GOVERNMENT OF WESTERN AUSTRALIA

WAPC Western Australian Planning Commission

LEADING A CONTEMPORARY PLANNING SYSTEM

agenda

Statutory Planning Committee

Notice is hereby given the next meeting of the Statutory Planning Committee will be:

Wednesday, 18 March, 2026, 9:00 am

Pages

1. Meeting Opening and Commencement

   1.1 Acknowledgement of Country

   1.2 Apologies and leave of absence

   1.3 Disclosure of interests

   1.4 Disclosures of representation

   1.5 Declaration of due consideration

2. Deputations and presentations

   2.1 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 8 - 9

   Presenters: Mayor Alison Xamon, Michael Hancock, Jay Naidoo and Haydn Ruse - City of Vincent

   2.2 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 10 - 17

   Presenter: Lyn Genoni - Warndoolier Community Group

   2.3 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 18 - 58

   Presenters: David Maiorana – Rowe Group, Paul Sinclair – Bethanie Housing Ltd, Luke Aitken – Department of Housing and Works, Andrea Veccia-Scavalli – Matthews and Scavalli Architects, Julia Robinson – Landscape Architect, Tim Davies – Landscaping and Andreas Wang – PTG Consulting

   2.4 MRS Amendment 1438 (Standard) - Sawley Close Urban Precinct, Recommendation to Minister (Item 4.1) 59 - 66

   Presenters: Rebecca Travaglione and Jak Hottes - Urbis and Steve Hill – Cape Bouvard

   2.5 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 67 - 68

   Written Submission: Alexandra Dunn - Resident

2.6 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 69 - 72

Written Submission: Luke McElroy - Resident

2.7 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 73 - 77

Written submission: Pedro Araujo - Resident

2.8 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 78 - 81

Written Submission: Caroline Cohen – Resident

2.9 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (Item 3.1) 82 - 85

Written Submission: Ian and Linda Rawlings - Resident

3. Non-confidential items for discussion, decision or noting

3.1 Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (17-50197-1) 86 - 287

Attending Officers: Dale Sanderson - Planning Director, Metro Central, Ben Hesketh - Planning Manager, Metro Central North and Jeremy Thompson - Senior Planner, Metro Central North

The development application proposes the demolition of an existing single dwelling and construction of 90 multiple dwellings across various lots on the south-eastern corner of Guildford Road and East Parade, Mount Lawley.

The development is being undertaken by Bethanie Housing Limited on behalf of the Department of Communities (DoC), for social and affordable housing. The proposed development requires approval solely under the Metropolitan Region Scheme (MRS) by the Western Australian Planning Commission (WAPC) as the development is classified as a 'public work' under the *Public Works Act 1902* (PW Act).

4. Confidential items for discussion, decision or noting

4.1 MRS Amendment 1438 (Standard) - Sawley Close Urban Precinct, Recommendation to Minister (RLS/1137) 288 - 288

4.2 Shire of Merredin - Local Planning Scheme No. 6, Omnibus Amendment No. 8 (Complex) – Final Recommendation Approval (TPS/3166) 289 - 289

4.3 City of Wanneroo - District Planning Scheme No.2 – Amendment No. 231 – Consent to Advertise (TPS/3400) 290 - 290

5. Urgent or other business

6. Meeting conclusion and closure

Information for WAPC members

Quorum: 5 of 9 members



Ms Emma COLE
WAPC Chairperson



Mr Ray HAEREN
WAPC Deputy Chairperson



Ms Megan ADAIR
WAPC Board Member



Ms Helen BROOKES
WAPC Board Member



Ms Claire FRANKLIN
SPC Member



Mr Chris HARMAN
SPC Member



Cr Caroline KNIGHT
SPC Member



Mr Paul LAKEY
WAPC Board Member



Ms Rebecca MOORE
SPC Member

The Western Australian Planning Commission (WAPC) is established under the *Planning and Development Act 2005* to provide independent advice to the Government on integrated land use planning and development, and to facilitate the preparation, implementation and delivery of state planning policies, strategies and plans through its functions and statutory decisions. Schedule 2 of the Act provides for the WAPC to establish committees to support it in delivering its functions and prescribes the establishment of a Statutory Planning Committee (SPC).

The SPC has been established to support the WAPC in undertaking its statutory planning functions including exercising powers to make any decisions the WAPC may delegate to the Committee. Its purpose is to develop and apply statutory planning frameworks which deliver the WAPC's strategic direction, policies and plans.

The key objectives of the SPC are to:

1. Support the WAPC to undertake its statutory planning functions including but not limited those related to:

   1.1. The maintenance of and minor amendments to region planning schemes where consistent with applicable strategic planning framework.

   1.2. The preparation, review, maintenance and amendment of local planning schemes (including any development contribution provisions these may entail). The preparation, review, maintenance and

amendment of local planning schemes (including any development contribution provisions these may entail).

1.3. The determination of local planning strategies, local structure plans (standard and precinct), local development plans and local planning policies where these require the approval of the WAPC.

1.4. The determination of applications for subdivision (including strata subdivision)

1.5. The determination of applications for approval of leases and licenses

1.6. The determination of applications for the use and development of land where this requires the approval of the WAPC excluding proposals:

1.6.1. made under Part 17 of the *Planning and Development Act 2005*.

1.6.2. that are mandatory significant developments for the purposes of section 171L(2) of the *Planning and Development Act 2005;*

1.6.3. subject to a section 171M Premier Authorisation under the *Planning and Development Act 2005*;

1.6.4. critical to major State priority projects such as significant renewable energy facilities, the Future of Fremantle; and

1.6.5. classified as 'State significant' under the Governments Lead Agency Framework.

1.7. Approval of management plans and arrangements and condition compliance in relation to the above.

1.8. Enforcement activities in relation to the above.

2. Provide advice, make recommendations and determine applications in accordance with authority delegated to it.
3. Provide advice to the WAPC on the effective and efficient delivery of statutory planning functions.
4. Provide advice to local government and other government agencies and bodies on statutory planning matters.

Part 11B of the *Planning and Development Act 2005* permanently established the WAPC as the decision-making authority for prescribed significant development proposals. Prescribed significant development proposals are specified in regulation 5 of the Planning and Development (Significant Development) Regulations 2024 as being development valued at $20 million or more for land in the Metropolitan or Peel Region Scheme or the Swan Valley Planning Scheme areas; and $5 million or more for land in other parts of the state. Other projects may be authorised for determination under Part 11B by the Premier, on the advice of the Minister. There are presently no criteria for mandatory significant development proposals.

In accordance with Section 171P of the *Planning and Development Act 2005*, the WAPC must determine Part 11B applications in accordance with the provisions of the 'applicable planning instrument'. The WAPC may determine significant development applications that conflict with provisions of the applicable planning instrument in some circumstances, as set out in Section 171R(1) of the *Planning and Development Act 2005*. These considerations are in addition to any discretion or variation clauses in the applicable planning instrument.

The WAPC as the planning authority for applications submitted under Part 11B and the WAPC has delegated the function to the SPC.

Membership:
The composition of the Statutory Planning Committee is in accordance with Schedule 2(4) of the *Planning and Development Act 2005.*

4. Statutory Planning Committee

(1) The Commission is to establish a committee to be known as the Statutory Planning Committee.

(2) The Statutory Planning Committee is to consist of the following persons —

(a) 2 or more members of the board appointed by the Commission;

(b) 1 or more persons appointed by the Commission with the approval of the Minister —

i. who are not members of the board; and

ii. who have knowledge, expertise and experience in the field of urban and regional planning;

(c) 1 or more persons, not being members of the board, appointed by the Commission with the approval of the Minister to represent the interests of local governments;

(d) any 1 or more other persons, not being members of the board, appointed by the Commission with the approval of the Minister.

WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Verbal Deputation

Agenda Item: 3.1

Agenda Title: Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (17-50197-1)

Is the presentation in support or against the report recommendation? (contained within the agenda) Against

Presenter Information

Name of Presenter Michael Hancock

Organisation: City of Vincent

Email Address:

Mobile Number:

Additional Attendees

Mayor Alison Xamon,

Jay Naidoo and Haydn Ruse

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

Tree removal and retention - insufficient information demonstrating the ongoing viability of retained and relocated trees.

Heritage house - insufficient justification for the removal of the heritage dwelling.

Movement - supporting documentation does not adequately demonstrate vehicle and pedestrian safety.

Stormwater - Application does not demonstrate suitable stormwater management.

Conditions broad in nature, with important detail included in advice notes.

Will there be a PowerPoint Presentation?	No

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.	Yes
I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.	Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.

WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

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Agenda Item: 3.1

Agenda Title: Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (17-50197-1)

Is the presentation in support or against the report recommendation? (contained within the agenda) Support

Presenter Information

Name of Presenter Lyn Genoni

Preferred pronouns/title Ms

Organisation: Warndoolier Community Group

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

POSITION: Support with changes
ISSUES, KEY POINTS:
The intention of the application proposal, consistent with the State Planning Framework, is to deliver density on a site with good access to public transport (Mt Lawley train station and high frequency bus routes along Guildford Road) and other amenities and services. (Report Discussion. SPC Agenda, p19).
The revised TIS (A8) concluded that:

- The proposed development is estimated to generate up to 22 vehicle trips in the AM, and 18 vehicle trips in the PM and 144 vehicles daily;
- The Site is surrounded by good pedestrian, cycle and public transport network/facilities; and
- 32 road crashes were recorded in the vicinity of the Site.
- While the development will have a shortfall of one parking bay when compared to the statutory requirements, the shortfall is considered acceptable considering the close proximity to high-frequency public transport services, as well as pedestrian and cycling infrastructure.
- Overall, it is not expected that the proposed property will have an impact on road safety in the area.

These conclusions are repeated in key elements of the DA Report, including the responses to Public Submissions (A4) and the Assessment against the relevant Residential Design Codes (A9).
However, as long-term residents of the area, we consider that the TIS, and therefore the DA:

- has failed to acknowledge that the Guildford Road/East Parade intersection is non-compliant with current standards, unsafe and poses particular difficulty for pedestrians crossing the road on the northern side which has no pedestrian phase. This has extensive implications including;
  - challenging access to the Mt Lawley Train station;
  - challenging access to the closest services and amenities to the site, on Beaufort St; and
  - challenging access to the cycle path along the railway line.
- has failed to adequately address the resulting impacts on car movements and parking provision; and
- has failed to adequately acknowledge the safety impacts of car movements to and from the development via the intersections at Gardener St/East Parade and Stanley St/Guildford Road.

Furthermore, we consider references through the report to vague MRWA advice on resolving these issues as inadequate:

- … future upgrades (to the Guildford Road/East Parade intersection) have been identified but are yet to be programmed (Report Discussion, SPC Agenda, p21)
- … the intersections at Gardener St/East Parade and Stanley St/Guildford Road will be converted to left-in/left-out access arrangements as part of future upgrade works (A8, p155).

SUGGESTIONS/RECOMMENDATIONS FOR WAPC BOARD:
We request that approval of this development be subject to:

- Inclusion in Condition 5 (the Car Park Management Plan) explicit recognition of the currently unsafe pedestrian access to public transport stops (particularly the train station via the Guildford Road/East Parade intersection), and strategies to mitigate the resulting impacts on car movements and parking provision;
- MRWA providing detailed plans of the identified upgrades, and an indicative timeline for implementation.

Will there be a PowerPoint Presentation? Yes

Please attach any documents here Word copy of PPT slides.docx

Acknowledgements

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Deputation to WAPC Warndoolier Community Group

Context with surrounds



Guildford Road/East Parade Intersection



Stanley St/Guildford Rd Intersection



Gardiner St/East Parade Intersection



WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Verbal Deputation

Agenda Item: 3.1

Agenda Title: Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (17-50197-1)

Is the presentation in support or against the report recommendation? (contained within the agenda) Support

Presenter Information

Name of Presenter David Maiorana

Preferred pronouns/title Associate / Manager Town Planning

Organisation: Rowe Group

Email Address:

Mobile Number:

Additional Attendees

Paul Sinclair – Project Manager, Bethanie Housing Ltd
Luke Aitken – Business Development Officer, Department of Housing and Works
Andrea Veccia-Scavalli – Director / Architect, Matthews and Scavalli Architects
Julia Robinson – Senior Associate / Landscape Architect, Tim Davies Landscaping
Andreas Wang – Associate Director (Transport Advisory), PTG Consulting

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

Mr Maiorana will present in support of the report recommendation, including all conditions.

This project is the result of a partnership between Bethanie Housing Ltd (BHL) and the Department of Housing and Works (DoHW). The subject site was part of the first round of land released through the Government's Housing Diversity Pipeline.

BHL was announced as preferred proponent to develop the site by the Department of Planning, Lands and Heritage (DPLH) in 2022, and entered into an agreement with the DoHW in 2025 to provide 90 homes to service the Government's public housing waitlist.

BHL provides independent living for people age 55+ who are on low or very low incomes, and to those who are vulnerable to homelessness. As the fourth largest community housing provider in WA, and only one of two 'Tier One' West Australian Community Housing Providers, BHL manages 502 properties in Perth and the Southwest. Across 21 sites, these properties provide a home for nearly 600 Western Australians.

BHL's focus is on offering medium to larger complexes where support can be provided towards tenant initiatives, community activities and small businesses. This provides a sense of community and belonging for residents, and supports long-term tenancy.

The design of this proposal is the result of a rigorous pre- and post-lodgement assessment process. This included four (4) rounds of review by the State Design Review Panel (SDRP), which sparked new ideas and had an undeniably positive impact on the quality of the design.

The SDRP commended the design's strong contextual response, landscape-led approach, development of a family of buildings with varied identities, integrated communal spaces, and retention of significant trees.

Extensive collaboration between the architect, landscape architect, wider project team and key stakeholders has resulted in a well-considered design outcome that responds creatively to site constraints, including an irregular geometry, heritage considerations, retention of significant trees, an interface with two major roads, and future road widening.

We wish to thank the Department of Planning, Lands and Heritage (DPLH) for its commitment to working collaboratively with the project team throughout its assessment of the application. Whilst we acknowledge the City of Vincent has not provided its support for the application, BHL and the project team continue to engage with the City on an ongoing basis, and we appreciate the City's cooperation.

The project team was afforded the opportunity to review and provide comment on the draft conditions, and we are grateful to the DPLH for incorporating our feedback into the final version.

We respectfully request that the Committee supports the report recommendation in full.

Mr Maiorana and the other members of the project team in attendance will be happy to take any questions.

Will there be a PowerPoint Presentation? Yes

Please attach any documents here 9833_20260313_PPT_SPC_bsm.pdf

Acknowledgements

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I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.	Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.

Bethanie

MATTHEWS & SCAVALLI ARCHITECTS

TDL

ROWE GROUP

ptg consulting

Community Housing Development

East Parade & Guildford Road, Mount Lawley

Statutory Planning Committee – 18 March 2026

Presenter: David Maiorana – Rowe Group

PROJECT BACKGROUND

- First round of land released via State's Housing Diversity Pipeline
- Bethanie announced as preferred proponent by DPLH in 2022
- Bethanie entered into agreement with DoHW in 2025 to provide 90 homes for people on the Government's public housing waitlist



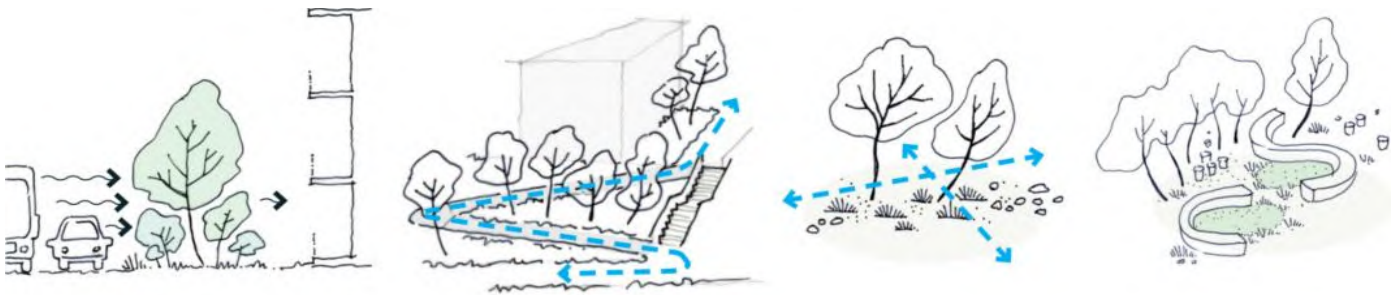
BETHANIE HOUSING LTD

- Project will provide 90 homes for over 55s on public housing waitlist
- Bethanie provides independent living for people age 55+ who are on low or very low incomes and vulnerable to homelessness
- 4th largest community housing provider in WA
- Manages 502 properties across 21 sites
- Focuses on medium – large complexes where tenant initiatives, community activities and small businesses can be supported

"At Bethanie Community Housing, our focus is simple: building high-quality homes that help tenants thrive. We provide a sense of community and belonging for our residents, to provide the support for a stable foundation and long-term tenancy."

DESIGN REVIEW & CONTEXTUAL RESPONSE

- Current proposal is the result of rigorous assessment, including 4 reviews by the State Design Review Panel
- SDRP commended the design's strong contextual response, landscape-led approach, buildings with varied identities, integrated communal spaces & retention of significant trees
- Creative response to a wide range of site constraints, including irregular geometry, heritage considerations, significant trees, interface with two major roads & future road widening

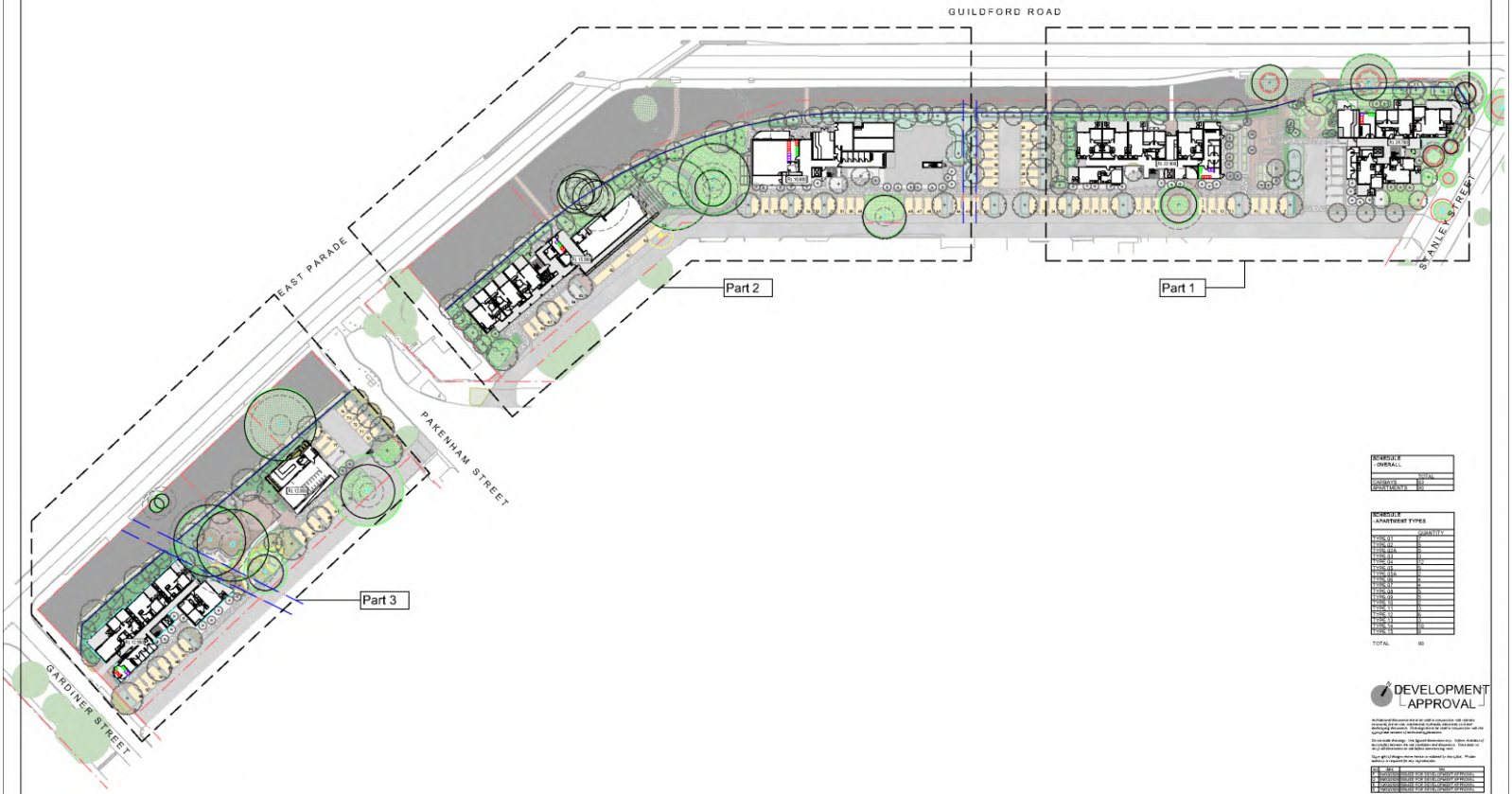


SUPPORT FOR RECOMMENDATION

- We appreciate the DPLH for its collaborative approach throughout its assessment
- Project team was given an opportunity to provide feedback on draft conditions, which was incorporated prior to finalisation
- We fully support the recommendation for approval set out in the report, including all conditions

Architectural Drawings (Selected)

ROWE GROUP



1 Site Plan - Parking
1 : 500

SCHEDULE - OVERALL

	TOTAL
CARSPACES	93
APARTMENTS	90

SCHEDULE - APARTMENT TYPES

	QUANTITY
TYPE 01	4
TYPE 02	5
TYPE 02A	5
TYPE 03	11
TYPE 04	12
TYPE 05	6
TYPE 05A	6
TYPE 06	6
TYPE 07	6
TYPE 08	6
TYPE 09	6
TYPE 10	6
TYPE 11	6
TYPE 12	6
TYPE 13	6
TYPE 14	6
TYPE 15	6
TOTAL	90

DEVELOPMENT APPROVAL

No.	Date	Issue
A	04/12/2020	ISSUED FOR DEVELOPMENT APPROVAL
B	04/12/2020	ISSUED FOR DEVELOPMENT APPROVAL
C	04/12/2020	ISSUED FOR DEVELOPMENT APPROVAL
D	04/12/2020	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHMALZ ARCHITECTS

Project: Bethanie East Parade
Drawing: Site Plan - Parking
Drawn: AVS
Project no.: 25003
Scale: A1 1:500, A3 1:1000
Drawing no.: A1.10
Issue: S



BLOCK 01	
Name	Count
Type 01	7
Type 02	6
Type 03	3
Grand total: 16	

DEVELOPMENT APPROVAL

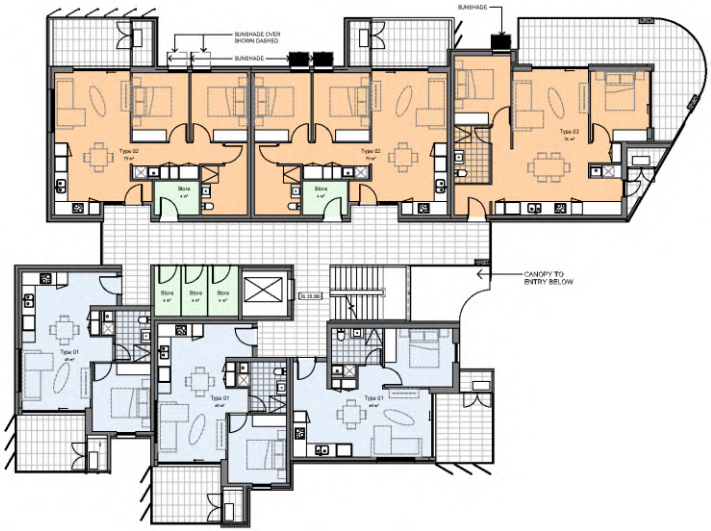
No.	Issue
A	DEVELOPMENT APPLICATION
B	DEVELOPMENT APPLICATION
C	DEVELOPMENT APPLICATION
D	DEVELOPMENT APPLICATION

MATTHEWS & SCHMALZ ARCHITECTS

Project: Bethanie East Parade
Project: Block 1 - Ground

Drawn	Checked
KVS	
Project no.	Scale
25003	1:100 @ A1
Drawing no.	Rev.
A2.01	K

1 Floor Plan - Block 1 - Ground
1 : 100



BLOCK 01	
Name	Count
Type 01	7
Type 02	6
Type 03	3
Grand total: 16	

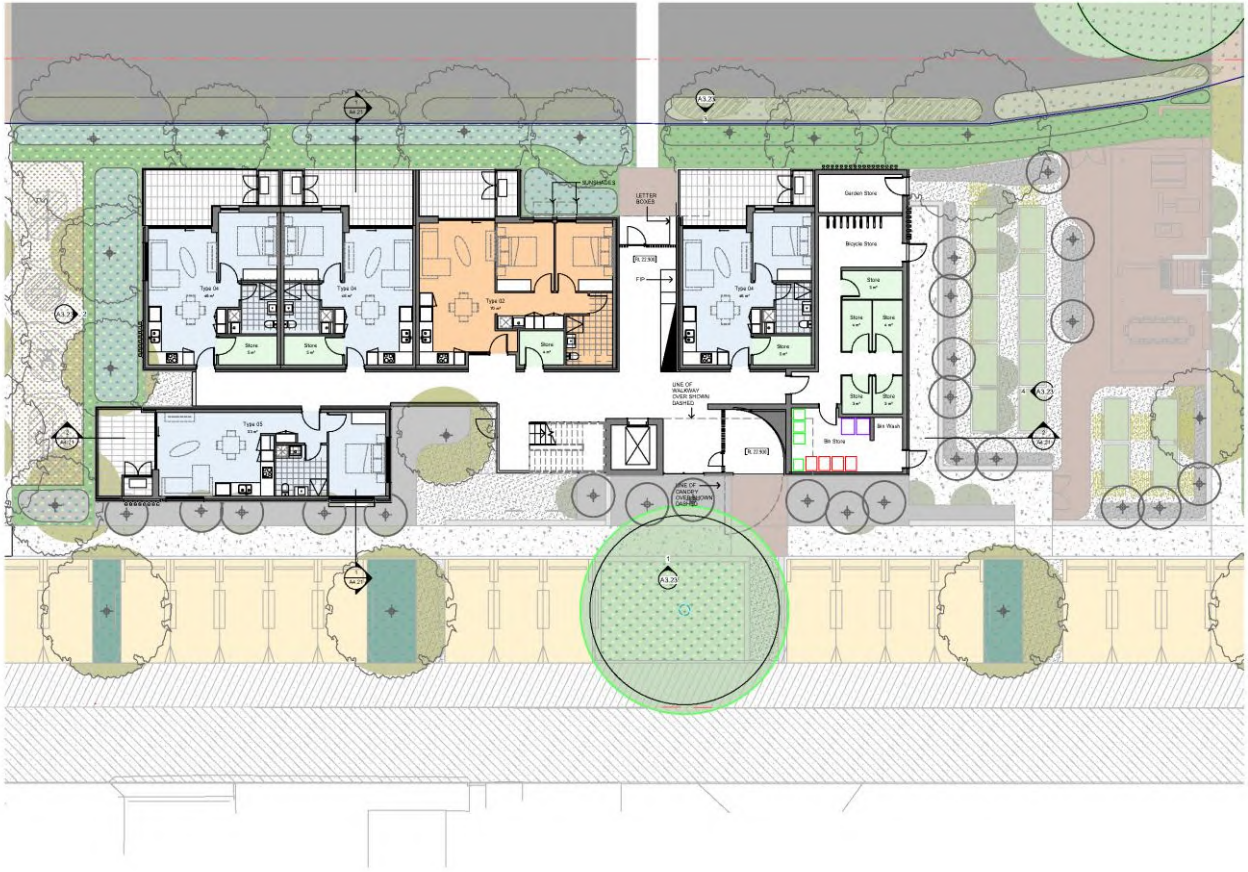
DEVELOPMENT APPROVAL

No.	Date	Description
A	30.07.19	ISSUED FOR INFORMATION
B	20.11.2020	ISSUED FOR INFORMATION
C	26.02.2021	ISSUED FOR DEVELOPMENT APPROVAL
D	27.07.2021	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCAVALLO ARCHITECTS

Project: Bethanie East Parade
Project: Block 1 - Level 1
Drawn: AVS
Project no.: 2003
Scale: 1 : 100 @ A1
Drawing no.: A2.02
Rev.: J

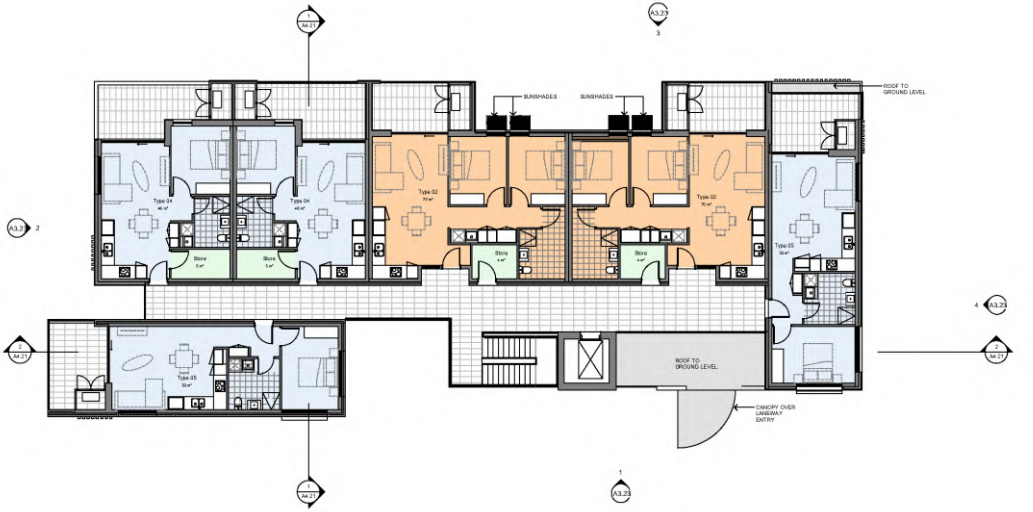
2 Floor Plan - Block 1 - Typical Level
1 : 100



BLOCK 02	
Name	Count
Type 02	9
Type 04	7
Type 05	1
Grand total: 17	

DEVELOPMENT APPROVAL

1 Floor Plan - Block 2 - Ground
1 : 100



BLOCK 02	
Name	Count
Type 02	5
Type 04	7
Type 05	5
Grand total: 17	

DEVELOPMENT APPROVAL

No	Date	Description
A	08.07.19	ISSUED FOR INFORMATION
B	29.10.2020	ISSUED FOR INFORMATION
C	04.12.2020	ISSUED FOR DEVELOPMENT APPROVAL
D	17.12.2020	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHIALLI ARCHITECTS

