to an existing Educational Establishment (Wesley College).

The development includes:

- Removal of the existing pool and plant room.
- Installation of a 50.0m lap pool and a 31.0m water polo pool.
- Construction of a 115m² plant control room to store and operate the swimming pool plant equipment, tiered seating adjacent the plant room, associated excavation and retaining walls.
- Replacement of existing lighting and shade sails.
- Landscaping and paved walkways.

The proposed development plans are provided as **Attachment 1**.

Proposed Land Use	Educational Establishment
Proposed Net Lettable Area	N/A
Proposed No. Storeys	N/A
Proposed No. Dwellings	N/A

Background:Site History

The following details recent development approvals on the site:

- On 23 March 2023, the DAP approved additions to Educational Establishment (sporting centre addition to Wesley College)
- On 12 August 2024, the City of South Perth approved additions to Educational Establishment (outbuilding).
- On 25 September 2024, the City of South Perth approved amendments to additions to Educational Establishment (sporting centre addition to Wesley College).

Site Context

The subject site has frontages along several local roads including Coode Street, Angelo Street, Swan Street and Sandgate Street.

The subject site is surrounded by streets, residential dwellings and has a site area of 7.86ha and is zoned 'Private Community Purposes' under the City's Local Planning Scheme No. 7 (LPS 7). The subject site (Wesley College, Chapel & Memorial Rose Garden) is listed on the State Heritage Register.

An aerial image and zoning map depicting the site within the context is contained as **Attachment 2**.

Legislation and Policy:

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Planning and Development (Development Assessment Panels) Regulations 2011
Planning and Development (State Planning Policies) Regulations 2024
 Metropolitan Region Scheme (MRS)
 City of South Perth Local Planning Scheme No.7 (LPS 7)

State Government Policies

State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

Local Policies

Local Planning Policy 6.3 – Developer Contributions for Public Art and Public Art Spaces (LPP 6.3)

Consultation:

Public Consultation

The proposed development is an addition to the existing Educational Establishment ('P' use) and is located internal to the site, 163m from the nearest lot boundary. As such, public consultation was not required.

Department of Planning, Lands and Heritage

As the site is contained on the State Heritage Register, the application was referred to the Department of Planning, Lands and Heritage (DPLH) who raised no objection to the proposal subject to conditions. A copy of the advice from the DPLH is contained as **Attachment 3**.

Water Corporation

The proposed development was referred to the Water Corporation who raised no objection to the proposal subject to approval from the Water Corporation being obtained. A copy of the advice from the Water Corporation is contained as **Attachment 3**.

Local Planning Scheme No.7 – Clause 32 – Additional site and development requirements

Development Requirements for Private Community Purpose	Assessment
(a) Building height – Maximum 2 storeys	Single Storey-Compliant
(b) Primary street setback – Minimum 7.5 metres	123m to Angelo Street - Compliant
(c) Side Setbacks – Minimum 4.5 metres	163m to eastern boundary - Compliant

Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2, Clause 67 (2) Matters to be considered by Local Government

In considering an application for development approval, the local government is to have due regard to the matters listed in clause 67 of the Deemed Provisions to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application. The matters most relevant to this proposal and the City's response to each consideration are outlined in the table below:

Provision	Assessment/Comment
(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;	The proposed development is consistent with the Private Community Purposes zone objectives.
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	There is no heritage impact as confirmed by the DPLH.
(m) the compatibility of the development with its setting, including — (i) the compatibility of the development with the desired future character of its setting; and (ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation, and appearance of the development;	<p>The proposed development is compatible with the existing development.</p> <p>The works are contained wholly within the boundaries of the subject site. The works do not significantly modify the intensity of development existing on the site and will not impact on the existing car parking area.</p> <p>The proposal is setback 106m to Coode Street, 123m to Angelo Street, 122m to Swan Street and 163m to the eastern boundary. The works are contained within the site and not along a street and are surrounded by existing buildings. Therefore, the development will not have an undue visual impact.</p>
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other	Whilst minimal, new landscaping has been proposed around the development area which is appropriate.

vegetation on the land should be preserved.	
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State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5)

SPP 3.5 encourages the protection and retention of heritage places and require any development occurring within a heritage area to minimise impacts on heritage structures, be of a respectful and complementary design but not discouraged if it demonstrates a modern or creative interpretation of the area. The policy states that building design should respond to the unique architectural styles, scale and sitting of the precinct without copying historical detailing or decoration.

The proposed development is located outside the curtilage of the State Heritage registered 'Wesley College, Chapel & Memorial Rose Garden'.

The applicant submitted a Heritage Impact Assessment in support of the proposal which states that views of the of the building will not be obstructed by the proposed swimming pool and the use of red brick for the retaining walls and plant room will minimise the impacts on the heritage significance of the place.

The DPLH advised that the proposed development was unlikely to impact the cultural heritage significance of the site, however, recommended conditions for the monitoring of the heritage building for damage during construction works. Conditions recommended by the DPLH in this respect have been included in the recommendation.

Conclusion:

The proposed development is compliant with the local planning framework and supported by the DPLH with respect to heritage matters. Subject to appropriate conditions and advice notes, the application is supported.



Pumps & Tanks

Centenary Building

Proposed Aquatic Centre

SWAN ST

TATE ST

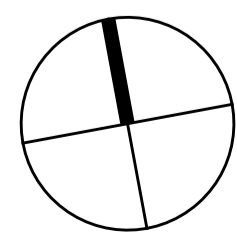
COODE ST

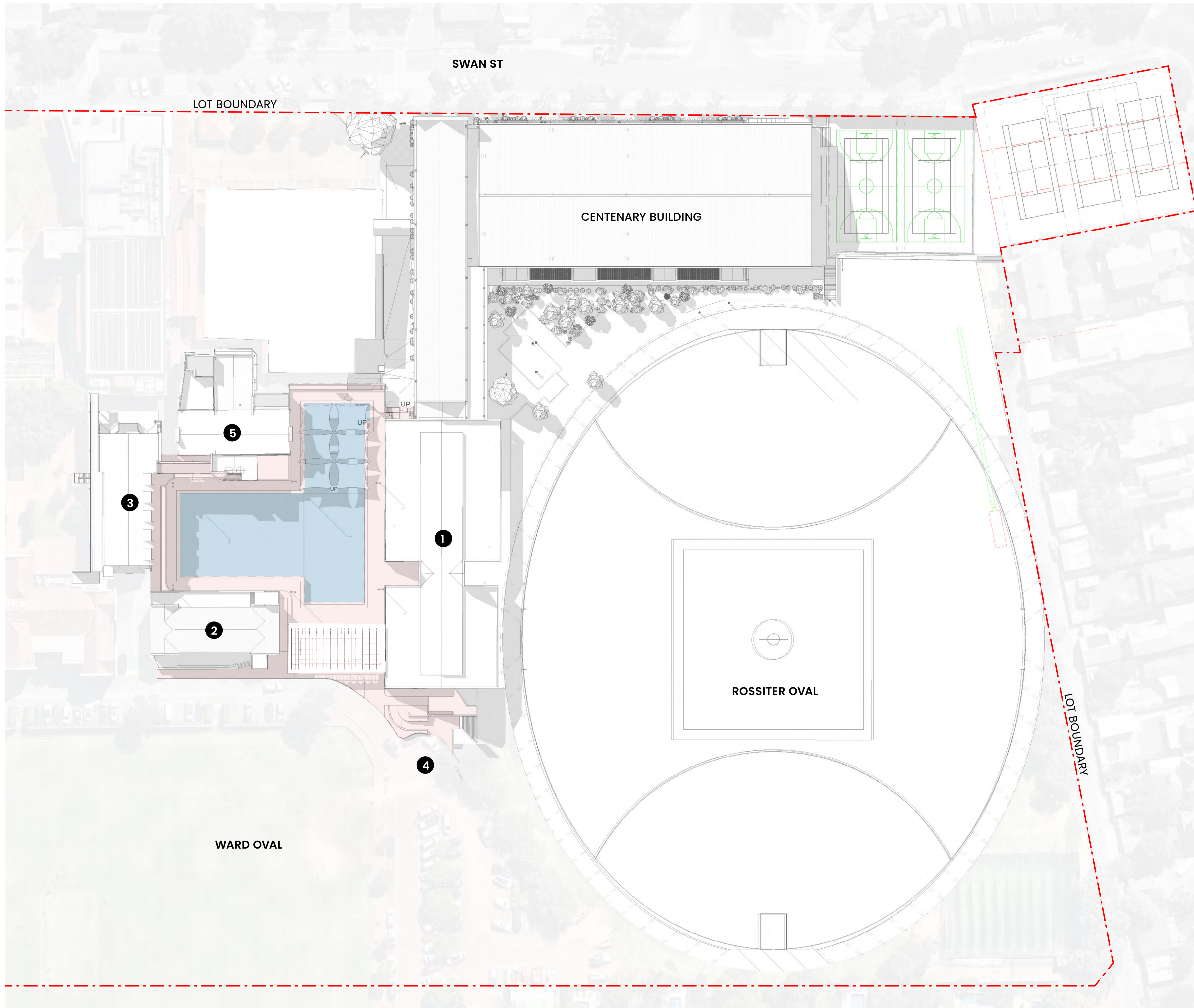
ROSSITER OVAL

High Performance Centre

WARD OVAL

ANGELO ST





1 High Performance Centre



2 Hamer Building



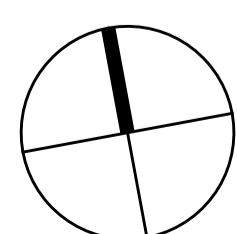
3 Trenamen Library



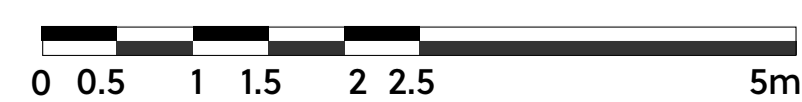
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5 Science Building

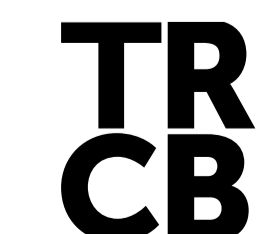


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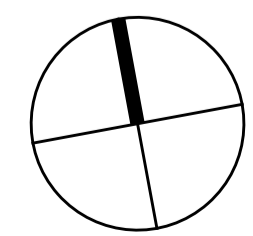
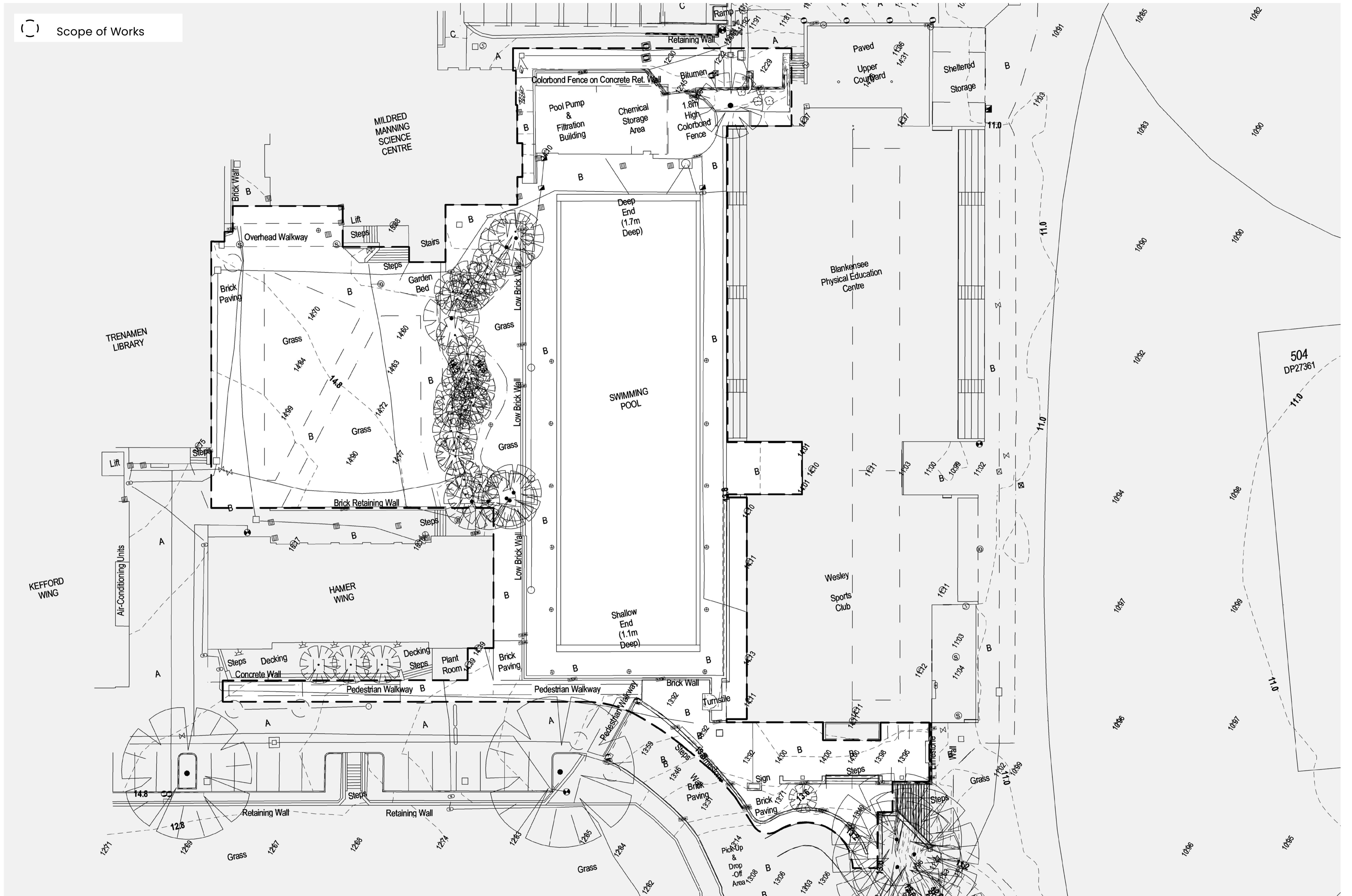


WESLEY COLLEGE AQUATIC CENTRE PROJECT
SITE PLAN
DEVELOPMENT APPLICATION

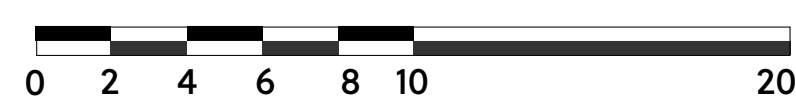
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○ Scope of Works

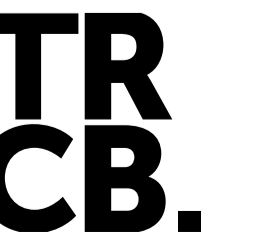


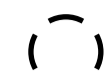

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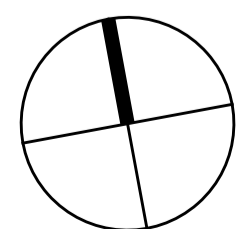
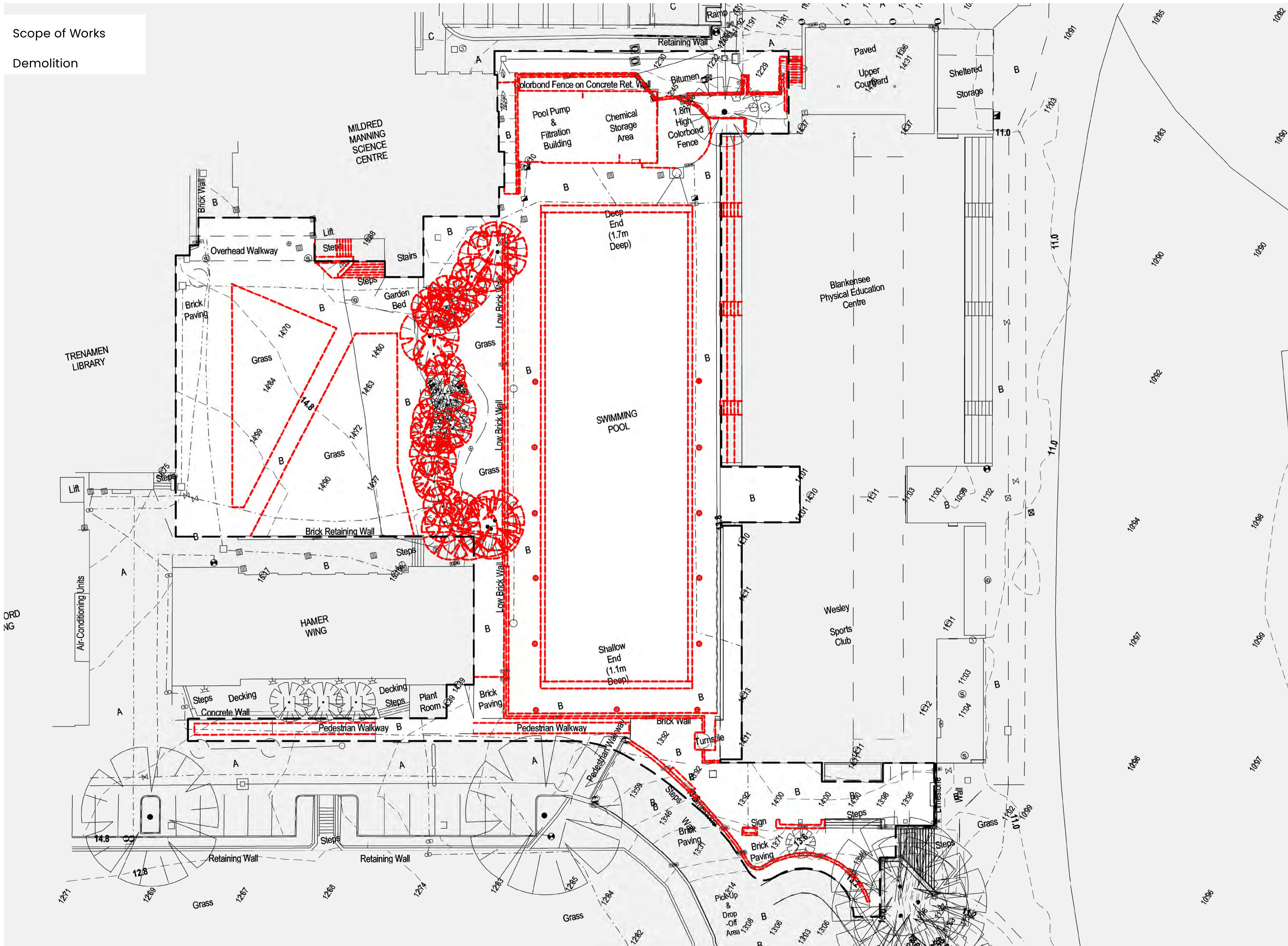


WESLEY COLLEGE AQUATIC CENTRE PROJECT
EXISTING SURVEY
DEVELOPMENT APPLICATION

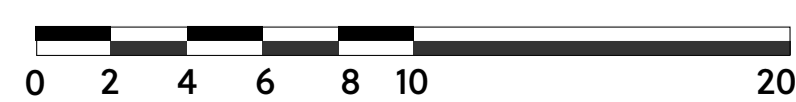
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DA01-01



-  Scope of Works
-  Demolition



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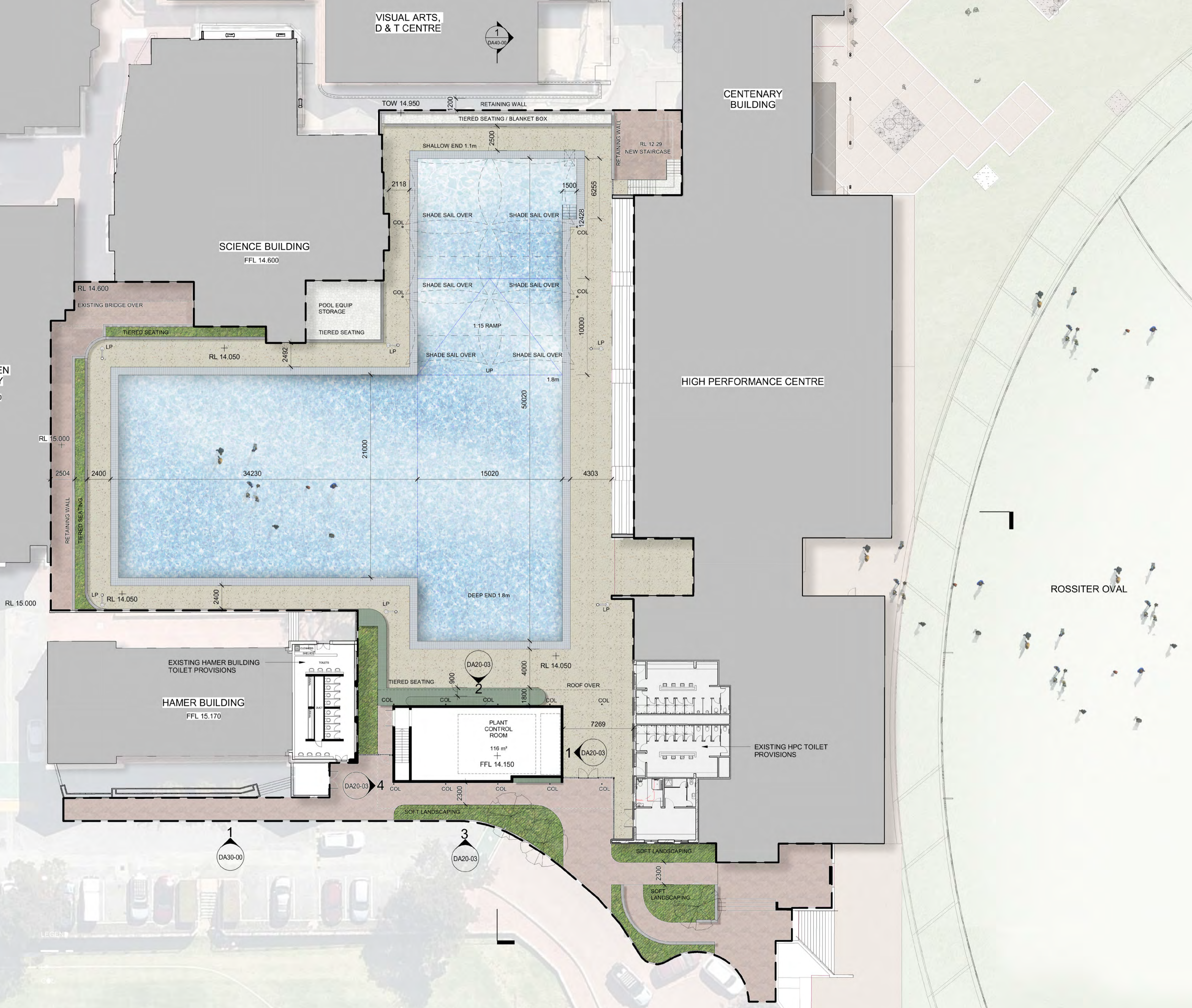
WESLEY COLLEGE AQUATIC CENTRE PROJECT
DEMOLITION GROUND FLOOR PLAN
DEVELOPMENT APPLICATION

Rev A
DA01-02

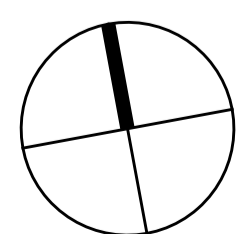


Note: Landscape extents, scope and materiality to be advised.

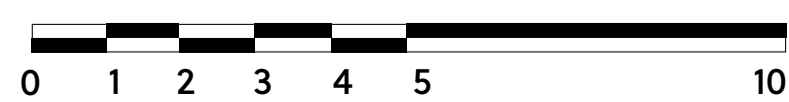
- Scope of Works
- Existing Buildings
- LP Light Pole
- COL Column



WC NCC REQUIRED			
PARTICIPANTS 100	PANS REQUIRED	BASIN REQUIRED	SHOWER REQUIRED
MALE	8	5	5
FEMALE	5	5	5
UAT	1	1	1
TOTAL	14	11	11
WC NCC ACHIEVED			
HPC BUILDING			
PANS ACHIEVED	2	4	6
MALE	4	4	6
FEMALE	1	1	1
UAT			
HAMER BUILDING			
PANS ACHIEVED	8	8	0
MALE			
FEMALE			
UAT			
TOTAL	15	17	13

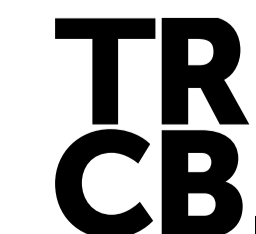


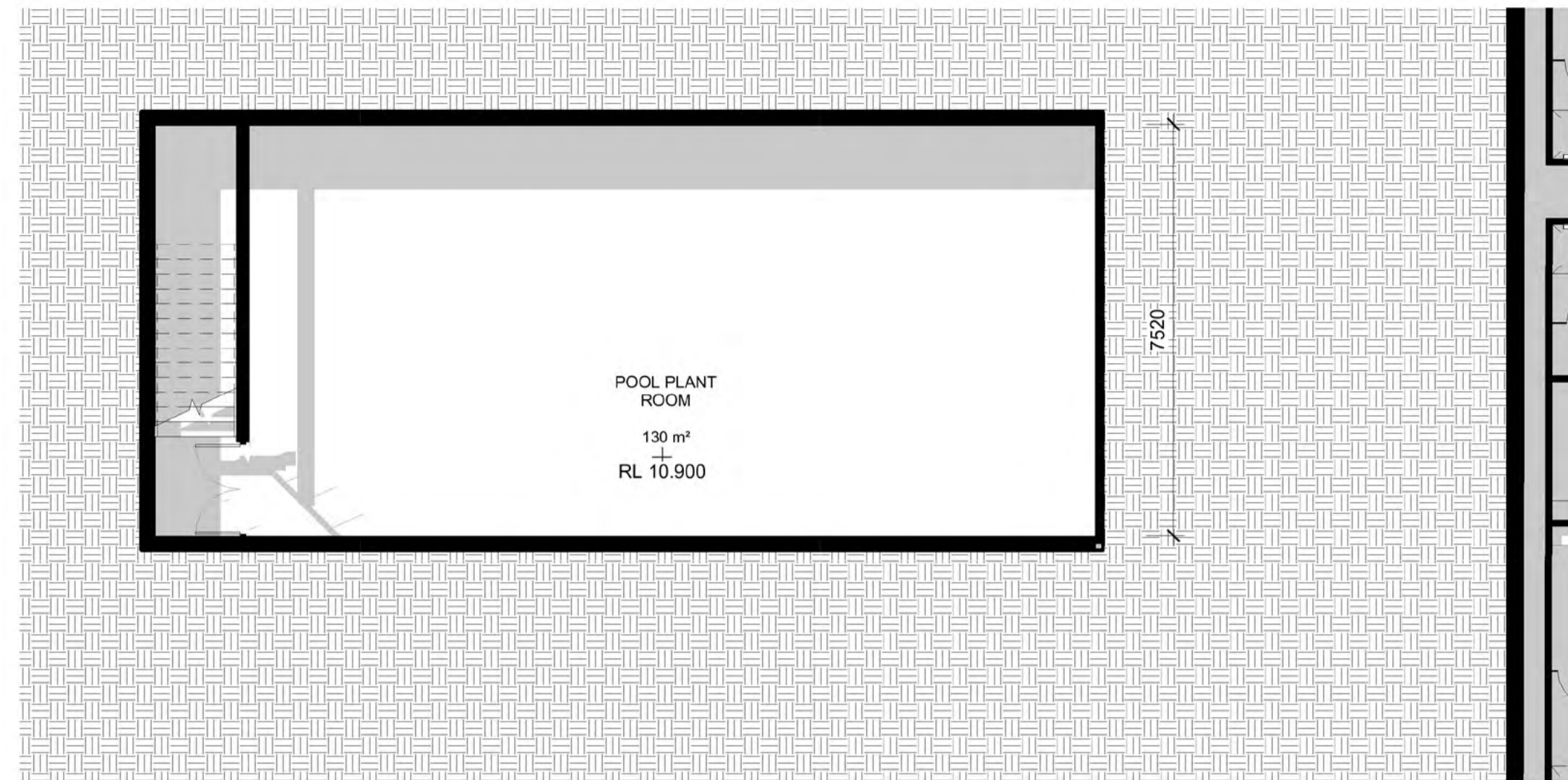
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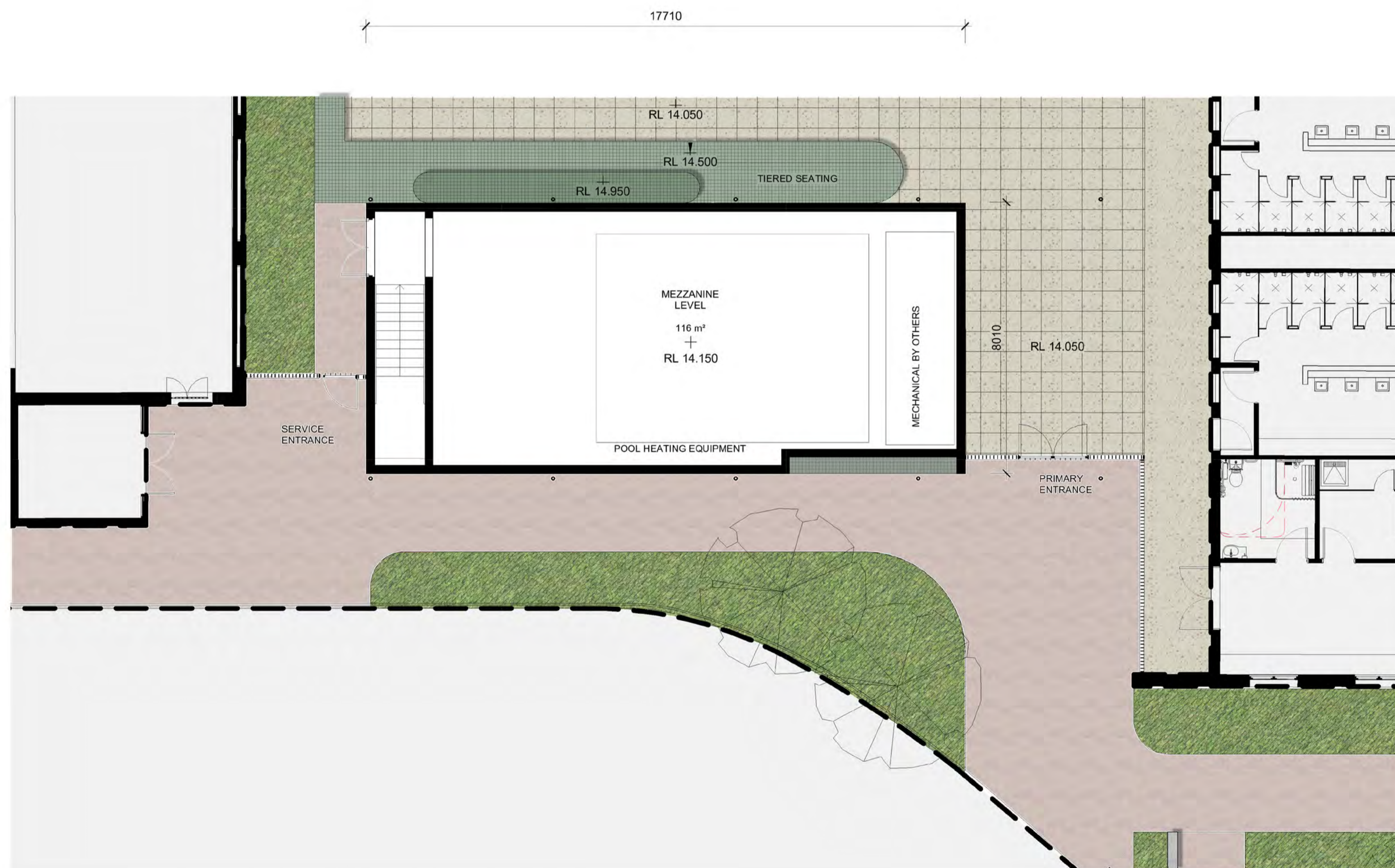
WESLEY COLLEGE AQUATIC CENTRE PROJECT
GROUND FLOOR PLAN - POOL DECK
DEVELOPMENT APPLICATION