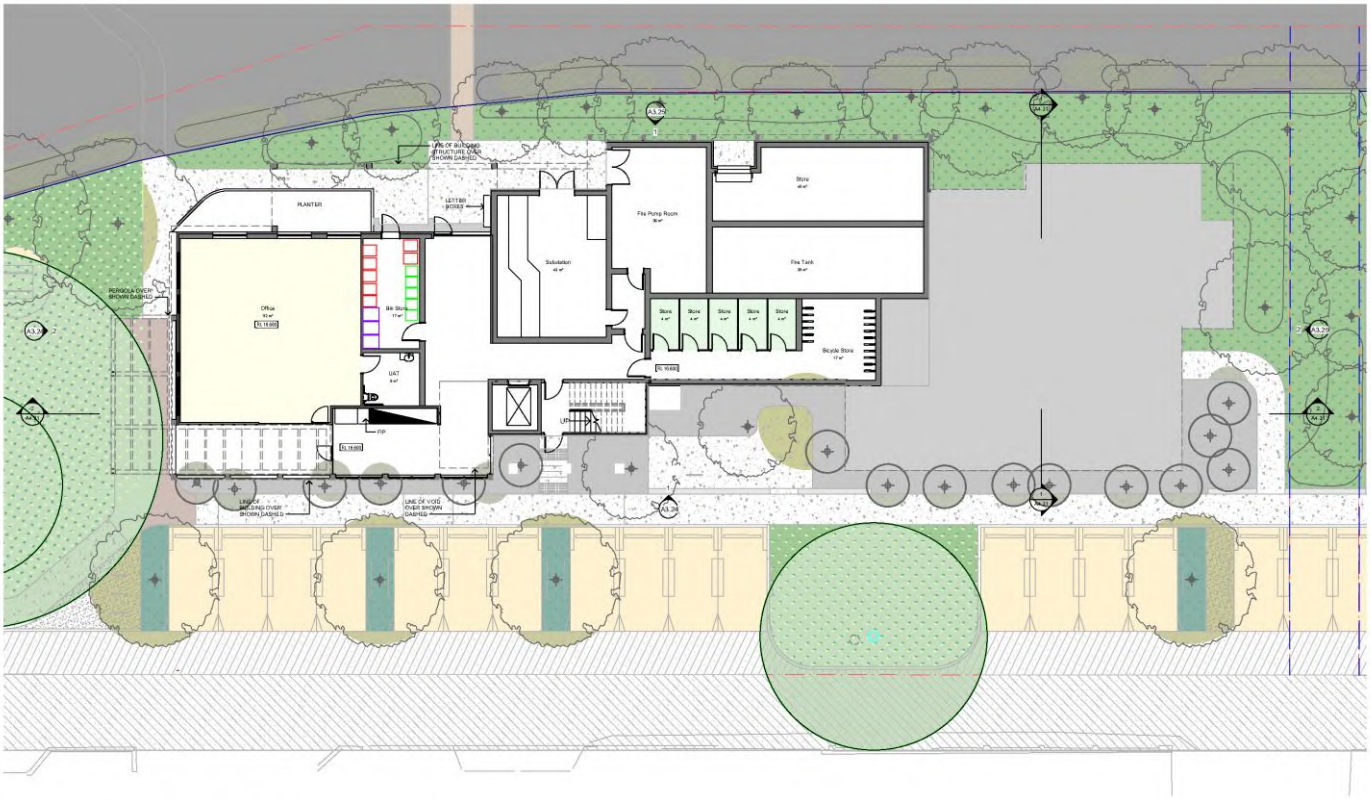
Project: Bethanie East Parade

Floor Plan - Block 2 - Typical

Drawn: AVS
Check: BS ML

project no: 25003
scale: 1:100 @ A1
drawing no: A2.05
rev: I

2 Floor Plan - Block 2 - Typical (Level 1-2)
1 : 100

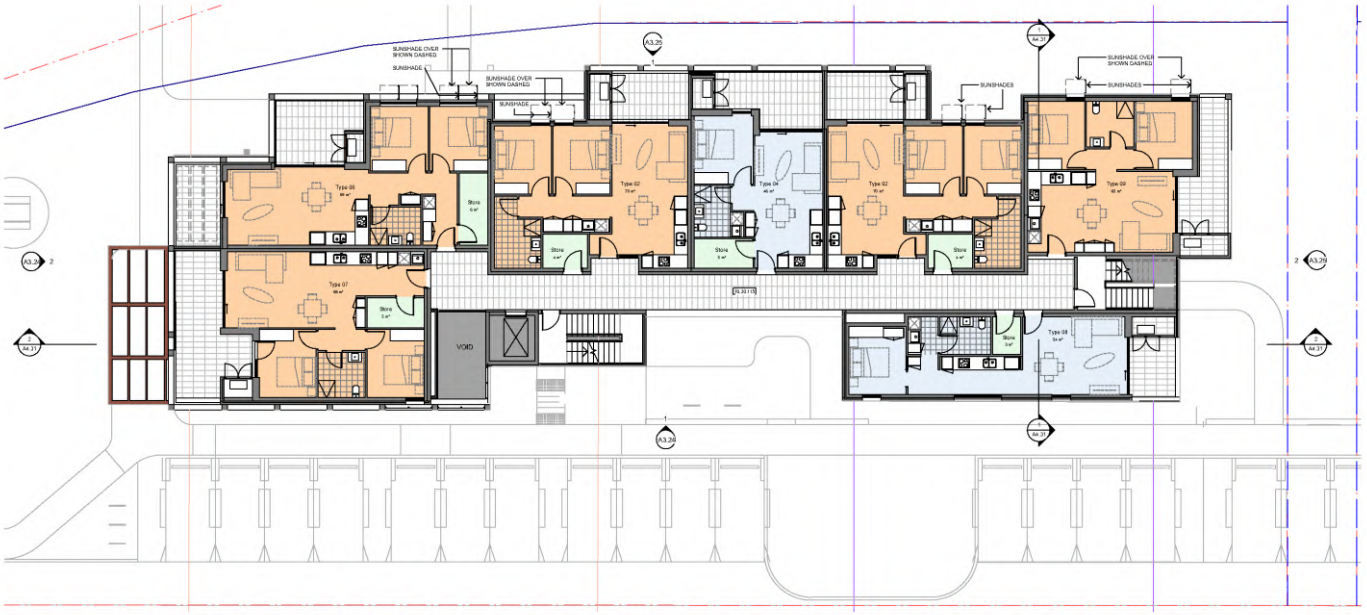


1 Floor Plan - Block 3 - Lower Ground
1 : 100

BLOCK 03	
Name	Count
Type 02	10
Type 04	5
Type 05	4
Type 07	4
Type 08	5
Type 09	5
Grand total: 33	

DEVELOPMENT APPROVAL

Project: Bethanie East Parade
Drawing: Floor Plan - Block 3 - Lower Ground
Drawing no.: A2.05
Issue: L
Scale: 1 : 100 @ A1
Date:



1 Floor Plan - Block 3 - Ground
1 : 100

BLOCK 03	
Name	Count
Type 02	10
Type 04	6
Type 06	4
Type 07	4
Type 08	5
Type 09	4
Grand total: 33	

DEVELOPMENT APPROVAL

No.	Date	Description
A	19/12/2025	ISSUED FOR DEVELOPMENT APPROVAL
B	19/12/2025	ISSUED FOR DEVELOPMENT APPROVAL
C	19/12/2025	ISSUED FOR DEVELOPMENT APPROVAL
D	19/12/2025	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCIBALLO ARCHITECTS

Project: Bethanie East Parade
Drawing: Floor Plan - Block 3 - Ground
Project No: 25003
Scale: 1:100 @ A1
Drawing No: A2.07
Rev: M



3 Floor Plan - Block 3 - Typical (Level 1-3)
1 : 100

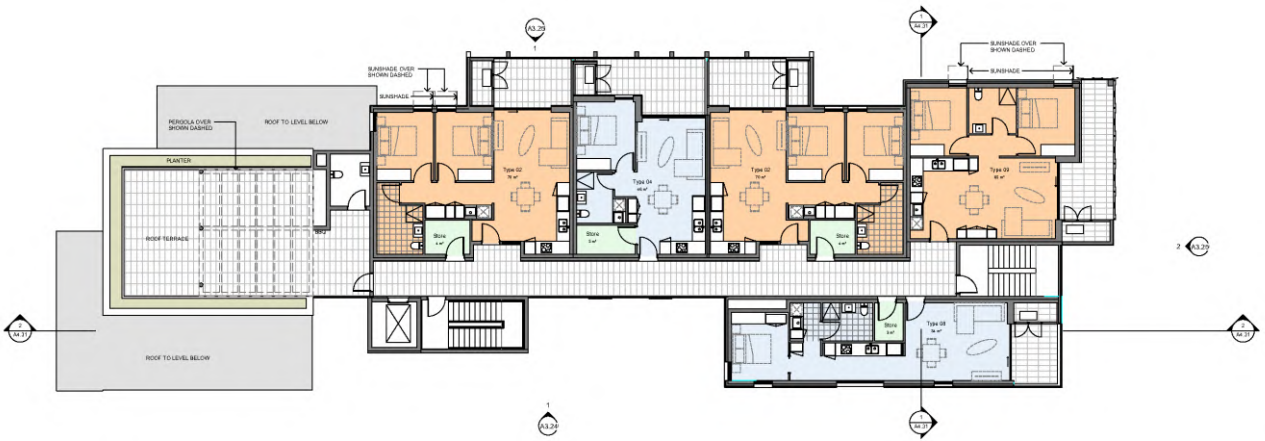
BLOCK 03	
Name	Count
Type 02	10
Type 04	5
Type 06	4
Type 07	4
Type 08	5
Type 09	5
Grand total: 33	

DEVELOPMENT APPROVAL

No	Date	Description
A	14/05/2020	FOR APPROVAL
B	04/06/2020	FOR DEVELOPMENT APPROVAL
C	23/06/2020	FOR DEVELOPMENT APPROVAL
D	27/08/2020	FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHMALZ ARCHITECTS

Project: Bethanie East Parade
Floor Plan - Block 3 - Typical
Drawn: AVS
Job No: 25003
Scale: 1:100 @ A1
Drawing No: A2.08
Rev: J



1 □□Floor Plan - Block 3 - Level 4
1 : 100

BLOCK 03	
Name	Count
Type 02	10
Type 04	6
Type 06	4
Type 07	4
Type 08	5
Type 09	4
Grand total: 33	

DEVELOPMENT APPROVAL

No	Issue
A	30.07.21 ISSUED FOR INFORMATION
B	02.08.21 ISSUED FOR INFORMATION
C	20.09.21 ISSUED FOR DEVELOPMENT APPROVAL
D	24.09.21 ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHMALZ ARCHITECTS

Project: Bethanie East Parade
Floor Plan - Block 3 - Level 4
Drawn: AVS
Job No.: 2003
Scale: 1 : 100 @ A1
Drawing No.: A2.09
Rev.: D



1 Floor Plan - Block 4 - Ground
1 : 100

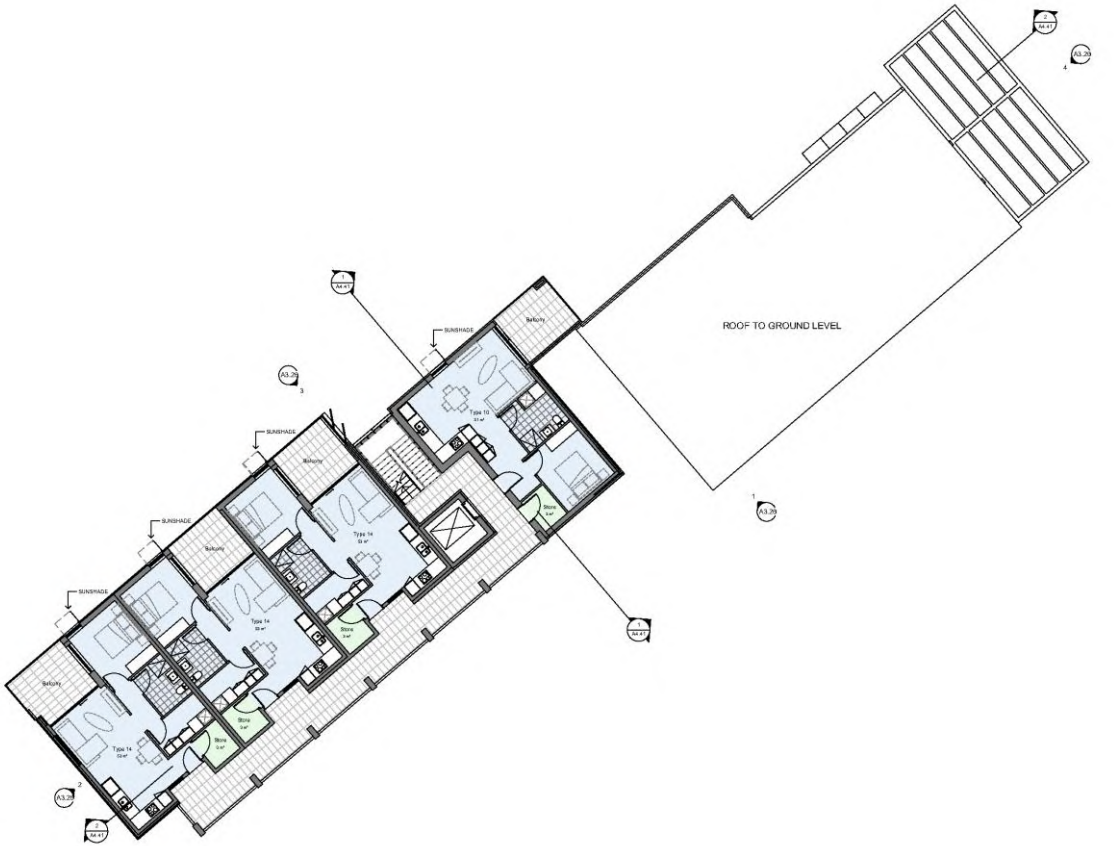
BLOCK 04	
Name	Count
Type 10	2
Type 14	9
Grand total: 11	

DEVELOPMENT APPROVAL

No.	Date	Description
1	04/10/2023	DEVELOPMENT APPROVAL
2	04/10/2023	ISSUED FOR DEVELOPMENT APPROVAL
3	04/10/2023	ISSUED FOR DEVELOPMENT APPROVAL
4	04/10/2023	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHMALTZ ARCHITECTS

Project: Bethanie East Parade
Floor Plan - Block 4 - Ground
Drawn: AVS
Job No.: 23-06
project no.: 25003
scale: 1:100 @ A1
drawing no.: A2.10
rev.: L



BLOCK 04	
Name	Count
Type 10	2
Type 14	9
Grand total: 11	

DEVELOPMENT APPROVAL

No	Date	Description
A	28/07/21	ISSUED FOR INFORMATION
B	03/12/2021	ISSUED FOR DEVELOPMENT APPROVAL
C	24/02/2022	ISSUED FOR DEVELOPMENT APPROVAL
D	11/03/2022	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHMALZ ARCHITECTS

Project: Bethanie East Parade
Floor Plan - Block 2 - 1 - Typical
Drawn: AVS
Job No.: 20-ML
Project No.: 25003
Scale: 1 : 100 @ A1
Drawing No.: A2.11
Rev.: D

2 Floor Plan - Block 2 - Typical (Level 1-2)
1 : 100



1 Floor Plan - Block 5 - Ground
1 : 100

BLOCK 05	
Name	Count
Type 05	2
Type 11	3
Type 12	6
Type 13	3
Grand total: 14	

DEVELOPMENT APPROVAL

No.	Date
1	04/07/2023 ISSUED FOR DEVELOPMENT APPROVAL
2	04/08/2023 ISSUED FOR DEVELOPMENT APPROVAL
3	04/09/2023 ISSUED FOR DEVELOPMENT APPROVAL
4	04/10/2023 ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHNAUS ARCHITECTS

Project: Bethanie East Parade
Block 5 - Ground

Drawn	Checked
AWS	
project no.	date
25003	1:100 @ A1 / A2
drawing no.	rev.
A2.13	K



1 Floor Plan - Block 5 - Typical (L1-2)
1 : 100

BLOCK 05	
Name	Count
Type 05	2
Type 11	3
Type 12	6
Type 13	3
Grand total: 14	

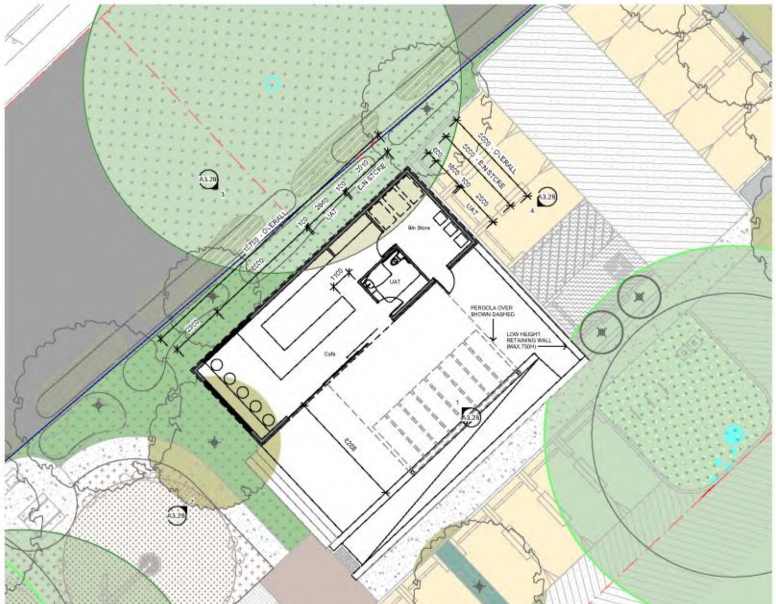
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No	Date	Description
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B	03/10/2018	ISSUED FOR INFORMATION
C	05/12/2018	ISSUED FOR DEVELOPMENT APPROVAL
D	21/12/2018	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHIAVELLO ARCHITECTS

Project: Bethanie East Parade
Floor Plan - Block 5 - Typical

Drawn	Checked
AVS	
Project no.	Date
2003	1:100 @ A1
Drawing no.	Rev.
A2.14	



1 Floor Plan - Cafe
1 : 100

DEVELOPMENT APPROVAL

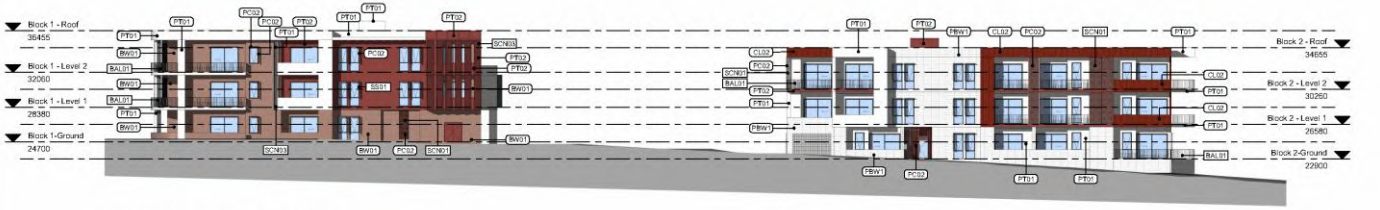
MATTHEWS & SCAVALLI ARCHITECTS

Project: Bethanie East Parade

Bethanie

Floor Plan - Cafe

project no	scale	drawing no	rev
25003	1 : 100	A2.15	J



1 West Elevation - Partial Site 1
1 : 200



2 East Elevation - Partial Site 1
1 : 200

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SH01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTAL WINDOW SUNSHADE

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

DEVELOPMENT APPROVAL

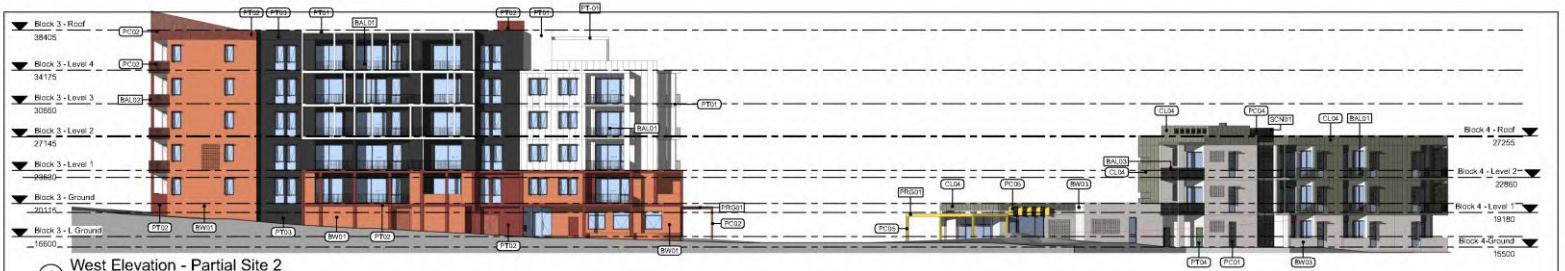
No.	Issue
A	30/07/20 ISSUED FOR INFORMATION
B	20/10/2020 ISSUED FOR INFORMATION
C	30/10/2020 ISSUED FOR DEVELOPMENT APPROVAL
D	27/11/2020 ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCHIAVELLO

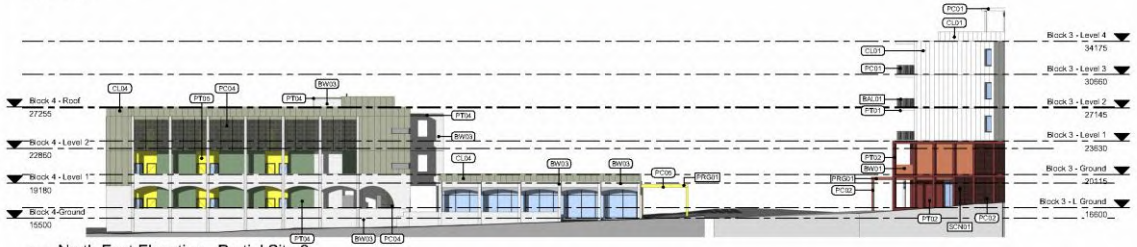
Project: Bethanie East Parade

Drawing: Elevations - Partial Site 1

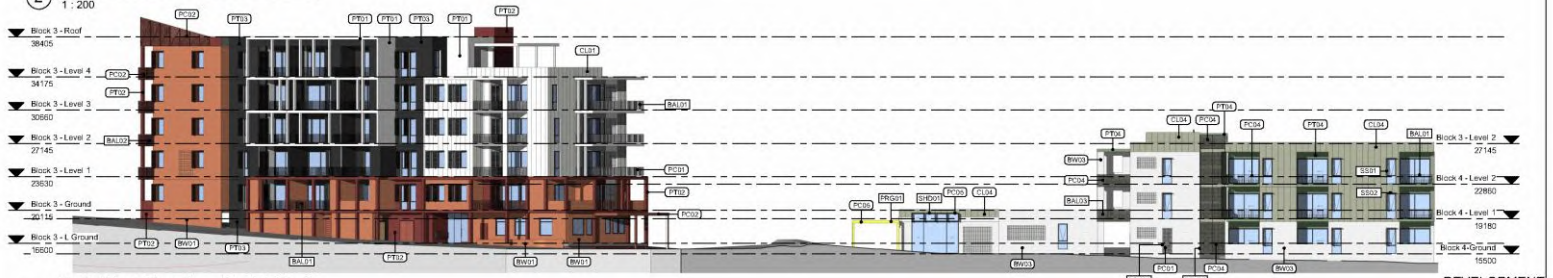
Project No: 25003 | Scale: 1 : 200 @ A1 | Drawing No: A3.11 | Rev: F



1 West Elevation - Partial Site 2
1 : 200



2 North East Elevation - Partial Site 2
1 : 200



3 North West Elevation - Partial Site 2
1 : 200

DEVELOPMENT APPROVAL

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTENS SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTAL WINDOW SUNSHADE

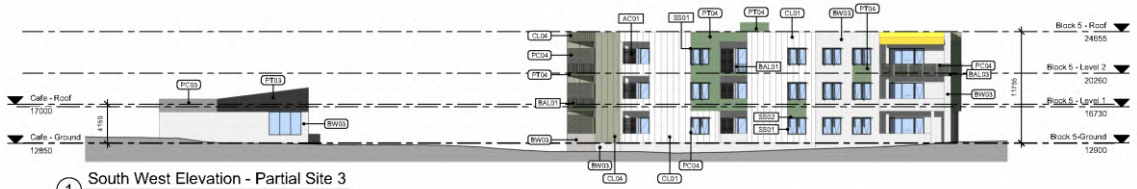
A	19/07/2019	ISSUE FOR PLANNING	
B	04/10/2019	ISSUE FOR DEVELOPMENT APPROVAL	
C	04/12/2019	ISSUE FOR DEVELOPMENT APPROVAL	
D	27/01/2020	ISSUE FOR DEVELOPMENT APPROVAL	

MATTHEWS & SCHNELL ARCHITECTS

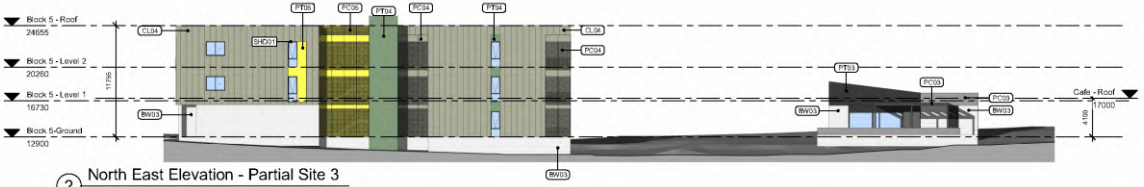
Project: Bethanie East Parade

Drawing: Elevations - Partial Site 2

25003 | 1 : 200 @ A1 | A3.12 | G



1 South West Elevation - Partial Site 3
1 : 200



2 North East Elevation - Partial Site 3
1 : 200

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
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BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
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SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTAL WINDOW SUNSHADE

DEVELOPMENT APPROVAL

No.	Issue
A	ISSUED FOR INFORMATION
B	ISSUED FOR INFORMATION
C	ISSUED FOR DEVELOPMENT APPROVAL
D	ISSUED FOR DEVELOPMENT APPROVAL

MATTHEWS & SCIBALLO ARCHITECTS

Project: Bethanie East Parade
Drawing: Elevations - Partial Site 3

Drawing No.: A3.13 F
Scale: 1 : 200 @ A1
Date: 25003

Landscape Concept Drawings

ROWE GROUP



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NOTES

REV NO	DATE	DESCRIPTION
00	24.07.25	Issued for Coordination
F	31.07.25	Issued for Coordination
G	06.08.25	Issued for Review
H	09.09.25	Issued for Coordination
I	12.09.25	Development Application - Draft
J	25.09.25	Development Application
K	29.01.26	Development Application - Draft
L	04.02.26	Development Application

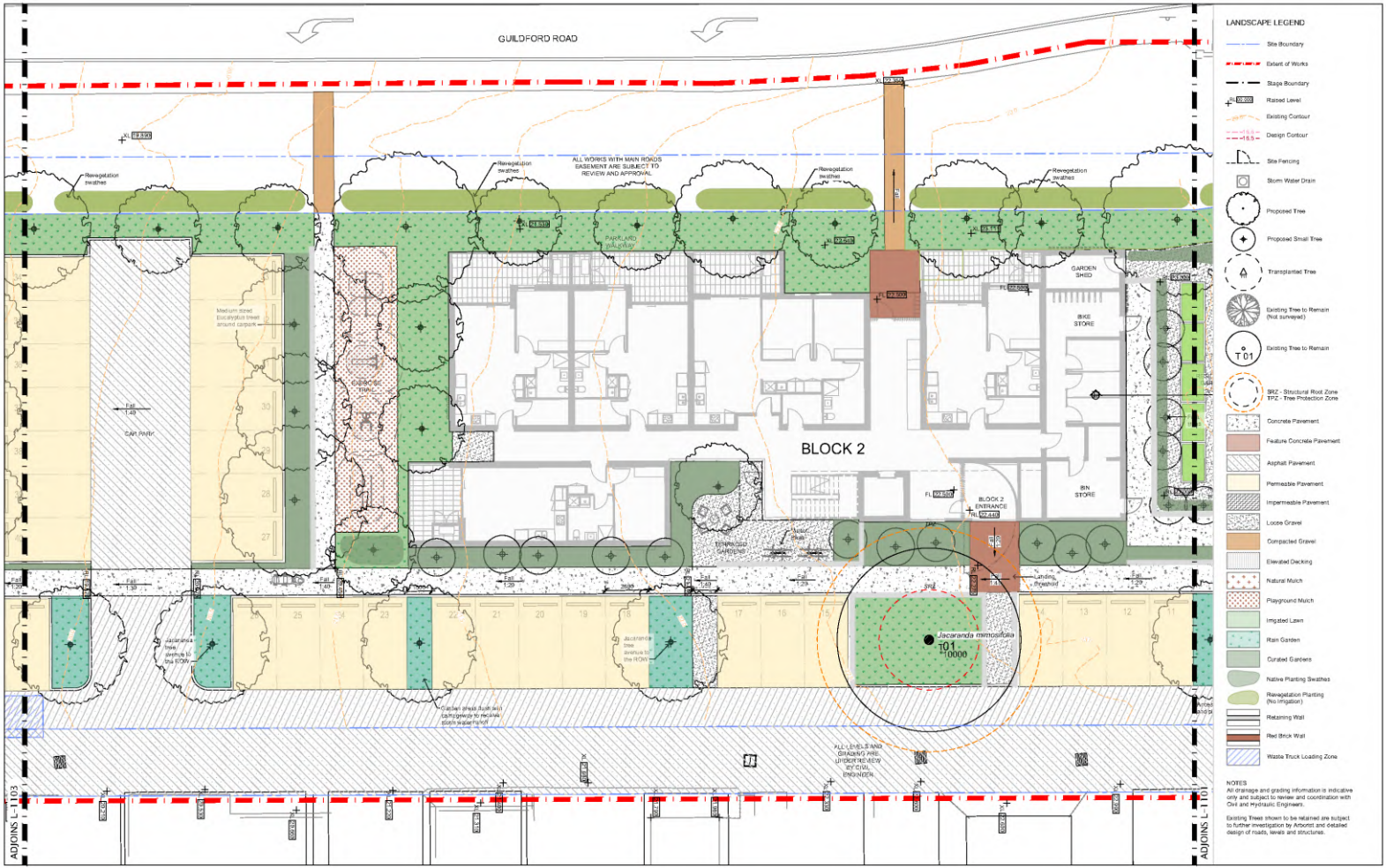
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN
- SHEET 01

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A3
APPROVED	PROJECT NO	SHEET NO.
JR	19667	L-1101

REV NO L



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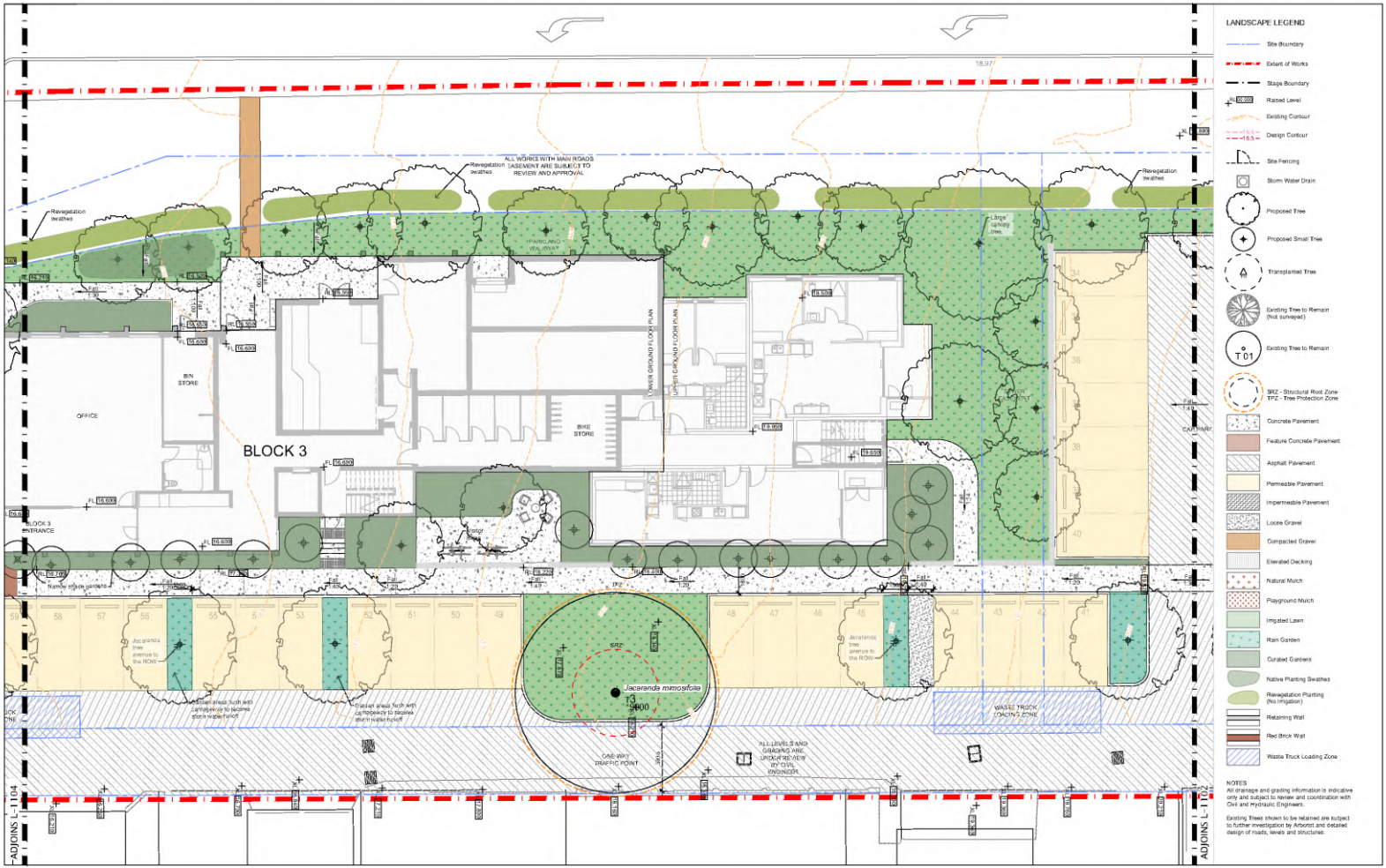
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN
- SHEET 02