Rev A
DA20-01

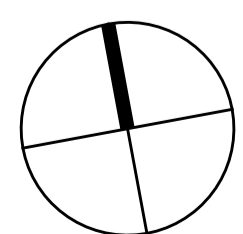




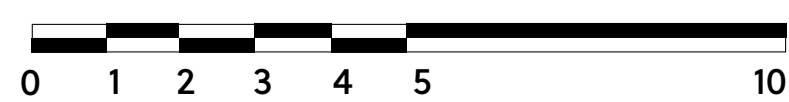
2 POOL CONTROL ROOM - PLANT LEVEL
 DA20-03 SCALE 1 : 100

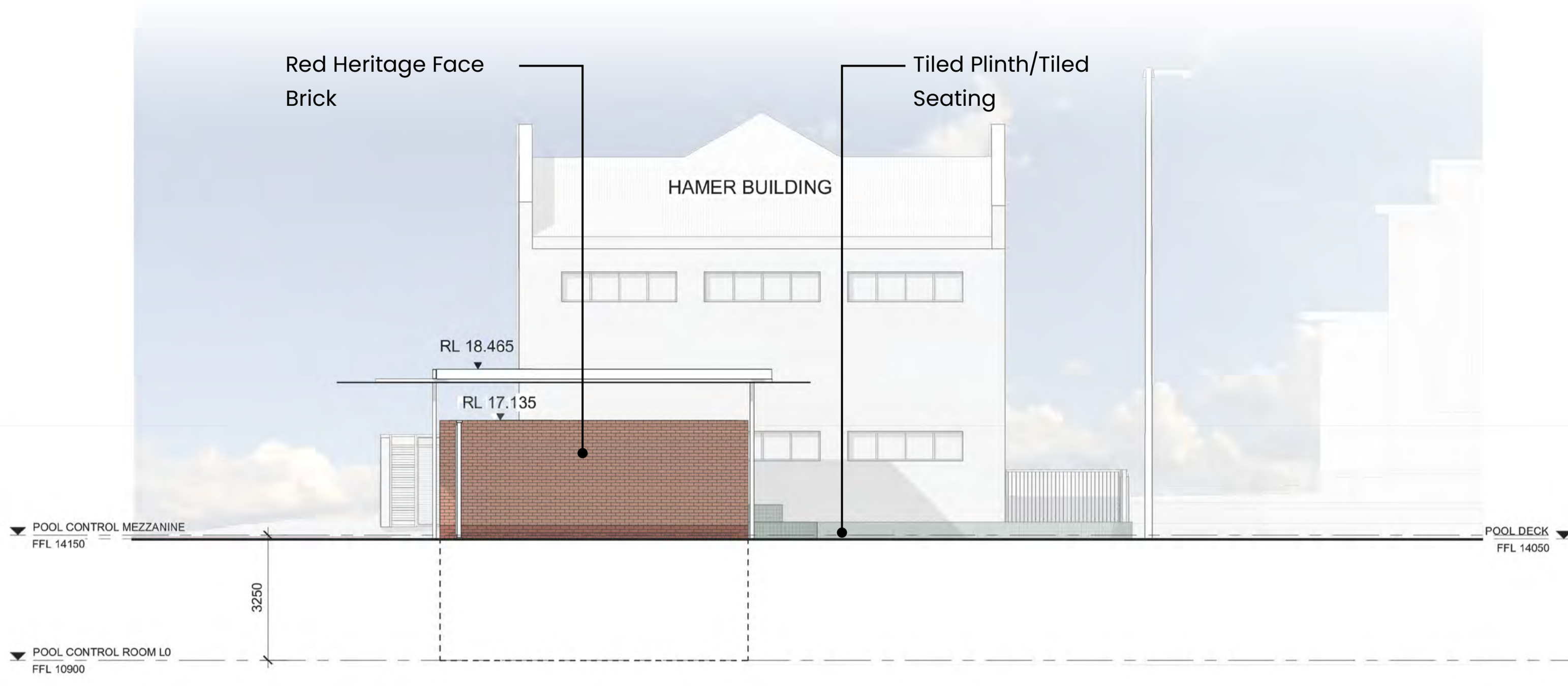


1 POOL CONTROL ROOM - POOL DECK LEVEL
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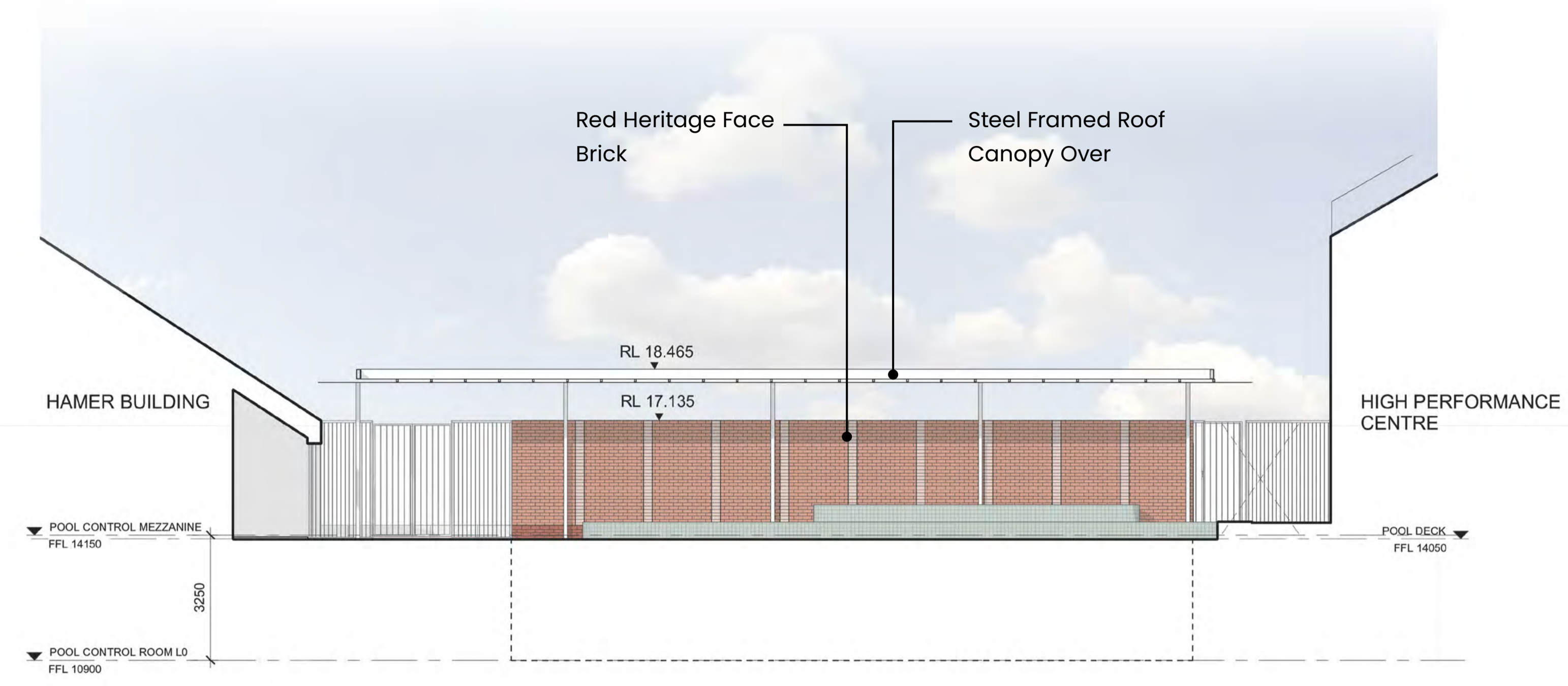


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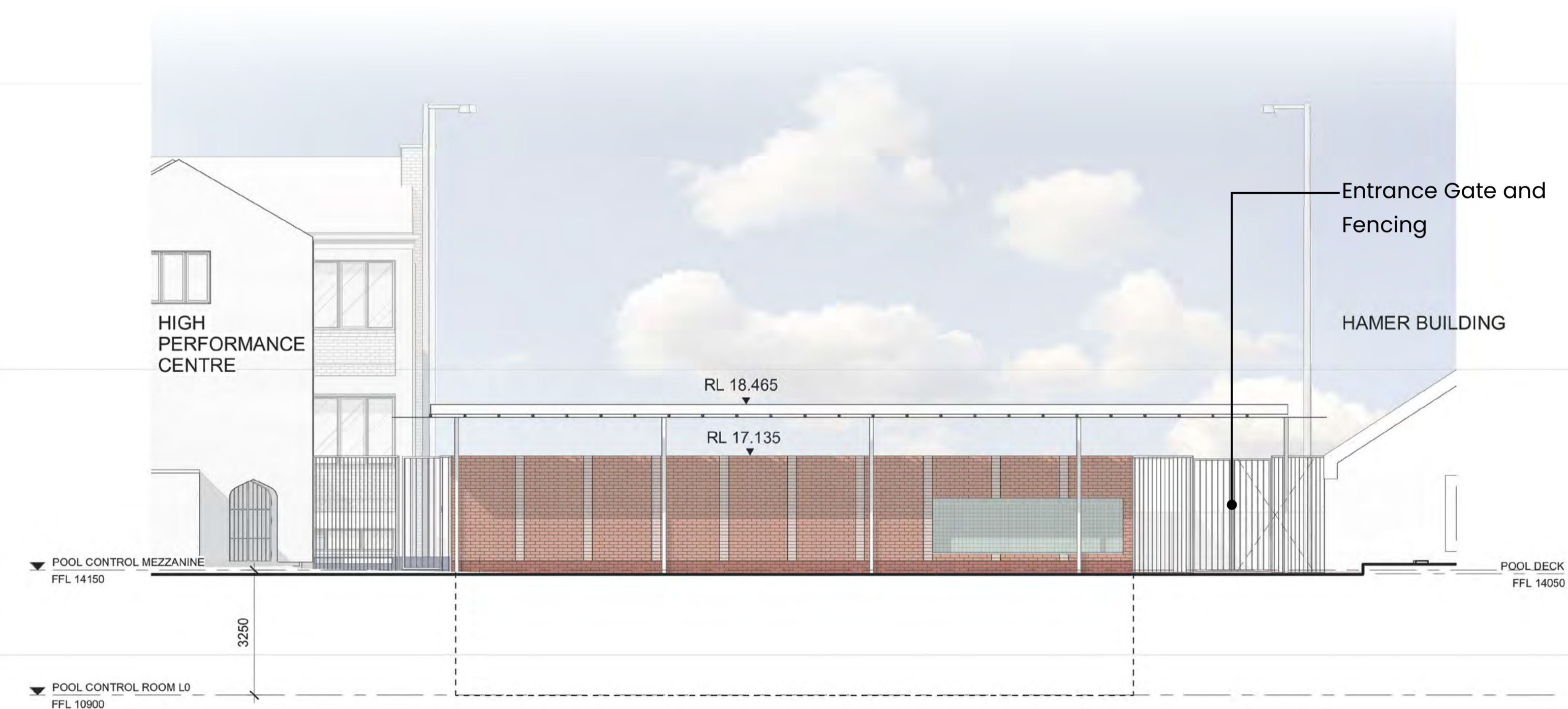




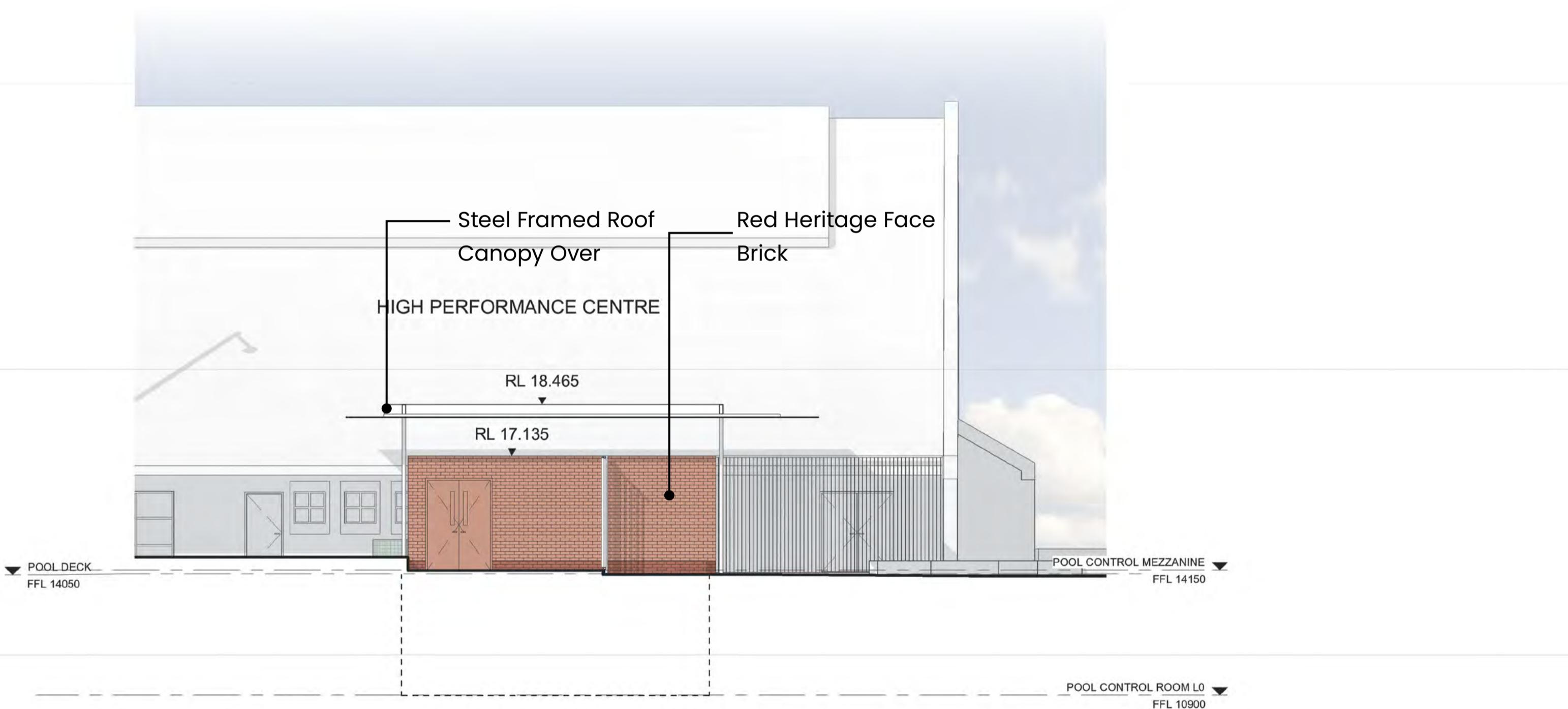
1 EAST ELEVATION - POOL CONTROL ROOM
DA20-01 SCALE 1:100



2 NORTH ELEVATION - POOL CONTROL ROOM
DA20-01 SCALE 1:100

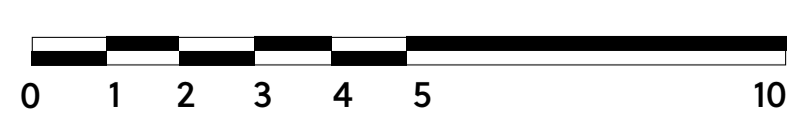


3 SOUTH ELEVATION - POOL CONTROL ROOM
DA20-01 SCALE 1:100



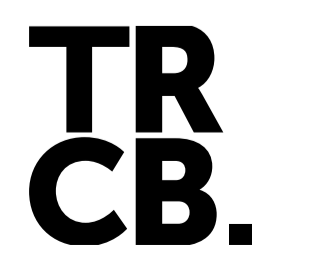
4 WEST ELEVATION - POOL CONTROL ROOM
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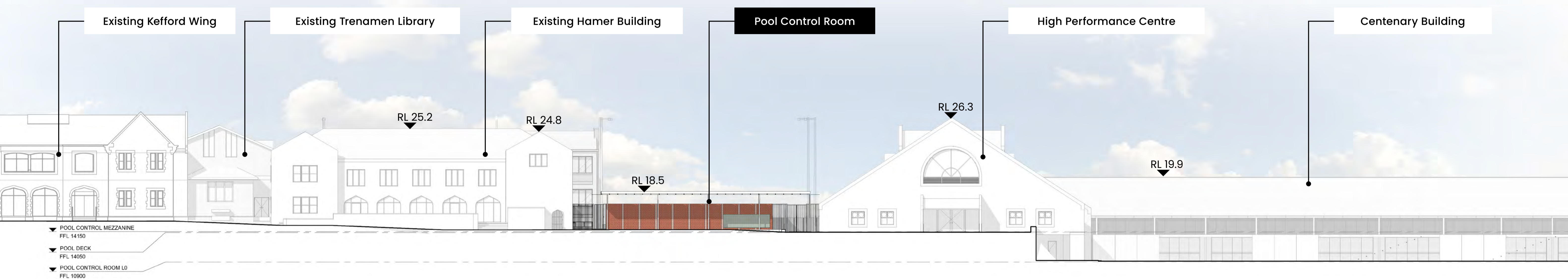
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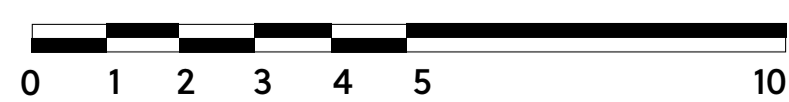
WESLEY COLLEGE AQUATIC CENTRE PROJECT
POOL CONTROL ROOM - ELEVATIONS
DEVELOPMENT APPLICATION

Rev A
DA20-03





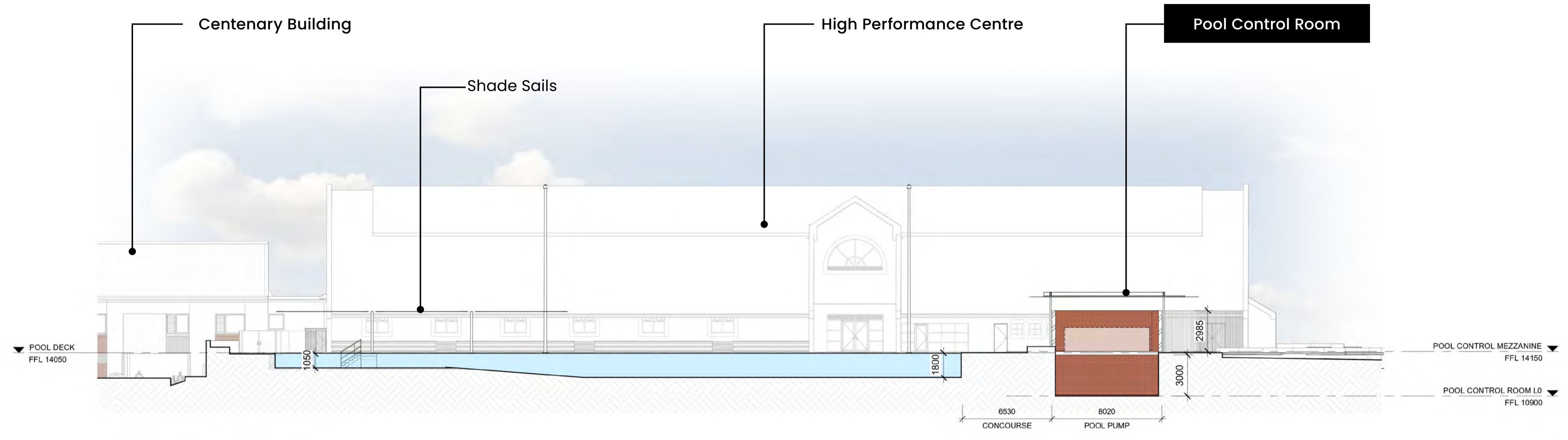
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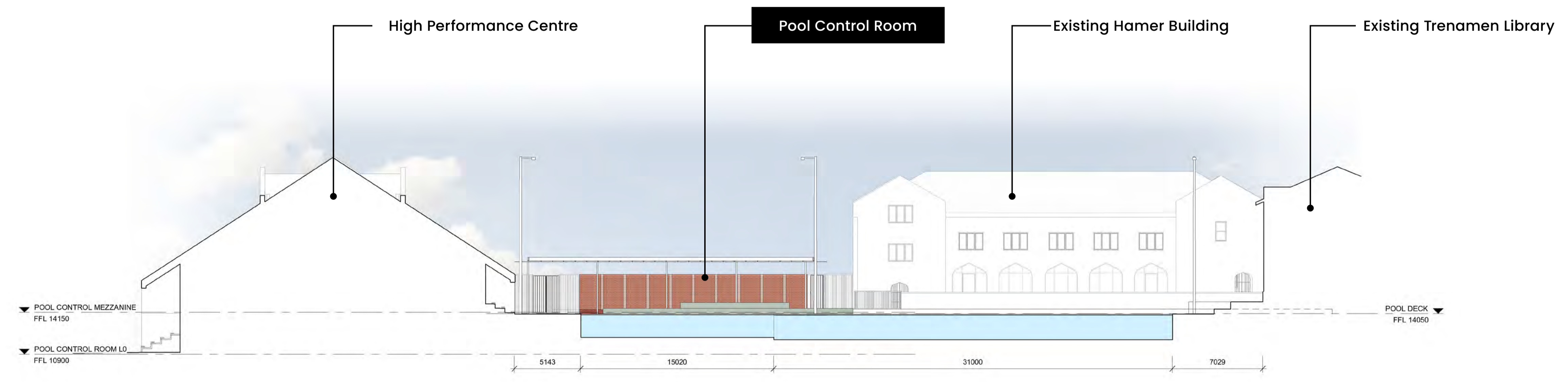
WESLEY COLLEGE AQUATIC CENTRE PROJECT
OVERALL STREET ELEVATION
 DEVELOPMENT APPLICATION

Rev A
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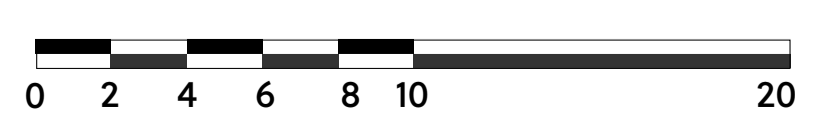


1 POOL SECTION A
DA20-01 SCALE 1 : 200



2 POOL SECTION B
DA20-01 SCALE 1 : 200

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WESLEY COLLEGE AQUATIC CENTRE PROJECT
VIEW OF POOL CONTROL ROOM
DEVELOPMENT APPLICATION

Rev A
DA60-00

**TR
CB.**



WESLEY COLLEGE AQUATIC CENTRE PROJECT
VIEW OF POOL CONTROL ROOM
DEVELOPMENT APPLICATION

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WESLEY COLLEGE AQUATIC CENTRE PROJECT
PRIMARY ENTRY TO AQUATIC CENTRE
DEVELOPMENT APPLICATION

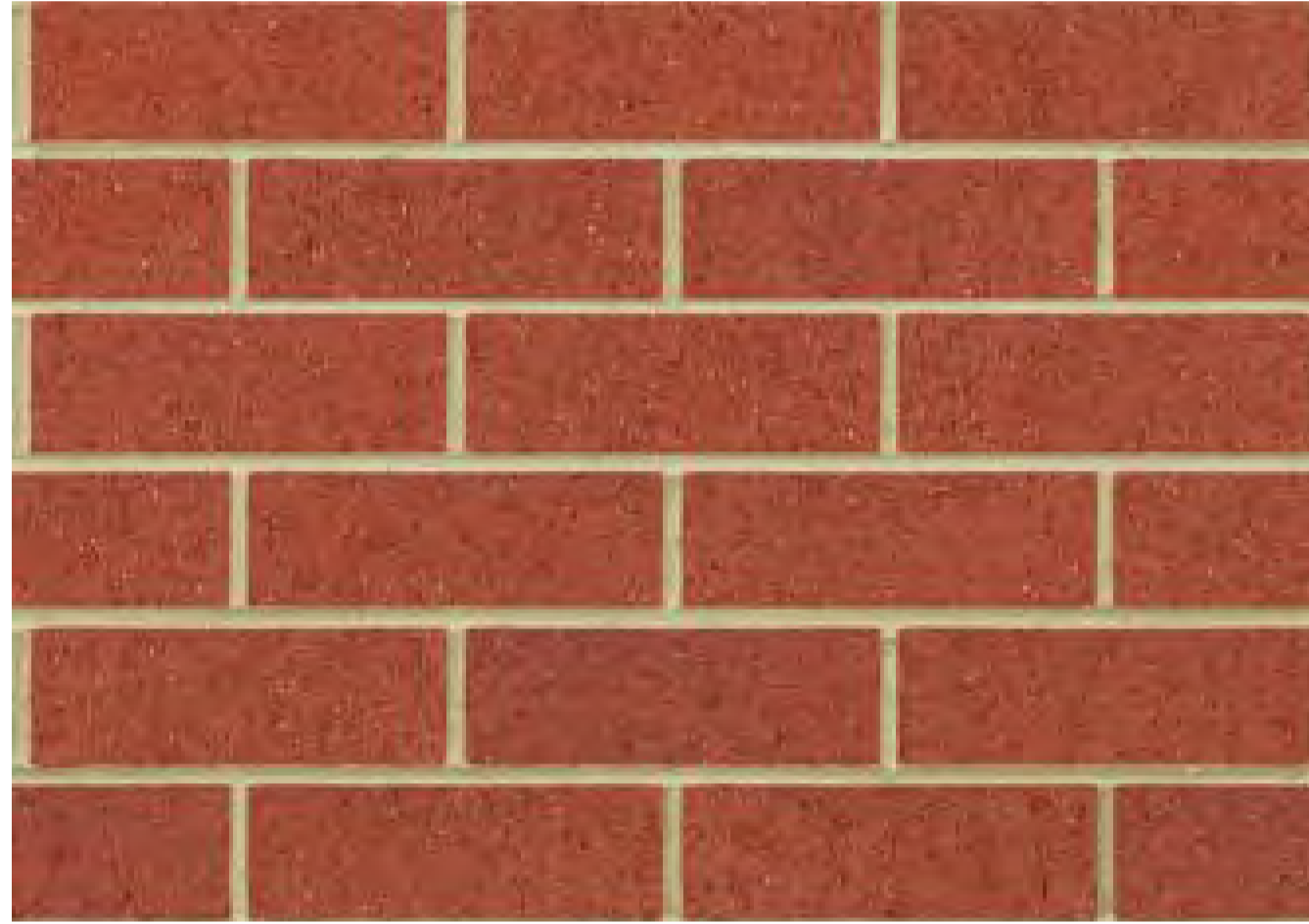
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Material Selections

Traditional red brick, gabled roof forms and white detailing are the hallmarks of the 'distinctly Wesley' campus buildings.

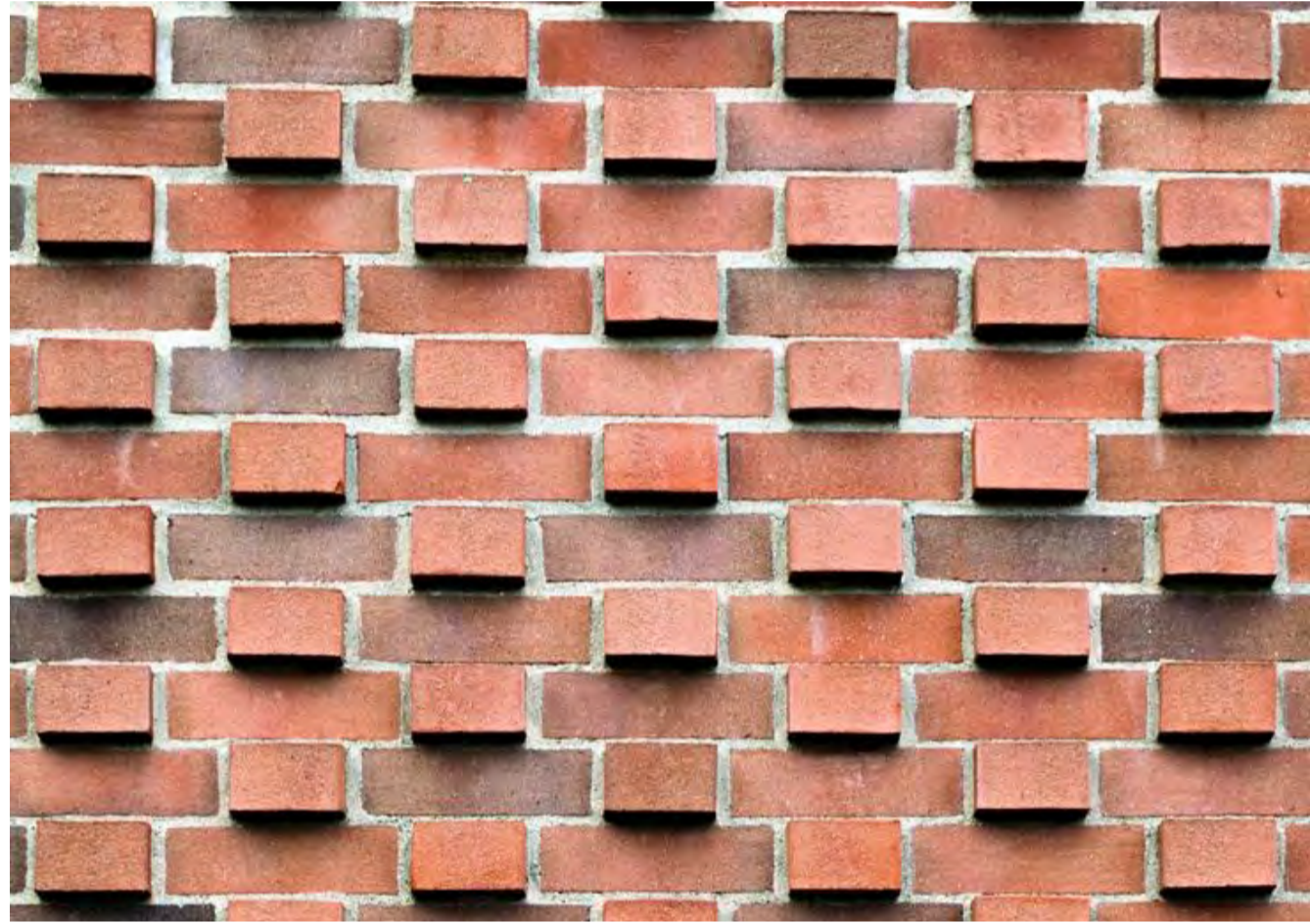
These historic architectural elements guide the form and material choices for the new buildings.



Red Heritage Face Brickwork



Glazed Brickwork



Feature Brick Patterning



Aluminium Batten Fencing



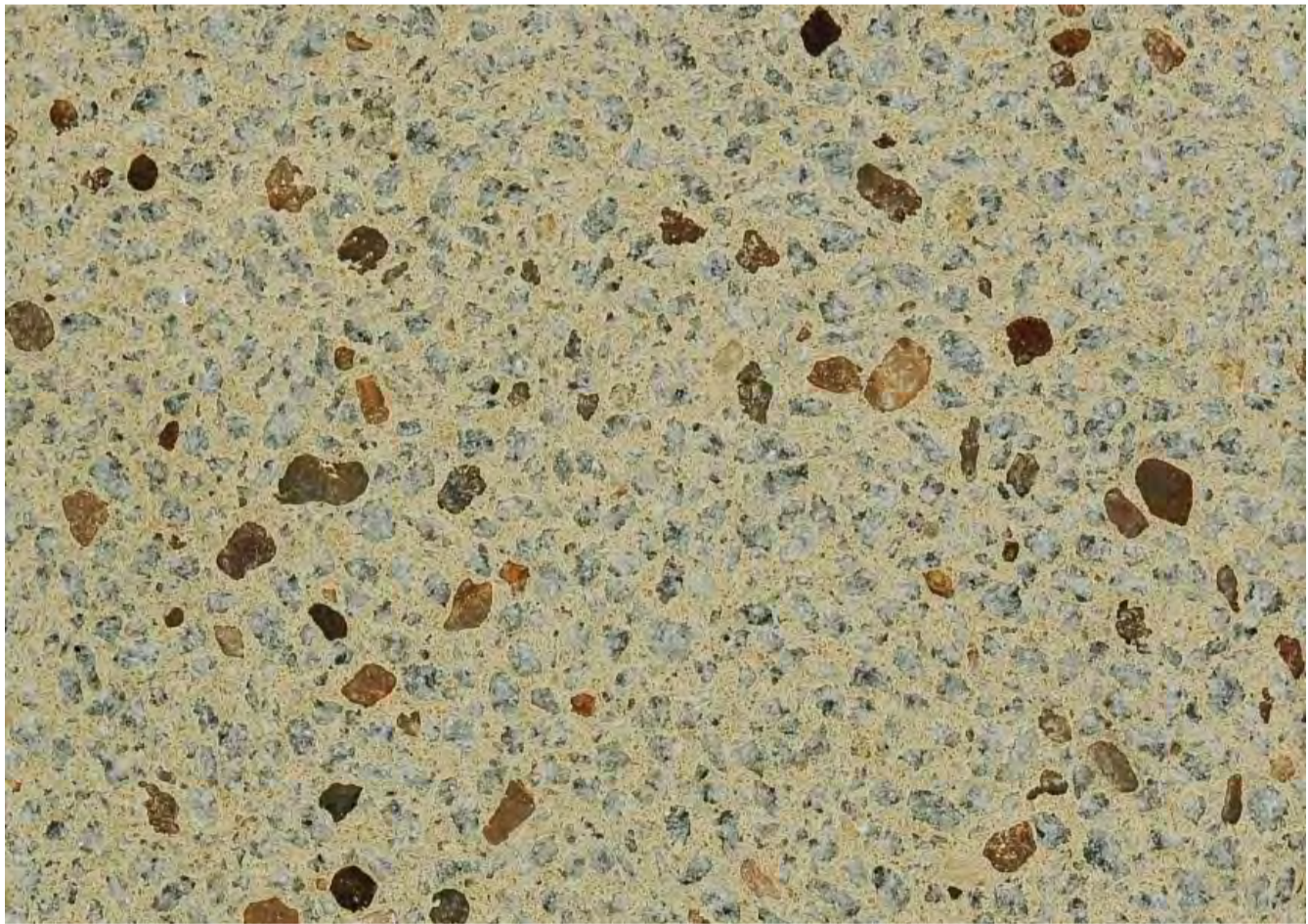
Mosaic Tiles



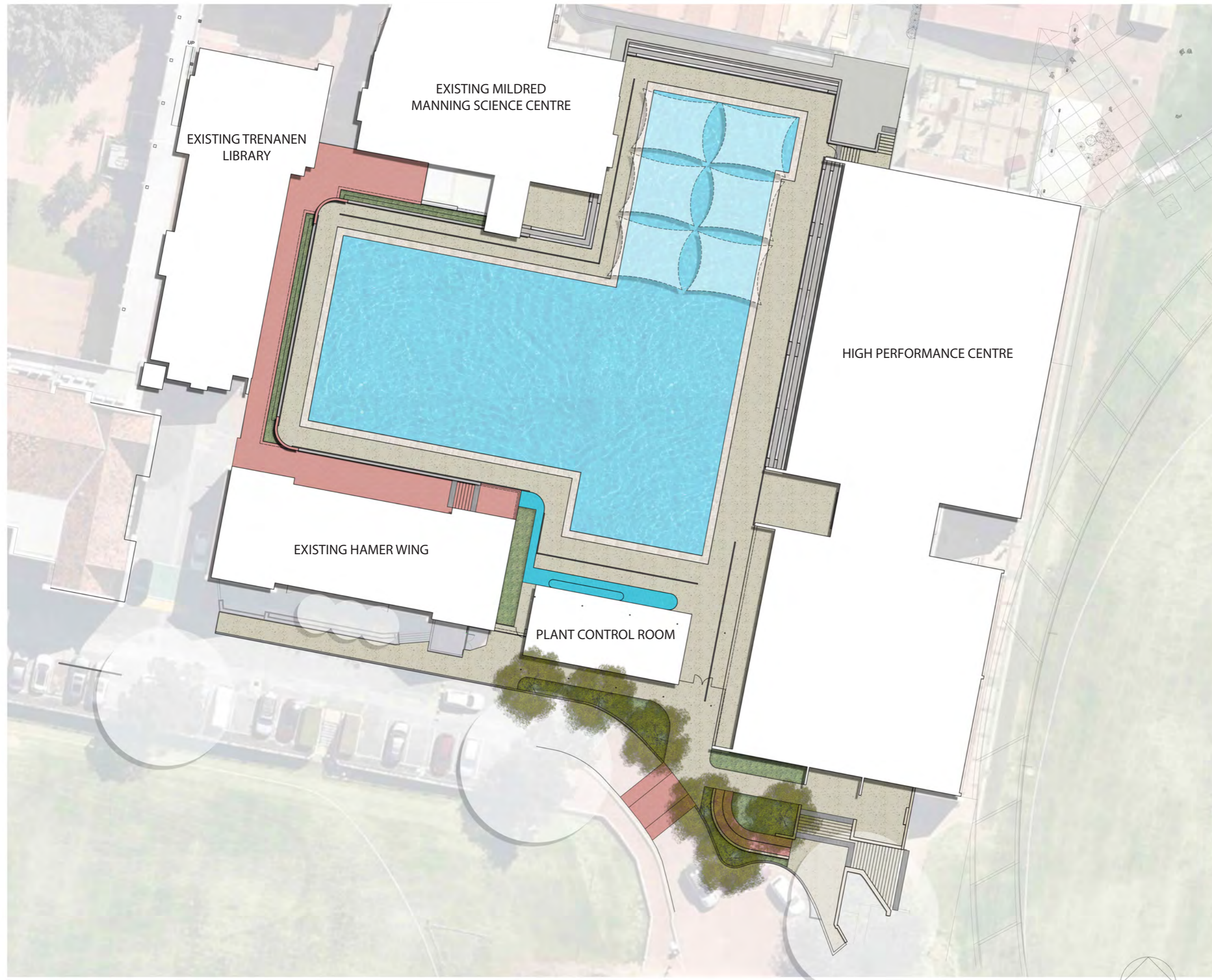
Painted Steel Members



Powder-Coated Aluminium Roof Sheeting



Exposed Aggregate Paving



REV	AMENDMENT	DATE	CHKD
A	CONCEPT	05.05.2025	AT
B	CONCEPT	08.05.2025	SYL

**TR
CB.**

four LANDSCAPE STUDIO

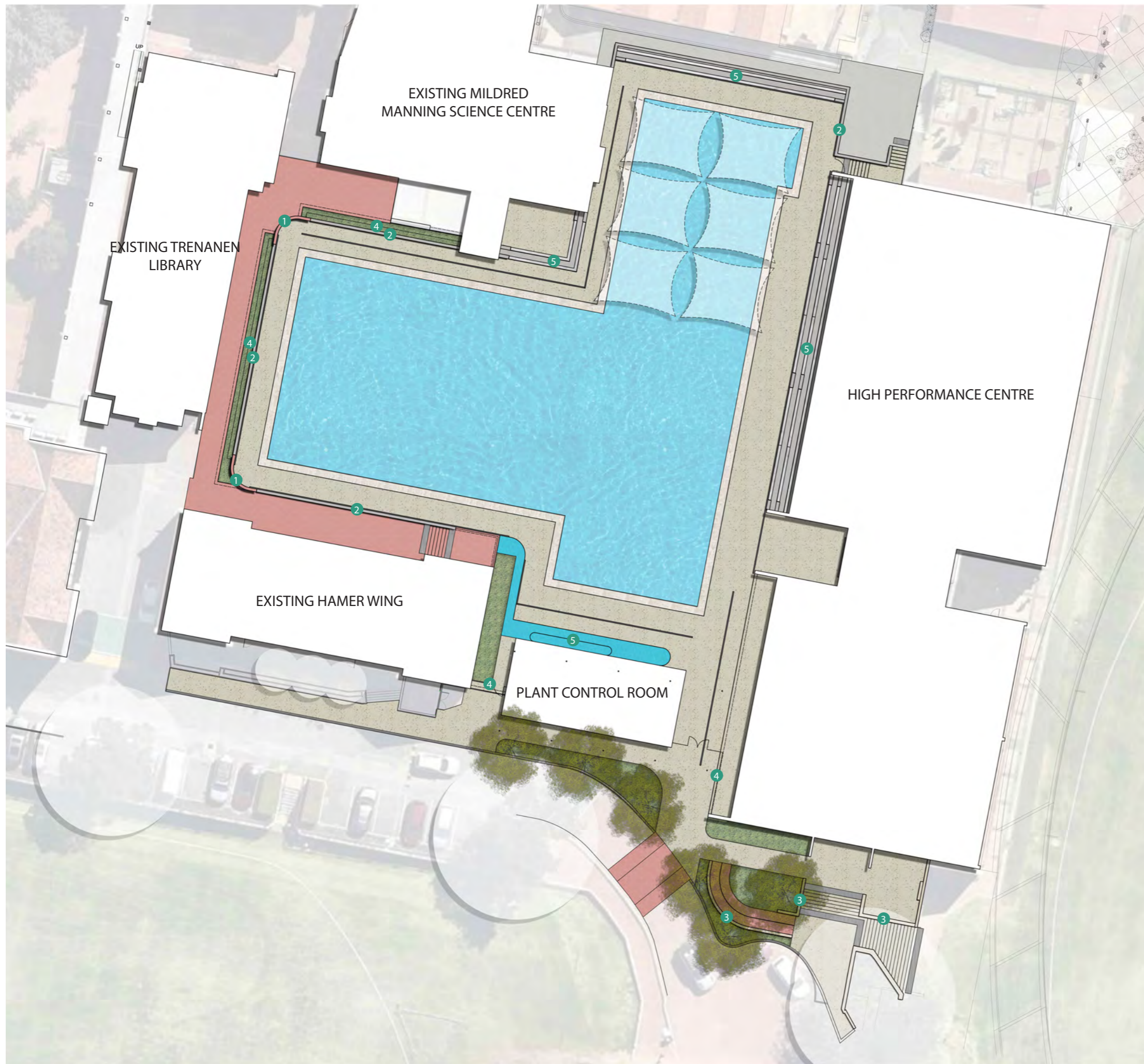
info@fourls.com.au ghl(08) 9286 4900 11/34 Eighth Avenue, Maylands, WA

DEVELOPMENT APPLICATION

WESLEY COLLEGE
AQUATIC CENTRE
LANDSCAPE SITE PLAN

DRAWN	4LS	DESIGNED	4LS	REDUCTION
CHECKED	AT	PRINCIPAL		0 5000
APPROVED	AT			
SCALE	1:200 @ A1	DATE	MAY 2025	DRAWING NO.
4LS PROJ NO.	FOUR0424			REV NO.
				L01 B





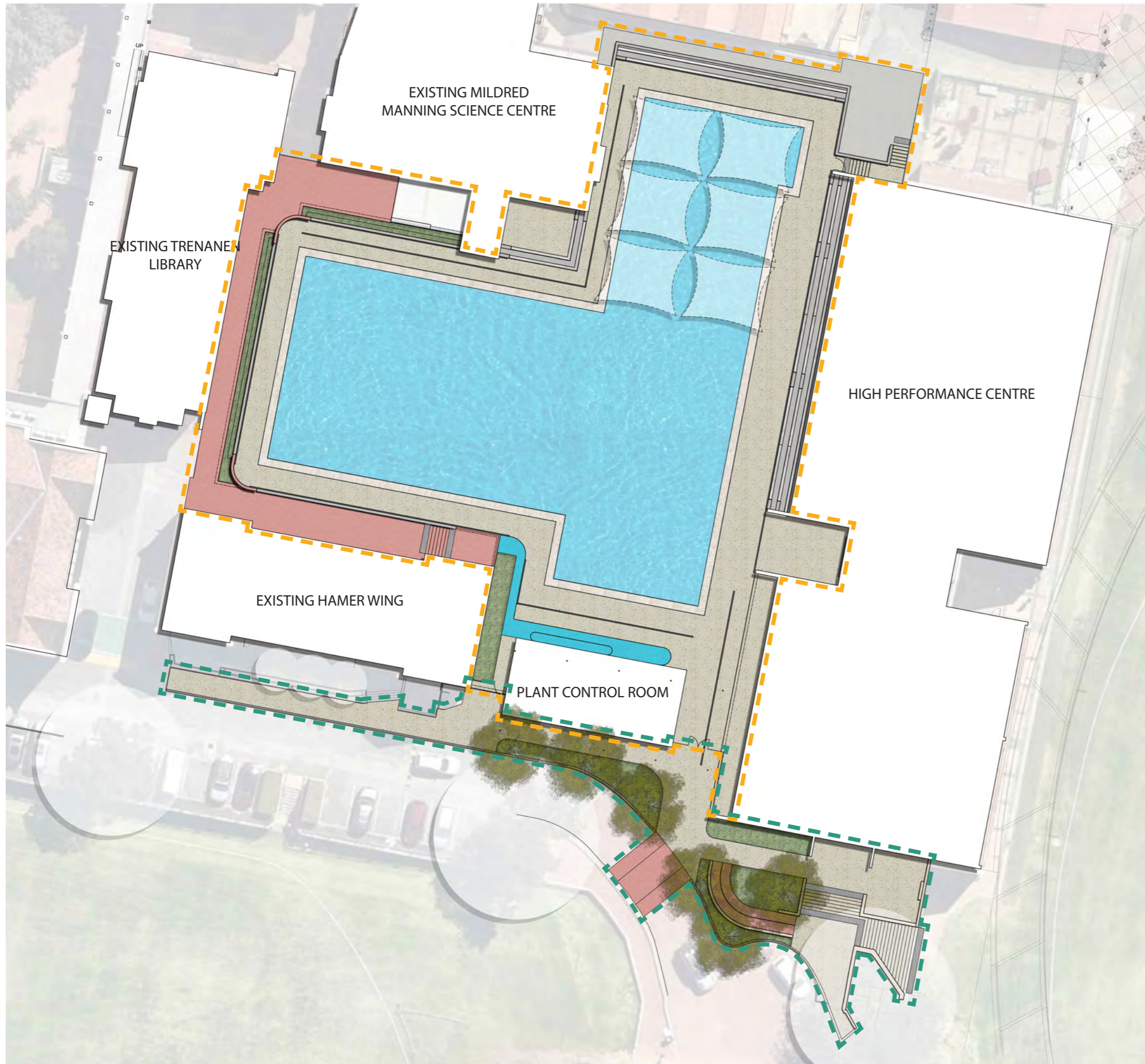
LEGEND

- ① PROPOSED RED BRICK WALL
- ② PROPOSED CONCRETE WALL
- ③ PROPOSED LIMESTONE WALL
- ④ PROPOSED FENCE
- ⑤ PROPOSED TIERED SEATING
- ☾ EXISTING TREES
- 🌳 PROPOSED NEW TREES
- 🏠 PROPOSED EXPOSED AGGREGATE CONCRETE PAVING
- 🧱 PROPOSED RED BRICK PAVING
- 🏠 PROPOSED POOL EDGE PAVING
- 🏊 PROPOSED TIERED SEATING WITH MOSAIC TILE
- 🏠 PROPOSED BITUMEN
- 🌿 PROPOSED IRRIGATED SHRUB PLANTING



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025



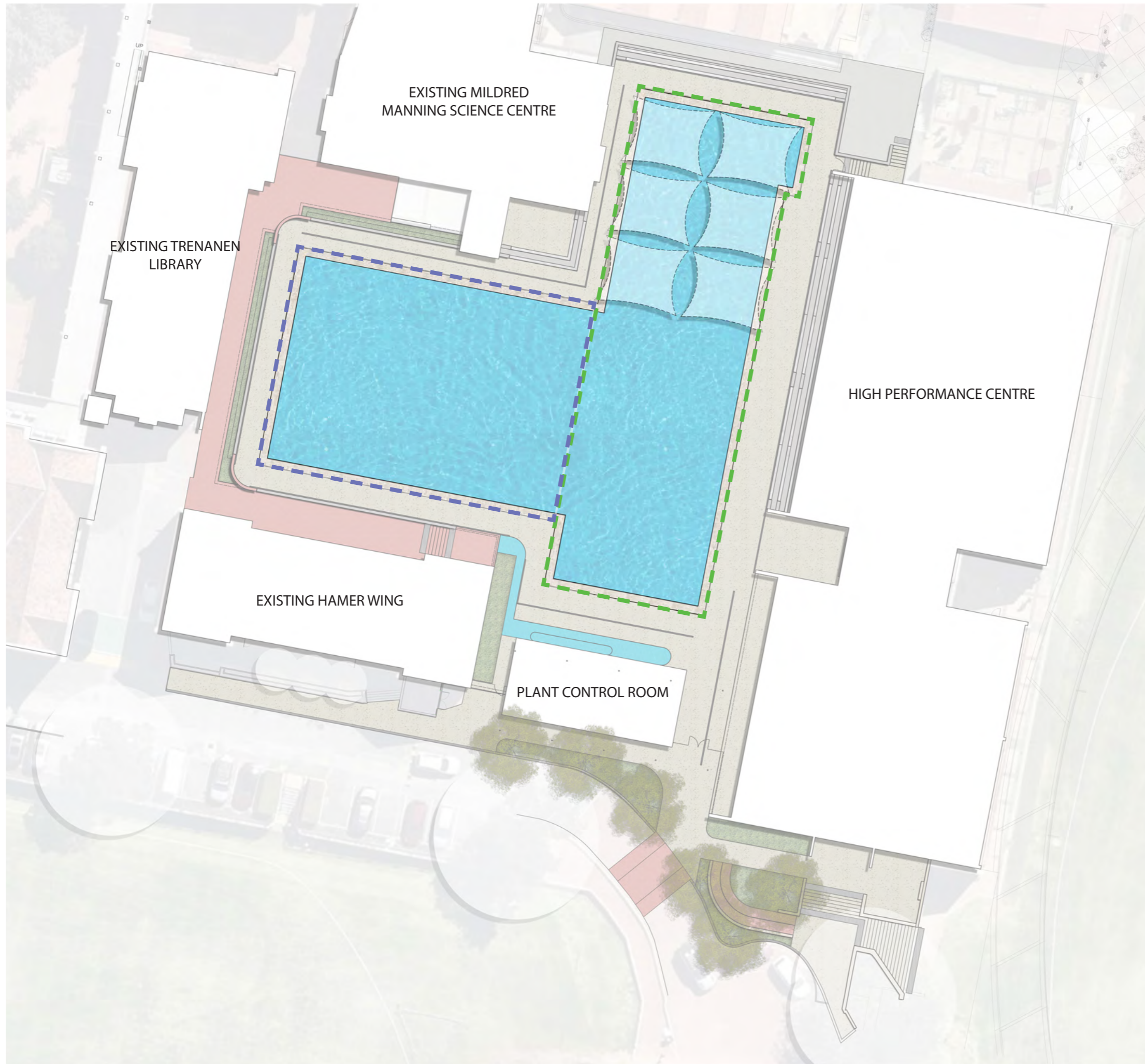


- EXTENT OF WORKS - AQUATIC CENTRE
- EXTENT OF WORKS - HPC ENTRANCE



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025



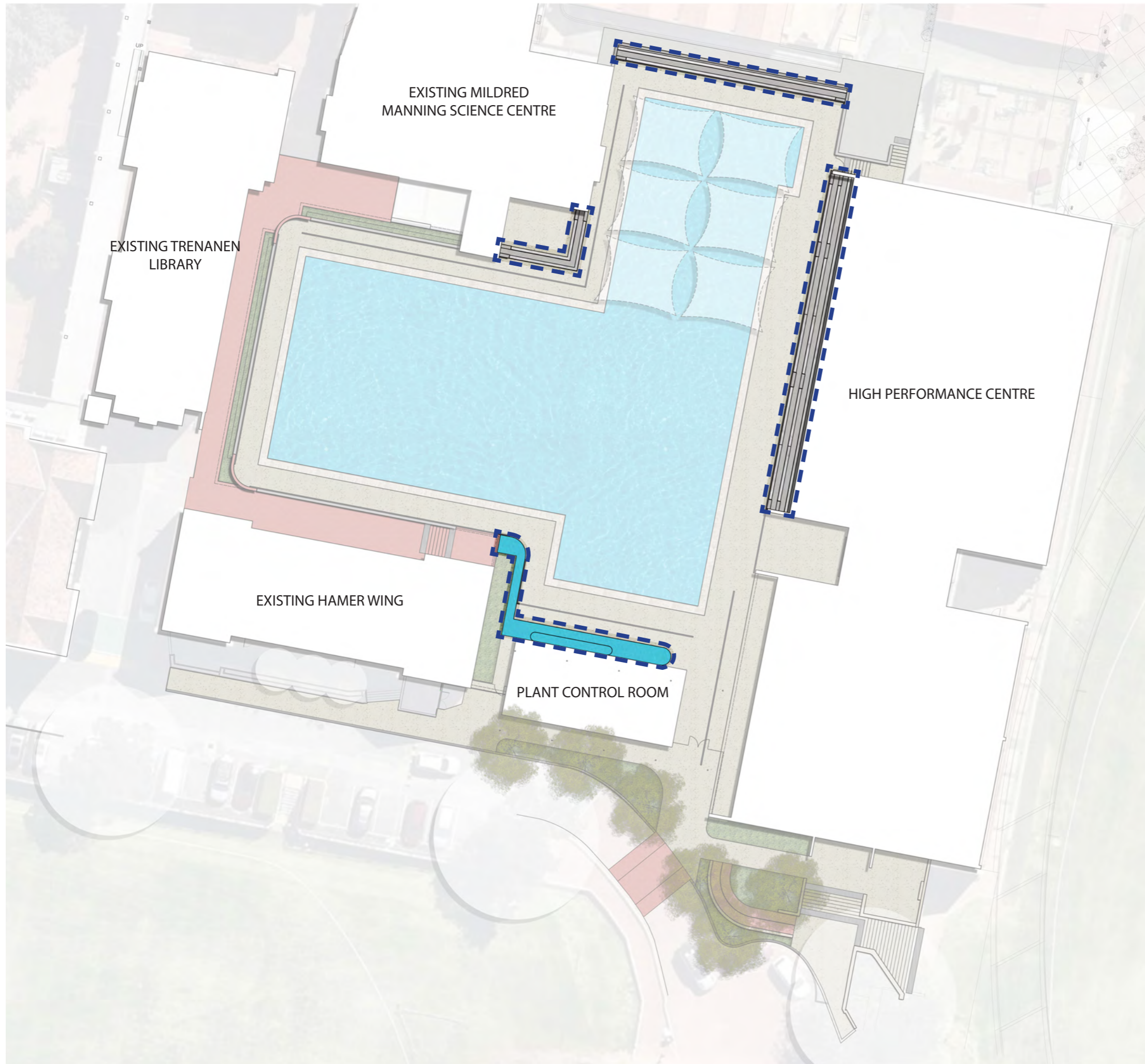


- EXISTING POOL
- PROPOSED POOL



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025



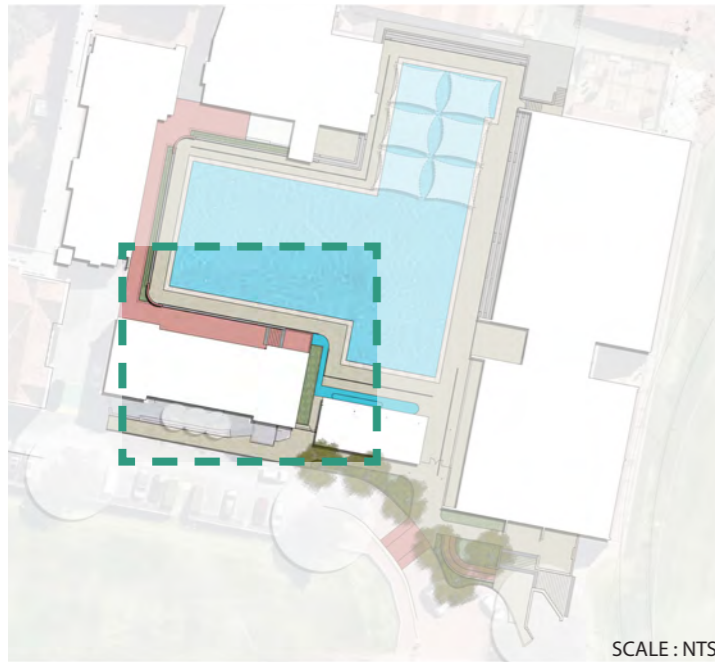


— — — — — SEATING ALCOVES



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

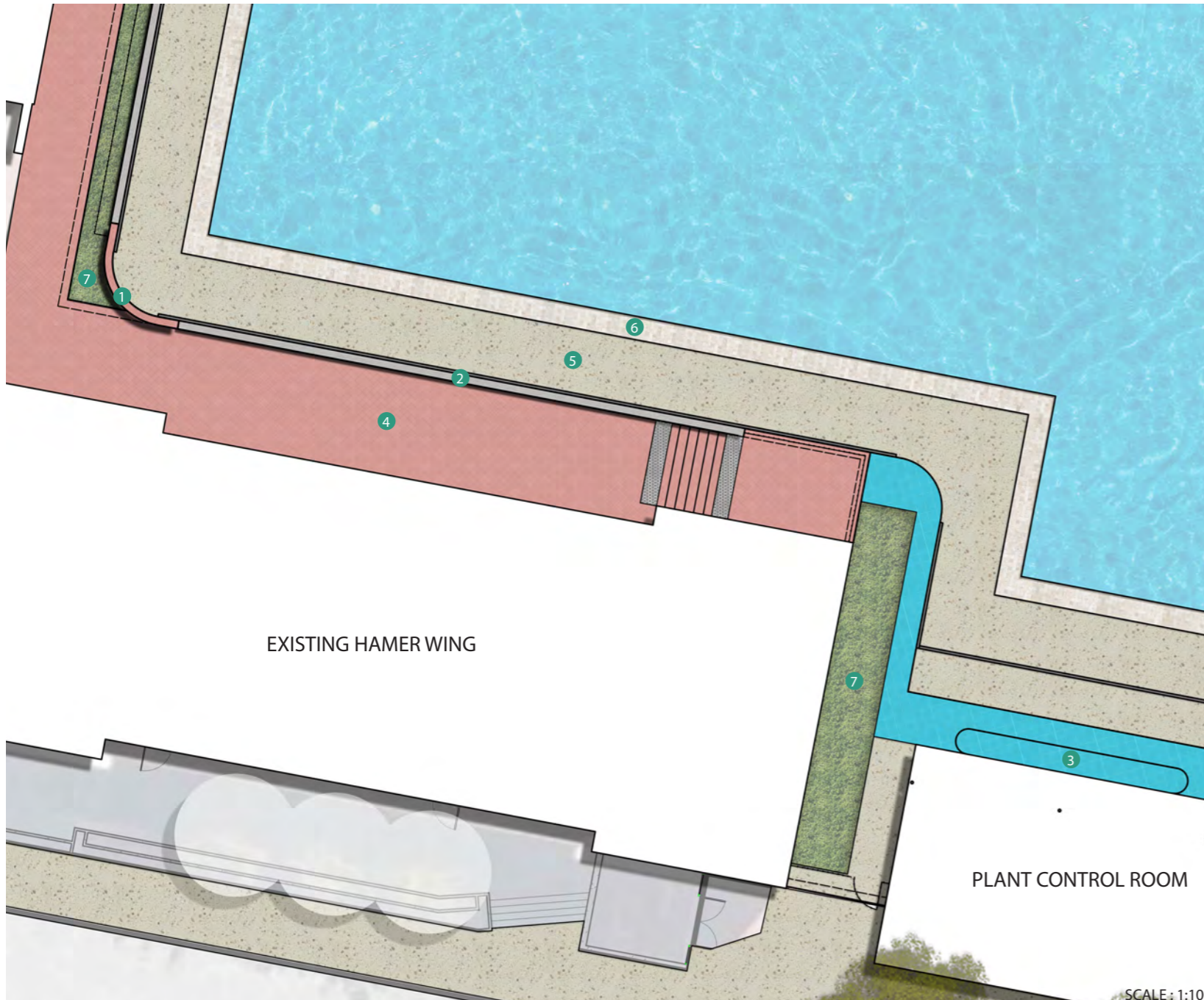




LEGEND

- 1 PROPOSED RED BRICK WALL
- 2 PROPOSED CONCRETE WALL
- 3 PROPOSED TIRED SEATING WITH MOSAIC TILE
- 4 PROPOSED RED BRICK PAVER
- 5 PROPOSED EXPOSED AGGREGATE CONCRETE PAVER
- 6 PROPOSED POOL EDGE PAVER
- 7 PROPOSED IRRIGATED SHRUB PLANTING