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A3
APPROVED	PROJECT NO	SHEET NO
JR	19667	L-1102

REV NO L



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00	24.07.25	Issued for Coordination
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G	06.08.25	Issued for Review
H	05.09.25	Issued for Coordination
I	12.09.25	Development Application - Draft
J	25.09.25	Development Application
K	29.01.26	Development Application - Draft
L	04.02.26	Development Application

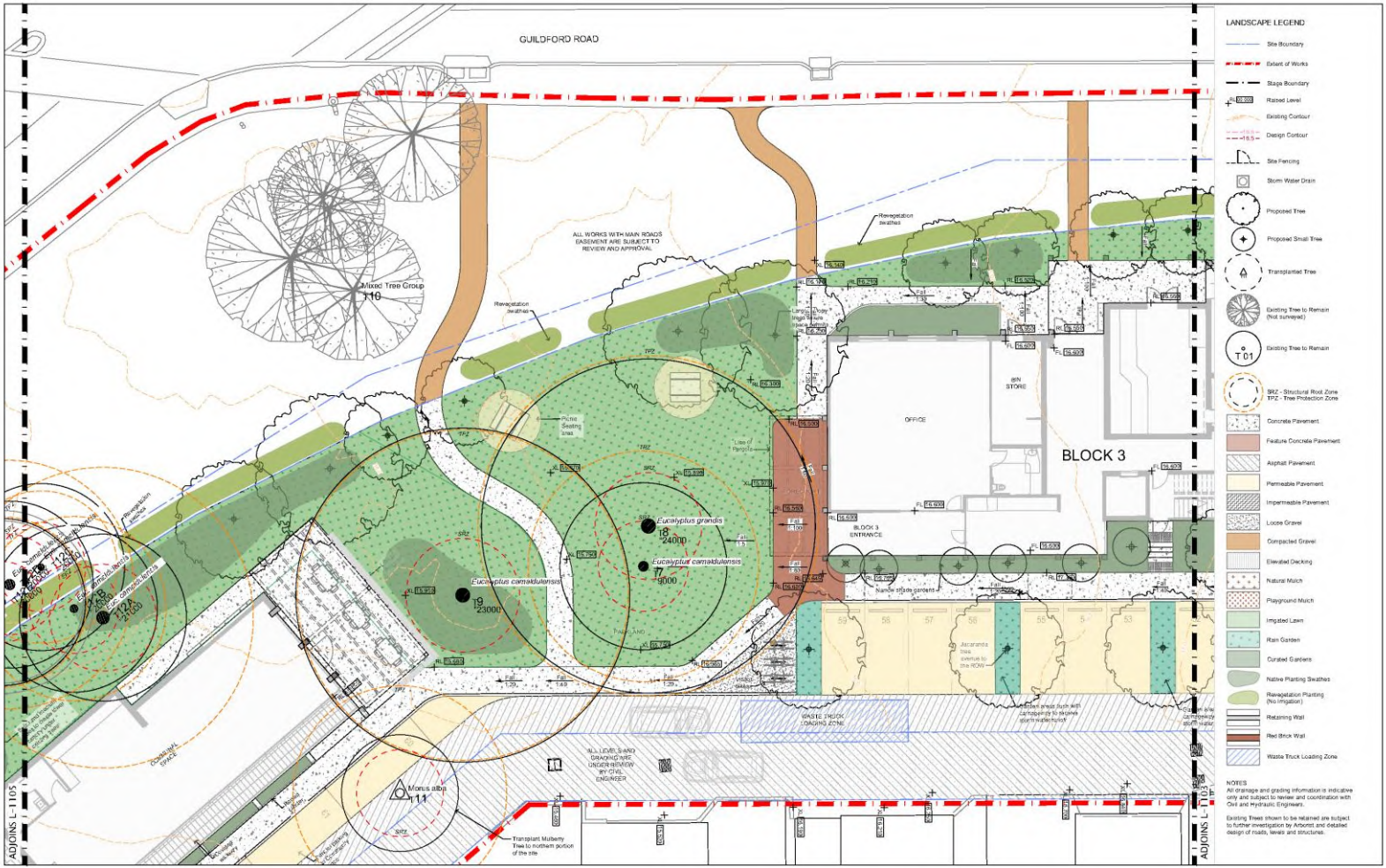
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN
- SHEET 03

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A3
APPROVED	PROJECT NO	SHEET NO
JR	19667	L-1103

REV NO L



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NOTES

REV NO	DATE	DESCRIPTION
00	24.07.25	Issued for Coordination
F	31.07.25	Issued for Coordination
G	06.08.25	Issued for Review
H	09.09.25	Issued for Coordination
I	12.09.25	Development Application - Draft
J	25.09.25	Development Application
K	29.01.26	Development Application - Draft
L	04.02.26	Development Application

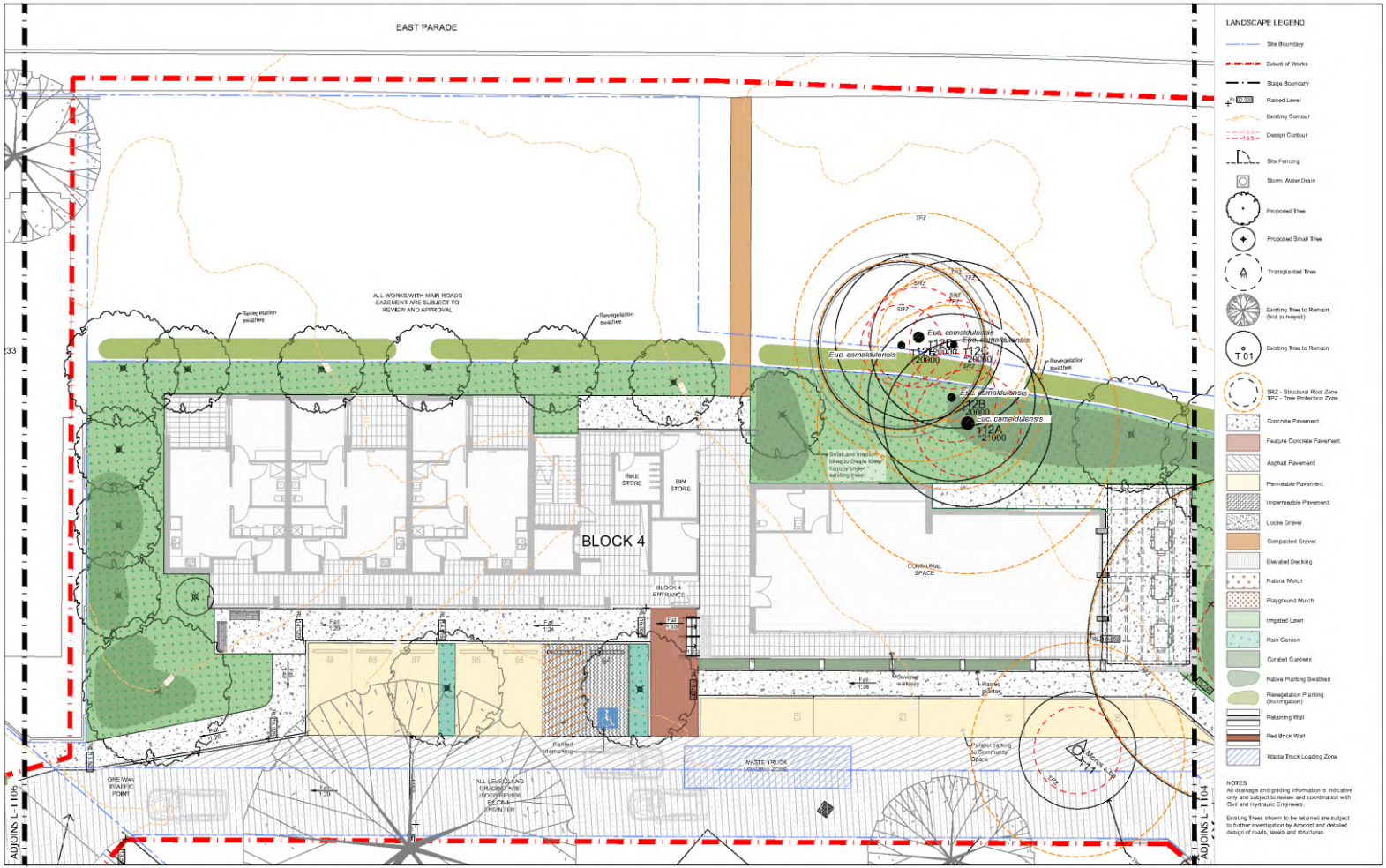
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN
- SHEET 1

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1
APPROVED	PROJECT NO	SHEET NO
JR	19867	L-1104

REV NO L



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REV NO	DATE	DESCRIPTION
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L	04.02.26	Development Application

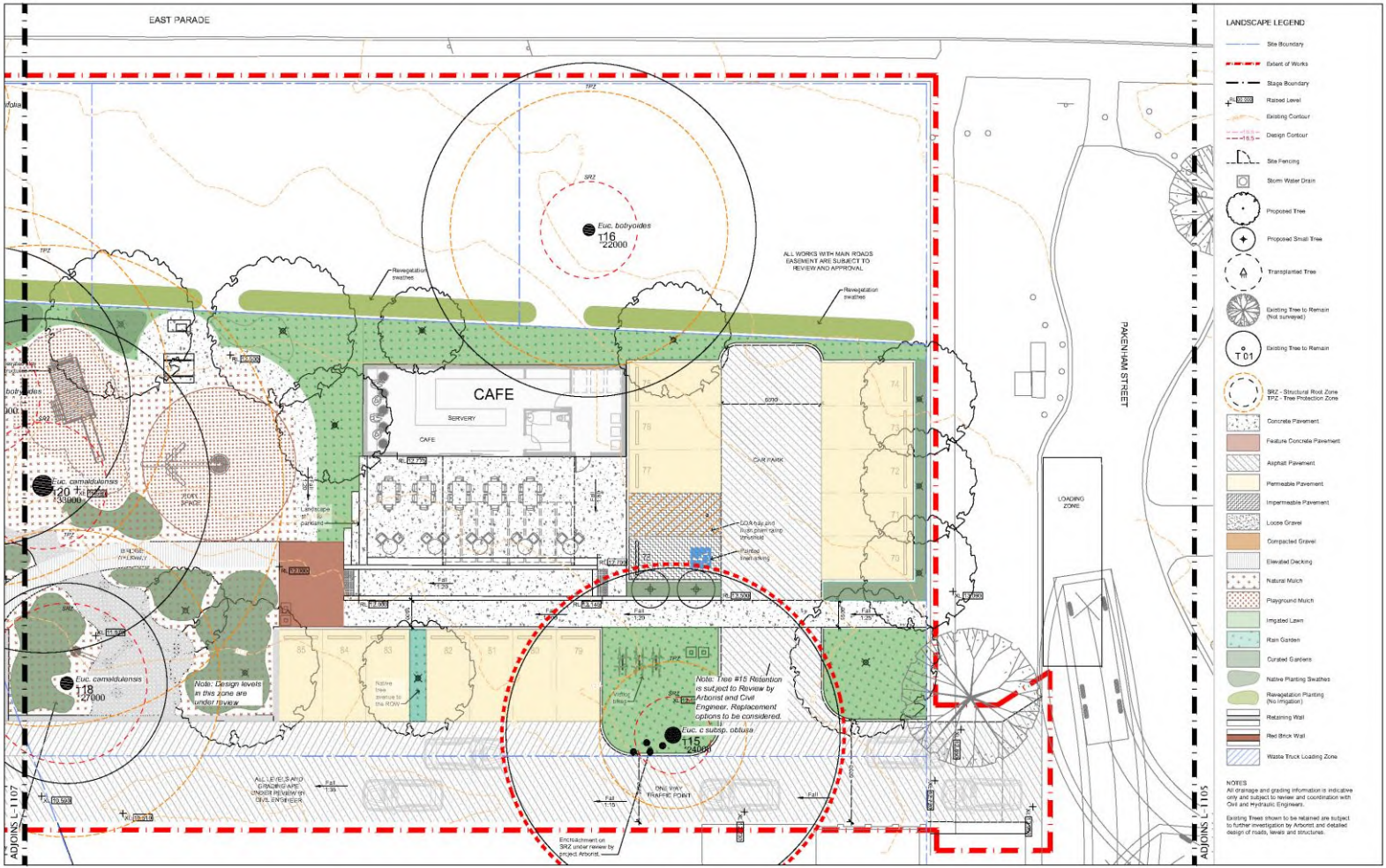
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN
- SHEET 05

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JM	04.02.2026	1:100 @ A1
APPROVED	PROJECT NO	SHEET NO.
JR	19067	L-1105

REV NO L



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REV NO	DATE	DESCRIPTION
00	24.07.25	Issued for Coordination
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G	06.08.25	Issued for Review
H	06.09.25	Issued for Coordination
I	12.09.25	Development Application - Draft
J	25.09.25	Development Application
K	29.01.26	Development Application - Draft
L	04.02.26	Development Application

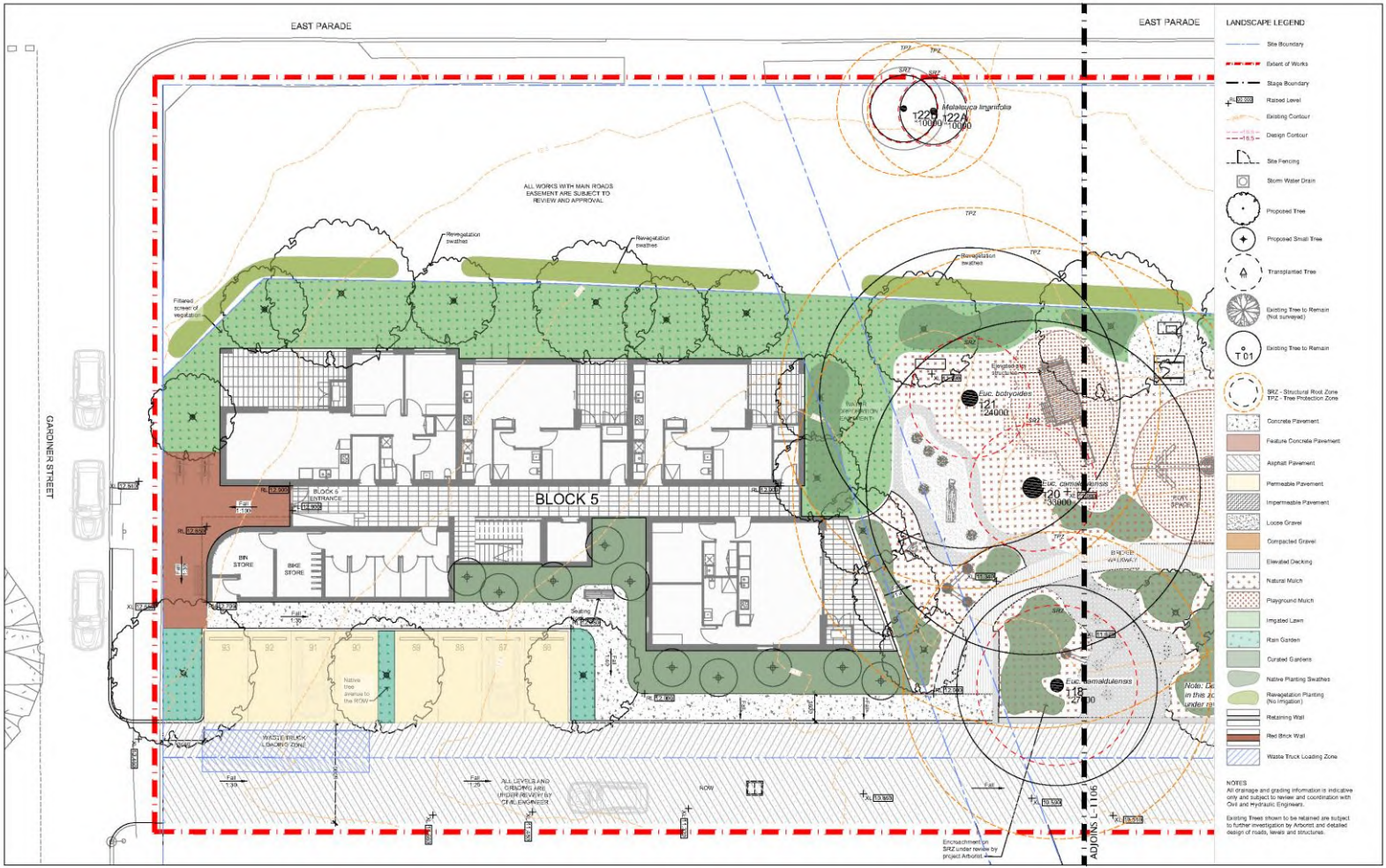
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN
- SHEET 06

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A3
APPROVED	PROJECT NO	SHEET NO
JR	19867	L-1106

REV NO L



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NOTES

REV NO	DATE	DESCRIPTION
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F	31.07.25	Issued for Coordination
G	06.08.25	Issued for Review
H	08.09.25	Issued for Coordination
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J	25.09.25	Development Application
K	29.01.26	Development Application - Draft
L	04.02.26	Development Application

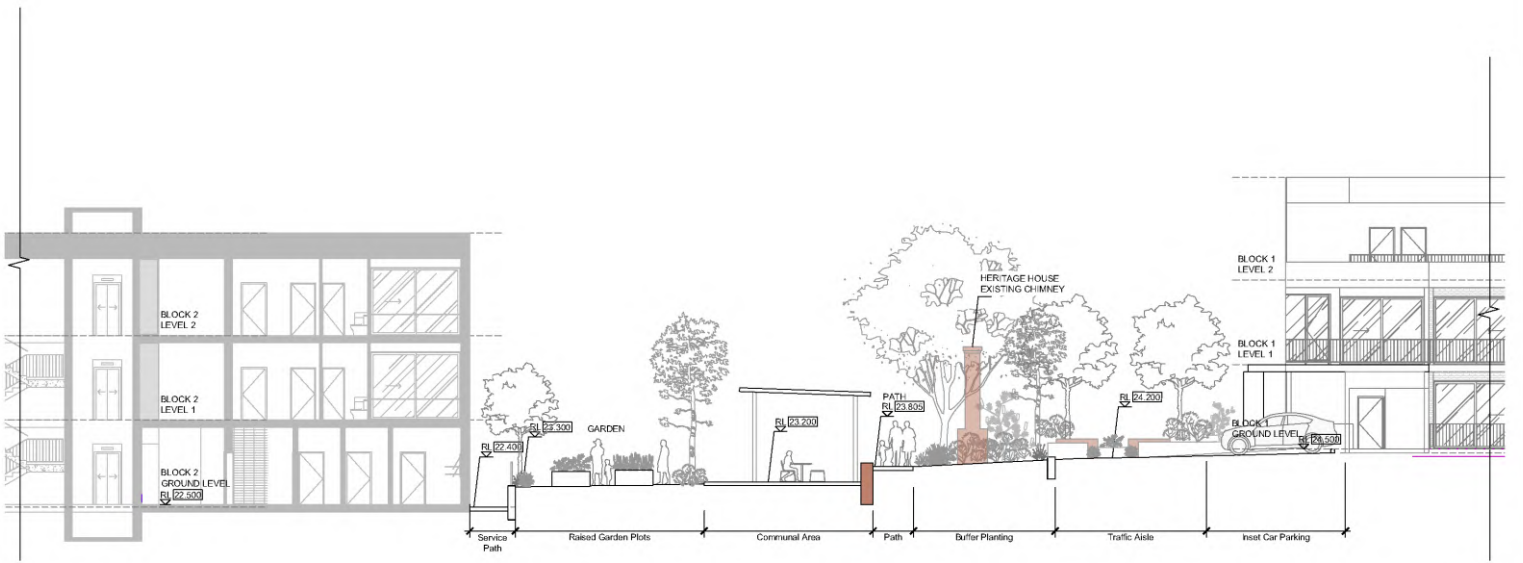
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN
- SHEET 01

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A3
APPROVED	PROJECT NO	SHEET NO.
JR	19867	L-1107

REV NO L



01 BLOCK 1 & 2
Section

Scale 1:75

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NOTES

REV NO	DATE	DESCRIPTION
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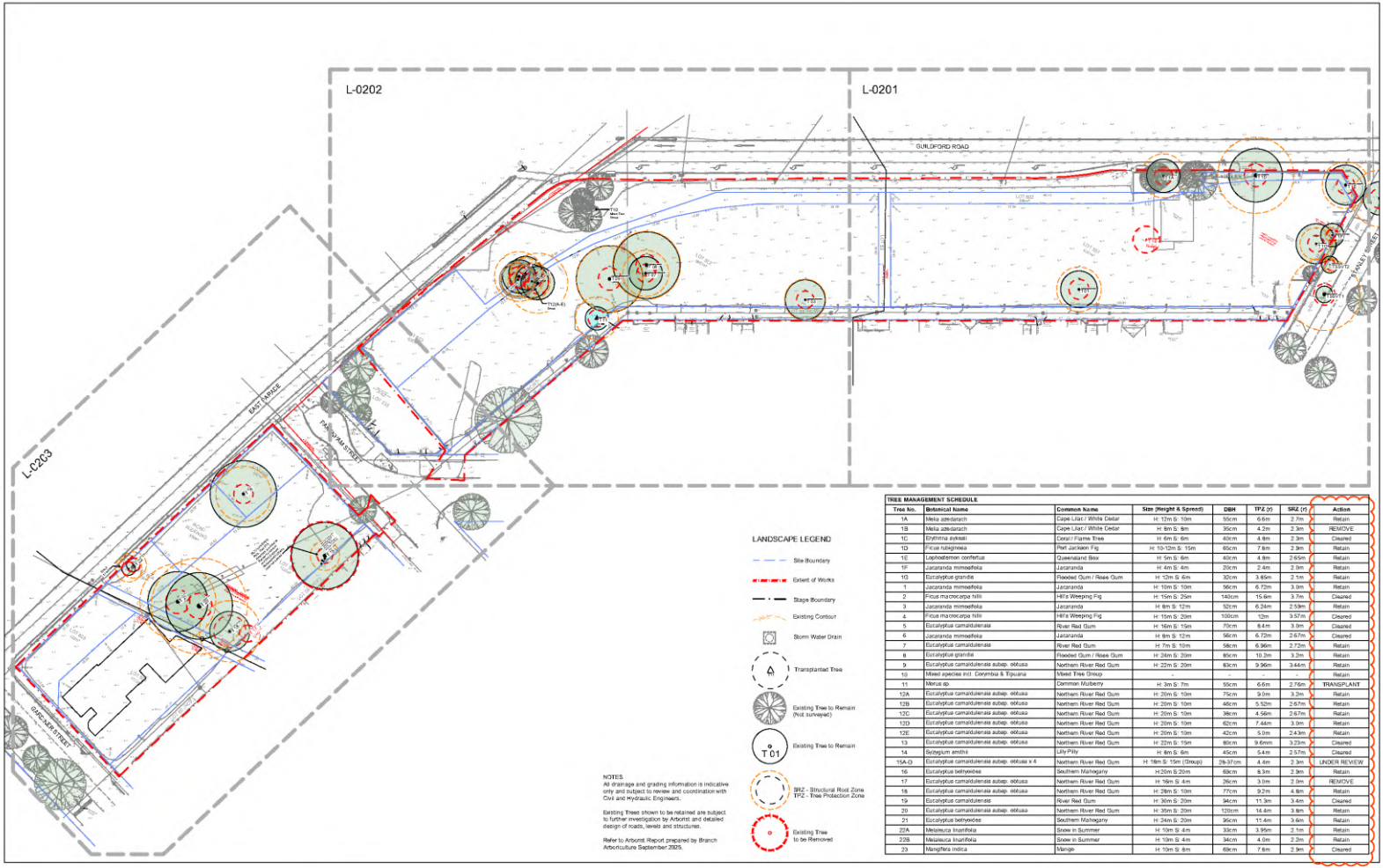
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT DESIGN

SHEET TITLE
LANDSCAPE SECTIONS
BLOCKS 1 & 2

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:75 @ A1
APPROVED	PROJECT NO	SHEET NO.
JR	19067	L-2002

REV NO A



TREE MANAGEMENT SCHEDULE

Tree No.	Botanical Name	Common Name	Size (Height & Spread)	DBH	TPZ (r)	SRZ (r)	Action
1A	Melia azedarach	Cape Lilac / White Cedar	H: 12m S: 10m	55cm	6.6m	2.7m	Retain
1B	Melia azedarach	Cape Lilac / White Cedar	H: 8m S: 8m	35cm	4.2m	2.3m	REMOVE
1C	Erythrina sykesii	Coral / Flame Tree	H: 6m S: 6m	40cm	4.8m	2.3m	Cleared
1D	Ficus rubiginnea	Port Jackson Fig	H: 10-12m S: 15m	65cm	7.8m	2.9m	Retain
1E	Lophostemon confertus	Queensland Box	H: 5m S: 6m	40cm	4.8m	2.65m	Retain
1F	Jacaranda mimosifolia	Jacaranda	H: 4m S: 4m	20cm	2.4m	2.0m	Retain
1G	Eucalyptus grandis	Flooded Gum / Rose Gum	H: 12m S: 6m	30cm	3.85m	2.1m	Retain
1	Jacaranda mimosifolia	Jacaranda	H: 10m S: 10m	56cm	6.72m	3.0m	Retain
2	Ficus macrocarpa hillii	Hills Weeping Fig	H: 15m S: 25m	140cm	15.6m	3.7m	Cleared
3	Jacaranda mimosifolia	Jacaranda	H: 8m S: 12m	52cm	6.24m	2.58m	Retain
4	Ficus macrocarpa hillii	Hills Weeping Fig	H: 15m S: 20m	150cm	12m	3.57m	Cleared
5	Eucalyptus camaldulensis	River Red Gum	H: 16m S: 15m	70cm	8.4m	3.0m	Cleared
6	Jacaranda mimosifolia	Jacaranda	H: 8m S: 12m	56cm	6.72m	2.67m	Cleared
7	Eucalyptus camaldulensis	River Red Gum	H: 7m S: 10m	58cm	6.96m	2.72m	Retain
8	Eucalyptus grandis	Flooded Gum / Rose Gum	H: 24m S: 20m	85cm	10.2m	3.2m	Retain
9	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 22m S: 20m	83cm	9.96m	3.44m	Retain
10	Mixed species incl. Corymbia & Tipuana	Mixed Tree Group	-	-	-	-	Retain
11	Morus sp.	Common Mulberry	H: 3m S: 7m	55cm	6.6m	2.76m	TRANSPLANT
12A	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	75cm	9.0m	3.2m	Retain
12B	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	46cm	5.52m	2.67m	Retain
12C	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	38cm	4.56m	2.67m	Retain
12D	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	62cm	7.44m	3.0m	Retain
12E	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	42cm	5.0m	2.43m	Retain
13	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 22m S: 15m	80cm	9.6mm	3.23m	Cleared
14	Syzygium smithii	Lilly Pilly	H: 8m S: 6m	45cm	5.4m	2.57m	Cleared
15A-D	Eucalyptus camaldulensis subsp. obtusa x 4	Northern River Red Gum	H: 18m S: 15m (Group)	2b-37cm	4.4m	2.3m	UNDER REVIEW
16	Eucalyptus bethyoides	Southern Mahogany	H:20m S:20m	69cm	8.3m	2.9m	Retain
17	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 16m S: 4m	26cm	3.0m	2.0m	REMOVE
18	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 28m S: 10m	77cm	9.2m	4.8m	Retain
19	Eucalyptus camaldulensis	River Red Gum	H: 30m S: 20m	94cm	11.3m	3.4m	Cleared
20	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 35m S: 20m	120cm	14.4m	3.8m	Retain
21	Eucalyptus bethyoides	Southern Mahogany	H: 24m S: 20m	95cm	11.4m	3.6m	Retain
22A	Melaleuca linariifolia	Snow in Summer	H: 10m S: 4m	33cm	3.95m	2.1m	Retain
22B	Melaleuca linariifolia	Snow in Summer	H: 10m S: 4m	34cm	4.0m	2.2m	Retain
23	Mangifera indica	Mango	H: 10m S: 8m	69cm	7.6m	2.9m	Cleared

TDL
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western australia 6017
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facsimile +61 8 9441 0201
enq@tdl.com.au

NOTES

REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION
B	12.02.26	DEVELOPMENT APPLICATION

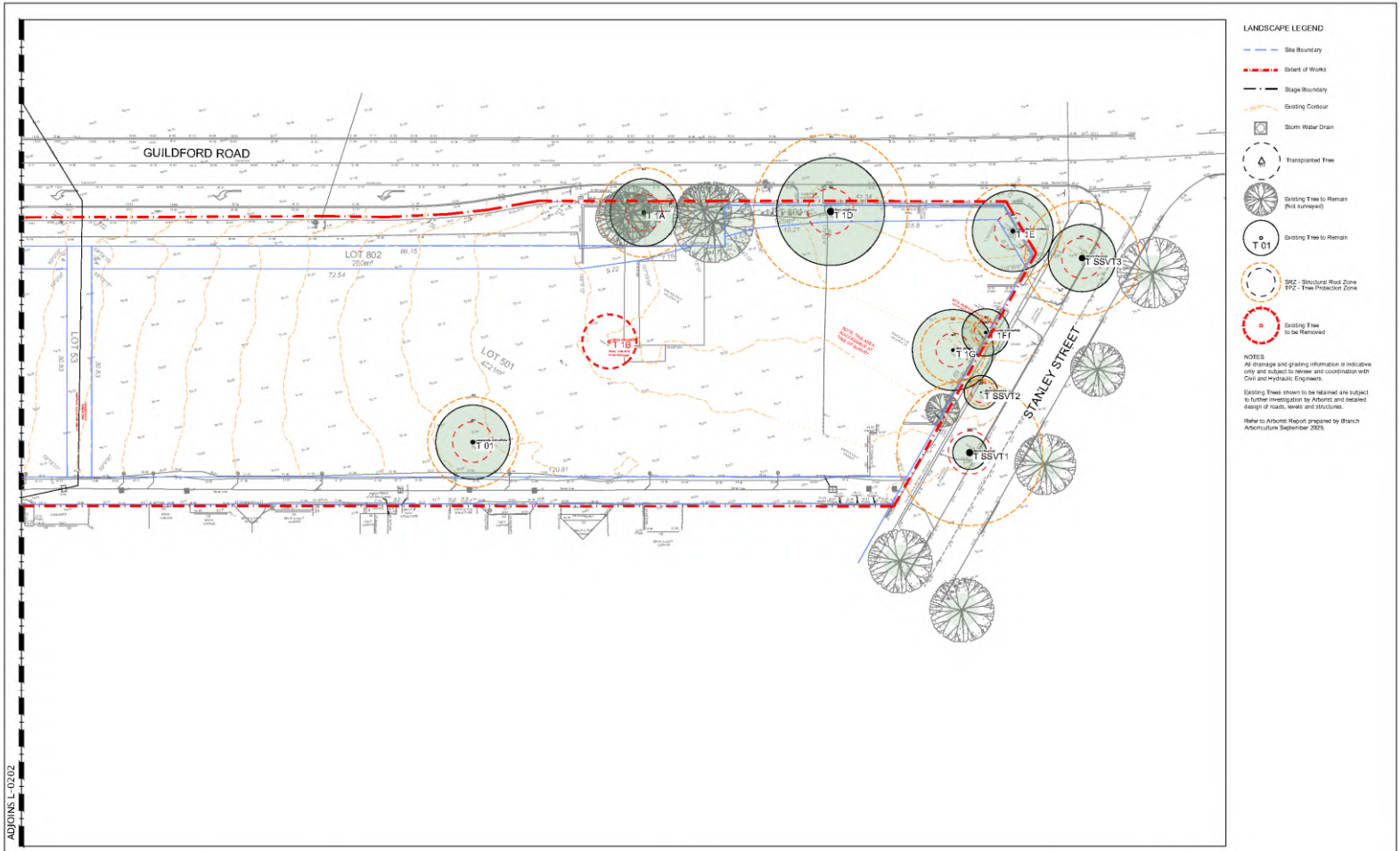
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

SHEET TITLE
TREE MANAGEMENT PLAN
OVERALL SITE & PAGE SETUP

DRAWN BY	PLOT DATE	SCALE @ A1
JM	12.02.2026	1:500 @ A1
APPROVED	PROJECT NO	SHEET NO.
JR	19067	L-0200

ISSUE
DEVELOPMENT APPLICATION

REV NO
B



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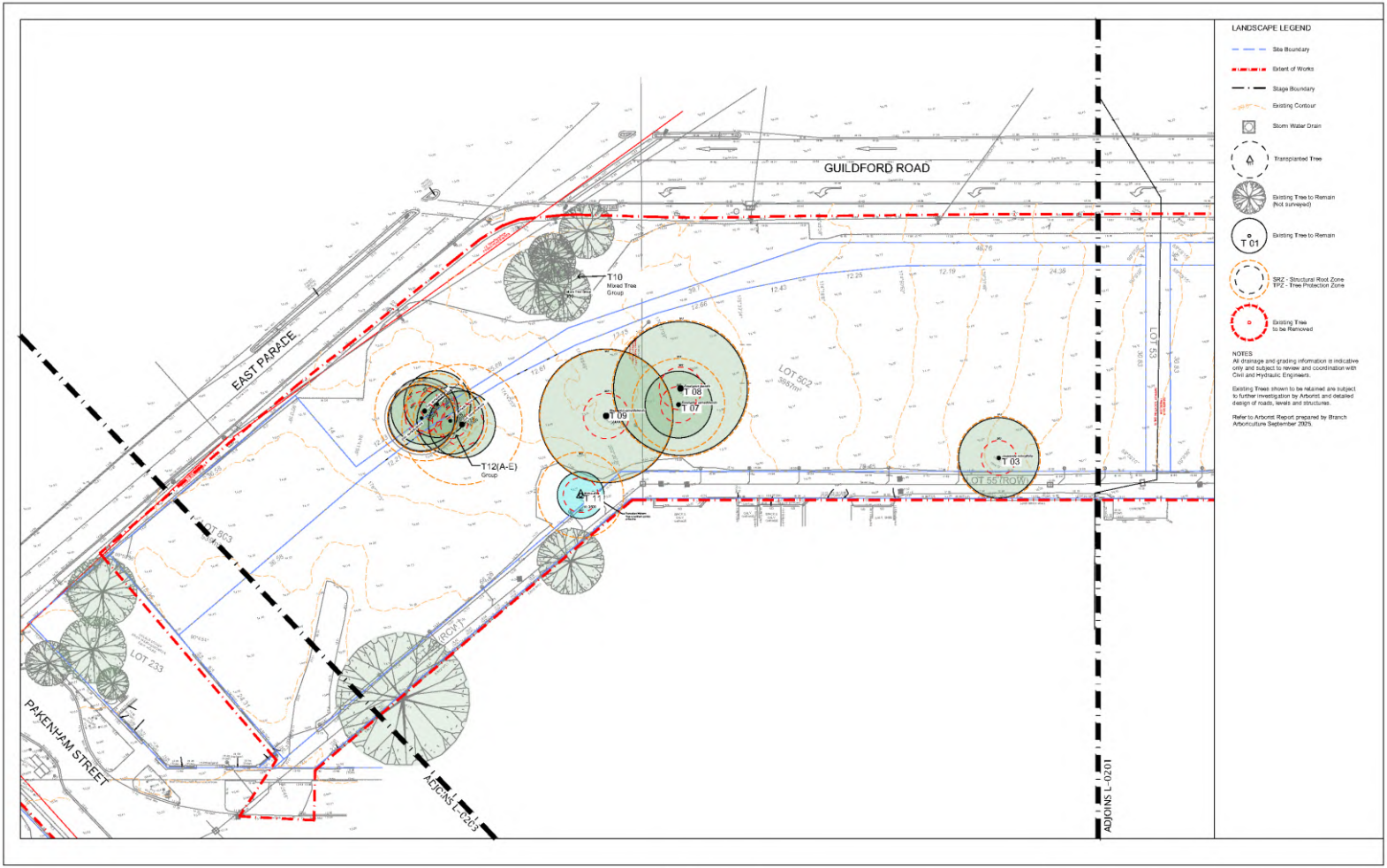
PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
TREE MANAGEMENT PLAN
PART 2/4

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:250 @ A1
APPROVED	PROJECT NO	SHEET NO.
JR	19667	L-0201

REV NO A



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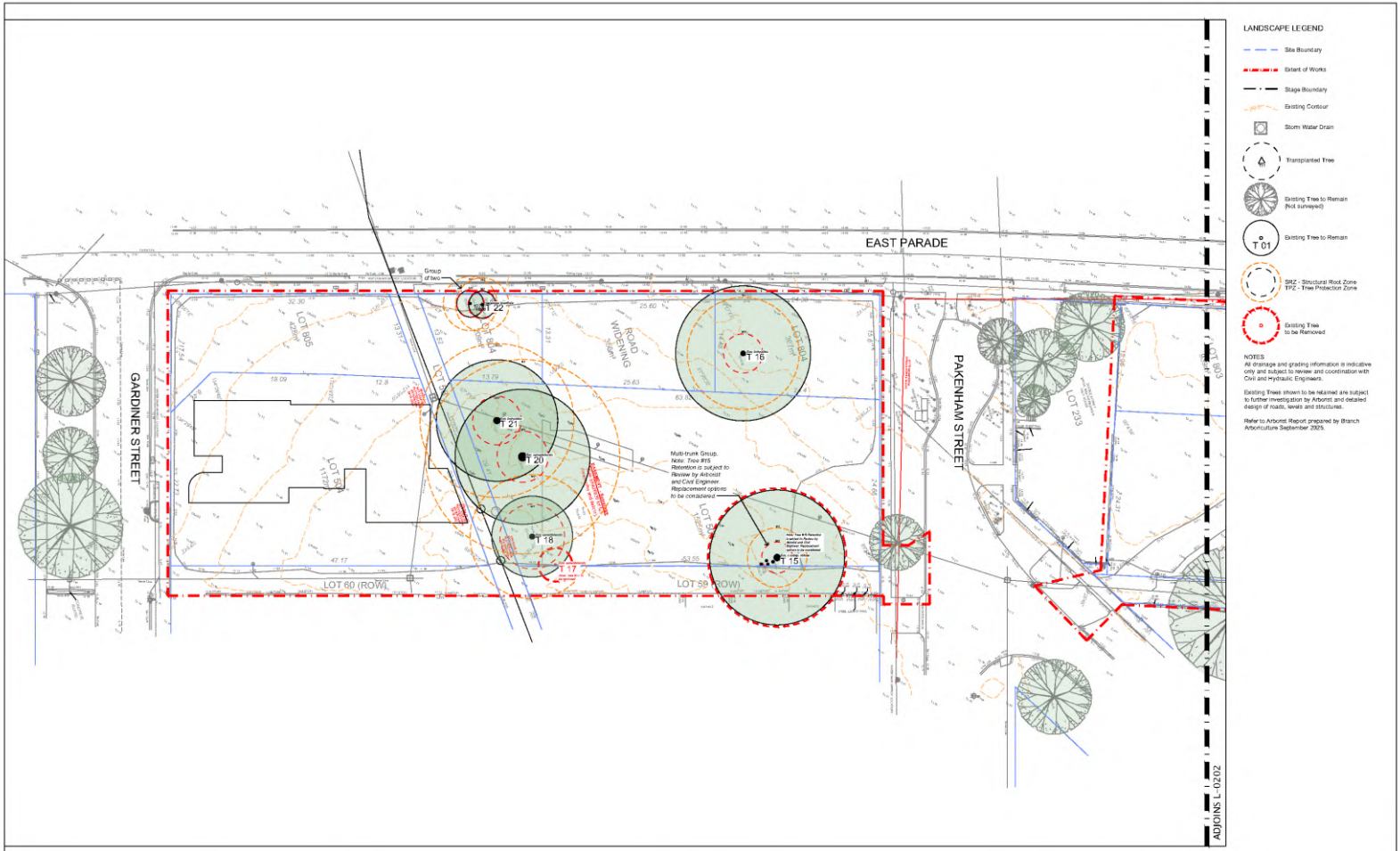
REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
TREE MANAGEMENT PLAN
PART 03

DRAWN BY	PLOT DATE	SCALE @ A1	
JM	04.02.2026	1:250 @ A1	
APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	19667	L-0202	A



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NOTES

REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
TREE MANAGEMENT PLAN
PART 03

DRAWN BY	PLOT DATE	SCALE @ A1	
JM	04.02.2026	1:250 @ A1	
APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	19667	L-0203	A

PLANT PALETTE

Prior to final selections, all plant species to be checked against the current edition of
'Western Australian Euwallacea fornicatus, Polyphagous Shot-Hole Borer (PSHB) Host List'

ROOF TERRACE



Acacia saligna Prostrate
Flat Wattle



Chamelaucium Local Hero
Wax flower



Myoprum parvifolium
Ground Cover Myopurum



Hibbertia scandens
Guinea Flower



Westringia Grey Box
Compact Coastal Rosemary



Carpobrotus glaucescens
Nature Pigface



Hemiandra pungens
Snake Plant



Lomandra Species



Correa alba
White Correa



Citrus limon
Lemon Tree



Olea europaea
Olive Tree



Feijoa sellowiana
Feijoa



Calothamnus quadrifidus
Common Net Bush



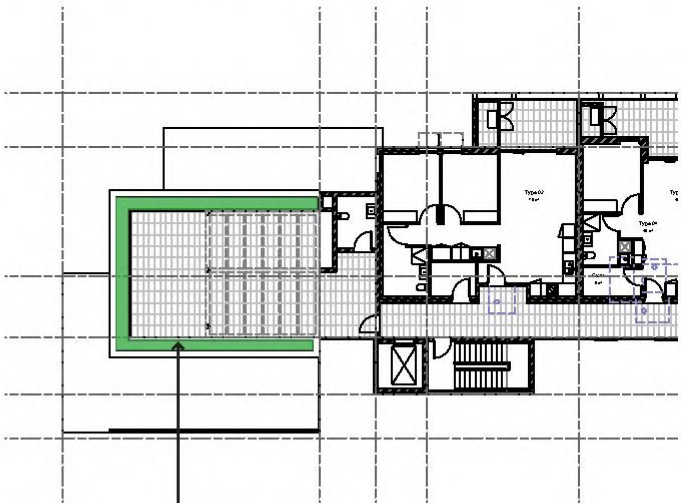
Chrysocephalum apiculatum
Yellow Buttons



Carissa Desert Star
Natal Plum



Leptospermum laevigatum
Leptospermum Foreshore



LANDSCAPE COMPLIANCE

LEGEND

- Parkland Gardens - Deep Soil
- Main Roads Easement (Not part of site Calculation)
- Large Tree Canopy at Maturity >12m High x >9m Wide
- Medium Tree Capony at Maturity 8-12m High x 6-9m Wide
- Small Tree Canopy at Maturity 3-8m High x 2-6m Wide

LANDSCAPE NOTES

All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.

Irrigation design to comply with waterwise design principles and the City's tree policy. Detailed irrigation plan to be provided at building license stage.

Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.

Additional waterwise design principles employed:

- Low water use plant selection suited to the local soil complex.
- Complete omission of water intensive turf areas.
- Water retention soil preparation.
- Reduction in soil water loss through perscribing course mulch.

Proposed plant distribution rate 4 per m2.
Proposed plant pot sizes:

- Small Tree 100L
- Medium 200L
- Large Tree 500L
- Shrubs/groundcovers 140mm-300mm

Refer to Landscape Plans Sheet 01-07 (L-1101- L-1107) dated 04/02/2026 for detailed design information.



DEEP SOIL & TREE CANOPY

CRITERIA	SPP7.3 STANDARD	DEVELOPMENT PROPOSAL
Site Area	>1,000m2	11,235.9m²
DSA	10% OR 7% if existing tree(s) retained on site (% site area)	Deep Soil Planting: 3,435.6m2 30.6%
Min. Trees	1 large tree and 1 medium tree for each additional 400m2 in excess of 1000m2 OR 1 large tree for each additional 900m2 in excess of 1000m2 AND small trees to suit area	Minimum Requirement: 11 large Trees Development Proposal: 15 Large Trees 34 Medium Trees >45 Small Trees

SPP7.3 COMPLIANCE CRITERIA

A 3.3.3 The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

A 3.3.4 Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existng trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Verbal Deputation

Agenda Item: 4.1

Agenda Title: MRS Amendment 1438 (Standard) - Sawley Close Urban Precinct, Recommendation to Minister (RLS/1137)

Is the presentation in support or against the report recommendation? (contained within the agenda) Support

Presenter Information

Name of Presenter Rebecca Travaglione

Preferred pronouns/title Ms

Organisation: Urbis

Email Address:

Mobile Number:

Additional Attendees

Steve Hill - Cape Bouvard
Jak Hottes - Urbis

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

Presentation in support of the MRS Amendment, outlining benefits of the MRS amendment, supporting planning processes and summarising technical responses.

Will there be a PowerPoint Presentation?	Yes
Please attach any documents here	SPC Meeting - Presentation.pdf

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.	Yes
I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.	Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.



MRS Amendment 1438

Sawley Close Urban Precinct

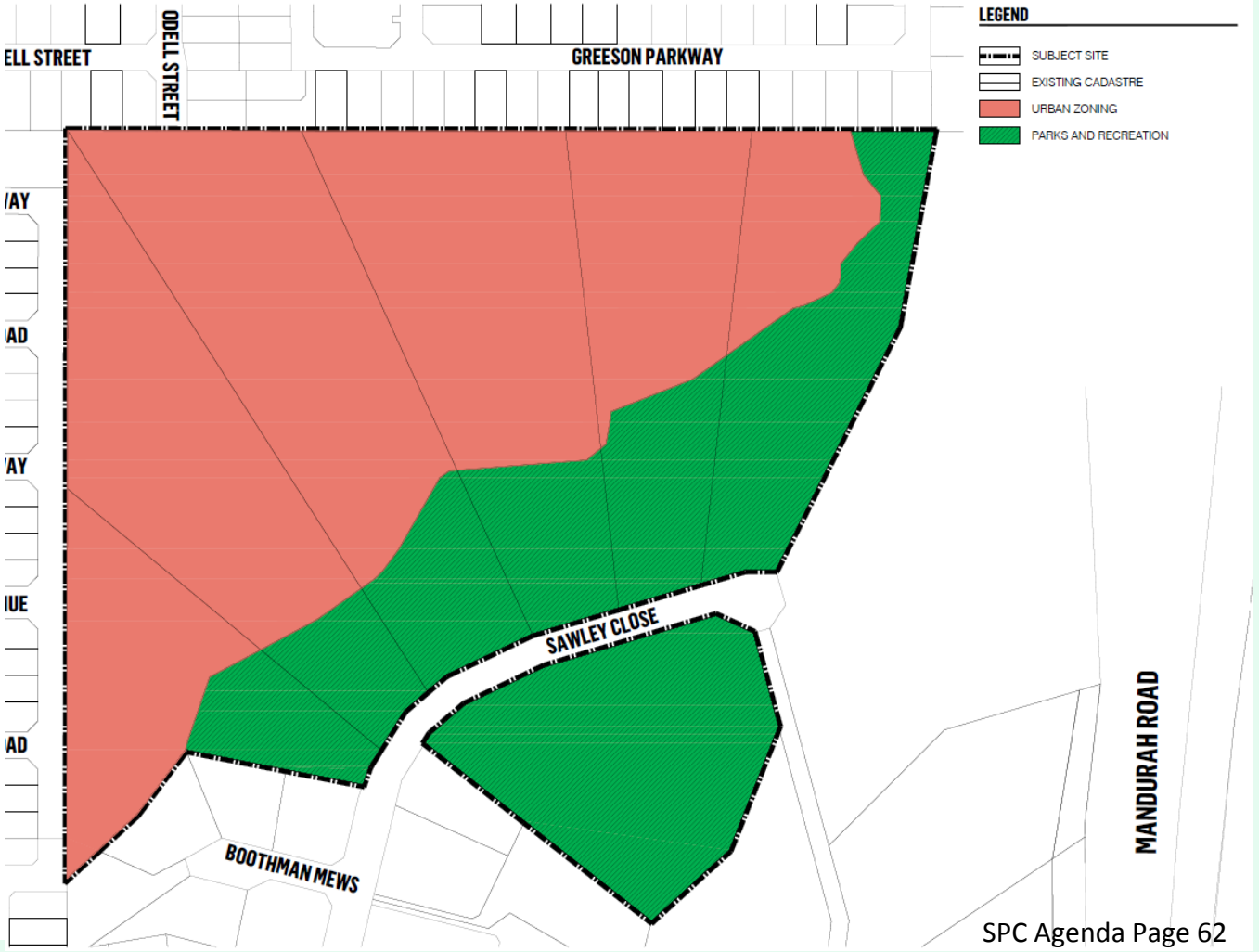
MRS Amendment Overview

Vision to:

- Protect and secure environmental assets;
- Respond to topography;
- Retain rural character to rural residential lots on Sawley Close.
- Capitalise on location.

MRS Amendment Delivers:

- All of the Tuart trees secured in a 'Parks and Recreation' reservation.
- All black cockatoo potential breeding trees, (five with potentially suitable hollows) retained in 'Parks and Recreation' reservation.
- No Bushfire APZ, drainage Areas or vegetation clearing to occur within the 'Parks and Recreation' Reservation.
- 142 residential dwellings.



Supporting Processes

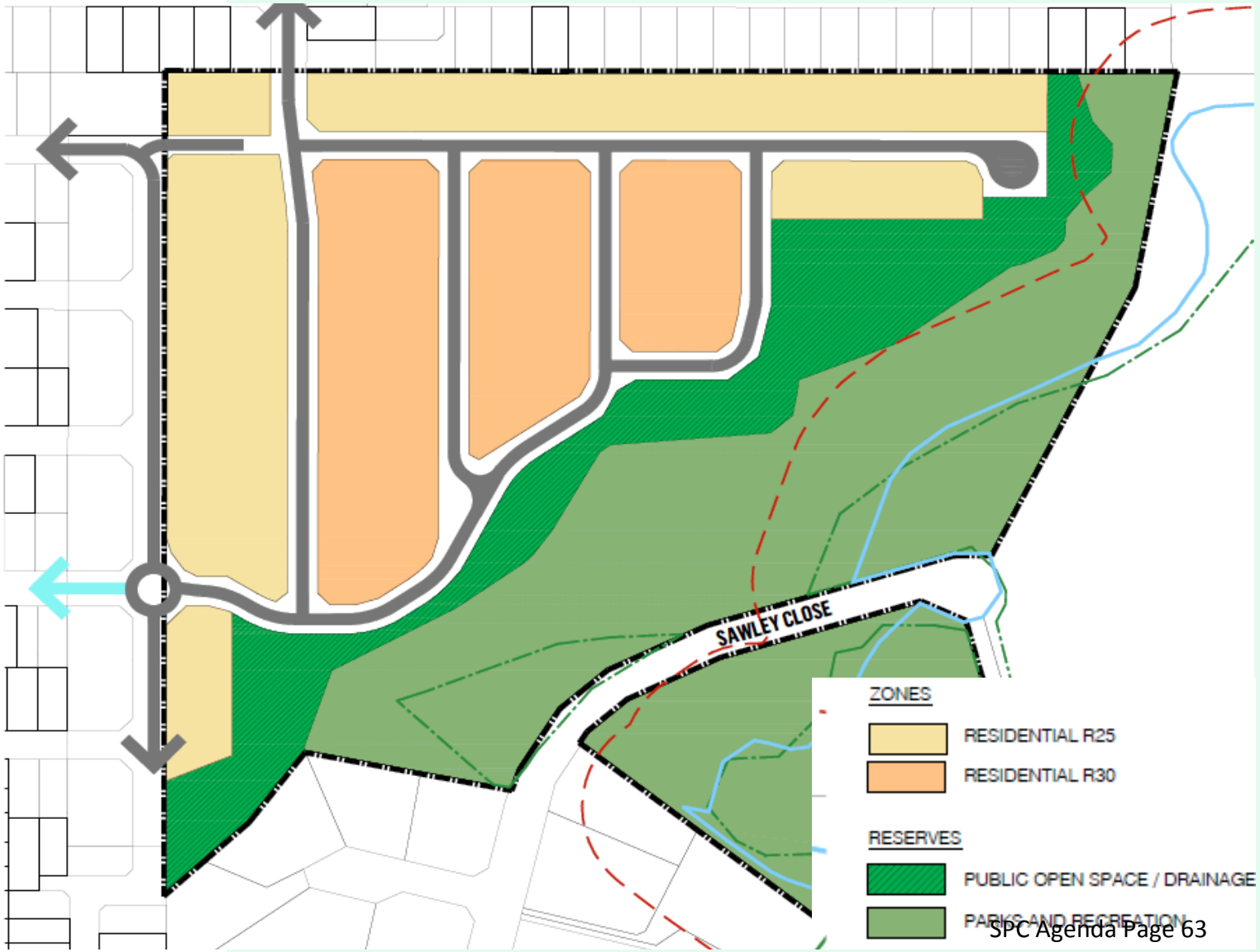
Structure Plan

- ✓ **Sept 2025** – Structure Plan lodged.
- ✓ **Oct – Dec 2025** – Structure Plan Advertised
- ✓ **Feb 2026** – City of Rockingham Support for Structure Plan and Concurrent MRS Amendment

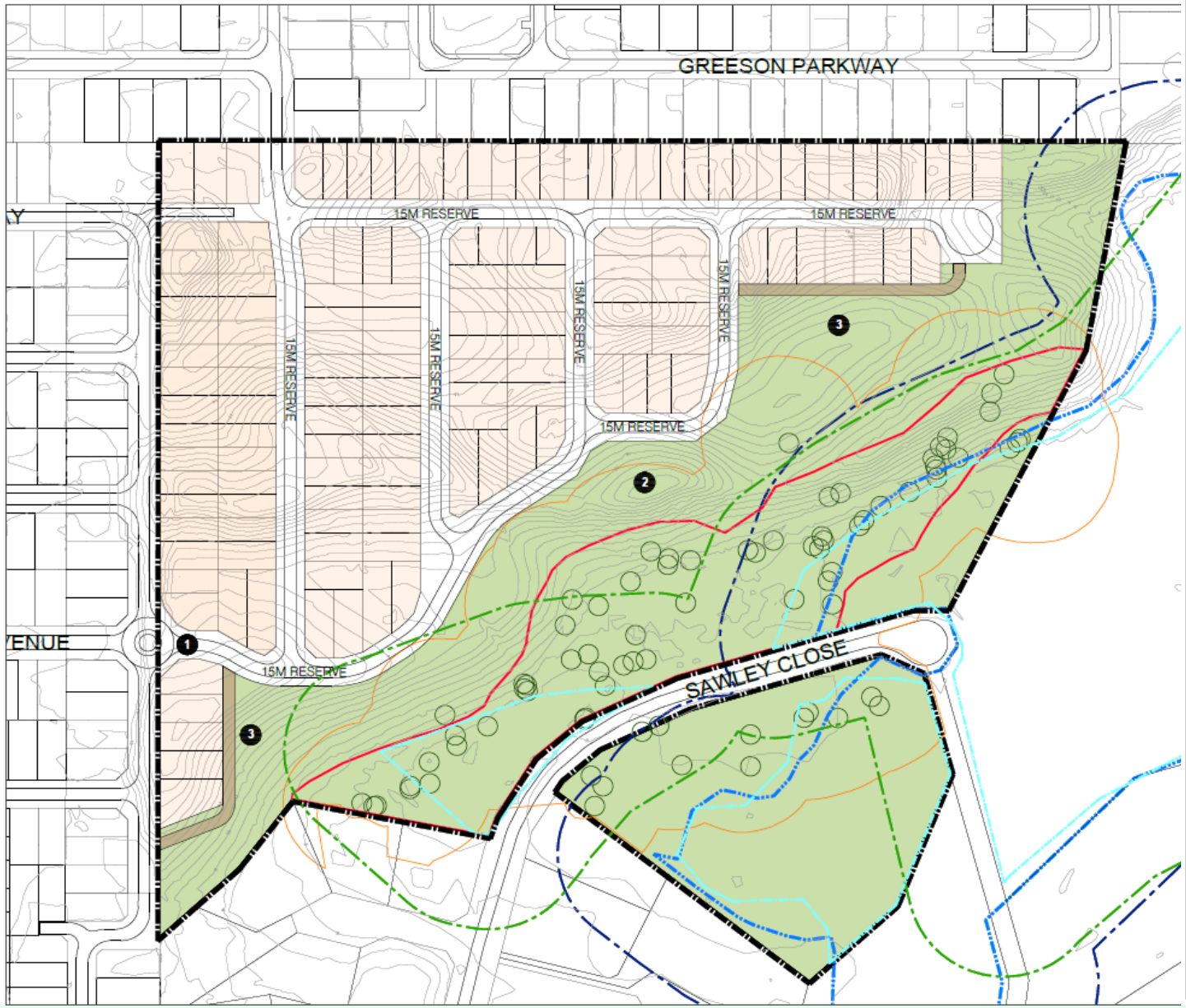
Next Steps

- ✓ **March 2026 –** Subdivision

No changes to the concept design as presented in the MRS Amendment have occurred.



Concept Plan



LEGEND

	SUBJECT SITE	
	RESIDENTIAL DEVELOPMENT	5.88HA
	PUBLIC OPEN SPACE & DRAINAGE	8.35HA
	EMERGENCY TRACK	
	CONSERVATION CATEGORY WETLAND	
	50M BUFFER TO CONSERVATION CATEGORY WETLAND	
	SIGNIFICANT TREES AS IDENTIFIED ON ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS PLAN	
	TUART WOODLAND PATCH	
	SCP 19	
	50M BUFFER TO SCP19	

NOTES:

1. PRIMARY SITE ACCESS
2. RETENTION OF EXISTING HIGHPOINT
3. AREAS TO BE RE-VEGETATED WITH LOW BUSHFIRE RISK SPECIES

Technical Comments

URBIS

EPA

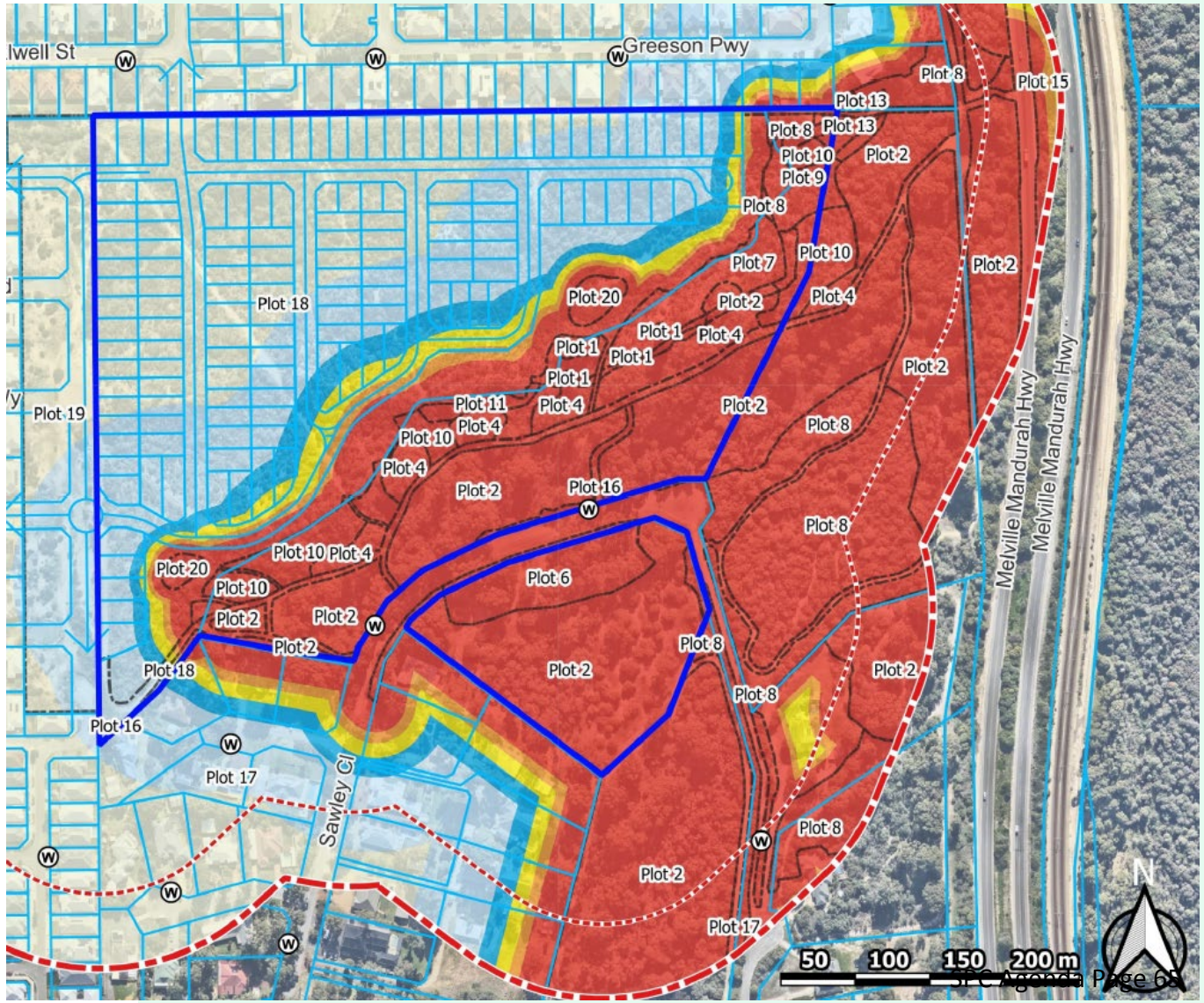
- ✓ EPA support subject to management plans.

Bushfire

- ✓ Compliant with Bushfire Regulations – all lots BAL-19 or lower.

Mosquito Monitoring

- ✓ Interim mosquito monitoring report demonstrates that the risk is manageable for the site.
- ✓ Support the conclusion from the Mosquito Management Plan, which states that the implementation of key mitigation measures have the potential to effectively reduce all identified risk scores to the moderate range.