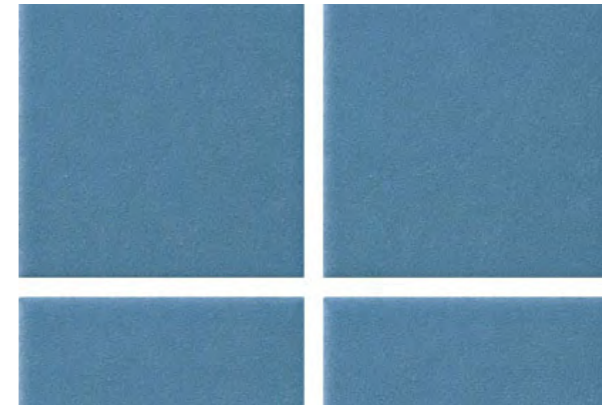
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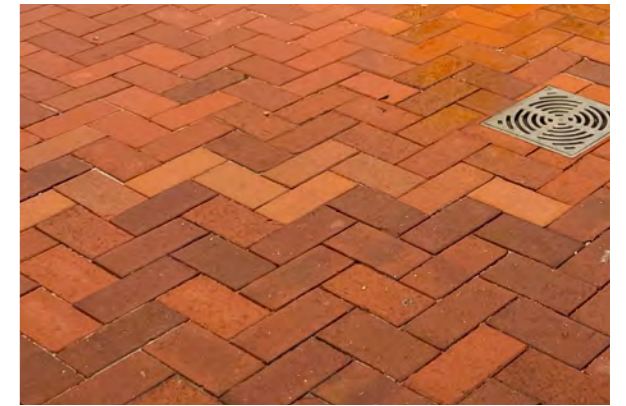
1 RED BRICK WALL



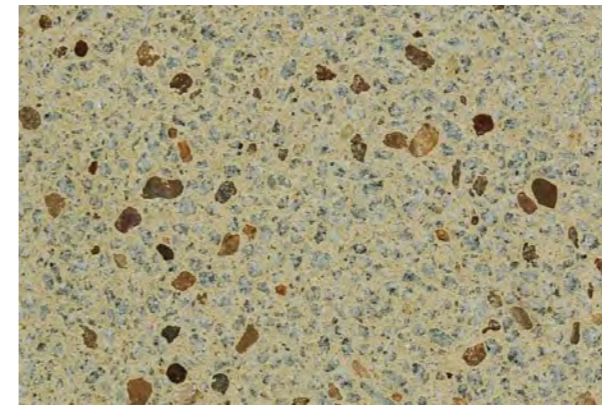
2 CONCRETE WALL



3 MOSAIC TILE



4 RED BRICK PAVER



5 EXPOSED AGGREGATE CONCRETE PAVER



6 FEATURE PAVER



7 IRRIGATED SHRUB PLANTING

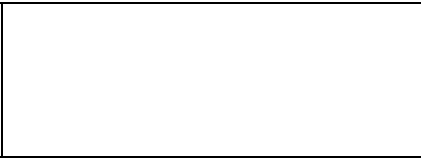


WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025





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.



01/07/2025

1:4514





Your ref: PDDA-2025/1230
Our ref: P2379-52493
Enquiries: Chris Dobson (08) 6551 7972

Chief Executive Officer
City of South Perth
enquiries@southperth.wa.gov.au

Attention: Remajee Narroo

Dear Sir

WESLEY COLLEGE, SOUTH PERTH

Thank you for your referral to the Heritage Council under the provisions of section 73 of the *Heritage Act 2018* as described below:

Place Number	P2379
Place Name	Wesley College, South Perth
Street Address	40 Coode Street, South Perth
Referral date	20 May 2025
Proposal Description	Construction of aquatic centre

We received the following information:

Letter to City of South Perth – 09/05/2025
Certificate of Title – 13/05/2025
Development Proposal Plans – 13/05/2025
Landscape Development Application Report – 13/05/2025
Heritage Impact Statement – 13/05/2025
DAP Form 1 – 06/05/2025
Development Application Rev A – 13/05/2025

The proposal has been considered in the context of the identified cultural heritage significance of *Wesley College, South Perth*, and the following advice is given under delegated authority from the Heritage Council:

Findings

- *Wesley College, South Perth* has cultural heritage significance for demonstrating the development of education in Western Australia and is valued by the Methodist and wider community. It forms an attractive cultural landscape of significant buildings and structures.
- This referral is for a new Aquatic Centre at 40 Coode Street, South Perth which falls partially within the curtilage of *Wesley Collage, South Perth*.
- The proposal requires demolition of existing landscaping with ground works to flatten the area and excavate for the additional pool and paving. The proposed additions abut the existing heritage buildings and should take caution to not damage significant fabric.

- The construction of the Pool Control Building requires extensive groundwork adjacent to the significant Hamer Building. The views and vistas of the existing place will be obscured but will have little impact on the visual setting.
- The proposal will have no discernible benefit or impact on the cultural heritage significance of *Wesley College, South Perth*.

Advice

The proposal, in accordance with the plans submitted, is supported subject to the following conditions:

1. A Construction Management Plan should include:
 - a. A dilapidation survey of *Wesley Collage, South Perth* should be prepared by a suitably qualified professional prior to any works being undertaken.
 - b. An appropriate strategy for the protection of *Wesley College, South Perth*, including a program of monitoring any structural movement and vibration impacts to be implemented at the commencement of work.
 - c. A requirement for the Heritage Council to be notified immediately if any impact occurs and advice on a recommended course of action by a suitably qualified structural engineer.
2. Ground levels immediately adjacent to heritage buildings shall be reduced to be below the internal floor height so as to mitigate against potential damp issues in the wall.
3. Measures are to be taken to ensure that any archaeological material uncovered during works is dealt with appropriately, in accordance with its degree of archaeological significance.
4. All works are to be carefully undertaken to ensure that minimal damage occurs to original building fabric.

Please provide a copy of your determination within 10 days after making the decision, as required by the *Heritage Regulations 2019*.

If you have any queries about this advice please contact Chris Dobson at chris.dobson@dplh.wa.gov.au or on 6551 7972.

Yours faithfully



Liza Mathews
Assistant Manager
Historic Heritage Conservation

4 June 2025

cc: remajee.narroo@southperth.wa.gov.au
cc: lena.jaeschmann@rowgroup.com.au



Your Ref: DP27361-PDDA-2025/1230
Our Ref: 194882829 - DAP422607
Enquiries: Kerry Moore
Direct Tel: 9420 2209
Email: building.services@watercorporation.com.au

29 May 2025

Urban Planner
City Of South Perth
Sandgate Street
SOUTH PERTH WA 6151

Attention of: Remajee Narroo

Re: 40 COODE ST SOUTH PERTH LOT 504

Thank you for your email dated 26th May 2025. We offer the following comments regarding this proposal.

Water

Reticulated water is available to the subject lot. A 50mm water service exists on the property.

Wastewater

Reticulated sewerage is available to the subject lot. A 150mm VC sewer main runs into the property from Swan St. It does look like Centenary Building will be over this main. Any portion of the proposed building which is within the zone of influence to sewer main may require suitable footings in accordance with our technical guidelines. Please refer to our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets.

Protect Sewer

It should be noted that existing sewerage mains are located near the subject land near the side boundary. Due consideration will be required when developing in this area. The developer is required to fund the full cost of protecting or modifying any of the existing infrastructure which may be affected by the proposed development. In accordance with Section 90 of the Water Services Act 2012 whenever development is proposed near Water Corporation assets the applicant/developer/owner needs approval prior to construction.

Approval for works

Any works carried out in proximity to our Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA). To assess whether the proposed development will require an APRA, details of the Prescribed Proximities are available on our website: www.watercorporation.com.au/Developing-and-building/Working-near-assets/Approval-for-works.

Building Approval Application

The applicant is required to submit a Commercial/Multi Residential Application by using our online portal BuilderNet: login-buildernet.watercorporation.com.au.

Attachments required for approval will include:

- Final construction site & architectural floor plans
- Engineer certified piling detail plans (if required)
- Hydraulic Plans – Water & Wastewater
- Trade Waste Application Form - [Application forms \(watercorporation.com.au\)](http://www.watercorporation.com.au)
- Trade Waste Supplement Form

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid. Please provide the above comments to the landowner, developer and/or their representative. Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact our Enquiries Officer.

Kind regards

K Moore

Kerry Moore

A/Advisor - Building Services

Development Services

Assets Planning & Delivery Group

E building.services@watercorporation.com.au

T 13 13 95



watercorporation.com.au

Job Ref: 9353
9 May 2025

City of South Perth
Corner Sandgate Street and South Terrace
SOUTH PERTH WA 6151

Attention: Ms Courtney Wynn, Coordinator Urban Planning

Dear Courtney

**Application for Development Approval
Wesley College, Lot 504 (No. 40) Coode Street, South Perth**

Rowe Group acts on behalf of Wesley College ('Client') being the owner of Lot 504 (No. 40) Coode Street, South Perth (the 'site'). We have been instructed by our Client to prepare and lodge a development application ('application'), for the Metro Inner Development Assessment Panel's ('DAP') consideration. The application seeks approval to install an aquatic centre, comprising of a new lap pool, a water polo pool, a pool pump building and associated excavation and retaining walls.

With respect to this application, we provide the following supporting documents:

- A completed City of South Perth development application form;
- A completed Metropolitan Region Scheme Form 1;
- A completed Development Assessment Panel Form;
- A copy of the Certificate of Title;
- Development proposal plans; and
- A Heritage Impact Statement.

Payment of the DAP's application fees will be made at the time of lodgement of the Development Application with the City of South Perth ('City').

Site Details and Location

The site is located within the municipality of South Perth, approximately 2.2km south of the Perth central business district.

The site comprises Wesley College, which includes a total area of approximately 19 hectares. Wesley College includes a junior, middle and senior school, as well as associated buildings and amenities including but not limited to performing



Level 3
369 Newcastle Street
Northbridge 6003
Western Australia
p: 08 9221 1991
f: 08 9221 1919
info@rowegroup.com.au
rowegroup.com.au



arts, sporting grounds and a boarding facility. The surrounding locality is characterised by low rise residential dwellings and a retail and commercial strip along Angelo Street.

See **Figure 1 – Aerial Site Photo**.

The site for this application comprises one land parcel, legally described as:

- Lot 504 on Plan 27361 Certificate of Title Volume 2653 Folio 504

Refer to **Attachment 1 – Certificate of Title**.

Proposed Development

The application seeks development approval for a new aquatic centre at the site. The aquatic centre is located centrally within the site, just north of the Hamer Building, east of the Trenamen Library, south of the Science Building and west of the Blanckensee Building.

Wesley College seeks to redevelop its existing water sport facilities. This includes the removal of the existing 50m lap pool and plant room, which are at the end-of-life, to install a 50m lap pool with the addition of a 31m water polo pool in this location. The proposed aquatic centre also incorporates a new 115m² plant control room to store and operate the swimming pool plant equipment tiered seating for spectators adjacent to the Blanckensee Building and all around the northeastern side of the swimming pool deck, as well as associated excavation and retaining walls.

Refer to **Attachment 2 – Development Proposal Plans**.

The lap pool varies in depth, ranging from 1.1m on the shallow end to the north to 1.8m on the deep end to the south, with the water polo pool having a minimum depth of 2m throughout. As part of the new swimming pool, an upgraded pool control system is required which will be housed in the plant control room south of the lap pool. The building is clad in red heritage brick and is a single storey building, with a component of the plant control room located below natural ground level. The building is located at the deep end of the swimming pool with the basement's floor level being approximately 2.6m underground to enable efficient water flow through downward facing pipes. Additionally, the building is strategically located to provide weather protection and specifically shield swimmers from cold southern winds.

In addition to the above, it should be noted that the proposal also includes the replacement of lighting and shade sails in association with the aquatic centre. The proposal seeks to replace the existing 15m high flood lights in order to comply with the standards prescribed by the Department of Health ('DoH') for public swimming pools. The lux levels will not exceed those prescribed by the DoH and will have no adverse impacts on the surrounding residential land as the lighting is existing and well set back from any side or rear boundary. Similarly, the shade sails are merely a replacement of the existing structures.

Figure 1 - Wesley College Aerial Site Photo

Roads
Major Road
Minor Road





Pre-Lodgement Engagement

The proposal was previously discussed as part of a preliminary lodgement meeting with the Coordinator of Planning and the Manager of Development Services at the City. The meeting was to confirm the requirements for lodgement, the process for assessment and that the City appeared to have no in-principle objection to the proposal.

Planning Considerations

City of South Perth Local Planning Scheme No. 7

The site is zoned Private Community Purposes under the City of South Perth Local Planning Scheme No. 7 ('LPS7'). The objectives of the Private Community Purpose zone are outlined under Clause 3 of LPS7 as follows:

- *To provide sites for privately owned and operated recreation, institutions and places of worship;*
- *To integrate private recreation areas with public recreation areas wherever possible;*
- *To separate potentially noisy engine sports from incompatible uses;*
- *To provide for a range of privately owned community facilities and uses that are incidental and ancillary to the provision of those facilities, which are compatible with surrounding development;*
- *To ensure that the standard of development is in keeping with surrounding development and protects the amenity of the area.*

The addition of the aquatic centre will continue to enable the site to meet the objectives of the Community Purpose zone. Wesley College has been privately operating a swimming pool in the same location since approximately 1962 and has not only provided the facility to their students but also to external visitors, such as the Watkins Southside Swimming School. The existing swimming pool is at the end of its useful life and due to funding becoming available, the College now seeks to provide a swimming facility of a standard commensurate with the expectations of its community. This proposal will not intensify the existing use of the facilities in this location and will simply cater to existing demands.

The associated front-of-house works for the aquatic centre and Blanckensee Building / High Performance Centre comprise of landscaping, various surface treatments, and corresponding fencing and retaining walls. The surface treatments for the surrounds of the swimming pool consist of aggregate concrete paving, feature paving and mosaic tiling. Various walkways connecting the adjoining buildings are proposed to be paved in the distinct red brick pavers found across the entire Wesley campus, with multiple trees and landscaped garden beds of shrub planting complementing the entrance to the aquatic centre and proposed Blanckensee Building / High Performance Centre. The front-of-house upgrades will continue to ensure the addition of the aquatic centre is consistent with the Wesley 'feel' and surrounding built form, while enhancing the amenity for students, staff or visitors approaching from Angelo or Coode Street.



When assessing applications within the Private Community Purpose zone due regard will need to be paid to the objectives of the zone, as well as the development requirements outlined in Table 7 of LPS7. Clause 4 of Table 7 prescribes setback and building height requirements for land within the Community Purpose zone, which are addressed below.

REQUIREMENTS IN TABLE 7 OF LPS7	DESIGN RESPONSE
Building Height – Maximum 2 storeys	A single storey building, as measured from natural ground level, is proposed. Compliant.
Primary Street Setback – Minimum 7.5 metres	For the purposes of this assessment, Coode Street was assumed as the primary street. The proposed plant control room is set back approximately 140m from Coode Street and is therefore compliant with the requirement of this clause. Compliant.
Side Setbacks – Minimum 4.5 metres	The plant control room is set back approximately 125.6m from the south boundary; approximately 172m from the east boundary and approximately 131.8m from the boundary to the north. Compliant.

Heritage

A portion of the site is included on the State Register of Heritage Places (Place No. 2379). Additionally, this portion of the site falls within Category A of the City's Heritage List, being the highest heritage management category in the municipality.

The proposed water polo pool will encroach into a grassed quadrangle which forms part of the heritage listed portion of the site. The pool plant control room falls outside the heritage curtilage, being in close proximity to this boundary.

A Heritage Impact Statement by Hocking Heritage + Architecture is lodged in support of this application, assessing the heritage impact of the aquatic centre on the heritage significance of the place.

Refer to **Attachment 3 – Heritage Impact Statement.**



Hocking Heritage + Architecture assessed the impacts of the aquatic centre on the adjacent heritage buildings, in particular how the proposal may affect the structure or the view lines of the heritage places. The heritage architect has found that the views will not be impeded by the new swimming pool and that the use of red brick for the retaining walls and plant control room diminishes the impacts on the heritage significance of the place.

As stated by Hocking Heritage + Architecture, the *"...construction of the new Aquatic Centre at Wesley College in accordance with the supplied plans will have no discernible impact on the heritage values of the place"*.

Conclusion

The application seeks to replace the existing swimming pool with a high-quality water sport facility that is commensurate with the expectations of the community.

The application is compliant with the provisions of LPS7 and the relevant State Planning Framework, as summarised below.

- The proposal continues to enable the site to meet the objectives of the Private Community Purposes zone as outlined in LPS7;
- The aquatic centre complies with the requirements prescribed under Table 7 of LPS7;
- The proposed water sport facility will have no adverse impact on the heritage value of the adjacent heritage buildings; and
- The works are consistent with the ongoing Wesley operations and are set back well within the site causing no detrimental impact on the surrounding residential land.

Accordingly, we trust the information contained in this correspondence is sufficient to enable this application to be favourably determined.

It would be appreciated if draft conditions of approval could be provided for our review prior to the City's responsible authority report being submitted to the DAP.

Should you require any further information or clarification in relation to this matter, please contact Ms Lena Jaetschmann, Town Planner, on 9221 1991.

Yours faithfully,

Lena Jaetschmann

Town Planner



Attachment One

Certificate of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2653 885

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

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 504 ON DEPOSITED PLAN 27361

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESLEY COLLEGE OF 40 COODE STREET, SOUTH PERTH

(AF K126748) REGISTERED 20/3/2007

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

1. CROWN GRANT IN TRUST. SEE CROWN GRANT FOR CONDITIONS. AS TO THE FORMER PERTH LOT 740 ONLY.
2. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 27361
3. K808342 MEMORIAL. HERITAGE OF WESTERN AUSTRALIA ACT 1990. AS TO PORTION ONLY - SEE DEPOSITED PLAN 59546 LODGED 22/12/2008.
4. Q049544 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 1/7/2024.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND: DP27361
 PREVIOUS TITLE: 618-157A, 743-34, 1120-601, 1135-845, 1174-797, 1223-878, 1471-100,
 1922-288, 2588-468
 PROPERTY STREET ADDRESS: 40 COODE ST, SOUTH PERTH.
 LOCAL GOVERNMENT AUTHORITY: CITY OF SOUTH PERTH



Attachment Two

Development Proposal Plans



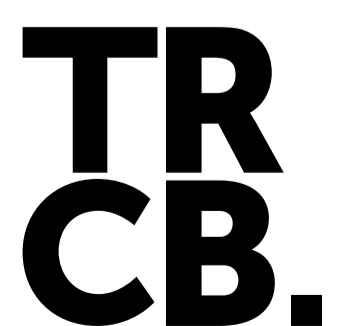
Wesley College Aquatic Centre Project

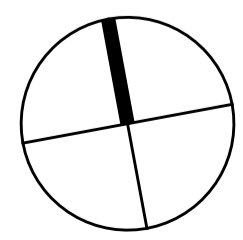
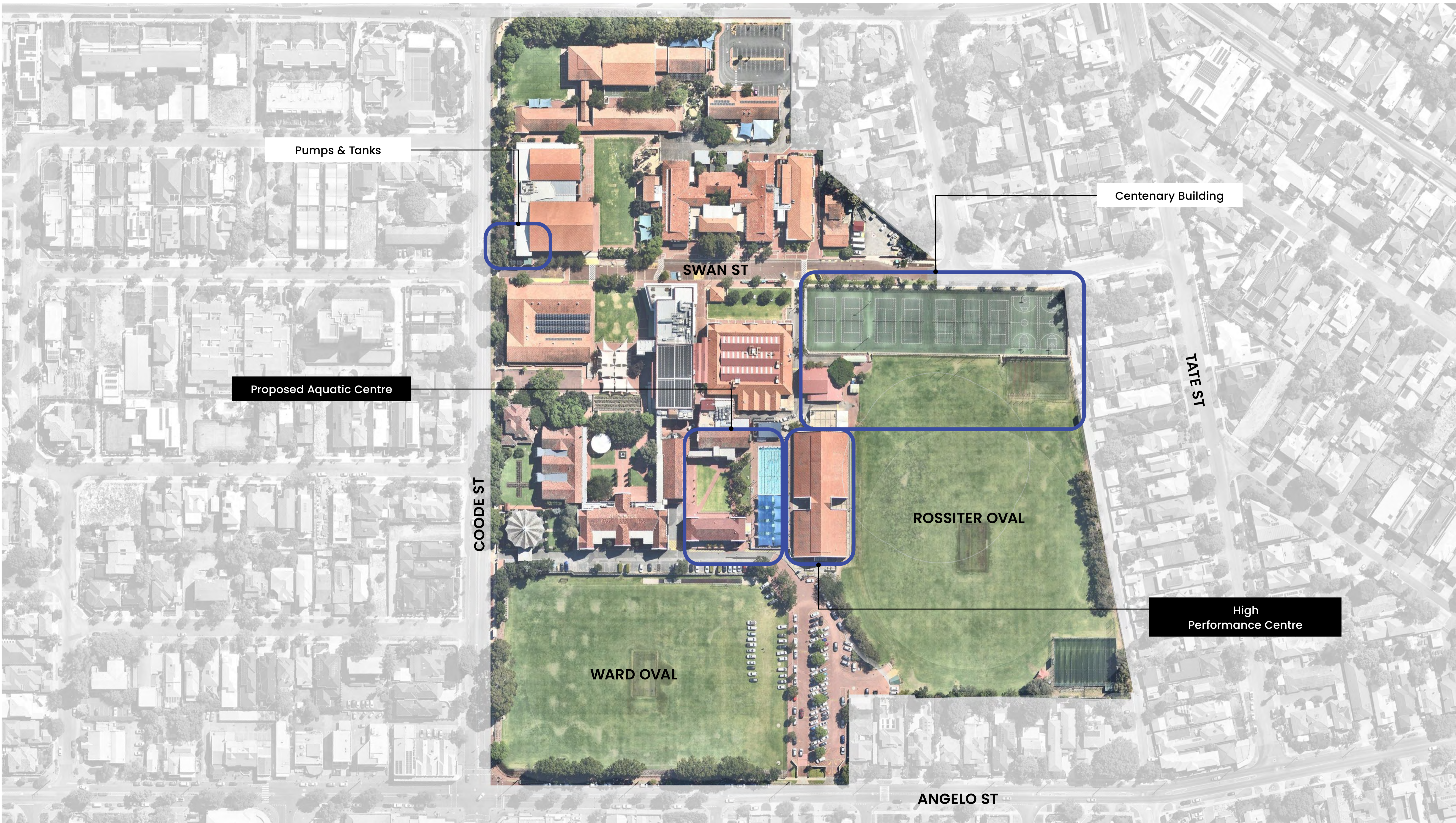
Development Application
Revision A

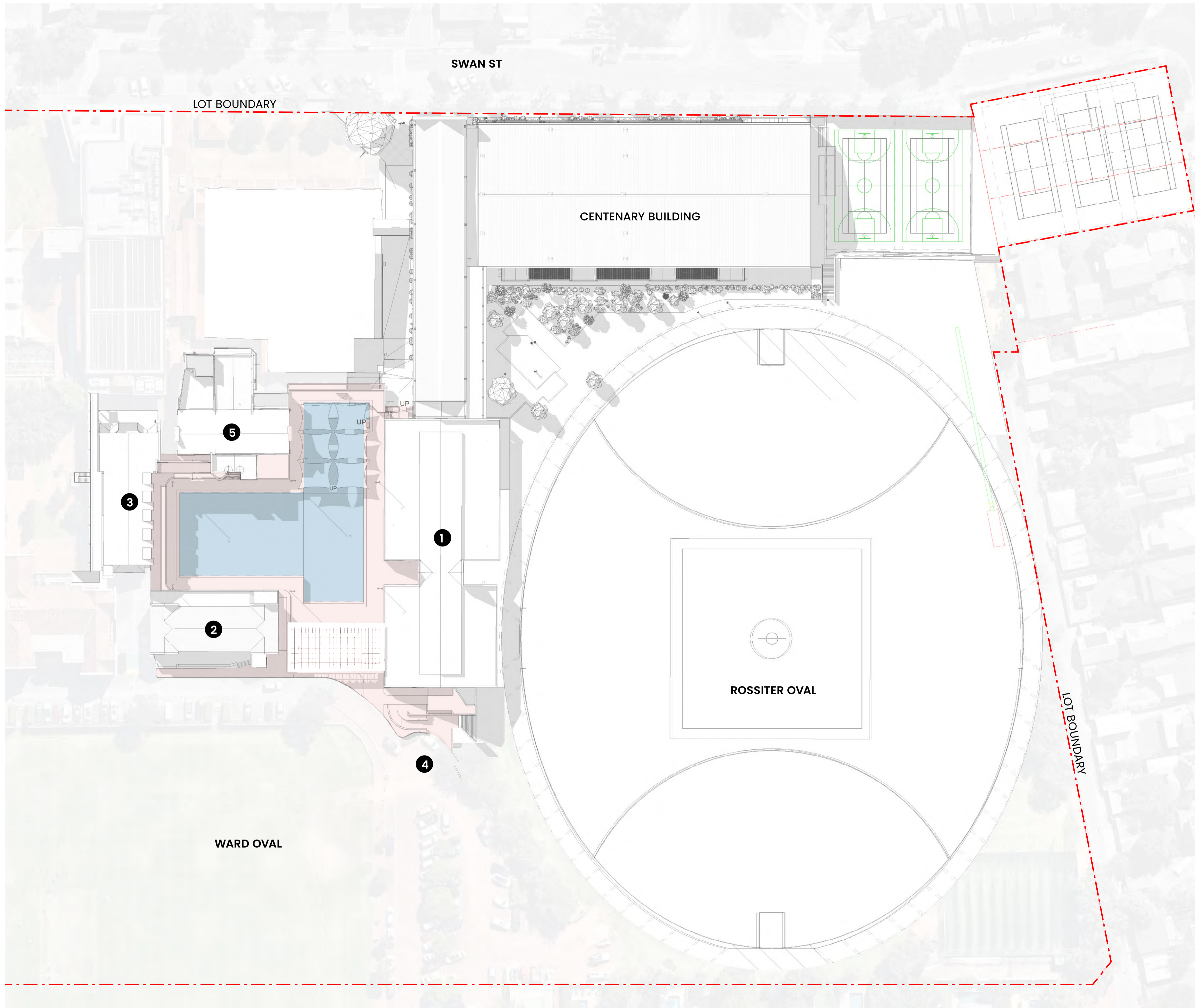
May 2025
Traditional Owners: Noongar/Bibbulmun people