Questions

WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Written Deputation

Agenda Item: 3.1

Agenda Title: Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley

Is the presentation in support or against the report recommendation? (contained within the agenda) Against

Presenter Information

Name of Presenter Alexandra Dunn

Organisation: Home Owner on Guildford Road

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

Against the Development as it stands as it will have a negative impact on the local area - Traffic will be increased substantially in an already extremely busy intersection, You have not included enough parking for the additional residents and amenities within your plans, Building height proposed is way too high for the area - all existing properties are MAX 2 stories in height with most being 1 storey

Also, as the development is being built mainly for Aged persons, I don't believe that this is a safe place to build it - this intersection is extremely busy with many "near misses" on a daily basis. I think the number of accidents, including deaths, will increase substantially

Will there be a PowerPoint Presentation?	No

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.	Yes
I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.	Yes

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WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Written Deputation

Agenda Title: Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley

Is the presentation in support or against the report recommendation? (contained within the agenda) Against

Presenter Information

Name of Presenter Luke McElroy

Organisation: self-employed

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

My written deputation [attached] opposes the classification of the development as a public work under the Public Works Act 1902. Although the community housing component of the development is a public work, the appended cafe, which is a community-facing retail business, should not be classified as a public work.

While the cafe remains part of the development, the development should not be approved solely under the Metropolitan Region Scheme; City of Vincent should also have right of development approval.

Will there be a PowerPoint Presentation? No

Please attach any documents here



Luke McElroy written deputation.pdf

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Yes

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Yes

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Luke McElroy
Resident
Guildford Road, Mount Lawley, WA 6050

13th March 2026

WAPC Statutory Planning Committee

Subject: Written deputation for Statutory Planning Committee meeting 18th March 2026, agenda item 'Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley'

Dear Statutory Planning Committee,

The applicant claims that the development is a public work under Item 12, Schedule 1 of *Public Works Act 1902*. While community housing itself clearly constitutes a public work, the development also includes a cafe, which should not be classified as a public work. While the cafe remains part of the development, the development should not be approved solely under the Metropolitan Region Scheme; City of Vincent should also have right of development approval.

The State Design Review Panel (Attachment 5 in the agenda) notes that "the cafe is considered a potential community asset, particularly due to its adjacency to the playground" and "encourages design development that supports activation and public use." The design itself reflects this intention. Sixteen car bays are provided with access via Pakenham Street, facilitating use of the cafe by the broader community, rather than exclusively by housing residents. The cafe is therefore designed to attract the broader community. Housing residents would be a minority of customers.

In the applicant's response to comments (Attachment 4 in the agenda) the applicant has justified the cafe as being a public work on two main grounds.

1.

The application cites *Housing Act 1980* section 60(1)(c), which allows the Housing Authority to "provide, in relation to specialized housing, such amenities and facilities … as … are necessary or desirable for the comfort, health and convenience, or will serve a beneficial purpose in connection with the requirements of" housing residents.

While a nearby cafe might be convenient for some housing residents, such convenience does not fulfil a requirement of community housing. The applicant is framing a public-facing retail business as a necessity of community housing operation.

The applicant also describes the cafe as a "social hub" for housing residents, implying that the cafe fulfils a social need. Yet the development already includes 1,195m^2 of communal space designed for interaction and shared activities. These spaces directly support socialising for housing residents.

2.

The applicant also claims the cafe is a public work under Item 31, Schedule 1 of *Public Works Act 1902*, rather than Item 12. Item 31 includes "works, facilities, buildings, structures and other things that are incidental or ancillary to, or otherwise connected with, a public work."

This interpretation is overly broad. If any business can be considered "connected with" community housing simply because some housing residents might be customers, then there is no restriction on what business can be appended to community housing and classified as a public work.

For a facility to be "incidental or ancillary to, or otherwise connected with, a public work" its purpose must support the primary function of that public work. The proposed cafe does not meet this standard: if the cafe was removed, the community housing would continue to function exactly as intended.

Furthermore, there are already multiple cafes close to the site including Pages Cafe at Koorong (434 Lord St) and Maison Saint-Honoré East Perth (13 Bramall St). The under-construction West Residences (141 West Pde) will add another cafe to the area.

For these reasons, the cafe is not a supporting element of the community housing: it is an independent operation that cannot reasonably be considered "incidental or ancillary to, or otherwise connected with" the community housing.

I request that the public work classification be reconsidered. While the cafe remains part of the development, the development should not be approved solely under the Metropolitan Region Scheme; City of Vincent should also have right of development approval.

Best Regards,

Luke McElroy

WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Written Deputation

Agenda Item: 3.1

Agenda Title: Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley (17-50197-1)

Is the presentation in support or against the report recommendation? (contained within the agenda) Against

Presenter Information

Name of Presenter Pedro Araujo

Organisation: Resident

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

As per attached document

Will there be a PowerPoint Presentation? No

Please attach any documents here

Deputation SPC 17-50197-1.pdf

Acknowledgements

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Yes

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Yes

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Chair and Members
Statutory Planning Committee
Western Australian Planning Commission

13 March 2026

RE: DEPUTATION OPPOSING THE PROPOSED DEMOLITION AND 90 DWELLING DEVELOPMENT GUILDFORD ROAD & EAST PARADE, MOUNT LAWLEY

Thank you for the opportunity to provide a written deputation for the Statutory Planning Committee meeting on Wednesday, 18 March, 2026.

My name is Pedro Araujo of 25 Ebsworth Street Mount Lawley, and I am against the proposed demolition of the heritage listed dwelling and the construction of 90 multiple dwellings across the consolidated site at Guildford Road and East Parade in its current form.

The proposal itself identifies three key considerations:

- Demolition of the existing single house, which is currently listed (category 3) under City of Vincent Local Heritage List;
- The appropriateness of the built form in its context, and
- Traffic generation.

I will address each of these in turn.

1. Heritage Loss and the Precedent It Sets

The proposal acknowledges that the development requires the demolition of a Category 3 heritage listed dwelling. This is not a trivial matter. Category 3 places make up a significant portion of the City's heritage fabric, and they rely on the integrity of the system for their protection. If the State Government, the very body responsible for upholding planning and heritage frameworks, is permitted to demolish a heritage listed property simply because it is delivering a public work, it sets a significant and far-reaching precedent. It effectively signals that:

1. Category 3 heritage protection is optional
2. Demolition is acceptable whenever redevelopment is convenient
3. Government agencies are not held to the same standard as private landowners

This undermines the credibility of the entire Local Heritage List.

The State Government should be held to the same standard as private landowners. Public agencies have both the resources and the responsibility to demonstrate how heritage can be sensitively integrated into contemporary development. Instead, this proposal defaults to demolition and proposes a "Heritage Management and Reinterpretation Strategy" as compensation. Reinterpretation is not preservation; it is a post-demolition gesture rather than a genuine heritage

outcome.

Approving this demolition would not only erase a heritage listed dwelling. It would weaken the protection of every other Category 3 heritage place in the City.

2. Built Form Is Excessive and Out of Context

The proposal identifies "the appropriateness of the built form in its context" as a key consideration. This corner is a transitional interface between low-scale residential streets and major transport corridors. A 90-unit development spanning multiple lots represents a dramatic intensification that overwhelms the existing character and scale. Key concerns include:

1. Height and massing that significantly exceed the prevailing built form
2. A monolithic building footprint created by the consolidation of multiple lots
3. Abrupt interfaces with neighbouring homes
4. Reliance on landscaping, public art, and future strategies to soften impacts rather than addressing them through design.

Appropriateness of built form cannot be achieved through conditions. It must be inherent in the design itself.

3. Traffic Impacts Are Underestimated

Traffic generation is identified as a key issue, and for good reason. This intersection already experiences congestion, rat-running, and safety concerns, particularly during peak periods. Adding 90 dwellings, along with service vehicles, deliveries, ride-share services, and visitors, will significantly increase pressure on: Guildford Road (a Primary Regional Road), East Parade (a key distributor), and the laneway system, which the City of Vincent notes require full reconstruction, lighting, signage, and drainage upgrades. The City's requirement for a laneway upgrade plan, bond, and two-way redesign demonstrates that the existing road network is not suitable for this scale of development.

Traffic impacts are not being mitigated, they are being transferred to the City and the surrounding community.

4. Excessive Reliance on Future Plans, Not Present Certainty

The recommendation for approval is contingent on at least 14 separate pre-commencement strategies and plans, including:

1. Heritage Strategy
2. Landscape and Tree Retention Plan
3. Car Parking Management Plan
4. Construction Management Plan
5. Sustainability Strategy
6. Stormwater Management Plan
7. Public Art Strategy
8. Lighting Plan
9. Wayfinding Strategy
10. CPTED Statement
11. Materials and Finishes Schedule
12. Contamination investigation
13. PTA rail corridor approvals
14. ATCO Gas safety assessments

This is an unusually large number of unresolved matters for a development of this scale.

When so many critical issues are deferred, the Committee is being asked to approve a concept, not a resolved development. This limits transparency and prevents the community from understanding the true impacts.

Closing Statement

I support the provision of social and affordable housing. In the current housing environment, characterised by a severe housing shortage, rising rents, and broader cost-of-living pressures, increasing the supply of well-located housing is critically important.

Developments that deliver social and affordable housing close to transport, employment, and services can make a meaningful contribution to addressing these challenges. For this reason, projects such as this have the potential to provide real community benefit.

However, the urgency of the housing challenge should not come at the expense of sound planning outcomes. Maintaining community confidence and long-term support for social housing requires that developments demonstrate:

- Appropriate scale
- Respect for heritage
- Safe and functional traffic outcomes
- Integration with neighbourhood character

In its current form, this proposal does not yet achieve these outcomes. Approving an over-scaled and under-resolved development simply because it is a public project risks undermining community confidence in the planning system and weakening support for future social housing initiatives.

For these reasons — the unacceptable heritage loss and precedent, the inappropriate built form, the underestimated traffic impacts, and the excessive reliance on future plans — I respectfully request that the Statutory Planning Committee refuse the application or require substantial redesign before approval.

The neighbouring community and I are not opposed to development. We are opposed to poor planning outcomes.

Thank you for your consideration.

Sincerely,

Pedro Araujo

WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Written Deputation

Agenda Item: 3.1

Agenda Title: Demolition of Heritage listed dwelling at No 40 Guildford Rd and construction of 90 dwellings, East Pde and Guildford Rd, Mt Lawley

Is the presentation in support or against the report recommendation? (contained within the agenda) Against

Presenter Information

Name of Presenter Caroline Cohen

Preferred pronouns/title Mrs

Organisation: Warndoolier Resident

Email Address:

Mobile Number:

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

Please reassess the proposal to demolish the Heritage listed property at No 40 Guildford Road and incorporate it into the proposed over 55's social housing development.

A poor structural assessment does not preclude restoration of a heritage building. No. 40 Guildford Road is listed on the City of Vincent Municipal Heritage Inventory. It has been neglected for over twenty years.

It is owned by the state government who have failed to protect it from squatters vandals and thieves. The government now states that its poor condition supports their request to remove it from the heritage register so that it be demolished.

The future community deserves amenity such as trees, open space and a garden.

The potential of this house and the amenity should encourage the creativity of the Bethanie architects to accommodate administration offices, currently in Building 3, into a restored beautiful Queen Anne style federation house. It could also have other complimentary uses, as it is adjacent to the proposed community garden. It seems a logical idea to me to consolidate resident use and activities.

Heritage and tree canopy are diminishing in Perth. I advocate that your decision supports the efforts of the Warndoolier Community who have worked creatively with the DPLH to achieve a liveable, complimentary and sustainable development and that recognises the importance of community involvement and integration.

We have a responsibility to protect history

Please see the example below of Rosewood House incorporated into the Aged Care facility at 67, Cleaver Street, West Perth.

Yours sincerely,

Caroline Cohen

Will there be a PowerPoint Presentation?

No

Please attach any documents here



Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.

Yes

I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.

Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.



WAPC Western Australian Planning Commission

Request for Deputation / Presentation

Committee: Statutory Planning Committee

Meeting Date: Wednesday, March 18, 2026

Deputation Information

Type of Deputation: Written Deputation

Agenda Item: 3.1

Agenda Title: Demolition of Dwelling and construction of 90 Dwellings, East Pde and Guildford Rd, Mt Lawley (17-50197-1)

Is the presentation in support or against the report recommendation? (contained within the agenda) Against

Presenter Information

Name of Presenter Ian Rawlings

Preferred pronouns/title Mr

Organisation: Local resident

Email Address:

Mobile Number:

Additional Attendees

Linda Rawlings (contributing, not attending)

Special Requirements: In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No

Presentation Information

Brief Outline of Deputation:

We oppose the development in its current form due to unresolved pedestrian and road safety issues for the proposed and current residents. See attached for details.

Will there be a PowerPoint Presentation?	No
Please attach any documents here	260316_LT_WAPC_deputation.pdf

Acknowledgements

In submitting this request, you acknowledge that your request form and presentation content will be published to the Planning Online website as part of the agenda.	Yes
I acknowledge that if my request or accompanying documents are not submitted within the required timeframe, they will not be accepted.	Yes

Please attach all accompanying documents to this request. Late submissions will not be accepted. Handouts or PowerPoints will not be accepted on the day of the meeting.

Dear Chair Emma Cole and Members of the WAPC,

To say that “the proposal is consistent with the intention of the State Planning Framework in that it will deliver density on a site with good access to public transport (Mount Lawley Train Station and high-frequency bus routes along Guildford Road) and other amenities and services” and therefore the project should go ahead is an absolute fantasy and a gross misrepresentation of reality. It may be consistent with an intention, but to fulfil that intention there are numerous and significant hurdles that are conveniently misinterpreted in all of the documentation presented to date.

Good planning and design are complex processes through which impacts must be considered in context and over time not just cherry picked or glossed over to suit particular agendas.

Our primary concerns in relation to this development are increased traffic and parking problems in the neighbourhood and pedestrian and cyclist safety coming and going from the precinct as a whole. Increasing density without resolving these existing issues is irresponsible and dangerous.

The Warndoolier Precinct is a small neighbourhood with fixed and impervious boundaries (a disused power station, East Parade, Guildford Road, a major hospital and the Derbal Yerigan) and very limited access.

“Density with good access to public transport” has been put forward often as the main reason this site was chosen. This is the worst of the misrepresentations included in the documents, density with good *proximity* to public transport is a more accurate framing. Crossing either Guildford Road or East Parage to get to the public transport is the single most dangerous aspect of living in Warndoolier. My wife and I consider ourselves able bodied and highly mobile but we dread crossing those roads every time we have to and have structured our lives to avoid doing it for that reason. This significanly limits our use of public transport and the good cycle paths close by. Accommodating another 90 plus over 55s in the neighbourhood is both irresponsible and dangerous.

Expecting or encouraging the new senior residents to use bikes is another foolish endeavour / condition as the only safe route to or from Warndoolier is along the river bike path. Crossing at Joel Terrace to access the path is always a risk and negotiating Guildford Rd and East Parade with a bike or gopher is untenable with the current lack of safe crossing points on both main roads.

Internal motor traffic and parking congestion are already big issues in the precinct and adding 90 new homes will push those limits into dangerous territory. More than 20 years ago Pakenham, Stanley and Ebsworth were a part of a bus route. The route had to be re-routed to avoid those streets because buses were constantly blocked from passing by congested street parking. 20 years on, we have more cars per house and much larger cars overall so consequently, the buses have gone and the parking is much worse.

With this new development, Pakenham St via Joel Tce will pick up more than half of the additional traffic if it is heading to or from the east end of the city. The Pakenham to Joel Tce junction has terrible visibility and with the ever-increasing rat-runners speeding through it is only a matter of time before there is a serious accident there.

Connecting with the external traffic at Summers, Stanley, Ellesmere and Thirlmere Sts is equally problematic at any time of day and an exercise in patience and exceptionally good judgement to be successful at peak hour. Again, adding 90 and more mostly over 55s plus service vehicles into that equation without resolving the current issues is irresponsible and dangerous.

It is widely acknowledged that Guildford Road is a problem and the upgrade of the Guildford Road / East Parade junction has been on the books since my wife and I moved to the area 40 years ago. There is still no date or budget allocated to those works. To even mention an upgraded junction as part of this assessment is disingenuous nonsense until we have a reasonable and concrete timeframe and budget for it.

It is highly irresponsible of the State Government and the developers to choose to misrepresent the current risk to pedestrians and the traffic issues faced by locals on a daily basis. As stated above, access into the Warndoolier precinct at the majority of intersections is characterised by numerous issues including congestion, blind spots, parking and non-local traffic using Joel Terrace to avoid queues caused by the congested East Parade / Guildford Rd intersection. The intensity of the current situation can be clearly seen and understood by anyone who visits the neighbourhood at any time of the day or night. Given this it is outrageous that a desk-top Traffic Impact Statement was considered an acceptable assessment of the situation. As long-standing deeply concerned residents we believe a Traffic Impact Assessment considering the precinct as a whole, is critically needed in order to fully understand both the current context and concerns as well as the potential impact of the proposed 90 unit development.

We have other concerns; decades of deliberate neglect (by the state government) of an originally sound heritage home that leaves it in poor condition for redevelopment, the height of the largest block being out of scale with the neighbourhood and overlooking Ebsworth properties, and the proximity of the East Parade blocks to the traffic and the impact of the traffic noise on those units once (if ever) the road widening happens, but it is the safety issues that are most concerning and compelling to us.

If the development goes ahead without the traffic and pedestrian safety matters being appropriately addressed the state government and the developer will be responsible for significantly increasing public risk and potentially, serious injury and deaths.

We acknowledge that our written deputation has emotional overtones however this accurately represents not only our own concerns but those held by the majority of residents in Warndoolier. We trust that you understand our deep and long- held frustrations.

Ian and Linda Rawlings

WAPC Western Australian Planning Commission

REPORT TO	Statutory Planning Committee		
Meeting date	18 March 2026	**File number**	17-50197-1
Title	Demolition of Dwelling and construction of 90 Dwellings; East Pde and Guildford Rd, Mt Lawley		
Purpose	For decision		
Head of power	Clause 48 of the *Metropolitan Region Scheme*		
Delegation	2.7 of DEL 2024/02 Delegation of Committees		
Confidentiality	Non-confidential		
Responsible officer	Dale Sanderson – Planning Director, Metro Central	**Responsible Officer Conflict of Interest**: Nil	
Date DPLH received / conformed	14 October 2025		
Processing days	155 days		
Statutory determination due date	1 April 2026 (extension agreed by applicant)		
SITE DETAILS			
Region(s)	Metropolitan (Central)		
Local government(s)	City of Vincent		
Region Scheme / Zoning	Metropolitan (MRS) Urban and Primary Regional Road		
Local Scheme / Zoning	City of Vincent Local Planning Scheme No. 2 Residential R100		
Property address	Lots 503 (216) and 504 (204) East Parade and Lots 501 (38) and 502 (10) Guildford Road, Mount Lawley		
Site area	Total area: 13,253 m^2		
Existing land use	Vacant		
Landowner/s	Western Australian Planning Commission, Water Corporation and Metropolitan Water Supply Sewerage and Drainage Board		
Applicant/s Consultant/s	Rowe Group on behalf of Bethanie Housing Limited		
Local Government recommendation/s	REFUSE		
ATTACHMENTS			
A1 – Development and Landscaping Plans A2 – Location Plan A3 – Zoning Plan A4 – Summary of Public Submissions			

A5 – SDRP comments A6 – Structural Assessment of the Heritage Listed Building A7 – Supplemental Engineering Report (Heritage) A8 – Traffic Impact Statement A9 – Assessment– Residential Design Codes - Volume 2

EXECUTIVE SUMMARY

The development application proposes the demolition of an existing single dwelling and construction of 90 multiple dwellings across various lots on the south-eastern corner of Guildford Road and East Parade, Mount Lawley.

The development is being undertaken by Bethanie Housing Limited on behalf of the Department of Communities (DoC), for social and affordable housing. The proposed development requires approval solely under the Metropolitan Region Scheme (MRS) by the Western Australian Planning Commission (WAPC) as the development is classified as a 'public work' under the *Public Works Act 1902* (PW Act).

The key considerations identified in assessing this proposal are as follows:

- demolition of the existing single house, which is currently listed (category 3) under City of Vincent Local Heritage List (LHL);
- the appropriateness of the built form in its context; and
- traffic generation.

The application is presented to the Statutory Planning Committee (SPC) for determination due to community interest in the site.

The proposal is generally consistent with the planning framework and is recommended to be approved, subject to conditions.

RECOMMENDATION

That the Statutory Planning Committee resolves, under clause 48 of the Metropolitan Region Scheme, to APPROVE the application for the demolition of a single dwelling and the construction of 90 multiple dwellings at Lots 503 (216) and 504 (204) East Parade, Lots 501 (38) and 502 (10) Guildford Road, Mount Lawley and Lots 801 – 805 on deposited plan 426939, subject to the following conditions and advice:

CONDITIONS:

1. ***The development is to be carried out generally in accordance with the approved plans and documents date-stamped 17 February 2026 attached to this approval, subject to any modifications as required by the conditions of approval.***

2. ***This decision constitutes development approval only and is valid for a period of four 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.***

3.
   (a) Prior to the commencement of works, a Heritage Management and Reinterpretation Strategy is to be submitted and approved to the satisfaction of the Western

Australian Planning Commission, on the advice of the City of Vincent and Government Architect of Western Australia.

(b) Once approved, the Heritage Management and Reinterpretation Strategy is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

4.

(a) Prior to the commencement of works, a Landscape and Tree Retention Plan is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.

(b) Once approved, the Landscape and Tree Retention Plan is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

5.

(a) Prior to commencement of works, a Car Parking Management Plan is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, to the specifications of the City of Vincent.

(b) Once approved, the Car Parking Management Strategy is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

6.

(a) Prior to the commencement of works, a Construction Management Plan is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.

(b) Once approved, the Construction Management Plan is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

7.

(a) Prior to the commencement of works, a Sustainability Strategy is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the Department of Planning, Lands and Heritage.

(b) Once approved, the Sustainability Strategy is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

8.

(a) Prior to commencement of works, a Stormwater Management Plan is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, to the specifications of the City of Vincent.

(b) Once approved, the Stormwater Management Plan is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

9.

(a) Prior to commencement of works, a Public Art Strategy is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.

(b) Once approved, the Public Art Strategy is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

10.

(a) Prior to the commencement of works, a Lighting Plan is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.

(b) Once approved, the Lighting Plan is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

11.

(a) Prior to commencement of works, a Wayfinding Strategy is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.

(b) Once approved, the Wayfinding Strategy is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

12.

(a) Prior to the commencement of works, a Crime Prevention Through Environmental Design Statement is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the Department of Planning, Lands and Heritage.

(b) Once approved, the Crime Prevention Through Environmental Design Statement is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

13.

(a) Prior to the commencement of works, details of colours, materials and finishes is to be submitted and approved to the satisfaction of the Western Australian Planning Commission, on the advice of the Department of Planning, Lands and Heritage.

(b) Once approved, the details of colours, materials and finishes is to be implemented in full to the satisfaction of the Western Australian Planning Commission.

14.

(a) Prior to the commencement of works, investigation for soil and groundwater contamination is to be carried out at the site to determine if remediation is required to the satisfaction of the Western Australian Planning Commission, on the advice of the Department of Water and Environmental Regulation.

(b) If required, remediation, including validation of remediation, of any works shall be completed prior to completion of construction works at the site to the satisfaction of the Western Australian Planning Commissions on advice from the Department of Water and Environmental Regulation.

15. The Waste Management Plan dated 4 February 2026, or an updated plan as agreed, is to be implemented and adhered to at all times for the life of the development, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.

16. The recommendations of the Noise Management Plan dated November 2025, or an updated plan as agreed, are to be implemented and adhered to at all times for the life of the development, to the satisfaction of the Western Australian Planning Commission on the advice of the City of Vincent.

17. Prior to occupation of the development, all driveways, car parking and manoeuvring areas which form part of this approval shall be sealed, drained, paved and line marked in accordance with the approved plans and suitable arrangements made for future maintenance to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.

18. Prior to the occupation of the development, any roof mounted or freestanding plant or equipment shall be located and/or screened so as not to be visible from the surrounding streets to the satisfaction of the Western Australian Planning Commission on advice of the City of Vincent.

19. ***Prior to the occupation of the development, an easement(s) in accordance with Sections 195 and 196 of the Land Administration Act 1997 is to be provided over private land to be utilised as a laneway for the benefit of the public at large is. The easement is to be placed on the certificate(s) of title of the proposed lot(s) specifying access rights to the satisfaction of the Western Australian Planning Commission on advice of the City of Vincent.***

20. ***Doors to storerooms shall be designed to open outwards, except where this will impede emergency access routes, to the satisfaction of the Western Australian Planning Commission, on the advice of the City of Vincent.***

ADVICE

1. ***The City of Vincent advises that works required to be undertaken outside of the lot require the separate approval of the City of Vincent. A detailed laneway upgrade plan is to be lodged and approved by the City of Vincent prior to the commencement of the development with works associated with this plan to be undertaken by the applicant/owner prior to the occupation of the development. The laneway upgrade plan shall provide for engineering specifications, including drainage specification, and be generally consistent with the approved plans and addressing the following:***

   a) ***upgrade of the laneway construction for its full width;***
   b) ***the provision of lighting to the laneway adjacent to the subject site;***
   c) ***appropriate regulatory road markings and signage, provision for two-way direction through the right-of-way as per Main Roads WA standards and specifications; and***
   d) ***signs and lines drawings shall be submitted to Main Roads WA for approval and the approved Main Road WA signs and lines drawings shall be sent to the City of Vincent for record purposes.***

   In regards to works, the City of Vincent advises that a bond may be required until all works have been completed and/or any damage to the existing facilities have been re-instated to the satisfaction of the City of Vincent. An application for the refund of the upgrade bond must be made in writing. The applicant/landowner is to liaise further with the City of Vincent Infrastructure and Engineering business unit.

2. ***In regard to Condition 3, the Heritage Management and Reinterpretation Strategy should include the following details:***

   a) ***structures from the existing dwelling to be retained including any ongoing maintenance required;***
   b) ***the meaningful reuse of materials from the existing dwelling within the landscaped area;***
   c) ***interpretation signage within the landscaped areas;***

   The Heritage Management and Reinterpretation Strategy should match with Landscape requirements for the site.

3. ***In regard to Condition 4, the Landscape and Tree Retention Plan should include the following details:***

   a) ***tree protection in accordance with AS4970 – Protection of Trees on Development Sites. Tree protection should consider the impact of changes to the proposed ground levels, landscaping and any development within the tree protection zone;***

b) details of plant species (avoiding Polyphagous Shot-Hole Borer susceptible species), densities, size and location of planting areas. Planting should incorporate six seasons planting across the whole site rather than confined to dedicated areas;
c) details and specifications of the furniture, surface treatments and pathways;
d) proposed landscape within road widening areas in accordance with Main Roads WA requirements;
e) Reticulation of vegetation;
f) Planting heights of any vegetation within 1.5m of vehicle access points; and
g) details of ongoing management and maintenance.

The Landscape and Tree Retention Plan should match with Heritage Management and Reinterpretation requirements for the site.

4. In regard to Condition 5, the Car Parking Management Plan should include the following details:

a) final breakdown of car parking bay allocations (residents, visitors, office, café) and how these will be managed;
b) measures for the promotion and support of alternate modes of travel to minimise the demand for private vehicle car parking; and
c) management associated with ride share, deliveries/loading etc

5. In regard to Condition 6, Construction Management Plan should detail the how the construction of the development will be staged and managed to minimise the impact on the surrounding area (including any forward works). The plan is to include the following details:

a) public safety, amenity and site security;
b) contact details of essential site personnel;
c) construction operating hours;
d) noise control and vibration management;
e) dilapidation reports of nearby properties;
f) air, sand and dust management;
g) stormwater and sediment control;
h) soil excavation method;
i) waste management and materials re-use;
j) traffic and access management;
k) parking arrangements for contractors and subcontractors; and
l) consultation plan with nearby properties.

6. **In regard to Condition 7, the Sustainability Strategy** *should include the following details;*

a) proposed infrastructure including solar panels and battery storage. Where initiatives are not proposed it should indicate how the development could adapt in future to incorporate infrastructure;
b) how the development incorporates energy efficiency initiatives that exceed minimum practice.

7. In regard to Condition 8, Stormwater Management Plan should include the following details:

a) design demonstrating containment of minor storm events (20% AEP) in both catchments;

b) design demonstrating containment of major storm events (1% AEP) in both catchments, maintaining an appropriate freeboard to adjacent properties; and
c) Stormwater discharge shall not exceed pre-development discharge to Guildford Road Reserve.

8. In regard to Condition 9, Public Art Strategy, should include the following details:

a) provision of public art within landscape areas; and
b) any further contribution for public work that may be submitted to the City of Vincent.

9. **In regard to Condition 10, the Lighting Plan** *should include the following details:*

a) lighting location and specification for safe pedestrian movement at night; and
b) demonstrate compliance with Australian Standard AS 4282-1997 'Control of the obtrusive effects of outdoor lighting' to ensure lighting spill and glare will not impact residents or adjoining properties.

10. In regard to Condition 12, the Crime Prevention Through Environmental Design (CPTED) Statement is to be prepared in accordance with the Western Australian Planning Commission's Safer Places by Design CPTED planning guidelines.

11. In regard to Condition 13, in addition to colours, materials and finishes, services including external fixtures (i.e. air conditioners) and service utilities (i.e. meter boxes, fire boosters) are to be integrated into the design in appropriate locations to not be visually obtrusive or detract from the street.

12. In regard to Condition 14, the Department of Water and Environmental Regulation advise that, in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a mandatory auditor's report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance. A current list of accredited auditors is available from www.dwer.wa.gov.au.

13. Main Roads Western Australia advises that:

a) No part of the development, other than approved pedestrian access and landscaping is to be located within Primary Regional Road Reserve.
b) Prior to undertaking works within the Guildford Road Reserve, a Working on Roads Permit must be obtained from Main Roads. The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads

14. The City of Vincent advises that;

a) The City will not undertake bulk waste collection for the site. Bulk collection is to be undertaken by private contractor.
b) An Infrastructure Protection Bond together with a non-refundable inspection fee shall be lodged with the City by the applicant, prior to the commencement of works, and will be held until all building/ development works have been completed and any disturbance of, or damage to the City's infrastructure, including verge trees, has been repaired/reinstated to the satisfaction of the City. An application for the refund of the bond shall be made in writing. The bond is non-transferable.

c) ***All pedestrian access and vehicle driveway/crossover levels shall match into existing verge, footpath and right of way levels to the satisfaction of the City.***
d) ***Detailed plans of site works, including identification of pavement type, drainage, parking layout and proposed finished levels, shall be included in the building permit application working drawings.***
e) ***The food business proprietor/s are to submit a Food Business Notification/Registration application form to register the new food premises under the Food Act 2008. For further information and to download a form please visit: https://www.vincent.wa.gov.au/develop-build/health/food-businesses.aspx. The application must be assessed by Health Services and approved prior to opening. For any queries please contact Health Services on 9273 6000 or email mail@vincent.wa.gov.au.***
f) ***Where any community spaces fall under the definition of a public building (as defined by section 173 of the Health (Miscellaneous Provisions) Act 1911), then the property occupier must apply for a Public Building Certificate of Approval for each space, which will specify the maximum safe capacity. Please note that planning approval capacity may also restrict numbers. For more information and to download the application forms please visit: https://www.vincent.wa.gov.au/develop-build/health/public-buildings.aspx.***
g) ***Where public building approval is required, Forms 1, 2 & 5 are required to be submitted to Health Services for assessment and approval prior to use. For any queries please contact Health Services on 9273 6000 or email mail@vincent.wa.gov.au.***
h) ***The applicant and landowner are advised that sufficient parking can be provided on the subject site and as such the City of Vincent will not issue a residential or visitor car parking permit to any owner or occupier of the dwellings in accordance with the City's Parking Permits Policy. This information should be provided to all prospective purchasers or tenants. It is recommended that a notice be placed on any Sales or Rental Contracts to advise future purchasers of this restriction.***
i) ***Verge tree protection shall be undertaken in accordance the City of Vincent Street Tree Policy including the provision of free standing mesh fencing and supplementary water.***

15. ***The Public Transport Authority advise that Prior to commencement of the development, the applicant/owner must obtain approval from the PTA for works in and around an operating railway corridor in accordance with the PTA's document 8103-400-004 – Procedure – Working In and around the PTA Rail Corridor, Assets and Infrastructure, to the satisfaction of the PTA. The applicant/owner is required to submit an application to undertake works within the PTA Protection Zone prior to any works commencing. Information about the procedure and required information for assessment can be found in the PTA's 8103-400-004 – Procedure – Working In and around the PTA Rail Corridor, Assets and Infrastructure. The application must be submitted a minimum of 6 months prior to the commencement of the development. Please email the application to PTAThirdPartyAccess@pta.wa.gov.au***

16. ***The proposed development falls within the Trigger Distance for ATCO Infrastructure (High Pressure Gas Pipeline) and may require further consultation with ATCO Gas. The proposed development may require additional safety measures to be considered, identified and in place.***

    ATCO Gas advises that all works occurring within 15 metres of Critical Asset Infrastructure:

- **must undergo ATCO Engineering Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the online web portal.**
- **must comply with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html**

Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure.