WESLEY COLLEGE
By daring & by doing







1 High Performance Centre



2 Hamer Building



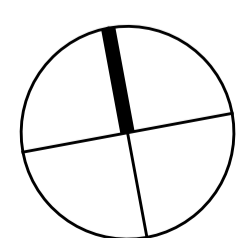
3 Trenamen Library



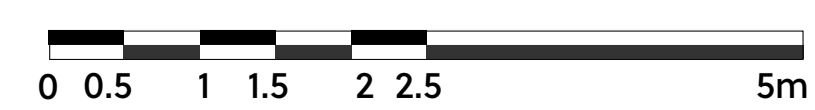
4



5 Science Building



23097
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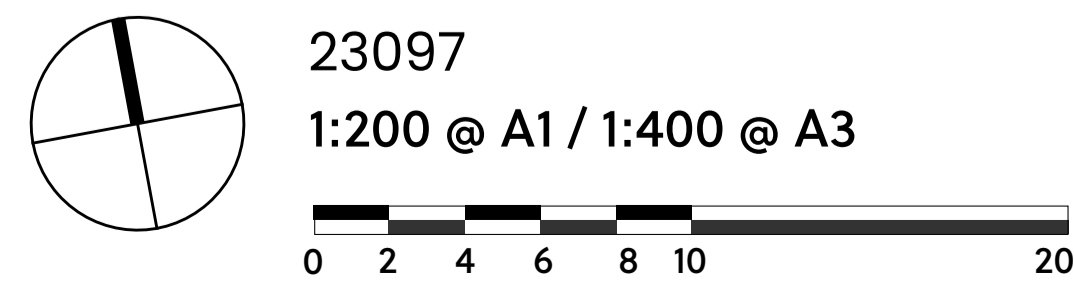
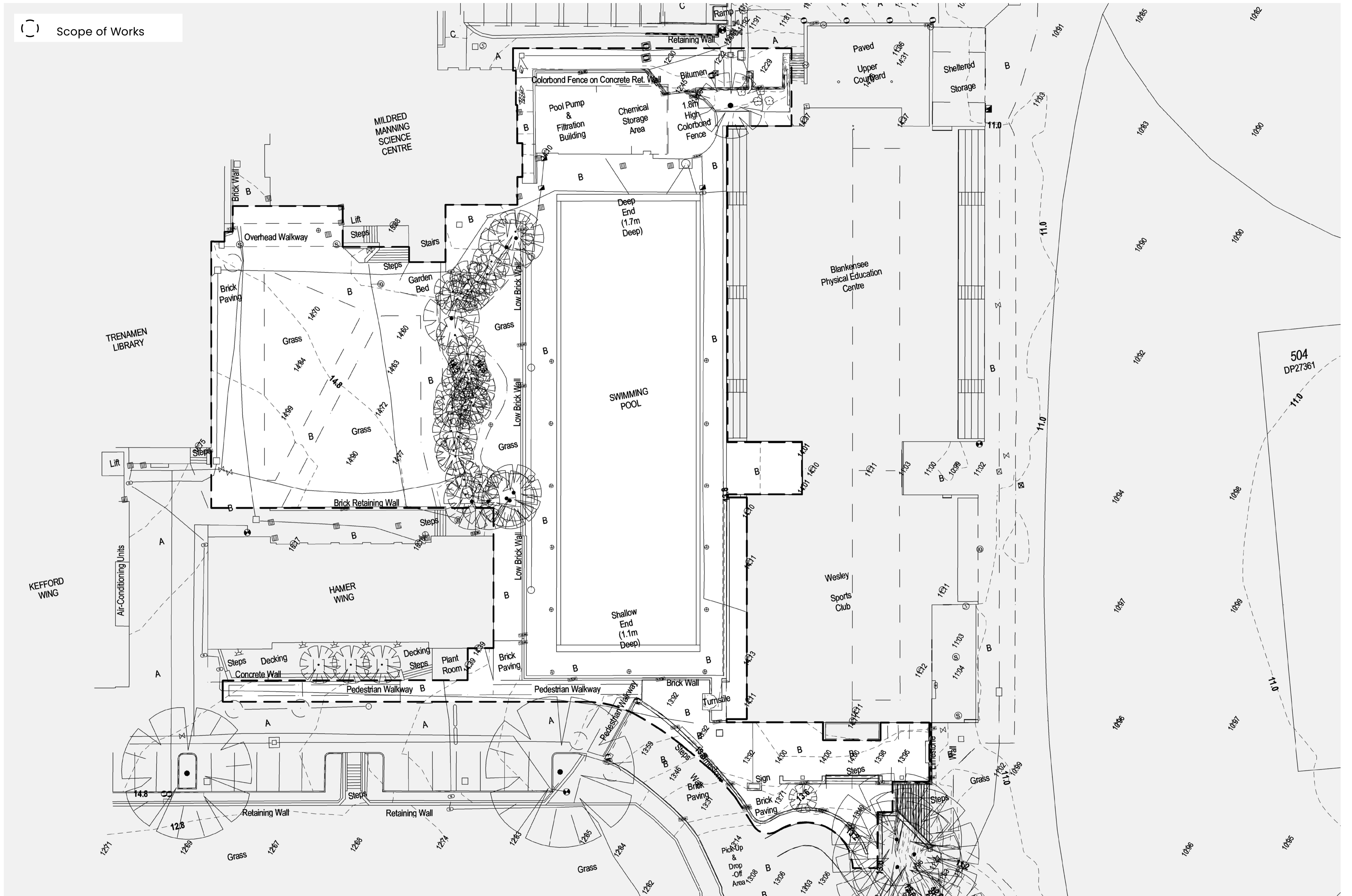


WESLEY COLLEGE AQUATIC CENTRE PROJECT
SITE PLAN
DEVELOPMENT APPLICATION

Rev A
DA01-00

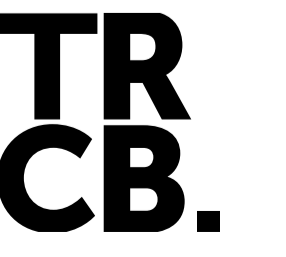


Scope of Works



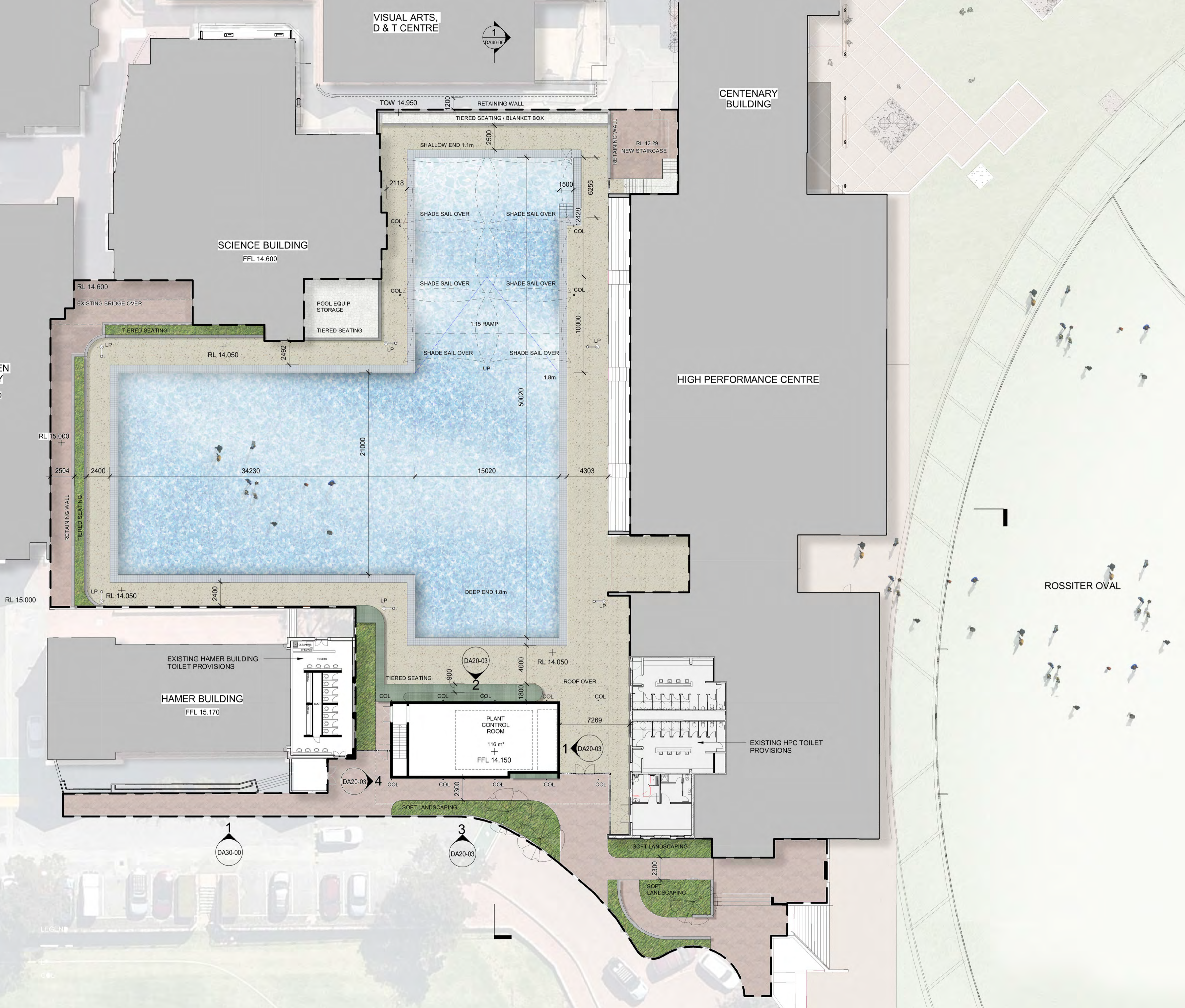
WESLEY COLLEGE AQUATIC CENTRE PROJECT
EXISTING SURVEY
 DEVELOPMENT APPLICATION

Rev A
 DA01-01

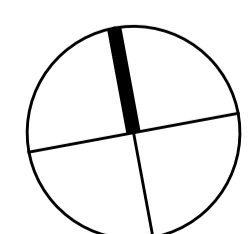


Note: Landscape extents, scope and materiality to be advised.

- Scope of Works
- Existing Buildings
- LP Light Pole
- COL Column



WC NCC REQUIRED			
PARTICIPANTS 100	PANS REQUIRED	BASIN REQUIRED	SHOWER REQUIRED
MALE	8	5	5
FEMALE	5	5	5
UAT	1	1	1
TOTAL	14	11	11
WC NCC ACHIEVED			
HPC BUILDING			
PANS ACHIEVED	2	4	6
MALE	4	4	6
FEMALE	1	1	1
UAT			
HAMER BUILDING			
PANS ACHIEVED	8	8	0
MALE			
TOTAL	15	17	13



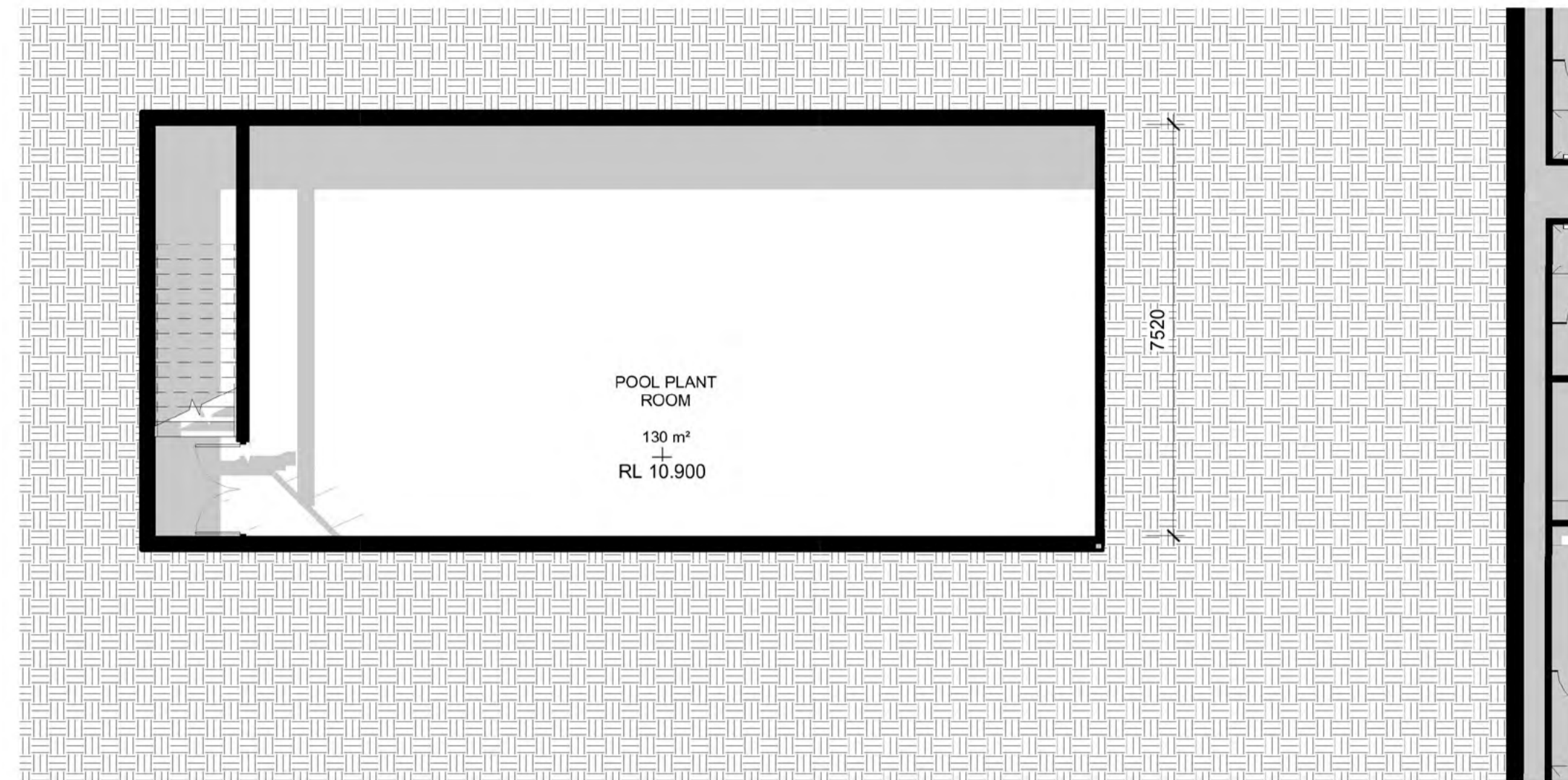
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1:100 @ A1 / 1:200 @ A3



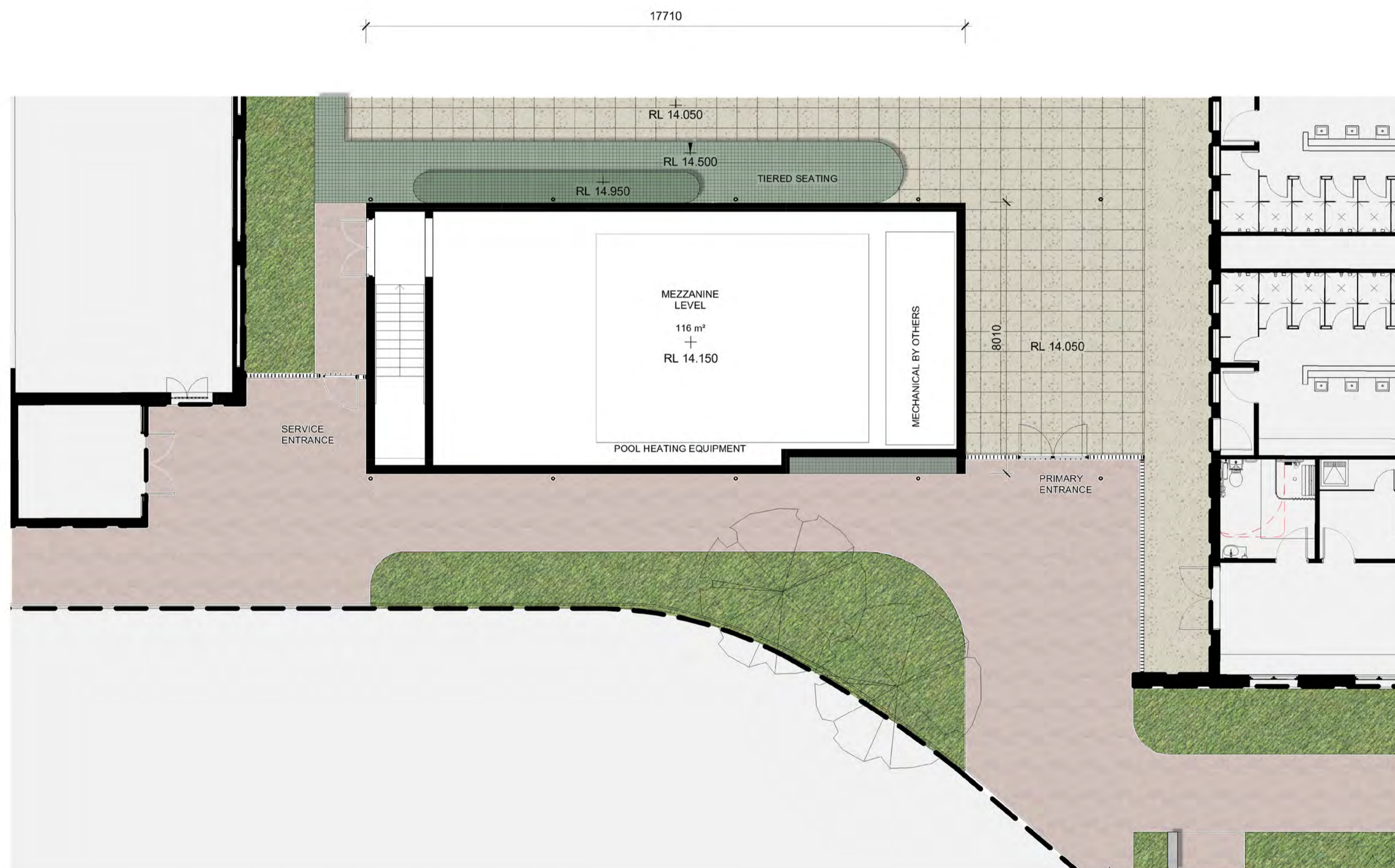
WESLEY COLLEGE AQUATIC CENTRE PROJECT
GROUND FLOOR PLAN - POOL DECK
DEVELOPMENT APPLICATION

Rev A
DA20-01

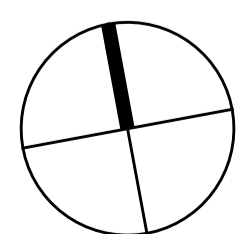




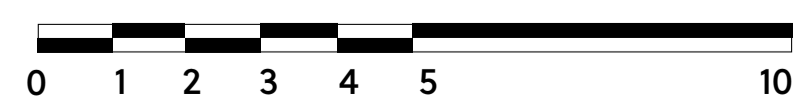
2 POOL CONTROL ROOM - PLANT LEVEL
 DA20-03 SCALE 1 : 100

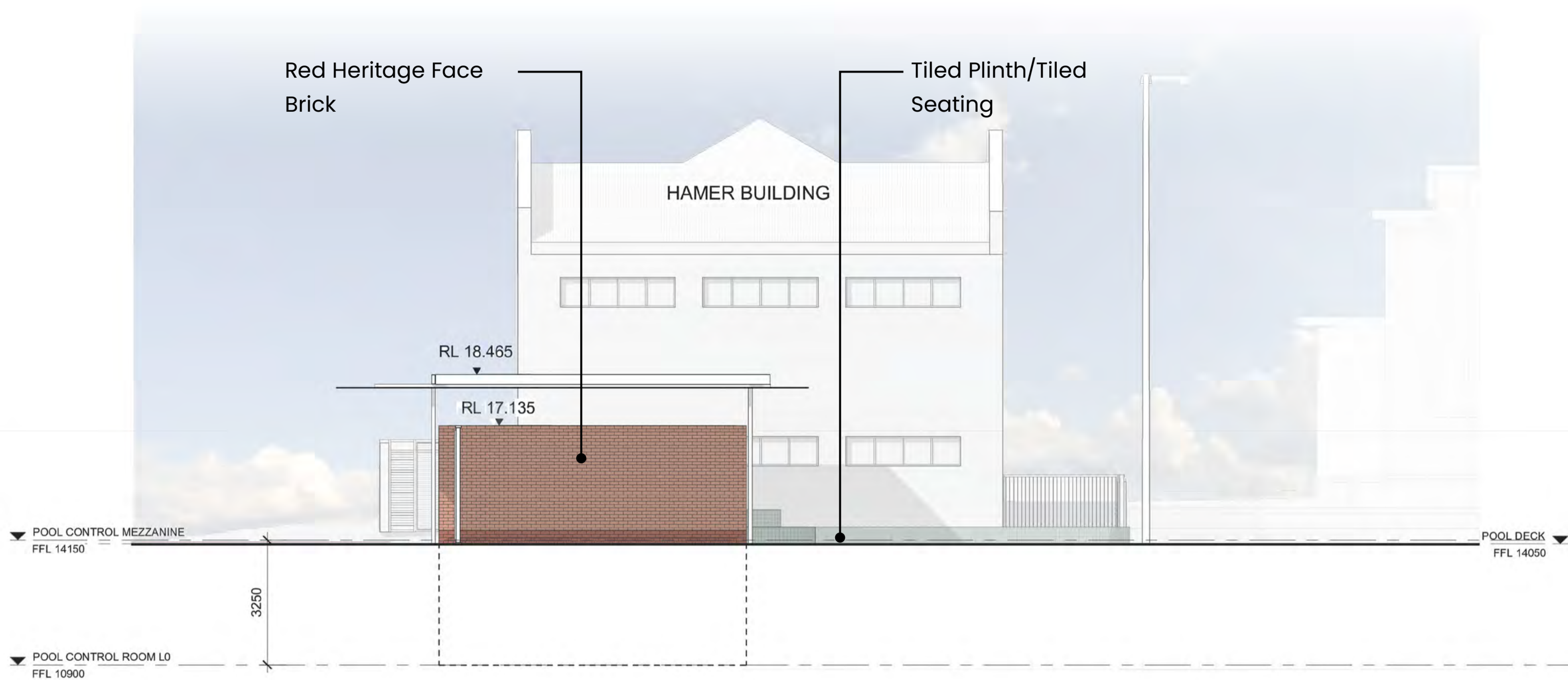


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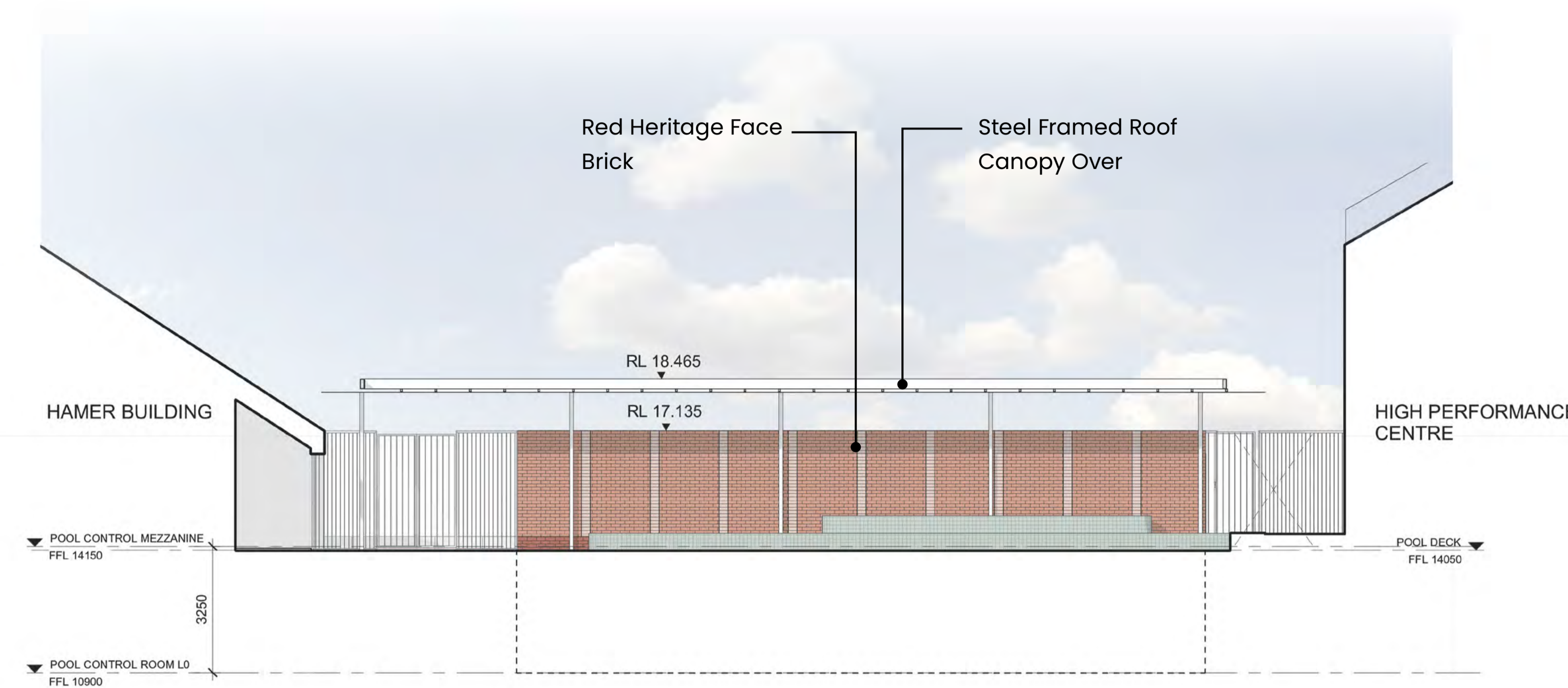


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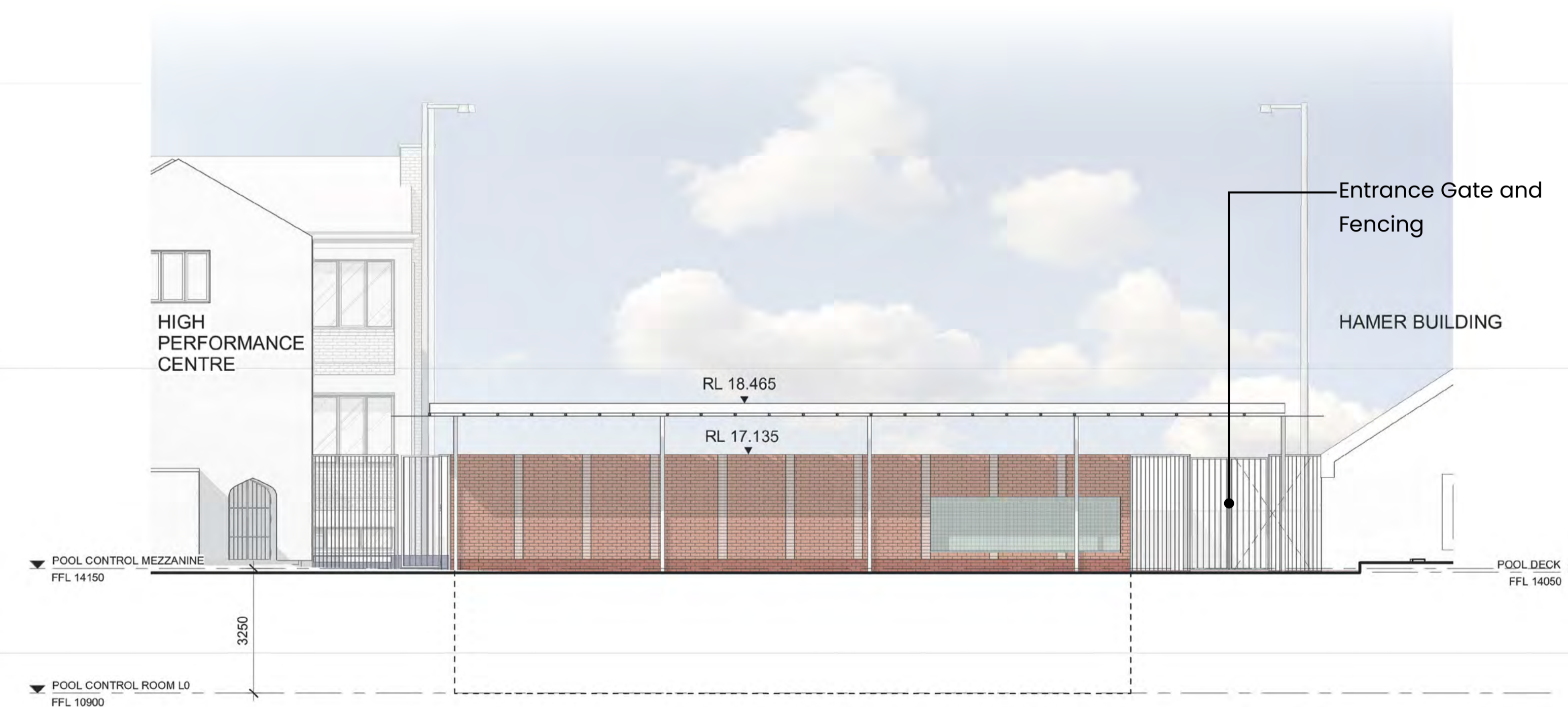




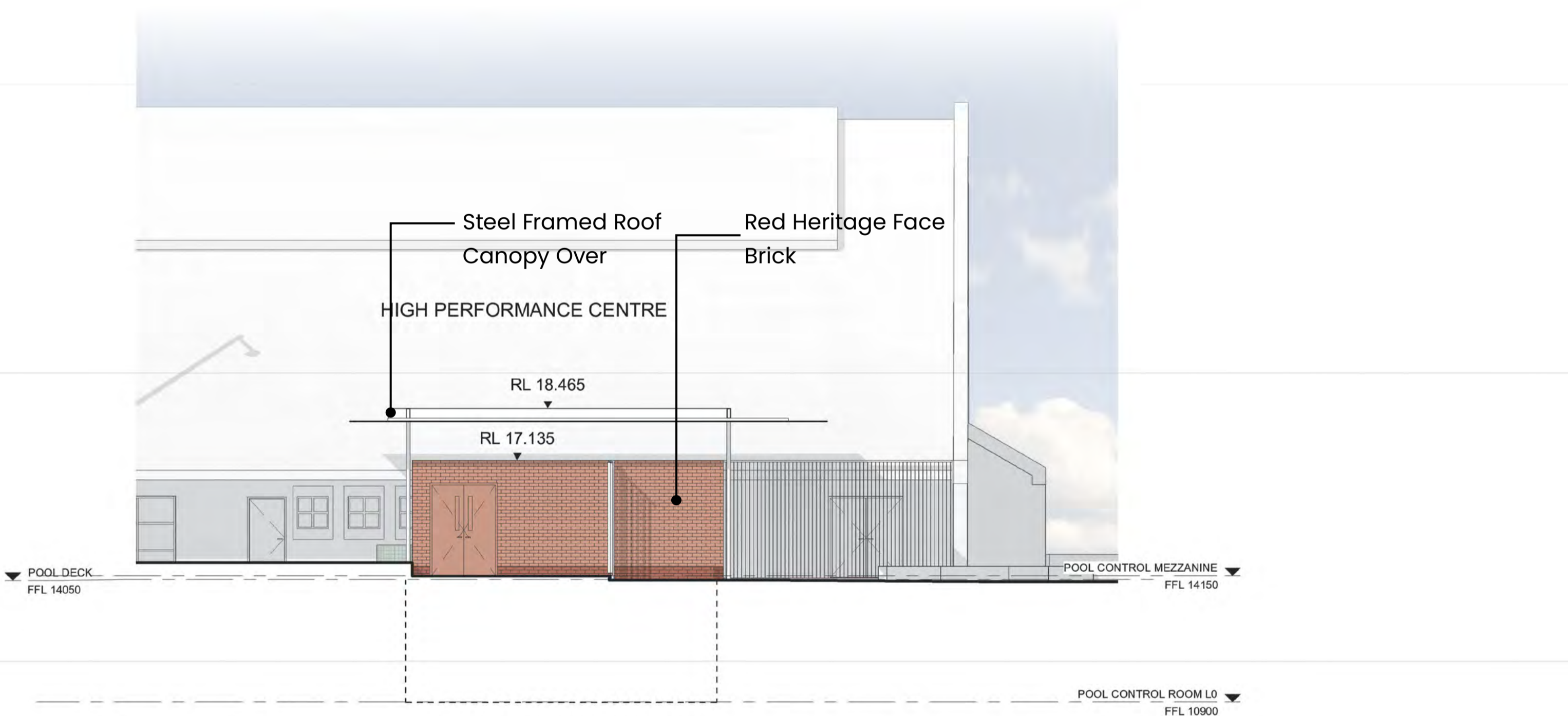
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DA20-01 SCALE 1:100



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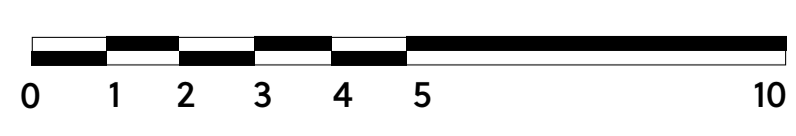


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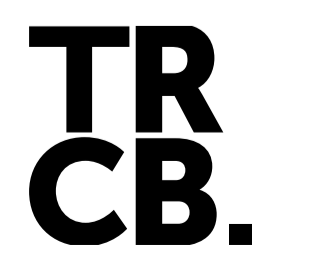
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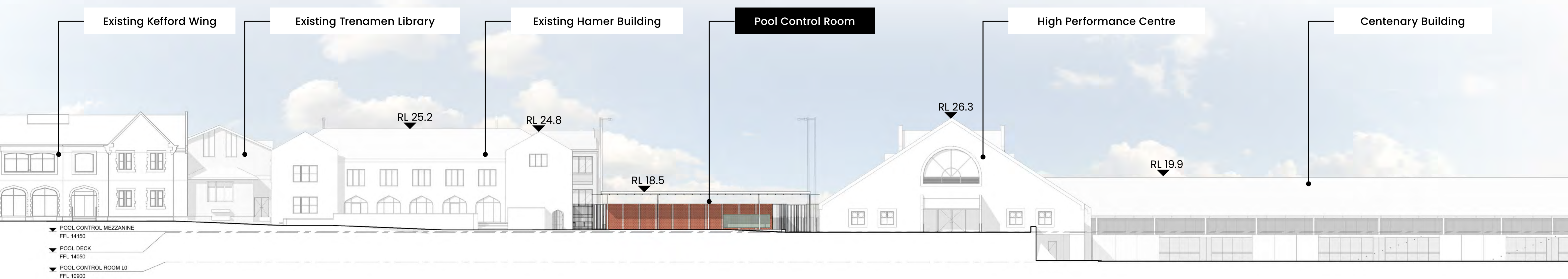
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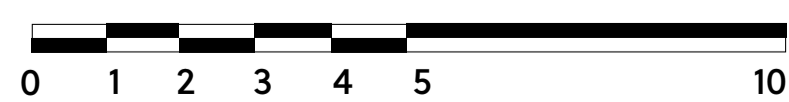
WESLEY COLLEGE AQUATIC CENTRE PROJECT
POOL CONTROL ROOM - ELEVATIONS
DEVELOPMENT APPLICATION

Rev A
DA20-03



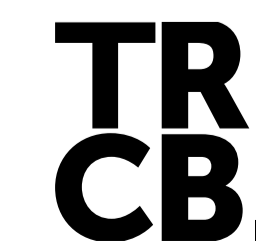


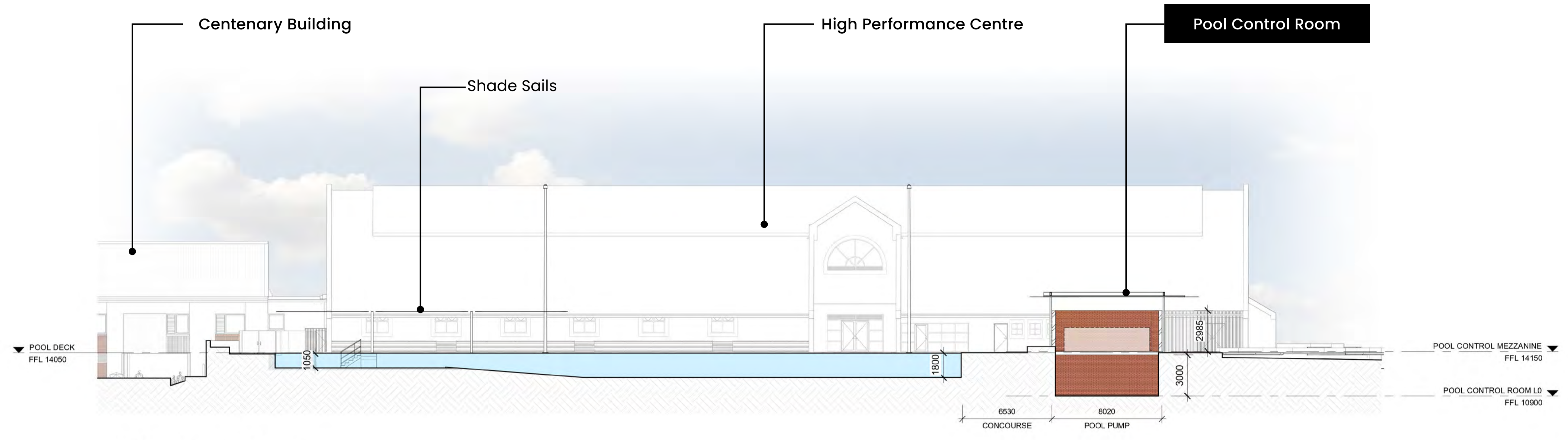
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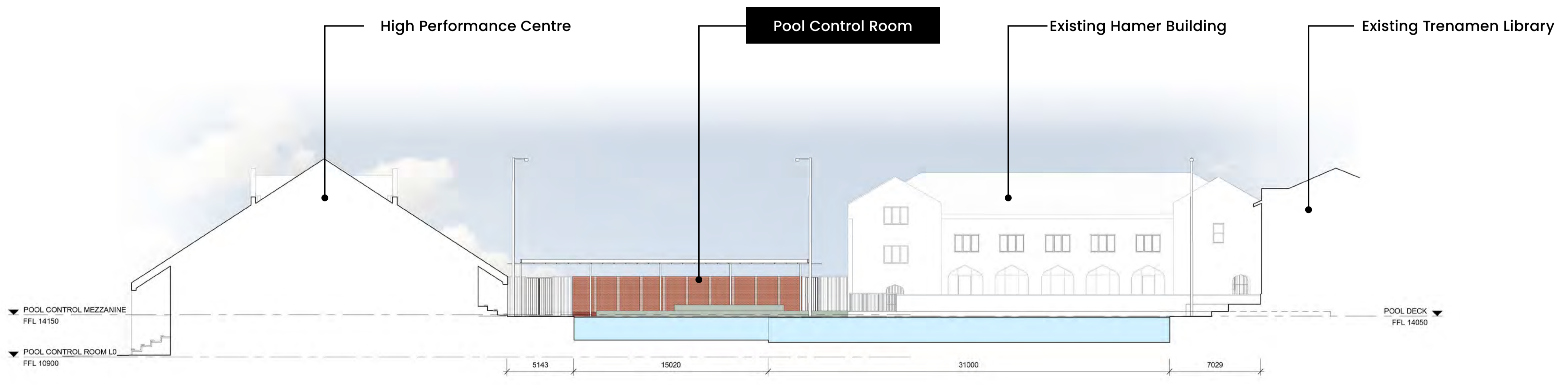
WESLEY COLLEGE AQUATIC CENTRE PROJECT
OVERALL STREET ELEVATION
 DEVELOPMENT APPLICATION

Rev A
 DA30-00





1 POOL SECTION A
DA20-01 SCALE 1 : 200



2 POOL SECTION B
DA20-01 SCALE 1 : 200



WESLEY COLLEGE AQUATIC CENTRE PROJECT
VIEW OF POOL CONTROL ROOM
DEVELOPMENT APPLICATION

Rev A
DA60-00

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CB.**



WESLEY COLLEGE AQUATIC CENTRE PROJECT
VIEW OF POOL CONTROL ROOM
DEVELOPMENT APPLICATION

Rev A
DA60-01

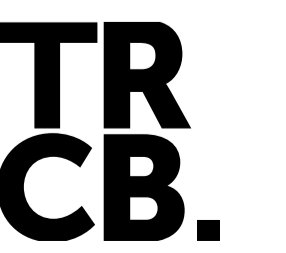
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WESLEY COLLEGE AQUATIC CENTRE PROJECT
PRIMARY ENTRY TO AQUATIC CENTRE
DEVELOPMENT APPLICATION

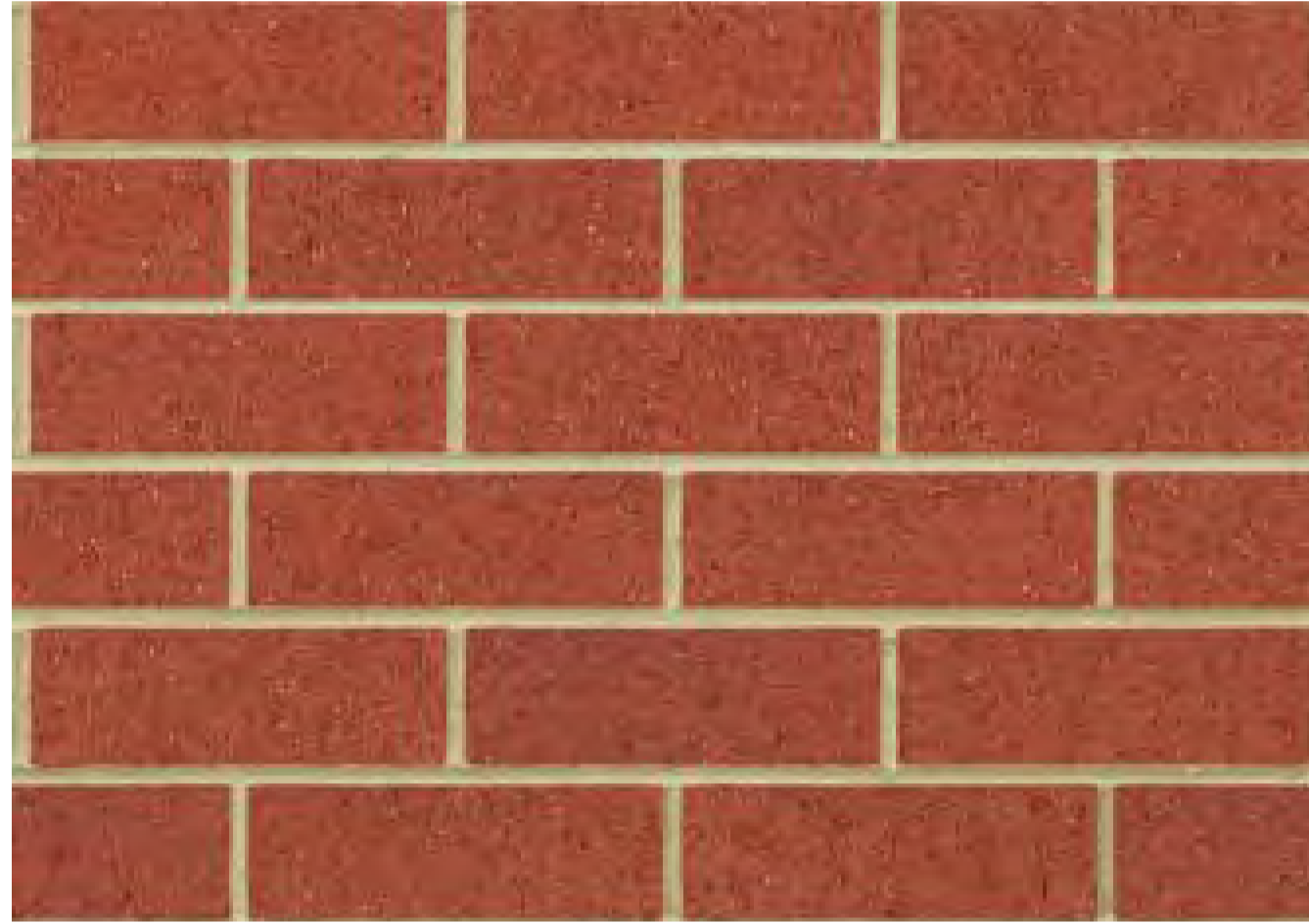
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DA60-03



Material Selections

Traditional red brick, gabled roof forms and white detailing are the hallmarks of the 'distinctly Wesley' campus buildings.

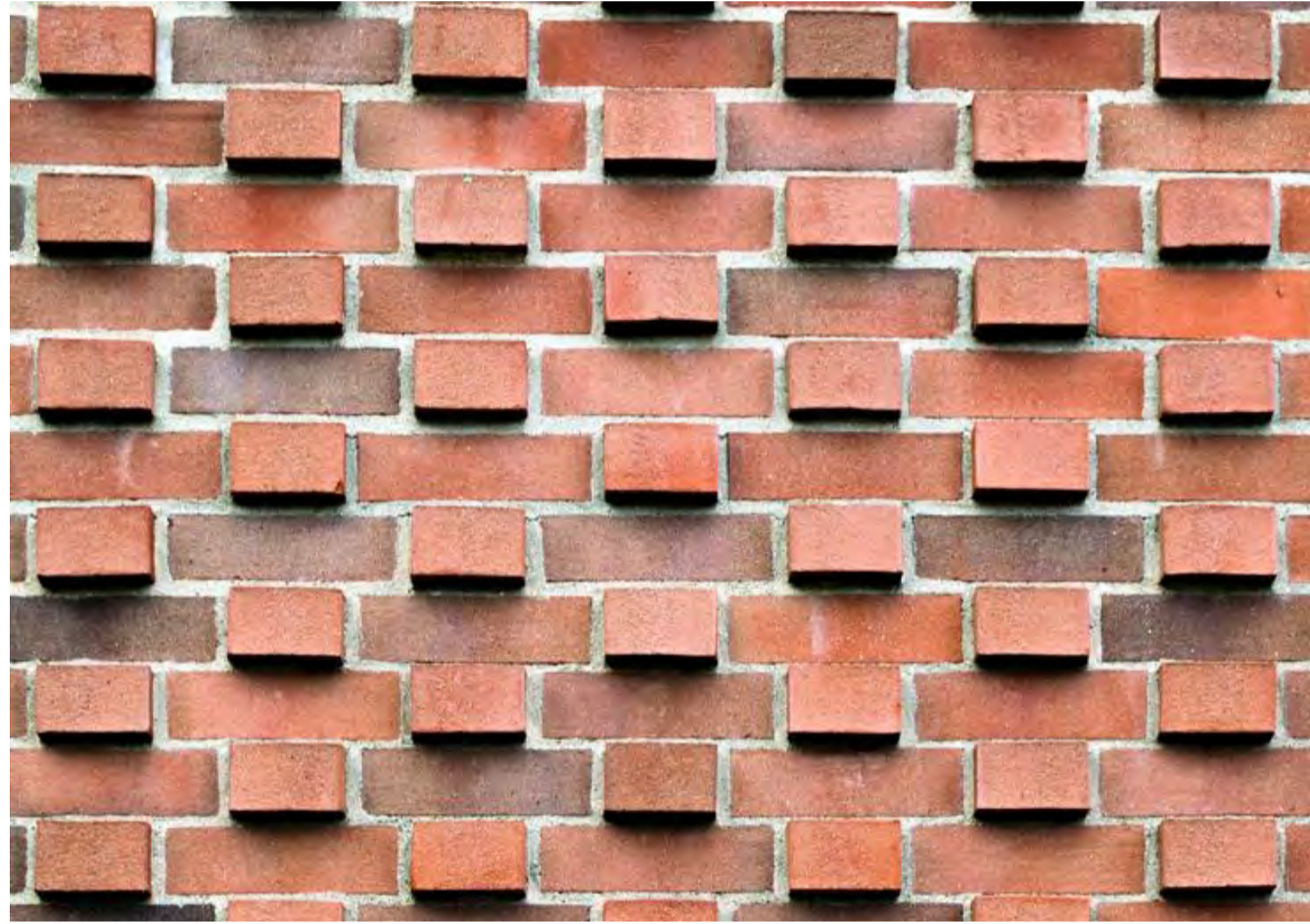
These historic architectural elements guide the form and material choices for the new buildings.