PROPOSAL DETAILS

Rowe Group, acting for Bethanie Housing Limited, has lodged a development application for the construction of 90 multiple dwellings at Lots 503 (216) and 504 (204) East Parade, Lots 501 (38) and 502 (10) Guildford Road, Mount Lawley and Lots 801 – 804, 53 and 58 on Deposited Plan 426939 (the site). The site also includes Lots 53 and 58, associated with water services, and Lots 801 – 805 associated with road widening (see figure 1 below).

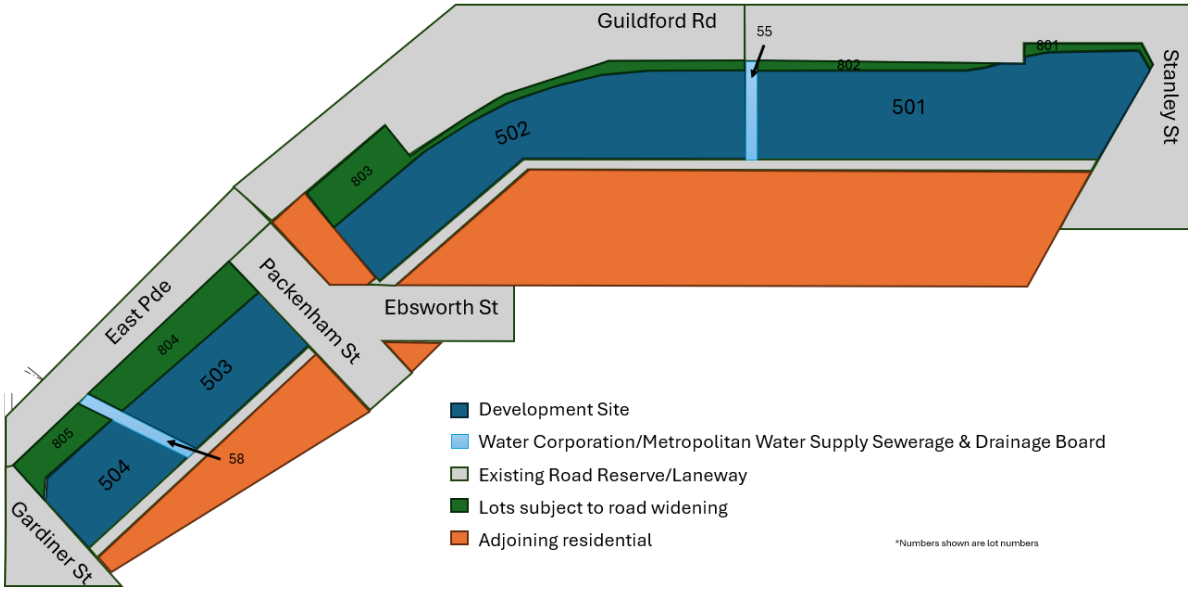


Figure 1 – Land Tenure arrangements

The development proposes:

- Five discrete 'blocks' arranged in a linear manner with building heights matching the fall in the site's topography from north to south. Block 3 is six storeys while the remaining blocks are three storeys.
- 90 apartments, consisting of 48 single-bedroom apartments and 42 two-bedroom apartments. The land use for the apartments is residential, but is intended for use by persons over the age of 55.
- Office space for managing the site and communal space for varied community uses.
- Demolition of a single house (known as 40 Guildford Road, Mount Lawley). The house is listed on City's LHL.
- Retention of up to 23 existing trees in addition to the provision of 15 large, 34 medium and numerous small trees. Central park space providing external connectivity and a community space. Two trees are proposed to be removed.

- Vehicle access to 93 parking bays provided from the existing laneway to the south and east (rear) of the site, which is to be widened. Parking bays are predominantly orientated at 90-degrees to the laneway, with three car parking areas accessible via crossover.
- A café that is accessible to both site residents and the broader community (**A1 – Development and Landscaping Plans**).

The application is accompanied by a suite of technical appendices that includes a noise management plan/acoustic report, traffic impact statement, landscape/arboricultural report, servicing report, drainage and grading strategy, waste management plan, sustainability assessment, photographic archival record and structural assessment of heritage listed building.

BACKGROUND

Location

The site is located to the south-east of the intersection of Guildford Road and East Parade, Mount Lawley. The site comprises two main land parcels (each containing two development lots, water easement and road widening), separated by Pakenham Street and two existing residential dwellings (**A2 – Location Plan**). The two parcels are relatively shallow, with broad frontage to Guildford Road and East Parade.

The northern parcel is bound by Guildford Road to the north, East Parade to the west, Stanley Street to the east, two grouped dwellings to the south-west and a laneway to the south-east. The southern parcel is bound by East Road to the west, Pakenham Street to the north, Gardiner Street to the south and an unconstructed laneway to the east.

The site is approximately 2.5 kilometres north-east of the Perth Central Business District and is located within 350 meters of Mount Lawley Train Station to the north and within 600 metres of East Perth Train Station to the south.

The site has a significant uniform slope from its north-eastern boundary (approximately 24.5 metres Australian Height Datum (AHD)) to its south-west boundary (approximately 10.6 metres AHD).

Planning framework

The site is predominantly zoned Urban under the MRS, with portions of reserved Primary Regional Road associated with the future widening of Guildford Road and East Parade (**A3 – Zoning Plan**). The site is zoned Residential with a density code of R100 under the City's Local Planning Scheme No.2 (LPS 2).

Public works

The site forms part of the State Government's Housing Diversity Pipeline program to utilise State owned land to boost housing supply. Following a tender process by DoC, Bethanie Housing Limited was selected as the preferred proponent to develop the site for the purpose of community housing.

Community housing is considered a public work under item 12, Schedule 1 of the PW Act. The development is deemed a public work as it is being undertaken by Bethanie Housing Limited is under contract from the Department of Housing and Works.

Pursuant to Sections 5 and 6 of the *Planning and Development Act 2005*, public works are exempt from the need to obtain approval under the City's LPS 2, but require approval under the MRS by the WAPC.

Previous applications

A development application for site works associated with the removal of asbestos containing material was approved by the Department of Planning, Lands and Heritage (the Department) under delegation from WAPC in October 2024. This resulted in the removal of 10 of the 35 trees on site at the time.

The site previously comprised 33 individual lots, which were amalgamated to the current four main development lots in January 2026.

Heritage

The application proposes demolition of the existing single dwelling on the site, known as 40 Guildford Road, Mount Lawley. The single storey dwelling was constructed with a stumped timber floor, masonry walls with metal-clad timber roof. The house demonstrates Federation Style architecture including gable infill (see figure 2 below). The dwelling is estimated to have been constructed circa 1905 and is included on the City's LHL as a 'Category 3' place, being a place with some/moderate level of significance that contributes to the heritage of the locality.



Figure 2 – Site photo of 40 Guildford Road

In April 2024, the Department's independent Land and Housing Coordination Unit sought approval from the City to remove the place from its heritage list to permit its demolition. On 23 April 2024, Council refused the request and determined a heritage conservation notice (HCN) should be issued. In November 2024 the City issued a HCN to the WAPC ordering a range of repairs to the dwelling. The Department requested reconsideration which was declined by Council.

In December 2024 the WAPC applied to the State Administrative Tribunal (SAT) for the HCN to be stayed, pending outcome of a development application. A directions hearing in March 2025 provided the City the opportunity to reconsider its previous decision. The City reaffirmed its decision on 17 June 2025. The SAT matter is currently adjourned until May 2026, pending the outcome of this development application. The SAT proceeding does not in any way prevent the SPC from determining the application.

The City has recently (December 2025) adopted an amended LHL and Local Heritage Survey. This has resulted in a change in the nomenclature of heritage sites, in line with *Heritage Act 2018* requirements. The designation of 40 Guildford Road has changed from Category B (under previous Municipal Inventory) to Category 3. The change is administrative only and does not impact the overall management of this site.

Public Consultation

The City advertised the development plans from 20 October 2025 to 17 November 2025. The City undertook the consultation (in lieu of the Department) in line with an agreement reached prior to the release of changes to the MRS in April 2025. 40 submissions were received - 27 objecting, three supporting and ten providing comment only. The main concerns raised by objectors were:

- impacts on traffic in the area and associated vehicle and pedestrian safety;
- insufficient parking provision to cater for future residents and impacts on surrounding properties;
- removal of the heritage building;
- bulk impacts from the six-storey building; and
- impacts from the roof terrace on surrounding properties (visual privacy, noise etc).

A summary of the submissions, and applicant's response, is included in **A4 – Summary of Public Submissions**. Where appropriate these matters are discussed further in the Discussion section of the report.

Local Government and Agency Consultation

The application was referred to the City, City of Bayswater, ATCO Gas, Main Roads Western Australia (MRWA), the Department of Water and Environmental Regulation (DWER) and the Public Transport Authority (PTA) for comment.

The City recommends the application be refused as it considers the proposal does not address matters relating to:

- the retention of the heritage dwelling;
- impact from, and on, existing road and pedestrian networks;
- impacts of built form on the surrounding residents; and
- insufficient technical detail being provided.

MRWA requested additional information given the proximity of the development to the East Parade/Guildford Road intersection based on the existing congestion. The information requested by MRWA was beyond that required by the WAPC's guidelines for a Transport Impact Statement (TIS).

Revised plans and supporting information, including updated TIS, were provided to the City and MRWA on 5 February 2026. The City advised it still does not support the application but noted some of its concerns had been resolved. MRWA reiterated that insufficient information was provided to demonstrate the acceptability of the intersections with East Parade and Guildford Road.

PTA does not object to the proposal subject to requirements around noise and works requirement given the proximity to the Ellenbrook/Midland/Airport Lines.

ATCO Gas Australia does not object to the proposal, subject to an advice note being provided.

DWER advised of reporting requirements associated with the contamination previously identified on the site and recommended conditions associated with assessment and remediation works if required.

State Design Review Panel

The application was presented to the State Design Review Panel (SDRP) on four occasions (three prior to lodgement and once post-lodgement). Overall, the SDRP is supportive of the proposal, with minor improvements recommended in response to specific panel advice.

Comments from the final SDRP meeting and the applicant's response is included in **A5 – SDRP comments**.

Framework and Policy Assessment Overview

Legislation, Policies and Framework	Consistency
Metropolitan Region Scheme	Fully consistent
State Planning Policy 7.0 - Design of the Built Environment	Broadly consistent, some discretion required
State Planning Policy 5.4 -Road and rail noise	Fully consistent

DISCUSSION

State Planning Framework

Perth & Peel @ 3.5million

The Central Sub-Regional Planning Framework (the Framework) focuses on achieving increased densities in targeted urban consolidation areas, such as activity centres, station precincts and urban corridors, and making better use of existing infrastructure. The City is expected to accommodate at least 11,490 infill dwellings within its local government area by 2051.

The Framework designates the northern part of the site within the Mount Lawley Train Station precinct, with the remainder within the East Parade urban corridor.

The proposal is consistent with the intention of the Framework in that it will deliver density on a site with good access to public transport (Mount Lawley Train Station and high-frequency bus routes along Guildford Road) and other amenities and services.

Metropolitan Region Scheme

Clause 43 of the MRS requires the WAPC to have regard to a wide range of matters when determining an application for development approval if, and to the extent that, they are of State or regional importance. The proposal has been assessed against the relevant matters, including the requirements of orderly and proper planning, relevant State Planning Policies, WAPC policy or strategy, the purpose for which the land is zoned and reserved, compatibility of development with its setting, cultural significance, effect on the natural environment, preservation of amenity, relationship to development of adjoining land, considerations of access, traffic and transport, preservation of vegetation, consultation with other authorities and the recommendation of the City.

Clause 22 of the MRS states the purpose of the Urban zone is "*to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities*". The development is wholly consistent with these purposes, as it proposes residential development and associated amenities.

Clause 20 of the MRS states the purpose of the Primary Regional Road reserve is "*to provide a regional road network to accommodate current and future transport needs on roads declared under the Main Roads Act 1930".* The development is wholly consistent with these purposes as it preserves the ability for future road widening by only providing minimal landscaping and infrastructure (paths) within areas reserved for Primary Regional Road.

Heritage

The proposal includes the demolition of a dwelling (previously 40 Guildford Road). The dwelling is estimated to have been constructed circa 1905 and is included on the City's LHL as a 'Category 3' place, being a place with some/moderate level of significance that contributes to the heritage of the locality. The dwelling is not of State heritage significance and has previously been determined to not meet the threshold for inclusion on the State Heritage Register.

The applicant provided the following justification for the removal of the dwelling:

- The dwelling is in poor condition and it is not feasible to retain most of the structure. The extent of the structural integrity was confirmed by a Structural Engineering Report (**A6 – Structural Assessment of the Heritage Listed Building**).
- Future road widening would impact the ability to retain front portions of the building, including porch area and some of the front rooms. This would impact the roof structure, requiring a modified elevation, which would impact the heritage fabric.

The City does not support the demolition of the dwelling for the following reasons:

- The heritage significance of the dwelling has not been appropriately considered, and the statement of significance has not been addressed.
- Justification for demolition has been based on structural grounds, not heritage grounds with no heritage report provided to demonstrate consideration.
- Insufficient intent has been shown for adaptive reuse of the dwelling (i.e. for café or public meeting place).

The applicant maintains that the retention of the dwelling in its existing state, or to be used for other purposes is not feasible. A further engineering review was subsequently undertaken on the feasibility of retaining part of the structure (**A7 – Supplemental Engineering Report (Heritage**). Revised landscape drawings submitted propose the retention of elements of the existing building (primarily one fireplace) and utilisation of dwelling materials in landscaping where possible, in addition to interpretive signage.

Given the structural degradation of the dwelling and the extent of works required to stabilise or reconstruct it, the revised proposal presents a reasonable response to the site's constraints. Although a detailed heritage assessment was not provided, the dwelling's Category 3 classification and its current condition indicate that meaningful retention is not feasible, particularly when future road widening will further compromise its integrity. The dwelling is also not well-located to be able to be used for a café or public meeting place, as suggested by the City. The applicant's updated approach offers an appropriate means of acknowledging the site's heritage.

It is recommended that a condition is placed on any approval to require the landscape plan to incorporate further details associated with retention of any structures, re-use of materials and interpretive signate prior to construction.

Traffic Generation

The site is located at the intersection of Guildford Road and East Parade. These roads are high volume Primary Regional Roads under the responsibility of MRWA and currently carry approximately 60,000 vehicles per weekday. The intersection experiences traffic congestion and MRWA advises

that future upgrades have been identified but are yet to be programmed. No direct access is proposed to any of the above streets. All other roads are designated access roads and under the control of the City. Vehicle access to the site is proposed via the laneway to the rear of the development, accessed from Stanley Street and Gardner Street.

The WAPC's *Transport Impact Assessment Guidelines - Volume 4 (Individual Developments)* requires the preparation of a traffic impact statement (TIS) for development of this scale. A TIS was submitted that outlines the proposed development is expected to generate 144 vehicle trips per day (VTPD). This includes 22 trips in the AM peak and 18 trips in PM peak. Given the central location within the Perth metropolitan area, traffic is expected to disperse in all directions relatively evenly.

The City and MRWA raised concerns regarding the development and the potential impacts on the Guildford Road / East Parade intersection. An updated TIS (**A8 - Traffic Impact Statement**) was provided that included trip distribution, laneway separation distances and further data on crashes associated with the intersection. The updated TIS determined the scale of the development is small comparative to the overall use of the surrounding road network.

The site is in close proximity to high frequency public transport routes (including Ellenbrook/Midland/Airport Lines and buses 40, 41, 42 & 43 which stop just outside of the site), and the TIA has demonstrated small traffic generation from the site during peak times. Accordingly, the development will have negligible impact on the intersection which is currently congested due to regional traffic volumes and not as a result of this proposal.

Landscaping and tree retention

The proposal includes four main landscaped areas including;

- Park between Block 3 and communal space, to be used for passive recreation (i.e. picnic space) and tree retention.
- Heritage garden between Block 1 and Block 2, to be used for passive recreation, heritage interpretation, gardening (resident garden plots) and socialising (communal area).
- Play space between café and Block 5, to be used for active recreation and co-located with the café.
- Exercise area between Block 2 and 3 to be used for active recreation.

Landscaping is integrated throughout the development and provides multiple roles such as recreation, tree retention and softening of the built form. Two existing trees are proposed to be removed to cater for the development, including a cape lilac / white cedar integrated with 40 Guildford Road and a Northern River Gum that conflicts with the proposed laneway widening. 22 trees are proposed to be retained, and one tree which is under review pending further engineering detail. An additional 15 large, 34 medium and 47 small trees are to be planted.

The landscape response was supported by the SDRP and it is recommended to be conditioned to ensure implementation through appropriate stages of development.

The extent of landscaping within the area subject to road widening was reduced in order to satisfy MRWA requirements.

Laneway

The proposal gains vehicle access from laneways to the east and south-east of the development. The laneway to the south-east of blocks 1, 2, 3 and 4 (behind properties on Ebsworth Street) has been constructed by the City, while the laneway east of blocks 5 and the café has not been constructed. Both laneways are four metres wide.

The application proposes to increase the width of the laneways to six metres for the majority of their length to allow manoeuvring into the proposed on-site parking. However, portions are proposed to remain four metre widths are retained for the protection of two trees. In these locations the reduced width of the laneway will not unreasonably impede manoeuvrability or negatively impact safety due to the low vehicle movements proposed.

The area for this widening will remain in private ownership, unless ceded to the City at a later stage. The widened area will not be physically delineated from the existing laneway, so it is recommended a condition requiring a public access easement, granted through section 195 and 196 of the *Land Administration Act 1997*, is placed over this area. This will allow legal access to other users of the laneway into the private land when passing other vehicles.

Stormwater drainage associated with some parking areas is proposed to be directed into the City's drainage system within the laneway. This issue is currently being discussed with the City but is outside the remit of the development application and not subject to WAPC approval. The applicants note that, should the City not support run-off entering the City's drainage system, alternative arrangements can be accommodated to ensure stormwater is retained on-site. This arrangement would have minor impacts on the finished levels of the development.

The Department's recommendation incorporates conditions requiring construction of the laneway and appropriate stormwater management arrangements.

Site contamination & remediation

Detailed contamination assessment was undertaken prior to lodgement of the development application, which identified the presence of asbestos containing material, believed to be from historical fill importation and demolition works. The site was formally reported to DWER in December 2023. The site must be remediated and reclassified before any further residential development is to occur. Remediation works have already been undertaken, while the process for reclassification is undertaken by DWER and not directly related to this development application.

DWER advised that a Voluntary Auditors Report has been submitted for review which noted that, under proposed site management, there was no unacceptable risk to human health or the environment. DWER advised that the classification process would likely occur post any determination of this application and has therefore recommended conditions regarding investigation and remediation of the land, if required. These conditions form part of the Department's recommendation, but will fall away in the event the site is reclassified by DWER in the interim.

State Planning Policy 5.4 – Road and Rail Noise

The site is within proximity to the Perth-Midland rail line, Guildford Road and East Parade and *State Planning Policy 5.4 - Road and Rail Noise* (SPP 5.4) therefore applies.

An acoustic report incorporating detailed noise modelling concludes that without mitigation, the noise levels experienced at the development will exceed the maximum permitted under SPP 5.4. To comply, quiet house design requirements will need to be implemented through the construction phase. The Department's recommendation includes a condition requiring implementation of the acoustic report's recommendations in this respect.

State Planning Policy 7.0 – Design of the Built Environment

The proposal was considered against the 10 principles of good design under *State Planning Policy 7.0 - Design of the Built Environment* (SPP 7.0) through four SDRP reviews. Comments from the SDRP noted the application was continually improving through this process, with the overall design

considered to demonstrate a strong contextual response, with a landscape-led approach. Given the review process undertaken and the support provided by the SDRP, the application meets the requirements of SPP 7.0.

Planning Code – Residential Design Code Volume 2

Residential Design Codes Volume 2 (R-Codes) applies to all multiple dwellings (apartments) in areas coded R80 and above. The R-Codes requires development to be assessed under both the acceptable outcomes and the relevant element objectives requirements. Even if an acceptable outcome is met, the development must also fulfil the broader element objectives.

An assessment of the proposal against the R-Codes is included as **A9 – Assessment – Residential Design Codes - Volume 2**, with key elements of the assessment discussed further below.

Element 2.2 - Height

The R-Codes list an acceptable outcome of four storeys for R80 coded sites, with an indicative building height of 15 metres in Table 2.2. Block 3 is five to six storeys high, based on changes in topography and has a maximum height of 22.7 metres from natural ground level to top of lift overrun. The remainder of the development is predominantly three storeys.

The proposal meets the element objectives for Building Height (refer page 2 of **A9**), as the height is consistent with the desired future scale of the area. While the area exhibits predominantly single or double story dwellings, the area contains several taller buildings, including 141 West Parade (8 storeys, currently under construction) and 26 Stanley Street (six storeys). As a station precinct and urban corridor, the area is planned to be characterised by further high-density developments that take advantage of the proximity to public transport.

Block 3 is set back 14 – 16 meters to the rear lot boundary of the residential properties to the south. This setback area comprises the laneway (existing and proposed), parking area, the retention of an existing jacaranda and planting of three medium trees.

The overall development, including the height, massing, scale and landscaping was considered by the SDRP. The panel supported the overall massing identified subject to increased articulation and contrast in materials, which were provided through revised plans, and retention of vegetation and additional landscaping surrounding areas of increased height. As such, the proposed heights are appropriate in their context and supported.

Element 3.6 – Public Domain Interface

Element 3.6 of R-Codes lists various requirements associated with access and design related to the public domain, in this instance Guildford Road and East Parade. These generally relate to heights of fences and retaining not exceeding 1.2m from natural ground level.

Fencing and retaining walls fronting Guildford Road and East Parade are provided to maximum heights of 2.07 meters. These heights are not for the entirety of blocks, but the maximum due to the transition in heights associated with the reducing topography. The proposal meets the element objectives for Public Domain Interface (refer page 13 of **A9**) as, in the context of the overall development, including built form, materials and landscaping, the proposal will enhance the amenity of the public domain, providing surveillance while maintaining privacy for residents. The transition between the public and private realm was considered through the SDRP review, with no concerns raised with this element. As such the public domain interface is supported.

Element 3.9 – Car and Bicycle Parking

Car parking has been calculated based on A3.9.1 and Table 3.9 of the R-Codes for the residential component of the development and the City's *Local Planning Policy 7.7.1: Non Residential Parking* for the café and office components. This results in a requirement for 96 bays, while 93 parking bays are provided.

The proposal meets the element objectives for Car and Bicycle Parking (refer page 17 of **A9**) as the location of the site is conducive to alternative forms of transport. The site is located close to public transport (including bus stop 11651 providing a high-frequency bus service connecting to the City and Mount Lawley and East Perth Train Stations) and other amenities including Beaufort Street shopping strip, Forrest Park and Warndoolier (formerly Banks Reserve).

The shortfall of three car parking bays has been justified through the proximity to public transport, expectancy of a high proportion of pedestrian traffic to the café from local residents and oversupply of bicycle parking (by 15 spaces).

A condition for a car parking management plan is recommended to establish ongoing management of parking bays, including allocation for non-residential and visitor use.

The location of and access to car parking will not impact the surrounding streetscape or amenity of adjoining properties and the layout of parking is deemed safe and accessible. Parking provision is adequate for the proposal, given that the location is in close proximity to services, has good connection to public transport and provides an oversupply of bicycle parking spaces. As such, provision and design of car parking is supported.

Local Planning Framework

The WAPC is required to consider the development application under the MRS, having due regard to the local planning framework. Public works do not require development approval under a local planning scheme, subject to the proponent having due regard to the purpose and intent of the local planning scheme, orderly and proper planning, the preservation the amenity of the locality and any advice provided by the local government.

Local Planning Strategy

The City's *Local Planning Strategy* (LPS) identifies this site for a regeneration project with the potential to accommodate 200 dwellings. The City has undertaken a review of the LPS. On 18 February 2026, the Statutory Planning Committee, on behalf of the WAPC, granted consent to advertise the revised LPS. The draft Strategy does not identify this site for a specific regeneration project but reflects the urban corridor shown in the Framework, noting these may provide for redevelopment opportunities.

Local Planning Scheme - Land Use

The site is zoned Residential, within which Dwelling – Multiple is a **'**P' (Permitted) land use and Restaurant/Café is an 'A' (Discretionary) land use. The proposal aligns with the intent of the zone by introducing residential development providing for increased housing choice. This is consistent with the State's strategic direction for accommodating Western Australia's aging population, as outlined in *Position Statement: Residential Accommodation for Ageing Persons*.

Accordingly, the proposed land uses are considered appropriate for the site and can be supported within the current planning framework.

CONCLUSION

The proposal is generally consistent with the purpose and intent of the regional planning framework. The proposed height and scale of the development is appropriate within the context and surroundings of the site, having regard to existing developments within the area. Inclusion of the heritage building within future landscape works is a reasonable response to the situation while the development will not negatively impact on the surrounding road network through traffic or car parking.

The development represents a high quality architectural and landscape design, consistent with *State Planning Policy 7.0 Design of the Built Environment*, and accords with the intent of the local planning framework by delivering a high quality development on the site. Any outstanding issues are capable of being addressed through recommended conditions of approval.

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 17-Feb-2026
FILE 33-50194-1

Attachment 1



Bethanie - East Parade

Drawing No	Drawing Name
A0.00	Cover Page
A1.00	Site Plan - Overall
A1.01	Feature Site Plan & Location Plan
A1.10	Site Plan - Parking
A1.21	Site Plan - Part 1
A1.22	Site Plan - Part 2
A1.23	Site Plan - Part 3
A2.01	Floor Plan - Block 1- Ground
A2.02	Floor Plan - Block 1 - Level 1
A2.03	Floor Plan - Block 1 - Level 2
A2.04	Floor Plan - Block 2 - Ground
A2.05	Floor Plan - Block 2 - Typical
A2.06	□□Floor Plan - Block 3 - Lower □□Ground
A2.07	□□Floor Plan - Block 3 - Ground
A2.08	Floor Plan - Block 3 - Typical
A2.09	Floor Plan - Block 3 - Level 4
A2.10	Floor Plan - Block 4 - Ground
A2.11	Floor Plan - Block 4 - Typical
A2.12	Floor Plan - Block 4 - Roof
A2.13	Floor Plan - Block 5 - Ground
A2.14	Floor Plan - Block 5 - Typical
A2.15	Floor Plan - Cafe
A3.11	Elevations - Partial Site 1
A3.12	Elevations - Partial Site 2
A3.13	Elevations - Partial Site 3
A3.21	Elevations - Block 1
A3.22	Elevations - Block 1
A3.23	Elevations - Block 2
A3.24	Elevations - Block 3
A3.25	Elevations - Block 3
A3.26	Elevations - Block 4
A3.27	Elevations - Block 5
A3.28	Elevations - Cafe
A4.11	Sections - Block 1
A4.21	Sections - Block 2
A4.31	Sections - Block 3
A4.41	Sections - Block 4
A4.51	Sections - Block 5
A8.00	Apartment Type 01 & 02 - Plans
A8.01	Apartment Type 03 & 04 - Plans
A8.02	Apartment Type 05 & 06 - Plans
A8.03	Apartment Type 07 & 08 - Plans
A8.04	Apartment Type 09 & 10 - Plans
A8.05	Apartment Type 11 & 12 - Plans
A8.06	Apartment Type 13 & 14 - Plan

DEVELOPMENT APPROVAL

Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.

Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between the site conditions and documents. Contractor to verify all dimensions on site before commencing work.