Red Heritage Face Brickwork



Glazed Brickwork



Feature Brick Patterning



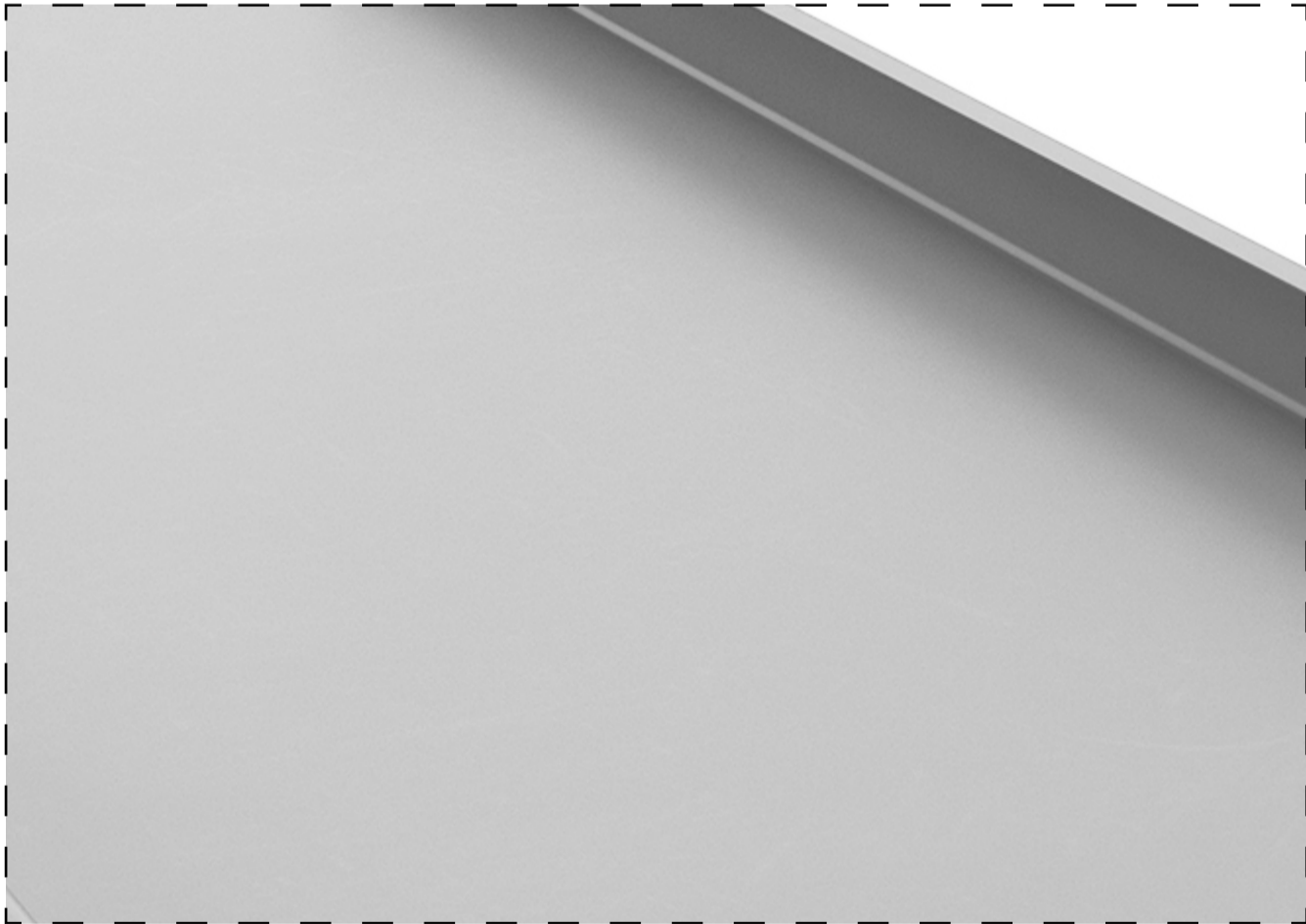
Aluminium Batten Fencing



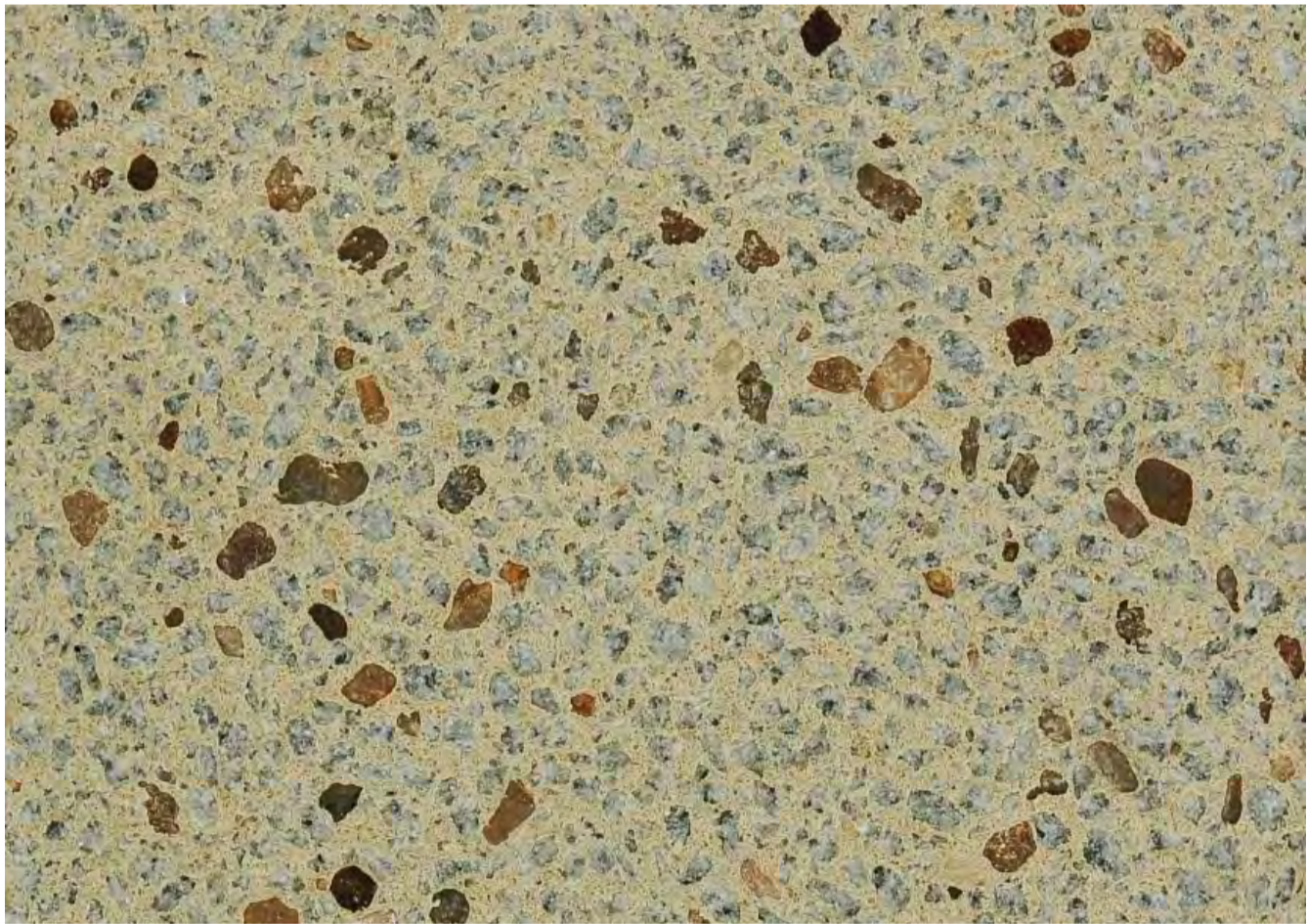
Mosaic Tiles



Painted Steel Members



Powder-Coated Aluminium Roof Sheetting

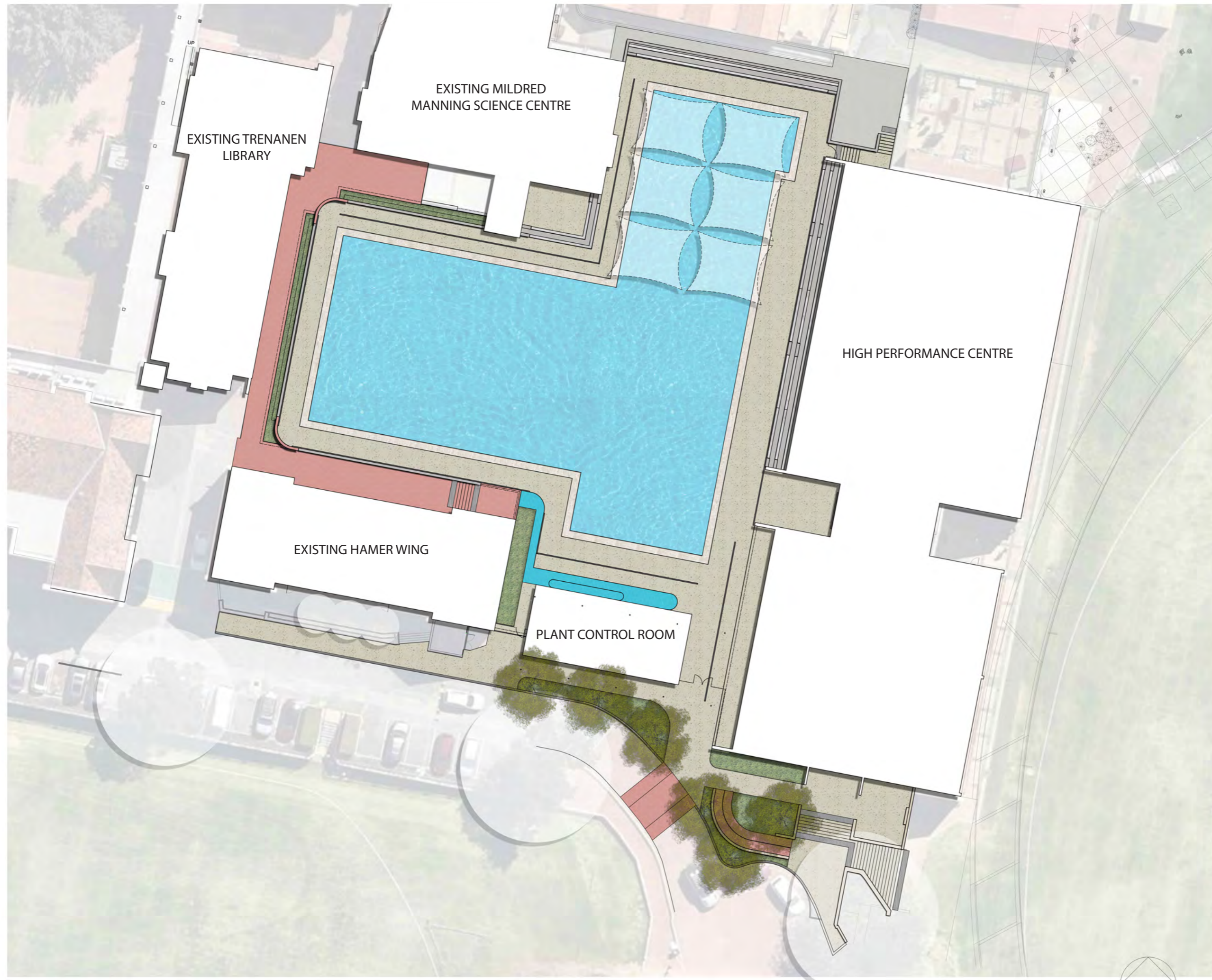


Exposed Aggregate Paving



WESLEY COLLEGE - AQUATIC CENTRE LANDSCAPE DEVELOPMENT APPLICATION REPORT

MAY 2025



REV	AMENDMENT	DATE	CHKD
B	CONCEPT	08.05.2025	SYL
A	CONCEPT	05.05.2025	AT

**TR
CB.**



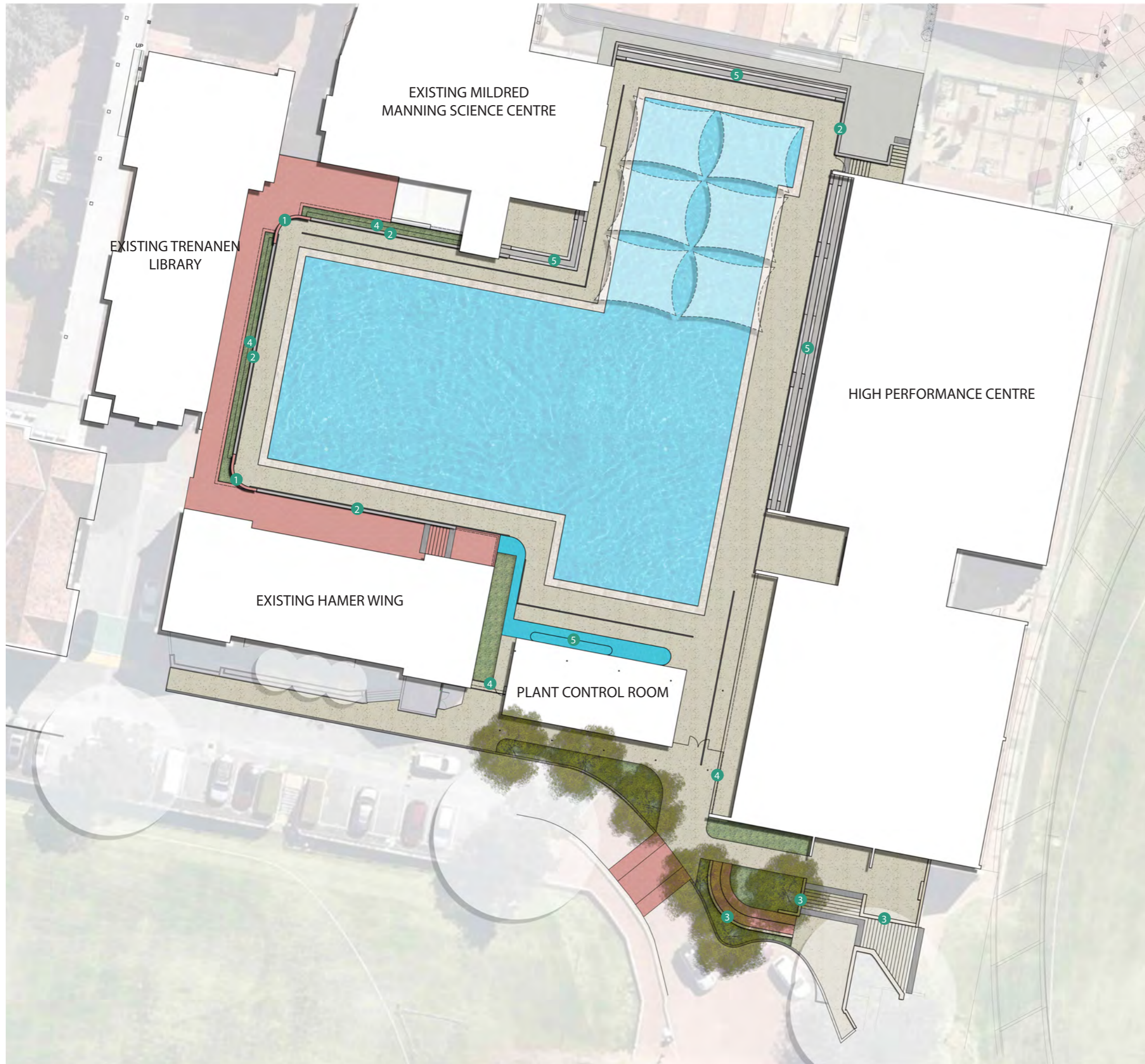
info@fourls.com.au ghl(08) 9286 4900 11/34 Eighth Avenue, Maylands, WA

DEVELOPMENT APPLICATION

WESLEY COLLEGE
AQUATIC CENTRE
LANDSCAPE SITE PLAN

DRAWN	4LS	DESIGNED	4LS	REDUCTION
CHECKED	AT	PRINCIPAL		0 5000
APPROVED	AT			
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4LS PROJ NO.	FOUR0424			REV NO.
				L01 B

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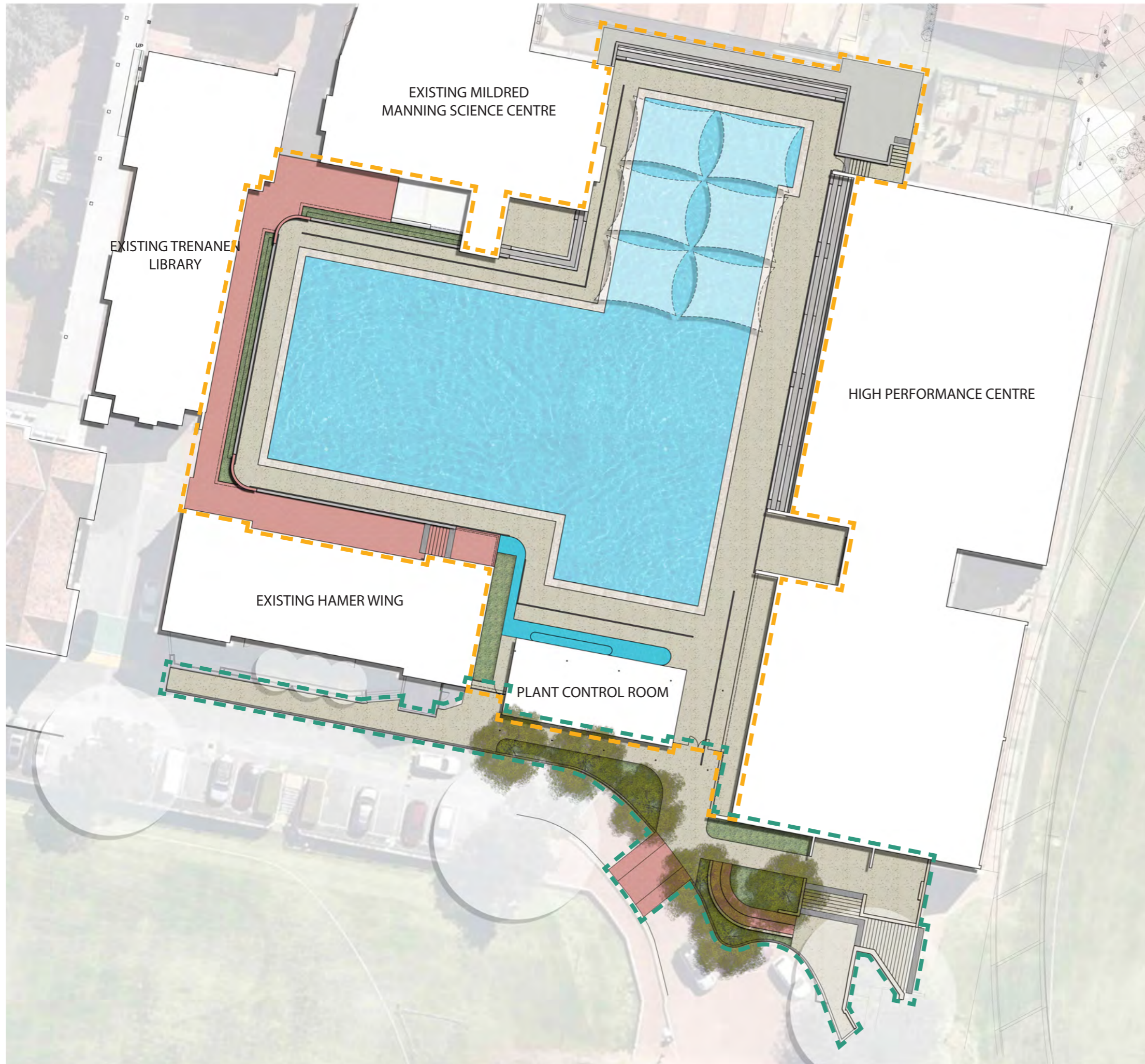
LEGEND

- 1 PROPOSED RED BRICK WALL
- 2 PROPOSED CONCRETE WALL
- 3 PROPOSED LIMESTONE WALL
- 4 PROPOSED FENCE
- 5 PROPOSED TIERED SEATING
- EXISTING TREES
- PROPOSED NEW TREES
- PROPOSED EXPOSED AGGREGATE CONCRETE PAVING
- PROPOSED RED BRICK PAVING
- PROPOSED POOL EDGE PAVING
- PROPOSED TIERED SEATING WITH MOSAIC TILE
- PROPOSED BITUMEN
- PROPOSED IRRIGATED SHRUB PLANTING



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025



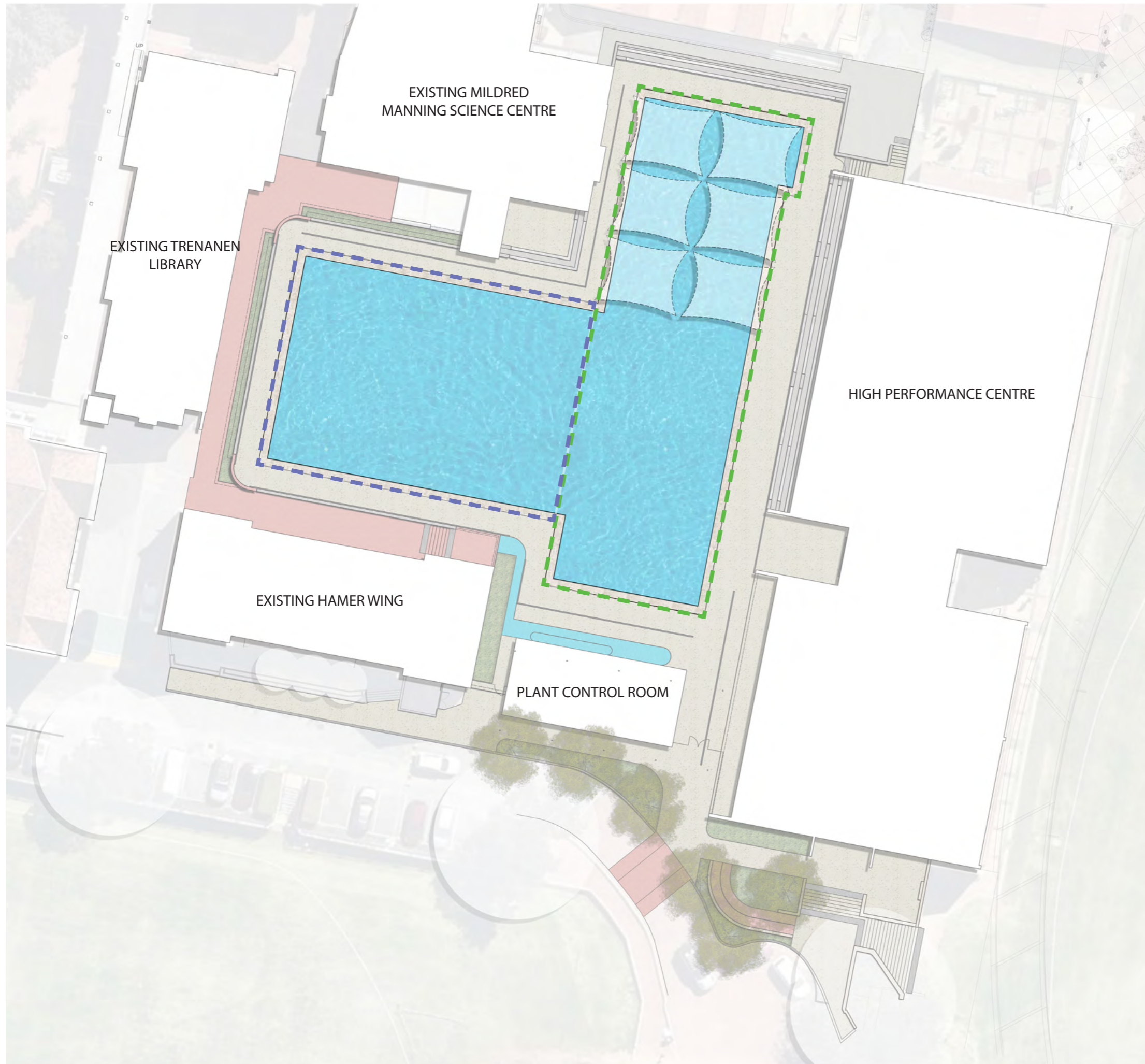


- EXTENT OF WORKS - AQUATIC CENTRE
- EXTENT OF WORKS - HPC ENTRANCE



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025



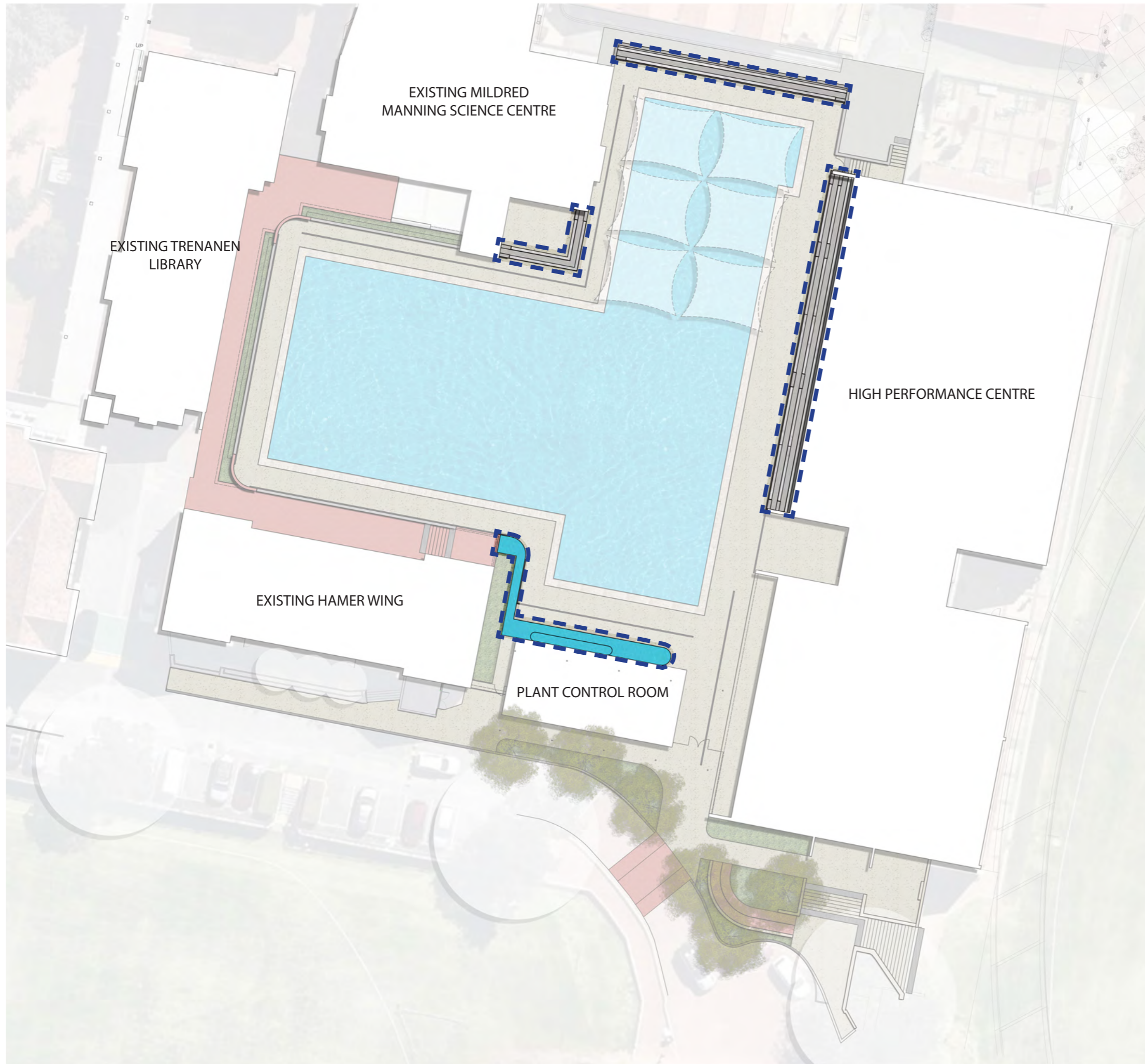


- EXISTING POOL
- PROPOSED POOL



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025



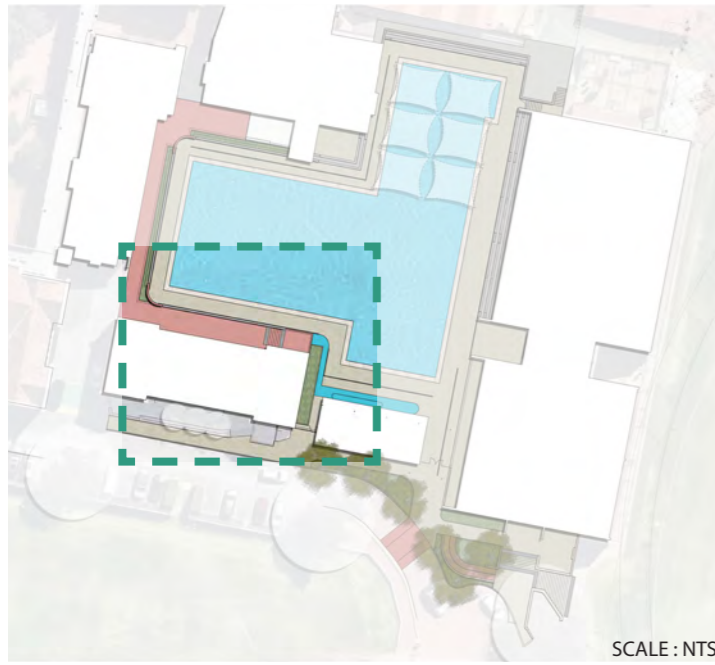


SEATING ALCOVES



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

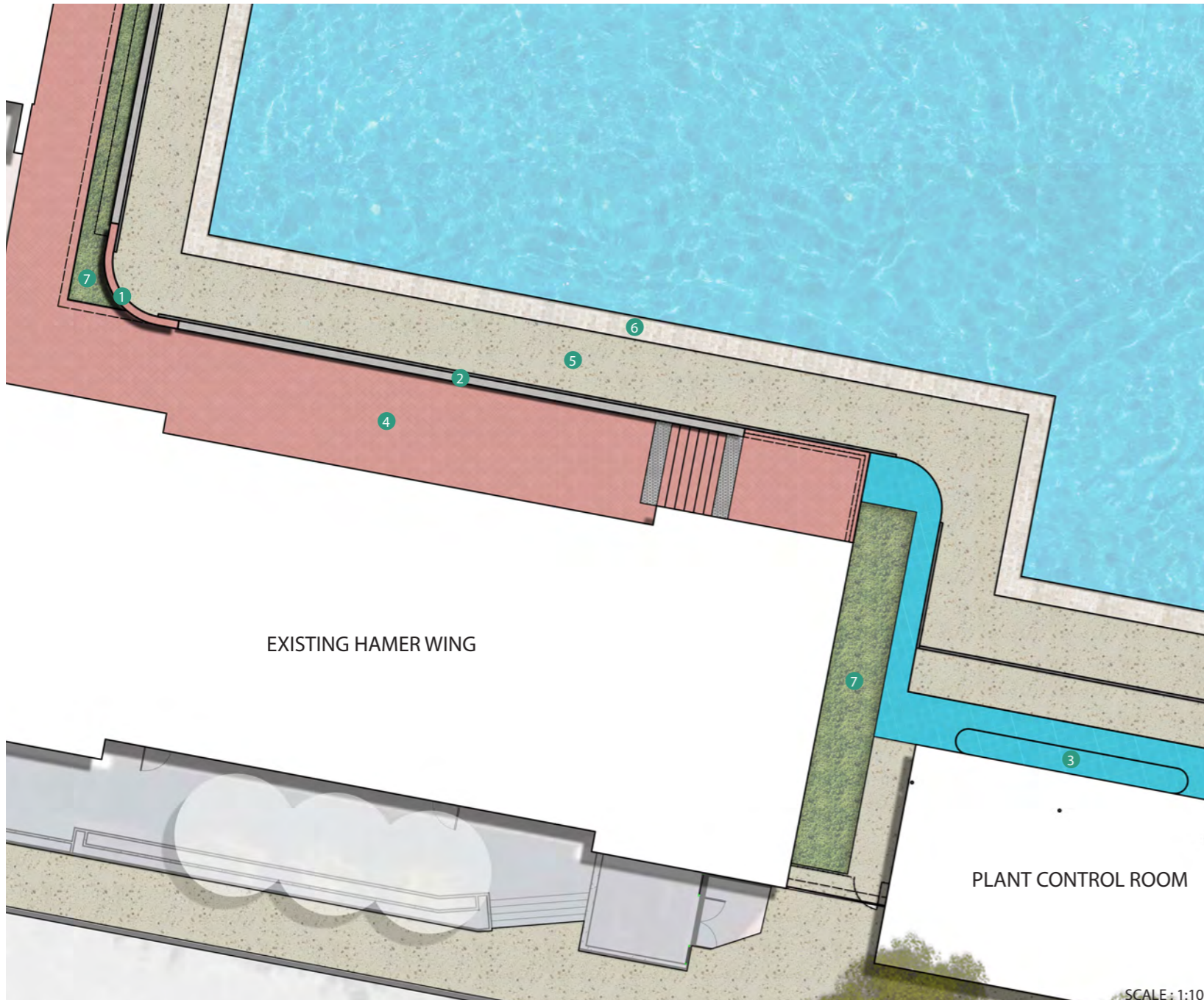




LEGEND

- 1 PROPOSED RED BRICK WALL
- 2 PROPOSED CONCRETE WALL
- 3 PROPOSED TIRED SEATING WITH MOSAIC TILE
- 4 PROPOSED RED BRICK PAVER
- 5 PROPOSED EXPOSED AGGREGATE CONCRETE PAVER
- 6 PROPOSED POOL EDGE PAVER
- 7 PROPOSED IRRIGATED SHRUB PLANTING

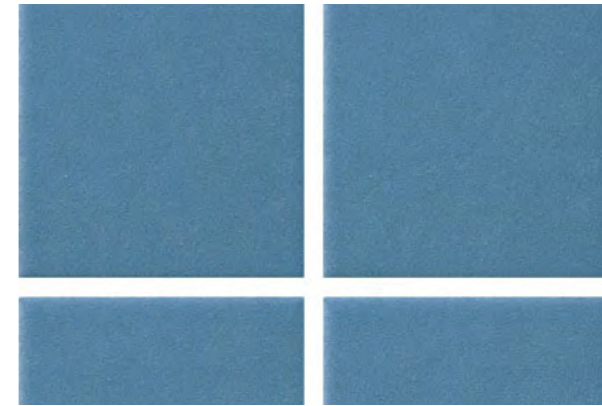
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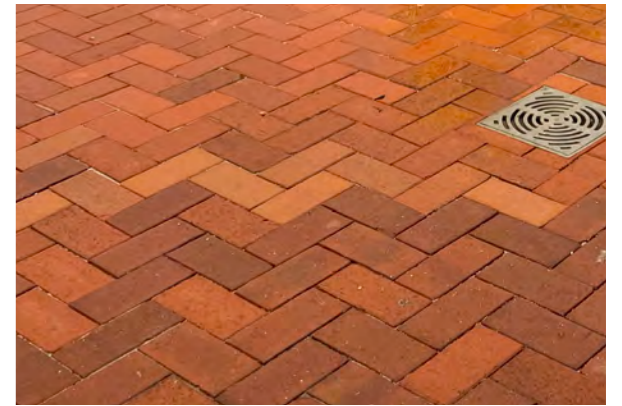
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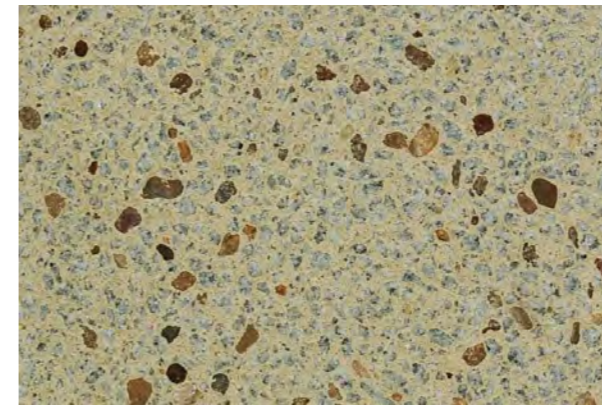
2 CONCRETE WALL



3 MOSAIC TILE



4 RED BRICK PAVER



5 EXPOSED AGGREGATE CONCRETE PAVER



6 FEATURE PAVER



7 IRRIGATED SHRUB PLANTING



WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025





Attachment Three

Heritage Impact Statement



P2379 Wesley College
20 Coode St, South Perth
Application for new Aquatic Centre
Heritage Impact Statement

Prepared for
Wesley College and Encon
By



HOCKING HERITAGE + ARCHITECTURE

March 2025

Cover Illustration: Site of proposed Aquatic Centre, February 2025.

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HHA Job No. 202507

Rev No	Author	Reviewer	Date
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A	Prue Griffin, HH+A		



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1. Introduction

1.1 Background

This Heritage Impact Statement (HIS) has been prepared to accompany the Development Application (DA) documentation to be forwarded to the City of South Perth for development approval. Because Wesley College is included on the State Register of Heritage Places the DA documentation will be forwarded to the office of the Department of Planning, Lands and Heritage for consideration and comment.

The DA documentation comprises the demolition and reconstruction of the existing 50m pool which is at the end of its viable life. Adjacent to the new pool it is proposed to construct a new Water Polo Pool which will be located within an area that is currently grassed and paved. This grassed quadrangle is bounded on two sides by buildings designated of heritage value: Hamer Wing and the Trenamen Library. The building on the northern side is not designated of heritage value but contributes to the campus building stock and history of the place.

The construction of the new pools will require the upgrade of the pool control systems which will be housed in a new structure on the southern side of the new 50m pool. This structure is not in the Heritage curtilage.

Designs for the new Aquatic Centre have been prepared by TRCB Architects and project managers Encon are overseeing the development. Hocking Heritage + Architecture was engaged to prepare this Heritage Impact Statement. Other consultants will consider the Development Proposal in relation to the remaining City of South Perth Local Planning Policies.

1.2 Methodology

A heritage impact statement seeks to assess the proposed works in terms of impact on the cultural heritage significance of the place and its contribution to the streetscape. The report has been prepared following the guidelines established by the Heritage Council in their publication *Heritage Impact Statement – A Guide*.¹

This guide frames the assessment of impact on Heritage Values through addressing the following questions.

- How will the proposed works affect the heritage significance of the place?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that may offset any adverse impacts?

The heritage impact statement has also considered the proposed development in relation to the City of South Perth Local Planning Policy 8.1 Heritage Conservation and Development.

1.3 Subject Site

Wesley College is located in an urban, predominantly residential area within the suburb of South Perth. Views to the school campus are largely filtered through perimeter planting and the buildings are located within a well maintained gardens.