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rev	date	title
B	30/09/2025	ISSUED FOR DEVELOPMENT APPROVAL
C	30/01/2026	ISSUED FOR INFORMATION
D	04/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
E	06/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

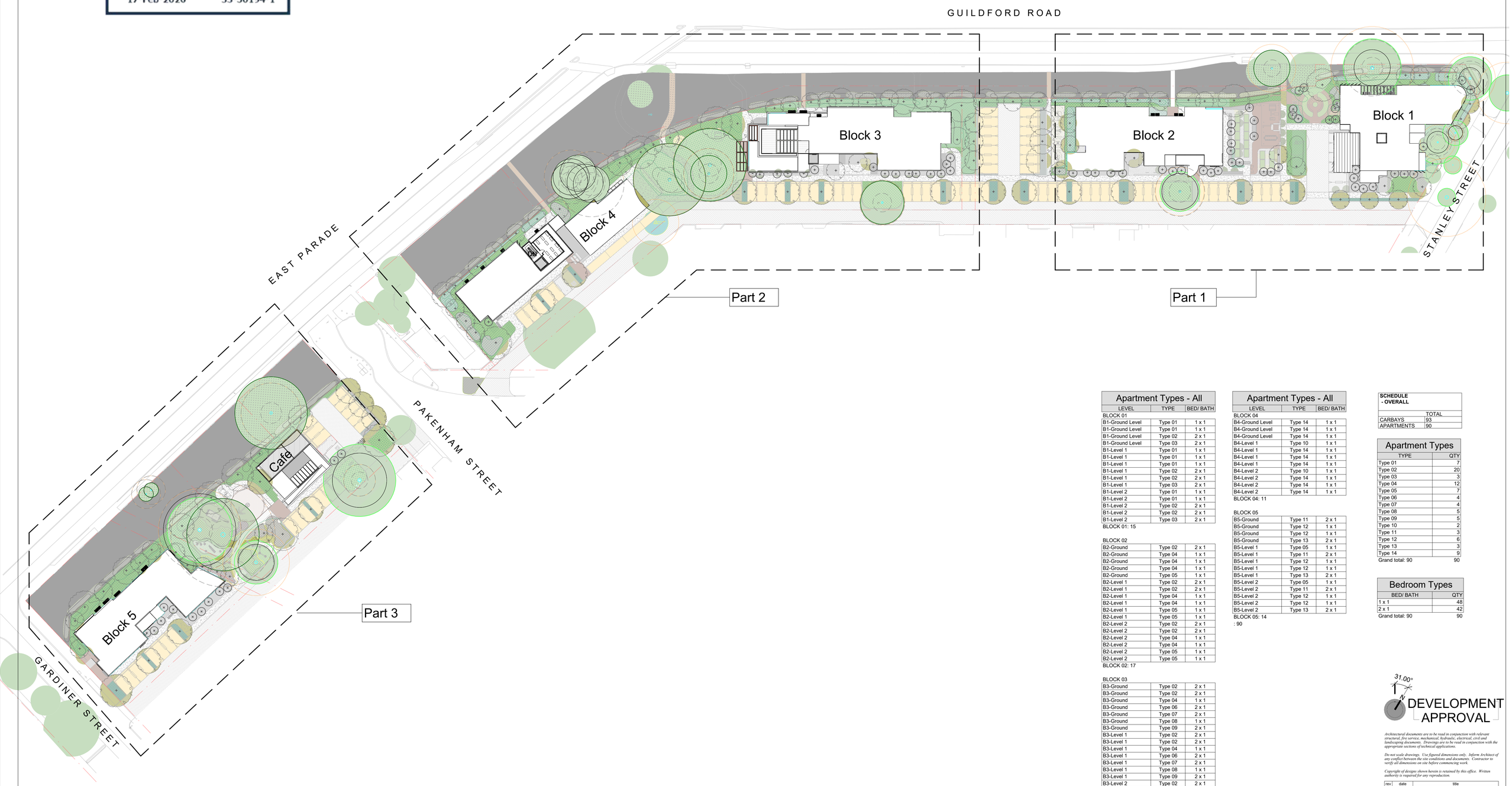
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Project: Bethanie East Parade
Client: Bethanie
Drawing Title: Cover Page

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project no	scale	drawing no	rev	
25003		A0.00	E	

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
17-Feb-2026	33-50194-1



1 Site Plan
1 : 500

Apartment Types - All

LEVEL	TYPE	BED/ BATH
BLOCK 01		
B1-Ground Level	Type 01	1 x 1
B1-Ground Level	Type 01	1 x 1
B1-Ground Level	Type 02	2 x 1
B1-Ground Level	Type 03	2 x 1
B1-Level 1	Type 01	1 x 1
B1-Level 1	Type 01	1 x 1
B1-Level 1	Type 01	1 x 1
B1-Level 1	Type 02	2 x 1
B1-Level 1	Type 02	2 x 1
B1-Level 1	Type 03	2 x 1
B1-Level 2	Type 01	1 x 1
B1-Level 2	Type 01	1 x 1
B1-Level 2	Type 02	2 x 1
B1-Level 2	Type 02	2 x 1
B1-Level 2	Type 03	2 x 1
BLOCK 01: 15		
BLOCK 02		
B2-Ground	Type 02	2 x 1
B2-Ground	Type 04	1 x 1
B2-Ground	Type 04	1 x 1
B2-Ground	Type 04	1 x 1
B2-Ground	Type 05	1 x 1
B2-Level 1	Type 02	2 x 1
B2-Level 1	Type 02	2 x 1
B2-Level 1	Type 04	1 x 1
B2-Level 1	Type 04	1 x 1
B2-Level 1	Type 05	1 x 1
B2-Level 1	Type 05	1 x 1
B2-Level 2	Type 02	2 x 1
B2-Level 2	Type 02	2 x 1
B2-Level 2	Type 04	1 x 1
B2-Level 2	Type 04	1 x 1
B2-Level 2	Type 05	1 x 1
B2-Level 2	Type 05	1 x 1
BLOCK 02: 17		
BLOCK 03		
B3-Ground	Type 02	2 x 1
B3-Ground	Type 02	2 x 1
B3-Ground	Type 04	1 x 1
B3-Ground	Type 06	2 x 1
B3-Ground	Type 07	2 x 1
B3-Ground	Type 08	1 x 1
B3-Ground	Type 09	2 x 1
B3-Level 1	Type 02	2 x 1
B3-Level 1	Type 02	2 x 1
B3-Level 1	Type 04	1 x 1
B3-Level 1	Type 06	2 x 1
B3-Level 1	Type 07	2 x 1
B3-Level 1	Type 08	1 x 1
B3-Level 1	Type 09	2 x 1
B3-Level 2	Type 02	2 x 1
B3-Level 2	Type 02	2 x 1
B3-Level 2	Type 04	1 x 1
B3-Level 2	Type 06	2 x 1
B3-Level 2	Type 07	2 x 1
B3-Level 2	Type 08	1 x 1
B3-Level 2	Type 09	2 x 1
B3-Level 3	Type 02	2 x 1
B3-Level 3	Type 02	2 x 1
B3-Level 3	Type 04	1 x 1
B3-Level 3	Type 06	2 x 1
B3-Level 3	Type 07	2 x 1
B3-Level 3	Type 08	1 x 1
B3-Level 3	Type 09	2 x 1
B3-Level 4	Type 02	2 x 1
B3-Level 4	Type 02	2 x 1
B3-Level 4	Type 04	1 x 1
B3-Level 4	Type 08	1 x 1
B3-Level 4	Type 09	2 x 1
BLOCK 03: 33		

Apartment Types - All

LEVEL	TYPE	BED/ BATH
BLOCK 04		
B4-Ground Level	Type 14	1 x 1
B4-Ground Level	Type 14	1 x 1
B4-Ground Level	Type 14	1 x 1
B4-Level 1	Type 10	1 x 1
B4-Level 1	Type 14	1 x 1
B4-Level 1	Type 14	1 x 1
B4-Level 1	Type 14	1 x 1
B4-Level 2	Type 10	1 x 1
B4-Level 2	Type 14	1 x 1
B4-Level 2	Type 14	1 x 1
B4-Level 2	Type 14	1 x 1
BLOCK 04: 11		
BLOCK 05		
B5-Ground	Type 11	2 x 1
B5-Ground	Type 12	1 x 1
B5-Ground	Type 12	1 x 1
B5-Ground	Type 13	2 x 1
B5-Level 1	Type 05	1 x 1
B5-Level 1	Type 11	2 x 1
B5-Level 1	Type 12	1 x 1
B5-Level 1	Type 12	1 x 1
B5-Level 1	Type 13	2 x 1
B5-Level 2	Type 05	1 x 1
B5-Level 2	Type 11	2 x 1
B5-Level 2	Type 12	1 x 1
B5-Level 2	Type 12	1 x 1
B5-Level 2	Type 13	2 x 1
BLOCK 05: 14		
: 90		

SCHEDULE - OVERALL

	TOTAL
CARBAYS	93
APARTMENTS	90

Apartment Types

TYPE	QTY
Type 01	7
Type 02	20
Type 03	3
Type 04	12
Type 05	7
Type 06	4
Type 07	4
Type 08	5
Type 09	5
Type 10	2
Type 11	3
Type 12	6
Type 13	3
Type 14	9
Grand total: 90	90

Bedroom Types

BED/ BATH	QTY
1 x 1	48
2 x 1	42
Grand total: 90	90

31.00°

DEVELOPMENT APPROVAL

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H	06/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
I	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
J	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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a: PO Box 131 Applecross 6953 WA
p: (08) 9316 0531
f: (08) 9316 0498
w: www.mandsarchitecture.com.au

Project: Bethanie East Parade
Client: Bethanie
Drawing Title: Site Plan - Overall

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	As indicated @ A1	1.00	J

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
17-Feb-2026	33-50194-1



1 Feature Survey Plan
1 : 500

2 Location Plan
NTS

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B	30/09/2025	ISSUED FOR DEVELOPMENT APPROVAL
C	23.01.26	ISSUED FOR INFORMATION
D	30/01/2026	ISSUED FOR INFORMATION
E	04/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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w: www.mandsarchitecture.com.au

Project: Bethanie East Parade
Client: Bethanie

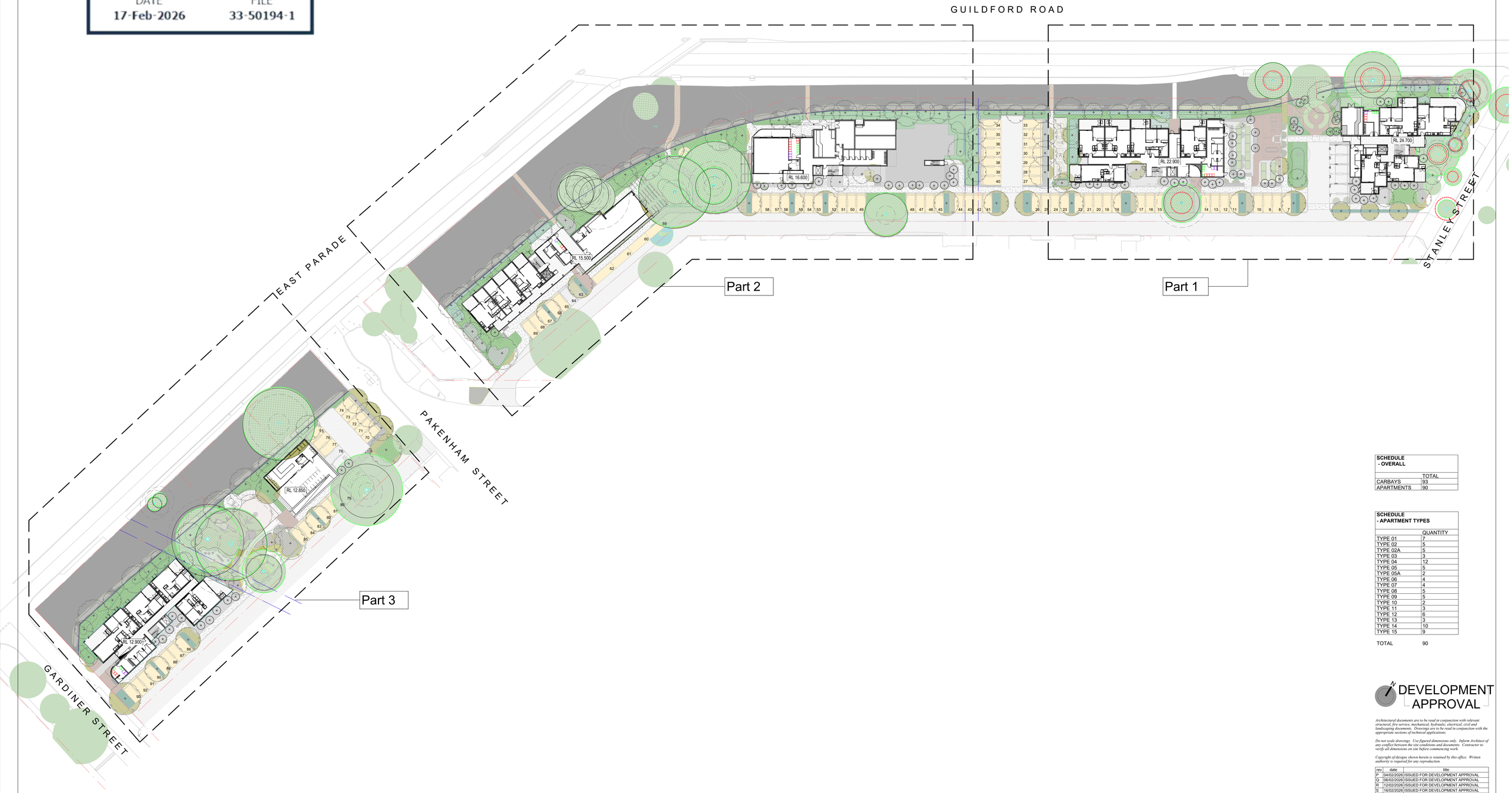
Drawing Title: Feature Site Plan & Location Plan

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 500	A1.01	E

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Site Plan - Parking
1 : 500

SCHEDULE - OVERALL

	TOTAL
CARBAYS	93
APARTMENTS	90

SCHEDULE - APARTMENT TYPES

	QUANTITY
TYPE 01	7
TYPE 02	5
TYPE 02A	5
TYPE 03	3
TYPE 04	12
TYPE 05	5
TYPE 05A	2
TYPE 06	4
TYPE 07	4
TYPE 08	5
TYPE 09	5
TYPE 10	2
TYPE 11	3
TYPE 12	6
TYPE 13	3
TYPE 14	10
TYPE 15	9
TOTAL	90

DEVELOPMENT APPROVAL

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R	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
S	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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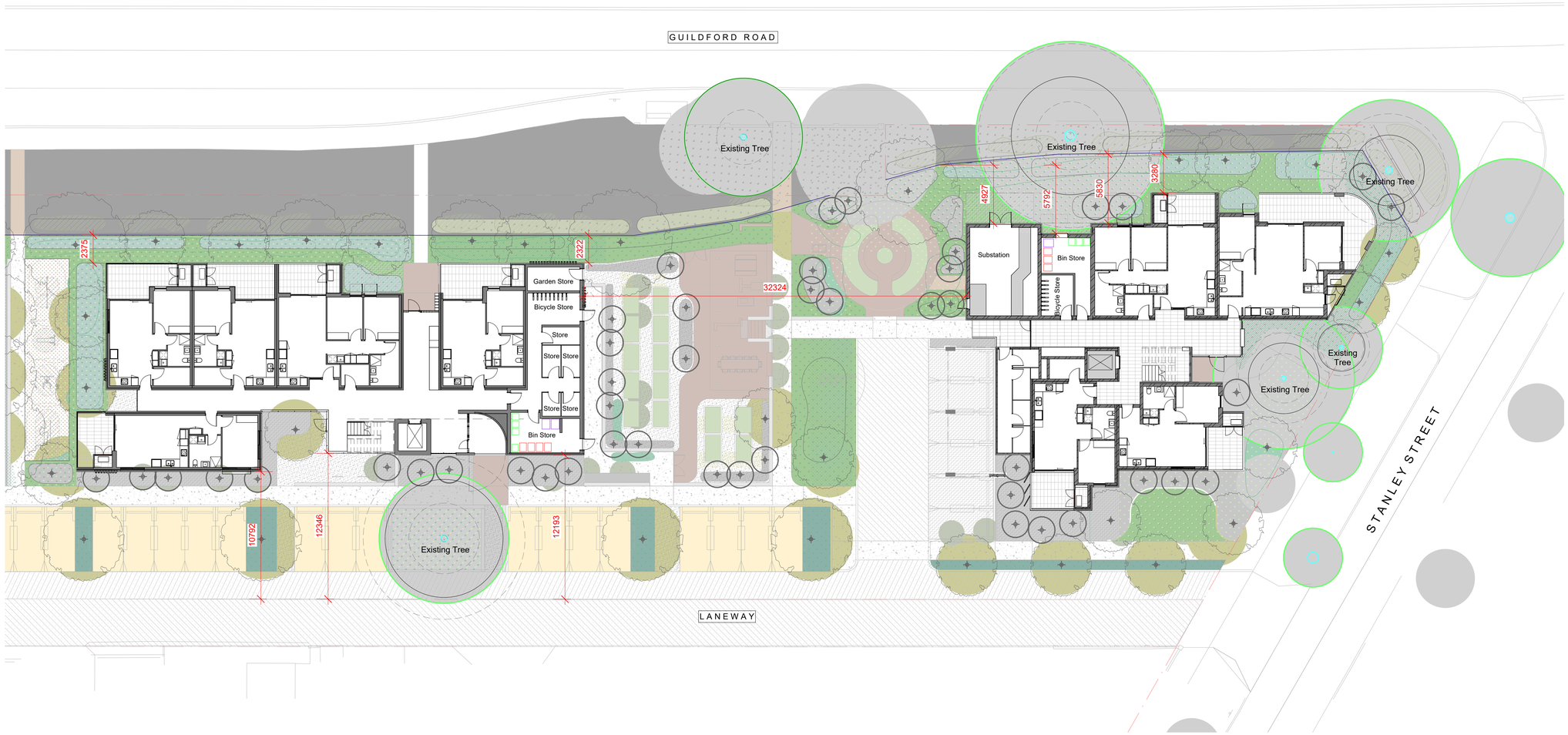
Project: Bethanie East Parade
Client: Bethanie
Drawing Title: Site Plan - Parking

designed	AVS			
drawn	ML			
project no	scale		drawing no	rev
25003	As indicated @ A1		A1.10	S

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Site Plan - Part 1 (Block 1 & Block 2)

1 : 200

BLOCK 01	
Name	Count
Type 01	7
Type 02	5
Type 03	3

Grand total: 15

BLOCK 02	
Name	Count
Type 02	5
Type 04	7
Type 05	5

Grand total: 17

DEVELOPMENT APPROVAL

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J	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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f: (08) 9316 0498
w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

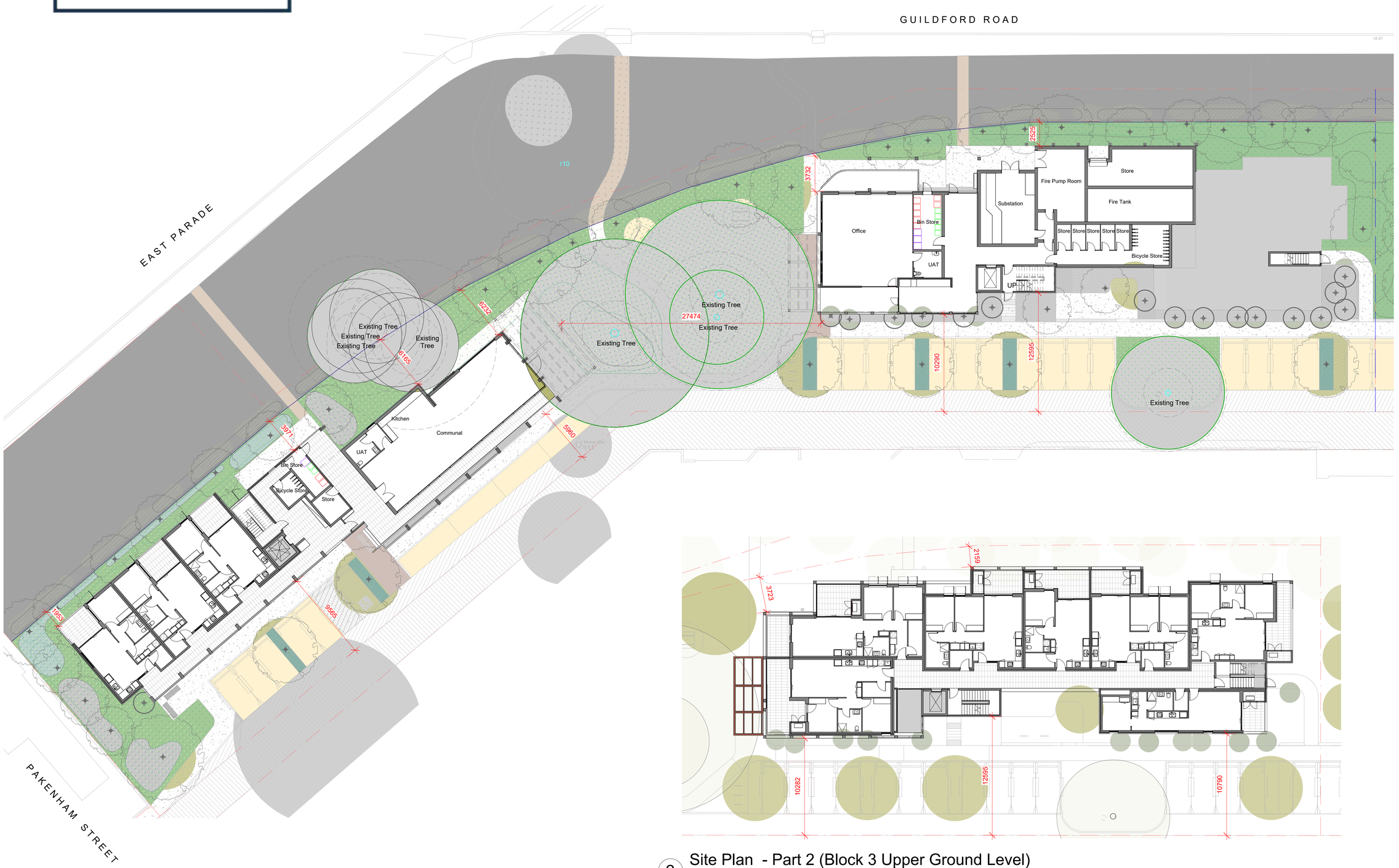
Client: Bethanie

Drawing Title: Site Plan - Part 1

designed	AVS			
drawn	ML			
project no		scale	drawing no	rev
25003		1 : 200 @ A1	21	J

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
17-Feb-2026	33-50194-1



1 Site Plan - Part 2 (Block 3 & Block 4)
1 : 200

2 Site Plan - Part 2 (Block 3 Upper Ground Level)
1 : 200

BLOCK 03	
Name	Count
Type 02	10
Type 04	5
Type 06	4
Type 07	4
Type 08	5
Type 09	5
Grand total: 33	

BLOCK 04	
Name	Count
Type 10	2
Type 14	9
Grand total: 11	

DEVELOPMENT APPROVAL

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J	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
K	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade
Client: Bethanie
Drawing Title: Site Plan - Part 2

designed	AVS			
drawn	ML			
project no		scale	drawing no	rev
25003		1 : 200 @ A1,22	K	

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

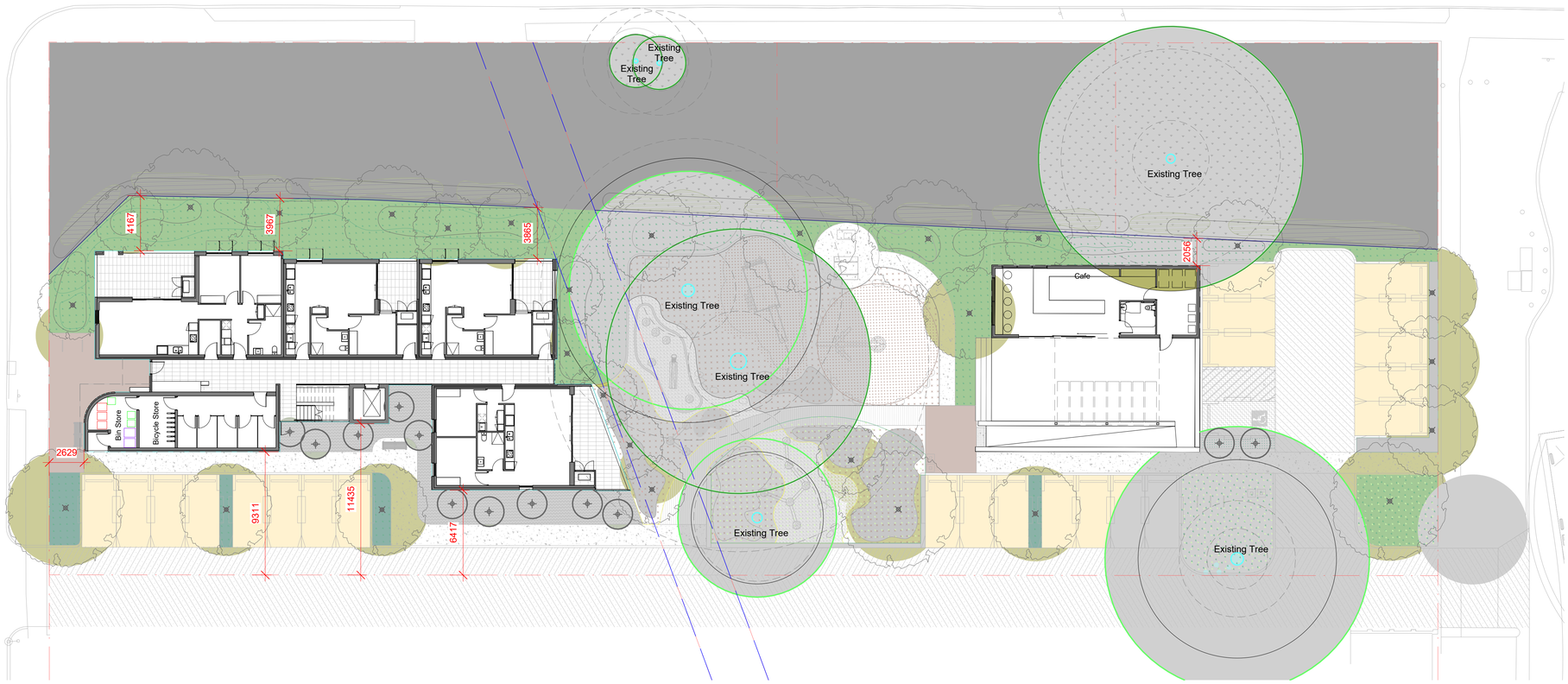
DATE 17-Feb-2026

FILE 33-50194-1

EAST PARADE

GARDINER STREET

PAKENHAM STREET



1 Site Plan - Part 3 (Cafe & Block 5)

1 : 200

BLOCK 05	
Name	Count
Type 05	2
Type 11	3
Type 12	6
Type 13	3

Grand total: 14

DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Site Plan - Part 3

designed: AVS
drawn: ML
project no: 25003
scale: 1 : 200 @ A1,23
drawing no
rev: I

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



BLOCK 01	
Name	Count
Type 01	7
Type 02	5
Type 03	3
Grand total: 15	

DEVELOPMENT APPROVAL

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K	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 1- Ground

designed	AVS		
drawn	ML/MF		
project no	scale	drawing no	rev
25003	1 : 100	A2.01	K

1 Floor Plan - Block 1 - Ground
1 : 100

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



BLOCK 01	
Name	Count
Type 01	7
Type 02	5
Type 03	3

Grand total: 15

2 Floor Plan - Block 1 - Typical Level

1 : 100

DEVELOPMENT APPROVAL

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w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 1 - Level 1

designed	AVS		
drawn	BA		
project no	scale	drawing no	rev
25003	1 : 100 @ A1	A2.02	J

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 1- Level 2

1 : 100

BLOCK 01	
Name	Count
Type 01	7
Type 02	5
Type 03	3

Grand total: 15

DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

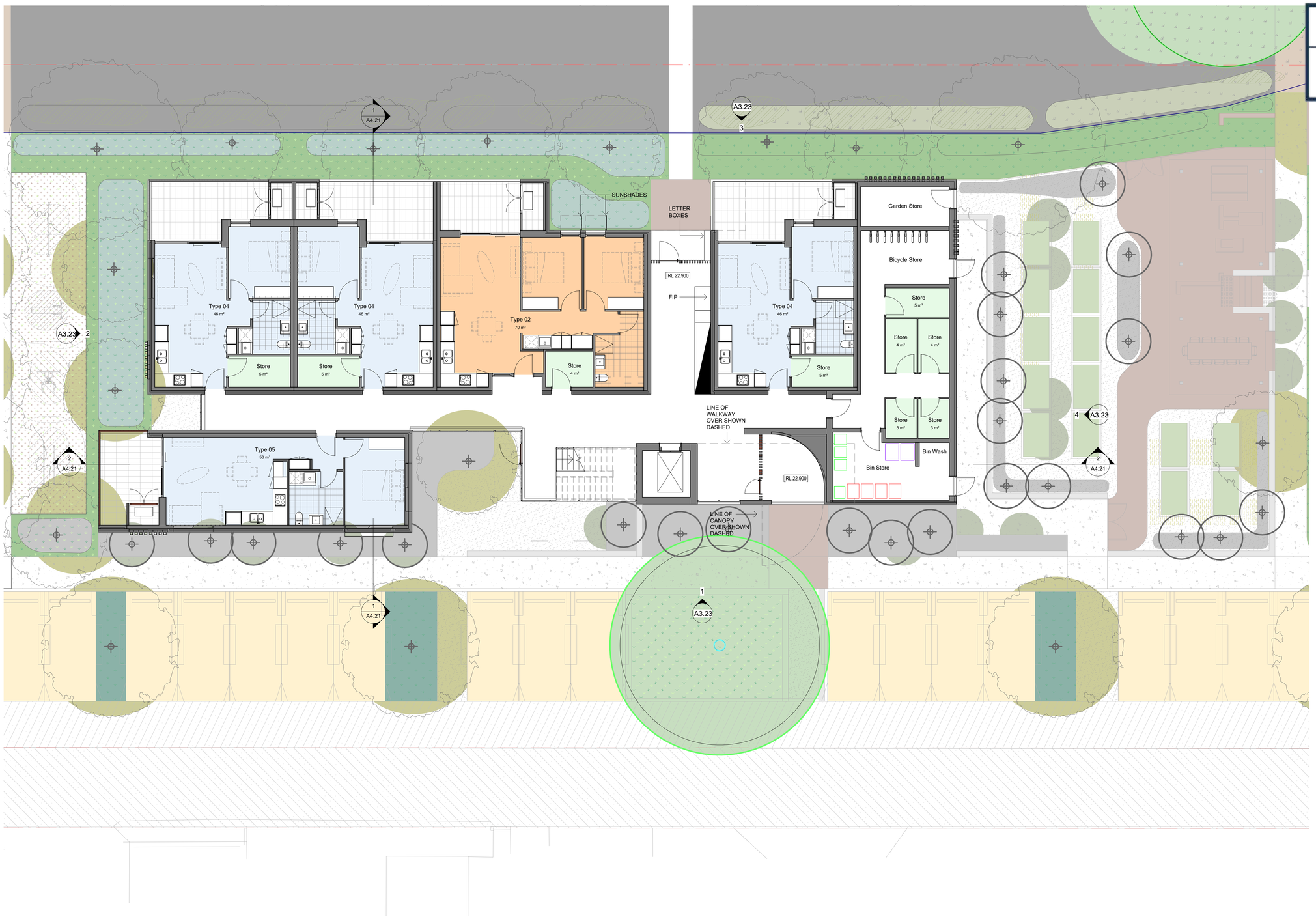
Drawing Title: Floor Plan - Block 1 - Level 2

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 100	A2.03	I

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 2 - Ground

1 : 100

BLOCK 02	
Name	Count
Type 02	5
Type 04	7
Type 05	5

Grand total: 17

DEVELOPMENT APPROVAL

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K	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
L	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

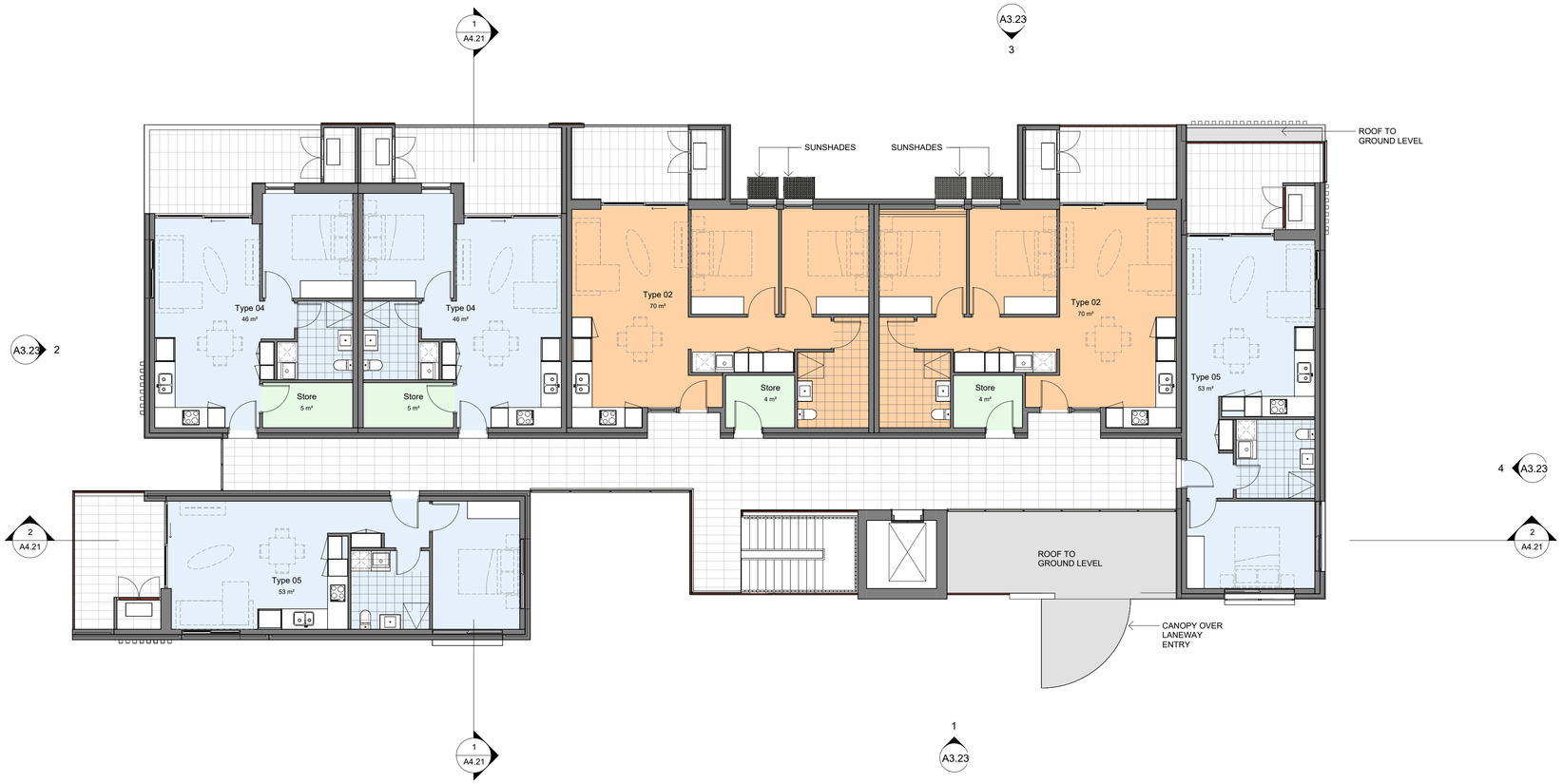
Drawing Title: Floor Plan - Block 2 - Ground