Views to the proposed development site are not possible from the public domain. However it is understood that the swimming pool is open to the public at selected times and therefore views of the heritage buildings are possible by the general public visiting the site.

¹ Heritage Impact Statement – A Guide, Department of Planning Lands and Heritage, September 2020, <https://www.wa.gov.au/system/files/2021-05/HER-Heritage-Impact-Statement-A-Guide-2020.pdf>





Figure 1 Location Wesley College within the City of South Perth
Courtesy Landgate, accessed 28 January 2025.



Figure 2 Aerial view of Wesley College, 7 December 2024.
Courtesy Nearmap.com





Figure 3 Map of the Wesley College Campus showing the site of the proposed Aquatic Centre
Courtesy Wesley College website.

1.4 Supporting Documentation

The HIS has been informed by the following:

- P2379 Wesley College, Chapel & Memorial Garden, Register Entry and Assessment Documentation for inclusion on the State Register of Heritage Places.
- Place Record, Place 36 Wesley College.
- Heritage List and Local Heritage Survey Categories, City of South Perth.
- Local Planning Policy 8.1 Heritage Conservation and Development, City of South Perth.
- Development Application Drawings, Encon.
- Australia ICOMOS Burra Charter, 2013' Australia ICOMOS. Available from <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>
- Heritage Impact Statement – A Guide, Heritage Council of WA, 2020.
- Appley, Richard; Irving, Robert; and Reynolds, Peter; *A pictorial guide to identifying Australian architecture: styles and terms from 1788 to the present*, Angus & Robertson, 1989.

1.5 Heritage Listing

Wesley College, South Perth is designated as P2379 and benefits from the following heritage listings:

Type	Status	Date
State Register	Registered	25 August 2009
Register of the National Estate	-----	-----
Classified by the National Trust	-----	-----
Local Heritage List	Adopted	14 November 2000
Local Heritage Survey	Adopted	2018

1.6 Statement of Significance

The following statement of significance is taken from the State Register entry for the place 2379, Wesley College, Chapel & Memorial Rose Garden.

Wesley College, South Perth, a school complex comprising two storey brick and tile J. F. Ward Wing (1923), Kefford Wing (1925, 1936, 1957-58, 1962-64), J. S. Maloney House (1937) Clive Hamer Building (1940), and H. R. Trenaman Library and Staff common building (1937, 1970); double volume concrete and metal Old Boys' Memorial Chapel (1961); Old Wesley Collegians' Association Memorial Lych Gate (1953) and Rose Garden (1995); J. F. Ward Oval (1924); and, Jenkins Quadrangle (1978), set in landscaped gardens of grass, shrubs and established trees, has cultural heritage significance for the following reasons:

the place illustrates aspects of the development of education in Western Australia and is valued by the community of South Perth, the Methodist community and the wider community for its contribution to the education of generations of boys;

Wesley College Old Boys' Memorial Chapel is a fine representative example of Post War Ecclesiastical style, featuring innovative design and building techniques through the use of reinforced concrete ring beams and precast concrete walls and slabs, built to an award-winning 1960 design by Ross Chisholm;

the place is a cohesive complex of educational buildings, developed from the 1920s to the present (2007) in a manner which, on the whole is architecturally sympathetic to earlier elements;

the place contributes to the community's sense of place as it has been in the same locality and performing similar educational functions since 1923, during which time the suburb of South Perth has developed around the school and the place has become an intrinsic part of the streetscape and community; and,

the individual elements of the place collectively form an attractive cultural landscape of significant buildings and structures set within an accessible, inviting and pleasing landscape.

The Science Building (1956), R. E. Blanckensee Centre (1987), Harrison Dormitory (1968-70), Manning House (1999), Joseph Green Centre (1973), Rossiter Oval, Junior and Middle Schools and staff housing contribute to the historical development of the place, and while contributing to historic and social significance, are not essential to its cultural heritage values. The sheds associated with gardening and maintenance of the school located adjacent to the playing fields are considered to have low cultural heritage significance. Collins Oval and Change Rooms (1971) are at a separate site at Thelma Street. All elements listed here have been excluded from the curtilage

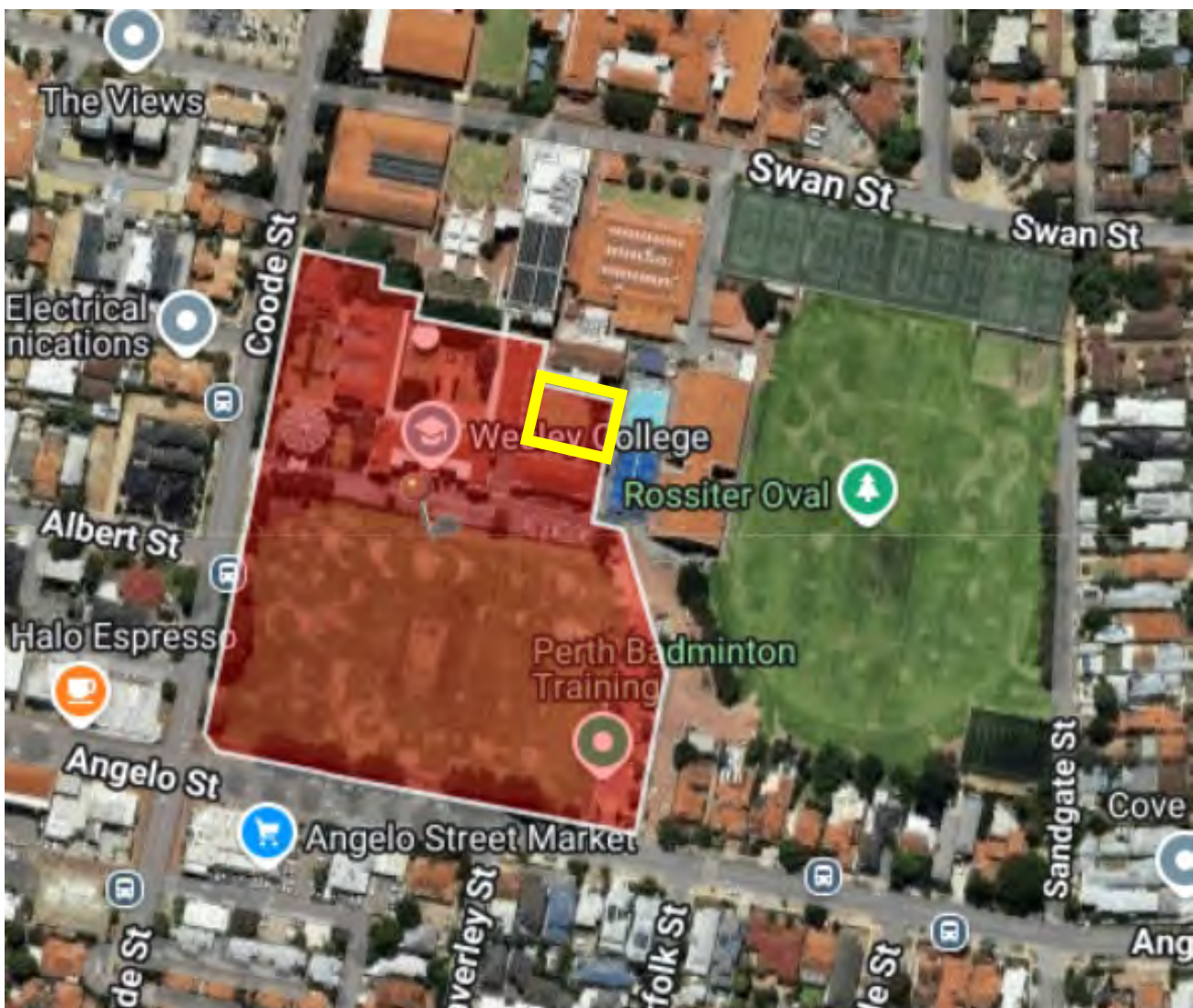


Figure 4 Curtilage of Wesley College included in the State Register of Heritage Places overlaid with development site in yellow.
Courtesy inHerit database, Department of Planning, Lands and Heritage.

2. Subject Property

A site visit was undertaken by the heritage consultants for the preparation of the Heritage Impact Statement on 6 February 2025.



Figure 5 Detail aerial view of the site of the proposed Aquatic Centre showing buildings specifically identified of Heritage Value in the State Register in green.

Courtesy Nearmap.com

The site of the proposed Aquatic Centre is the portion of land currently occupied by the swimming pool and the grassed quadrangle to the west which is bounded by Hamer Wing to the south, Trenamen Library to the west and the Mildred Manning Science Centre to the north.

Brick paving borders the grassed quadrangle, and pathways cross the open space. Dense planting is located alongside a garrison style fence located on the eastern boundary of the quadrangle. The site slopes down from west to east and a brick wall is located parallel to the Hamer Wing.

Red brick is consistently used across the site for paving, retaining walls and the building fabric. White render is used as a contrasting element in the buildings.



Figure 6 View to future Aquatic Centre from car park.



Figure 7 View from Swimming Pool deck south to public car park



Figure 8 Looking north across the quadrangle to the Mildred Manning Science Centre.



Figure 9 Hamer Wing and retaining wall to be removed.



Figure 10 View across face of Hamer Wing to west.



Figure 11 Trenamen Library



Figure 12 Southwest corner of quadrangle showing Kefford Wing identified of Heritage value beyond.



Figure 13 View across face of Hamer Wing to west.





Figure 14 View across face of Trenamen Library looking north to the Mildred Manning Science Centre.



Figure 15 Looking east from quadrangle to swimming pool through plantings and garrison fencing.



Figure 16 View across quadrangle to Mildred Manning Science Centre.



Figure 17 Pool deck and plantings on the west side of the pool.



Figure 18 Looking east across swimming pool to Gymnasium beyond.



Figure 19 Looking from pool deck to quadrangle showing gentle slope of site.

3. Brief Historical Background

Wesley College, South Perth is a school complex comprising two storey brick and tile J. F. Ward Wing (1923), Kefford Wing (1925, 1936, 1957-58, 1962-64), J. S. Maloney House (1937) Clive Hamer Building (1940), and H. R. Trenaman Library and Staff common building (1937, 1970); double volume concrete and metal Old Boys' Memorial Chapel (1961); Old Wesley Collegians' Association Memorial Lych Gate (1953) and Rose Garden (1995); J. F. Ward Oval (1924); and, Jenkins Quadrangle (1978), set in landscaped gardens of grass, shrubs and established trees. The complex of buildings was built for the Methodist Church of Western Australia from 1923 to the present day, for the purposes of education.

The Trenaman Library was built in 1970, as a second floor over the former kitchen, dining and assembly hall of 1937, the name is now applied to the entire two storey structure. The library was named after the Rev Dr H.R. Trenaman, on staff at Wesley College from 1935 to 1970.

The gymnasium (later named the Hamer building) was built during 1940. In the lower level an open undercroft provided a space for boxing contests. This building was designed by architects Eales Cohen and Fitzhardinge and honours Clive Hamer, the fourth Headmaster who held that position from 1965 to 1983. The lower level has been enclosed with windows to create a functional office space.

The Mildred Manning Science Centre to the north was built in 1956 and an upper level added in 1958-59. The building underwent significant alterations and additions in 2017 to provide contemporary standards for students and teachers. This building is not included in the State Register entry, but it contributes to the building stock and grounds of the campus.

Aerial photographs show that the swimming pool was built c1962 and the adjacent Sports Club and Physical Education Centre are known to have been built in 1989. At the time of construction, the grounds to the west of the swimming pool was cleared of all plantings and the majority of this area was paved. The current grass and pathways were laid in 2018.

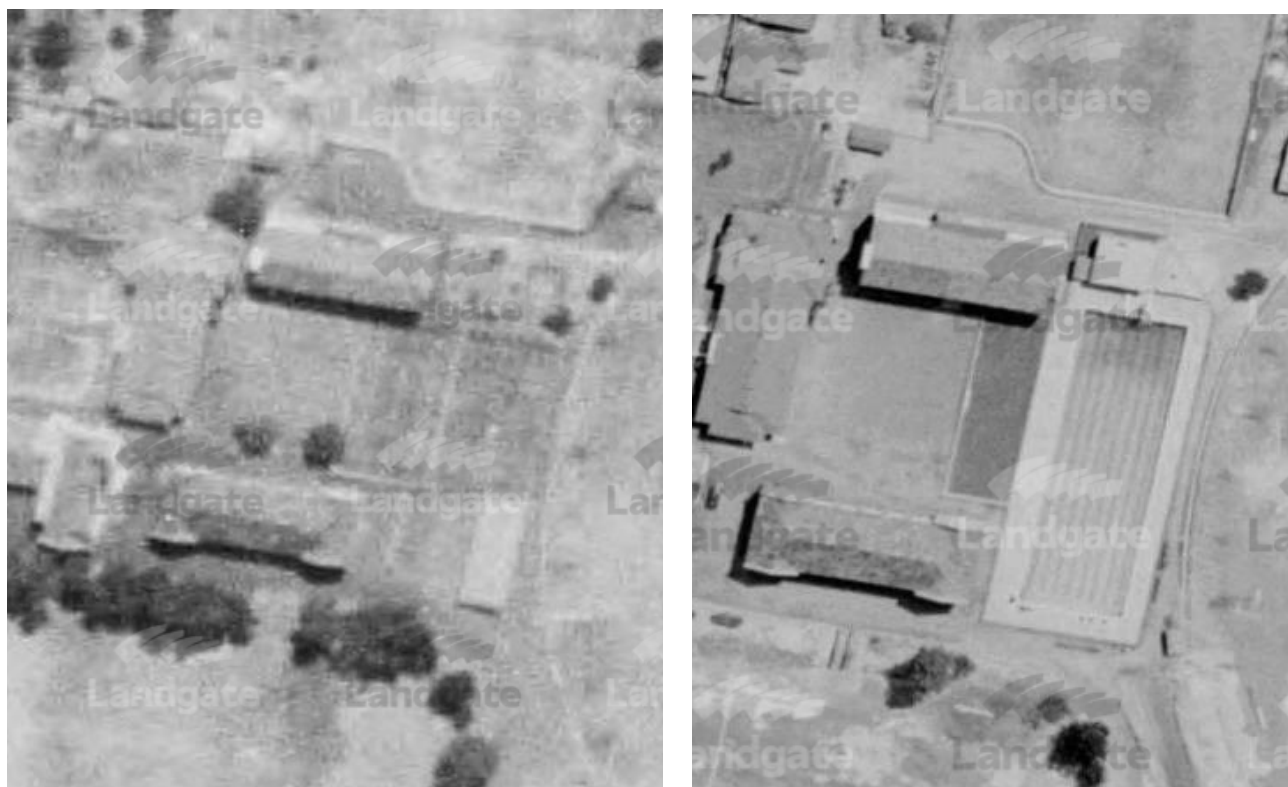


Figure 20 Aerial photographs of the site, March 1961 at left and October 1963 at right.
Courtesy Landgate



Figure 21 Aerial photographs of the site, January 2018 showing the ground works over the site.
Courtesy Landgate

4. Proposed Development



Figure 22 Site Context for new Aquatic Centre.
Courtesy TRCB architects and Encon.

The proposed development comprises the construction of a new 50m pool to replace the existing pool which has reached the end of its viable life. Adjoining the new pool will be a dedicated Water Polo Pool which will be located within the existing grassed quadrangle.

The quadrangle is bounded by heritage buildings, the Hamer Wing and the Trenamen Library; and the Mildred Manning Science Centre, which is not a designated heritage building. Plantings and a fence form the eastern boundary of the quadrangle.

The proposed development will require the removal of all the plantings, which date from the 1970s and the levelling of the site. New red brick paving will be laid around the pools and terraced seating will be installed on the west and northern sides of the pools. Levels around the pools will be managed through the retaining function of the terrace seating.

A new building will be constructed south of the new 50m pool and approximately 6m to the east of Hamer Wing to house the Plant Control and Pool Heating equipment. A fence and retaining wall constructed in red brick consistent with the existing built form will divide the pool from the building.

The materials of the new building will be consistent with the existing materials and form of the campus building stock. The distance of 6 meters to Hamer Wing will be sufficient to enable viewing of this elevation of Hamer Wing.

This building is outside the Heritage Curtilage but the impact on views to the Heritage Buildings should be considered.

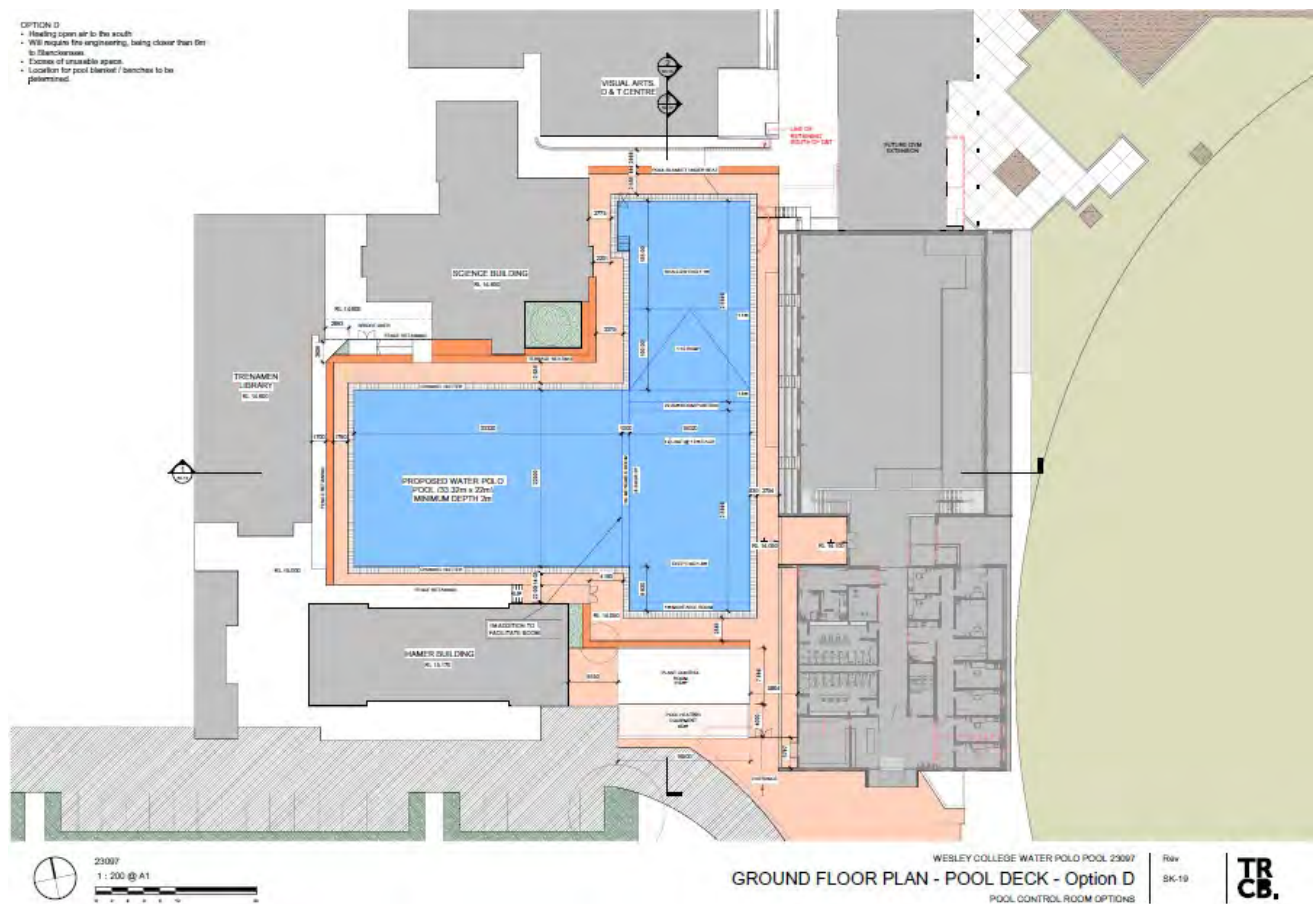
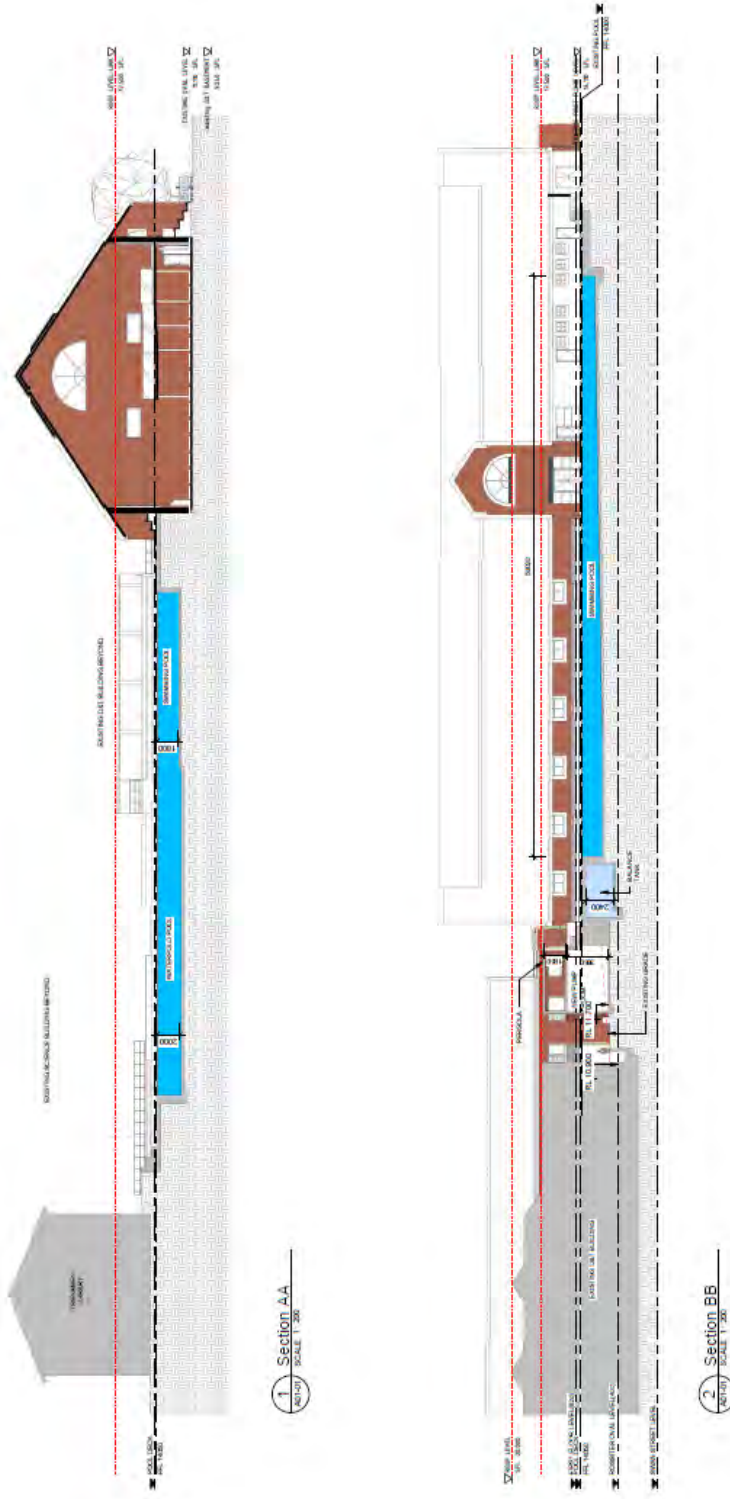


Figure 23 Plan of proposed Aquatic Centre.
Courtesy TRCB architects and Encon.



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REF: 11/200
SCALE 1:200

2 Section BB
REF: 11/200
SCALE 1:200

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SITE SECTIONS_OPTION 2
POOL CONTROL ROOM OPTIONS
Rev SK-12

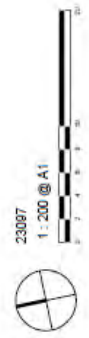


Figure 24 Sections of proposed Aquatic Centre.
Courtesy TRCB architects and Encon.



5. Analysis of Development

The new Aquatic Centre proposed for Wesley College is an extension of the existing pool into an existing grassed quadrangle. The replacement of the existing pool is a function of the condition of the pool as it has reached the end of its viability. Its replacement has no impact on the heritage values of Wesley College.

Construction of the new Water Polo Pool adjoining the existing pool requires the removal of existing grass, paving, retaining wall and levelling of the site. It will be close to the heritage buildings, but new sections of paving, grass and seating will enable the buildings to be visually separated from the pool.

The most significant aspect to consider is the impact on the views of the adjacent buildings, designated of heritage value. Because the pool will be at a lower level than the current level of the grass there will be a slight change in the site context of the buildings. The decision to install terraced seating in red brick to accommodate the change in level is appropriate.

The removal of the plantings on the eastern boundary of the quadrangle has no impact on the heritage values as these plantings date from the 1970s and are generic species. Relocation of the plants where possible is supported.

An outcome of the new development is the opportunity to view the Trenamen Library and Hamer Wing from the Sports Club and Gymnasium building. These buildings are accessible to the public and provides one of the opportunities for the public to come onto the campus and appreciate the heritage buildings. Currently these buildings are not visible to the public because of the plantings on the eastern side of the quadrangle.

There is no loss of heritage fabric during the construction process or the realisation of the final program.

6. Assessment of Impact

This section addresses the potential impact of the proposed development to the State Registered Wesley College. It includes an assessment against the following questions.

- How will the proposal affect the significance of the subject site?
- What measures (if any) are proposed to ameliorate any adverse impacts?
- Will the proposal result in any heritage conservation benefits that might offset any adverse impacts?

<p>Statement of Significance</p>	<ul style="list-style-type: none"> • the place illustrates aspects of the development of education in Western Australia and is valued by the community of South Perth, the Methodist community and the wider community for its contribution to the education of generations of boys; • Wesley College Old Boys' Memorial Chapel is a fine representative example of Post War Ecclesiastical style, featuring innovative design and building techniques through the use of reinforced concrete ring beams and precast concrete walls and slabs, built to an award-winning 1960 design by Ross Chisholm; • the place is a cohesive complex of educational buildings, developed from the 1920s to the present (2007) in a manner which, on the whole is architecturally sympathetic to earlier elements; • the place contributes to the community's sense of place as it has been in the same locality and performing similar educational functions since 1923, during which time the suburb of South Perth has developed around the school and the place has become an intrinsic part of the streetscape and community; and, • the individual elements of the place collectively form an attractive cultural landscape of significant buildings and structures set within an accessible, inviting and pleasing landscape.
<p>Potential Impacts</p>	<p>The construction of the new Aquatic Centre comprising the two pools and the Plant and Pool Heating building need to consider the setting and context. Changes in views to Hamer Wing and Trenamen Library will be altered because of the changes in level at the pool deck and the proximity of the new building.</p>
<p>Amelioration of Adverse Impacts</p>	<p>Construction of the new Water Polo Pool in the grassed quadrangle will be undertaken with appropriate care and attention to the structural integrity of the adjacent buildings to retain the heritage fabric. The use of red brick in the retaining walls and the new building consistent with the existing building stock will diminish the impact on the views and setting.</p>
<p>Conservation Benefits</p>	<p>The views obtained across the pools to the heritage buildings (Hamer Wing and Trenamen Library) which had previously been obscured by planting will provide an additional opportunity to view the buildings by the public using the pool.</p>

In addition to the above questions this assessment has considered the Assessment of Impact in accordance with the City of South Perth Local Planning Policy 8.1 Heritage Conservation and Development. Table 1: Development Impact Matrix.²

The identified values are drawn from the assessment documentation prepared for the inclusion of the place on the State Register of Heritage Places in 2007.

Values and Degrees of Significance	Impact
Aesthetic including Streetscape and setting	No discernible impact The proposed development maintains or has no impact on the aesthetic value.
Historic	No discernible impact The proposed development does not affect the historic value.
Scientific Including archaeology	No discernible impact The development does not affect known or potential scientific/archaeological value. All the areas of proposed development have been previously impacted by development
Social	No discernible impact Development does not affect the social value of the place.
Rarity	No discernible impact There is no loss or proposed change that affects rarity.
Representativeness	No discernible impact. There is no loss or proposed change that affects representativeness.
Condition	No discernible impact. The development will maintain, stabilises and preserve significant fabric in its current state without contributing to its deterioration.
Integrity	No discernible impact. The development does not affect the condition of fabric that contributes to the place's significance.
Authenticity	No discernible impact. The development does not affect the authenticity of the place.
Demolition	No discernible impact. The demolition or removal of the existing 50m pool identified in a heritage assessment is of little significance.

² LPP 8.1 Heritage Conservation and Development, City of South Perth, [Microsoft Word - D-24-8849 Local Planning Policy LPP 8.1 Heritage Conservation and Development ADOPTED.DOCX](#) accessed 6 February 2025.



7. Conclusion

The construction of the new Aquatic Centre at Wesley College in accordance with the supplied plans will have no discernible impact on the heritage values of the place.

The new Water Polo pool proposed to be constructed in the quadrangle space now occupied by grass and paving will have not affect the structure or view of the adjacent heritage buildings, Hamer Wing or the Trenamen library. The views of these buildings will not be impeded by the new pool.

The loss of existing plantings between the current pool deck and the grassed quadrangle is not relevant to the heritage values of the place. Views of the Hamer Wing and the Trenamen Library from the pool deck will be enhanced by the removal of the dense planting.

The construction of the building for plant control and pool heating will have no discernible impact on the heritage values of Wesley College.

With consideration of the above, the proposed development of the Aquatic Centre is recommended for approval.