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100	A2.04	L

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



2 Floor Plan - Block 2 - Typical (Level 1-2)

1 : 100

BLOCK 02	
Name	Count
Type 02	5
Type 04	7
Type 05	5

Grand total: 17

DEVELOPMENT APPROVAL

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I	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Client: Bethanie

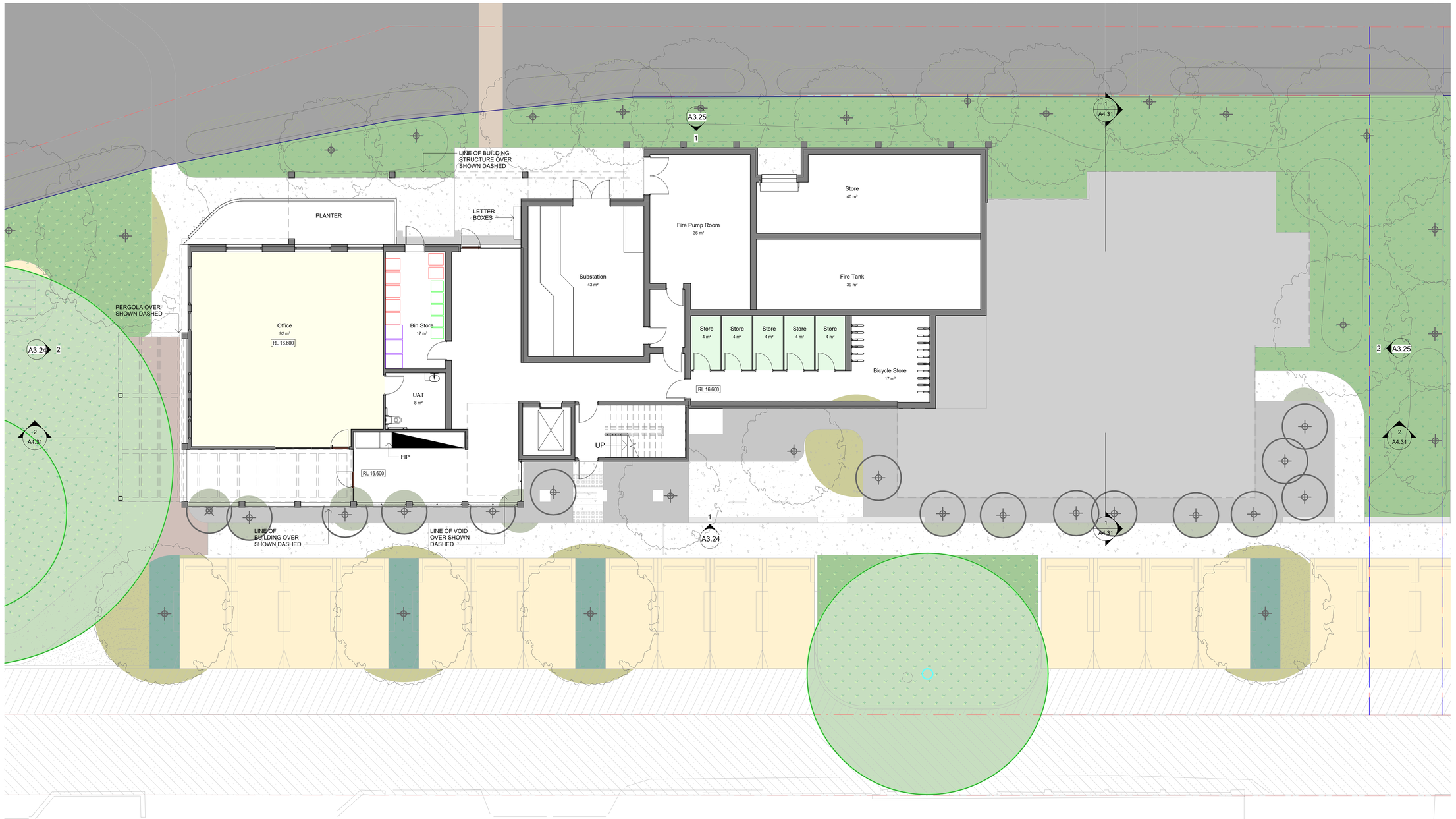
Drawing Title: Floor Plan - Block 2 - Typical

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100 @ A2	A2.05	I

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 3 - Lower Ground

1 : 100

BLOCK 03	
Name	Count
Type 02	10
Type 04	5
Type 06	4
Type 07	4
Type 08	5
Type 09	5

Grand total: 33

DEVELOPMENT APPROVAL

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K	06/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
L	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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a: PO Box 131 Applecross 6953 WA
p: (08) 9316 0531
f: (08) 9316 0498
w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 3 - Lower Ground

designed: AVS

drawn: BA/ ML/SM

project no: 25003

scale: 1 : 100

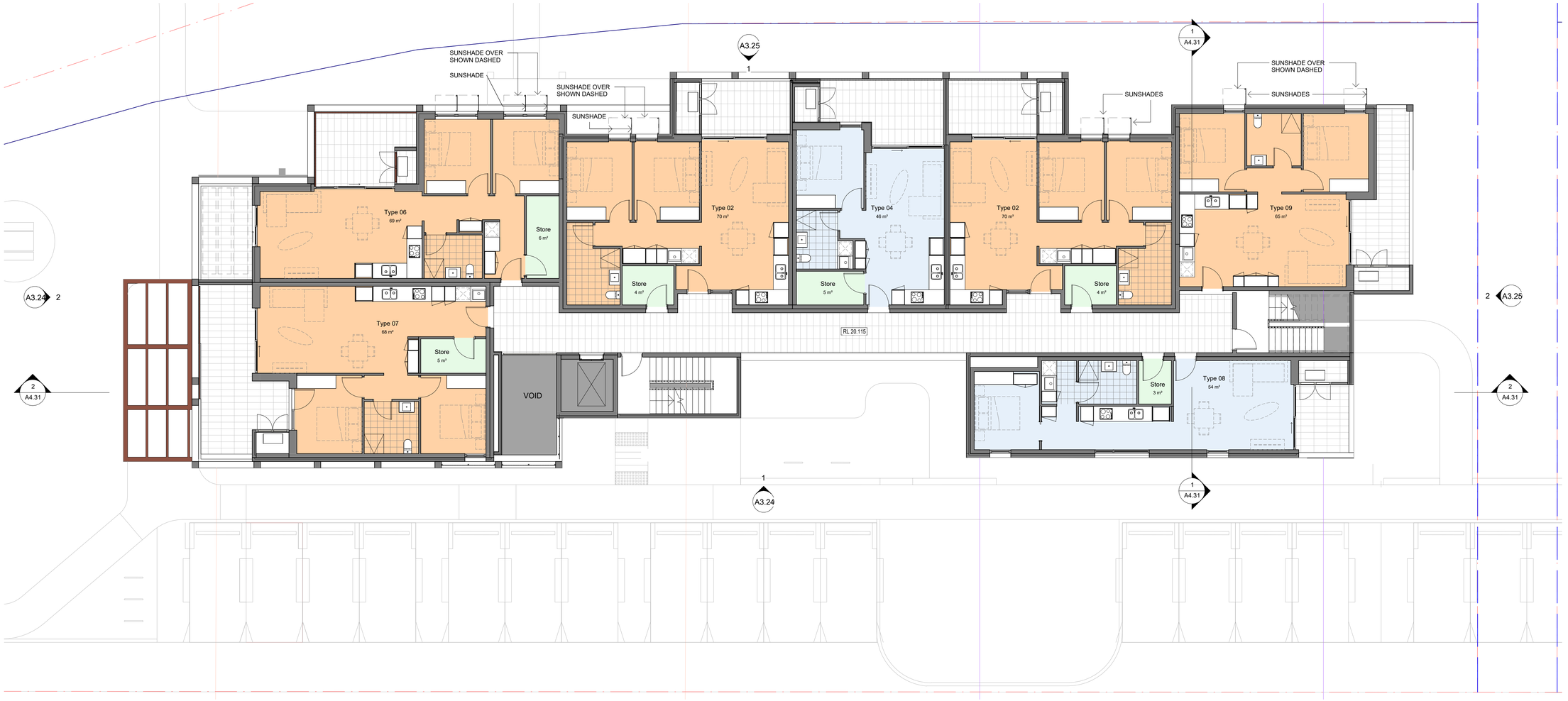
drawing no: A2.06

rev: L

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 3 - Ground

1 : 100

BLOCK 03	
Name	Count
Type 02	10
Type 04	5
Type 06	4
Type 07	4
Type 08	5
Type 09	5

Grand total: 33

DEVELOPMENT APPROVAL

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M	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 3 - Ground

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100	A2.07	M

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



3 Floor Plan - Block 3 - Typical (Level 1-3)

1 : 100

BLOCK 03	
Name	Count
Type 02	10
Type 04	5
Type 06	4
Type 07	4
Type 08	5
Type 09	5

Grand total: 33

DEVELOPMENT APPROVAL

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w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 3 - Typical

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100 @ A1	A2.08	J

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 3 - Level 4

1 : 100

BLOCK 03	
Name	Count
Type 02	10
Type 04	5
Type 06	4
Type 07	4
Type 08	5
Type 09	5

Grand total: 33

DEVELOPMENT APPROVAL

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I	06/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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p: (08) 9316 0531
f: (08) 9316 0498
w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 3 - Level 4

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100	A2.09	I

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 4 - Ground

1 : 100

BLOCK 04	
Name	Count
Type 10	2
Type 14	9

Grand total: 11

DEVELOPMENT APPROVAL

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J	04/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
K	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
L	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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a: PO Box 131 Applecross 6953 WA
p: (08) 9316 0531
f: (08) 9316 0498
w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 4 - Ground

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100 @ A1	A2.10	L

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



2 Floor Plan - Block 2 - Typical (Level 1-2)

1 : 100

BLOCK 04	
Name	Count
Type 10	2
Type 14	9

Grand total: 11

DEVELOPMENT APPROVAL

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G	30/01/2026	ISSUED FOR INFORMATION
H	04/02/2026	ISSUED FOR DEVELOPMENT APPROVAL
I	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

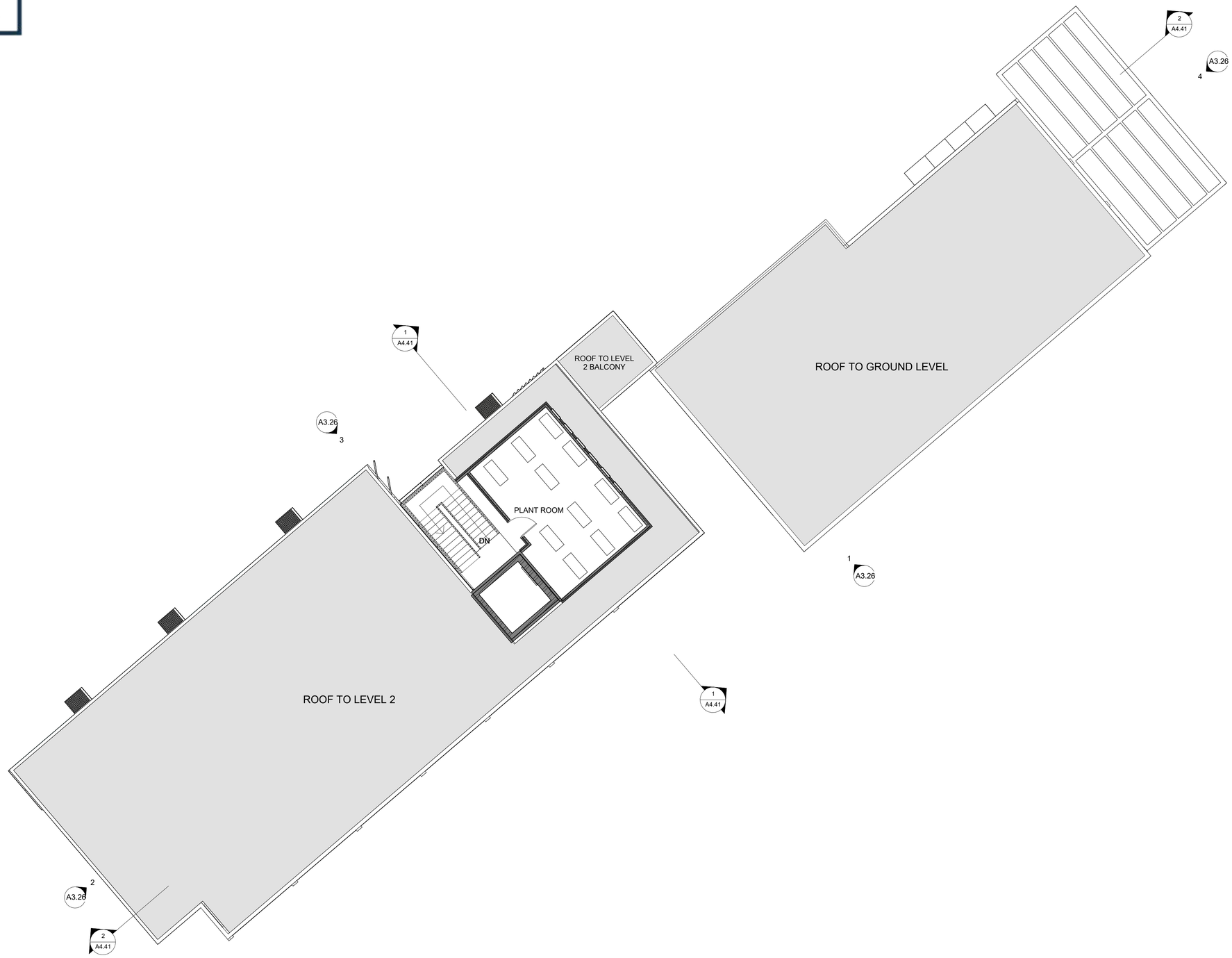
Drawing Title: Floor Plan - Block 4 - Typical

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100 @ A1	A2.11	I

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 2 - Roof Level

1 : 100

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 4 - Roof

designed	drawn	project no	scale	drawing no	rev
AVS	BA/ ML	25003	1 : 100	A2.12	I

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 5 - Ground

1 : 100

BLOCK 05	
Name	Count
Type 05	2
Type 11	3
Type 12	6
Type 13	3

Grand total: 14

DEVELOPMENT APPROVAL

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K	16/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 5 - Ground

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100	A2.13	K

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Block 5 - Typical (L1-2)

1 : 100

BLOCK 05	
Name	Count
Type 05	2
Type 11	3
Type 12	6
Type 13	3

Grand total: 14

DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Floor Plan - Block 5 - Typical

designed	AVS		
drawn	BA/ ML		
project no	scale	drawing no	rev
25003	1 : 100	A2.14	I

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Floor Plan - Cafe

1 : 100

DEVELOPMENT APPROVAL

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Client: Bethanie

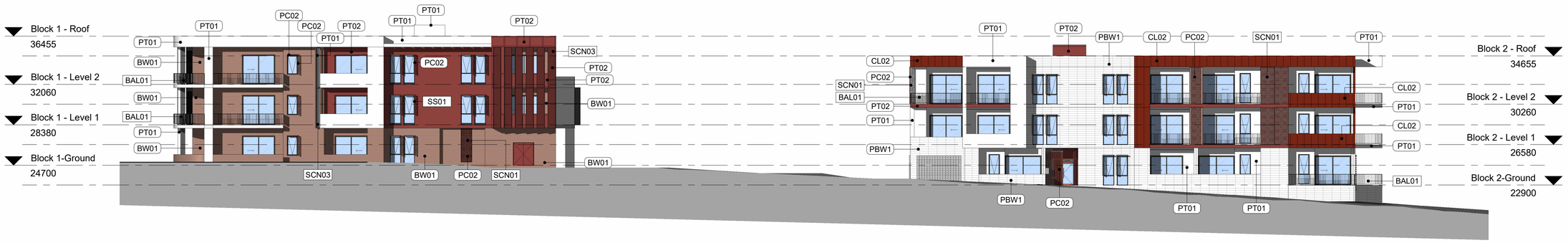
Drawing Title: Floor Plan - Cafe

designed	AVS		
drawn	BA		
project no	scale	drawing no	rev
25003	1 : 100	A2.15	J

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

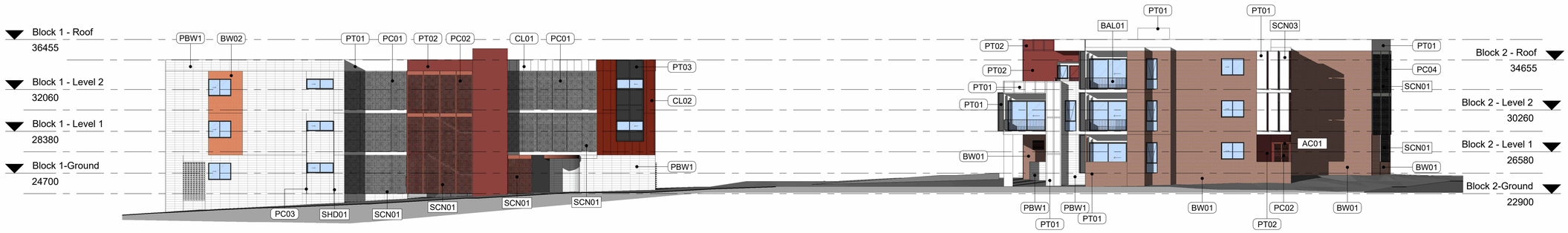
DATE 17-Feb-2026

FILE 33-50194-1



1 West Elevation - Partial Site 1

1 : 200



2 East Elevation - Partial Site 1

1 : 200

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

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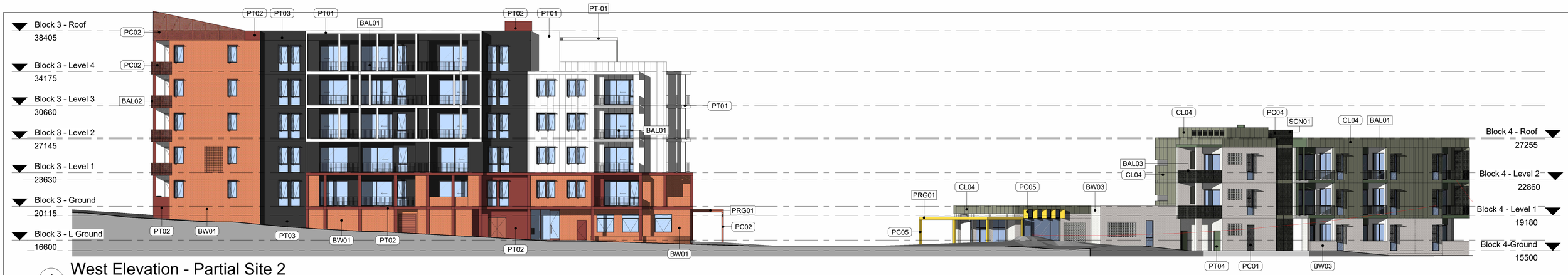
Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Elevations - Partial Site 1

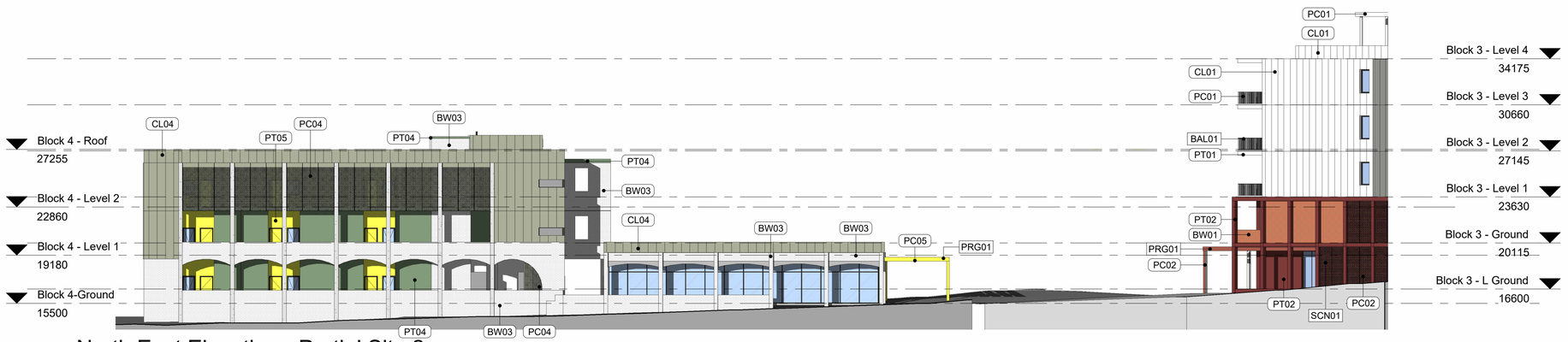
designed: Designer
drawn: Author

project no	scale	drawing no	rev
25003	1 : 200	A3.11	F



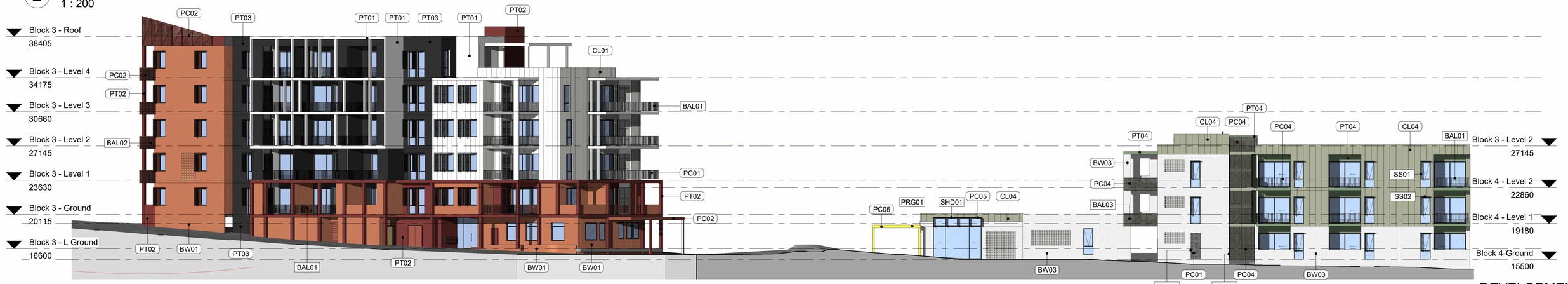
1 West Elevation - Partial Site 2

1 : 200



2 North East Elevation - Partial Site 2

1 : 200



3 North West Elevation - Partial Site 2

1 : 200

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

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G	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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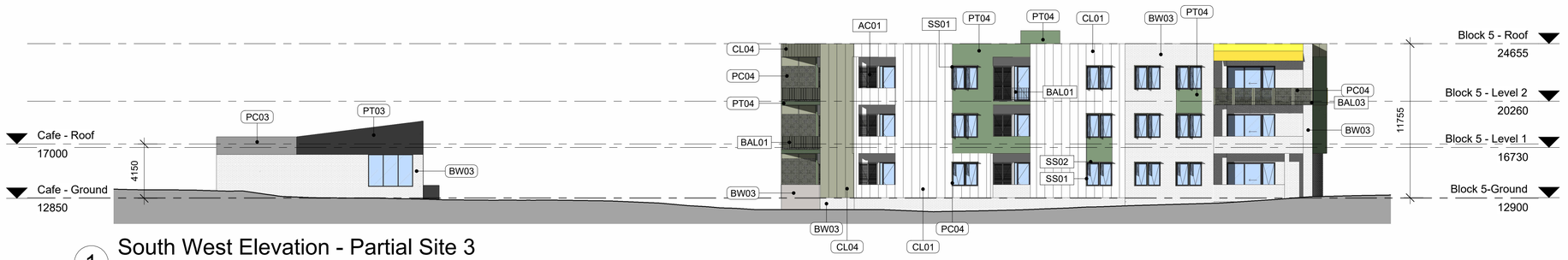
Drawing Title: Elevations - Partial Site 2

designed	Designer		
drawn	Author		
project no	scale	drawing no	rev
25003	1 : 200	A3.12	G

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

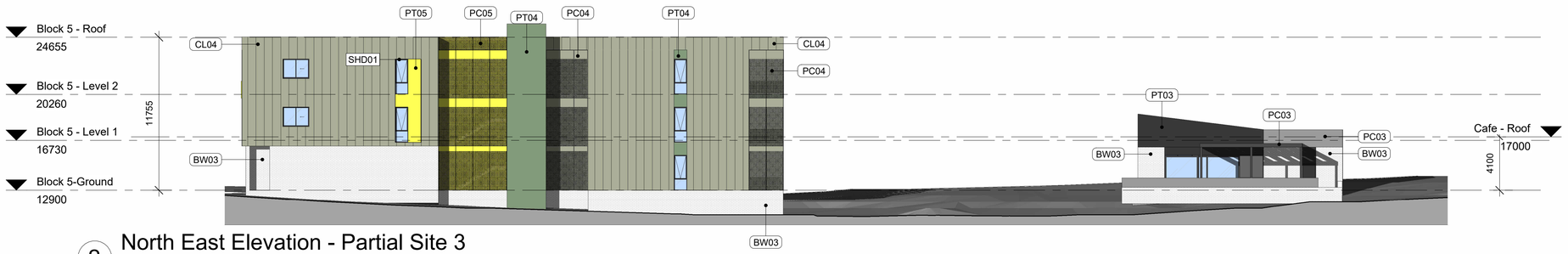
DATE 17-Feb-2026

FILE 33-50194-1



1 South West Elevation - Partial Site 3

1 : 200



2 North East Elevation - Partial Site 3

1 : 200

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

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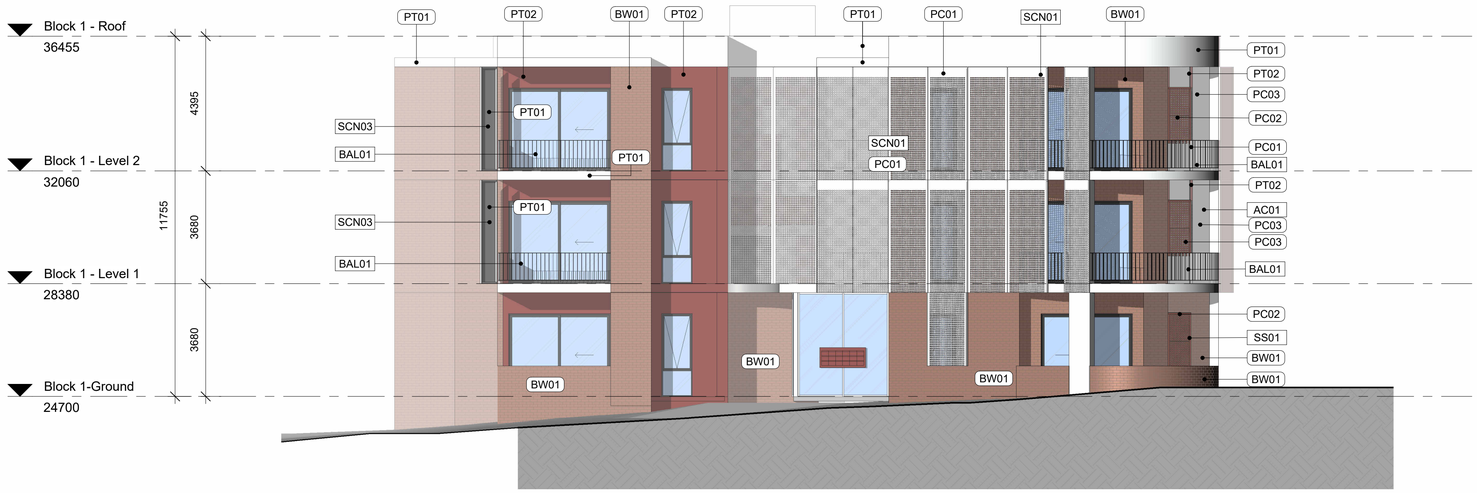
Drawing Title: Elevations - Partial Site 3

designed	Designer		
drawn	Author		
project no	scale	drawing no	rev
25003	1 : 200	A3.13	F

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Block 1 - North East Elevation

1 : 100



2 Block 1 - South East Elevation

1 : 100

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

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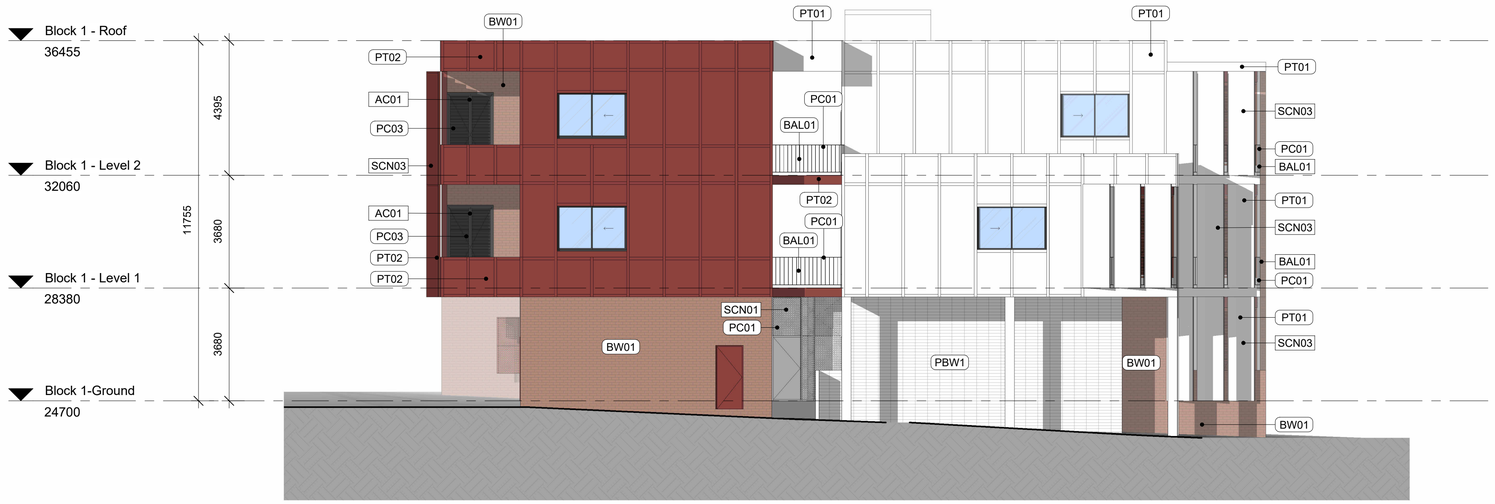
Drawing Title: Elevations - Block 1

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 100	A3.21	F

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Block 1 - South West Elevation

1 : 100



2 Block 1 - North West Elevation

1 : 100

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

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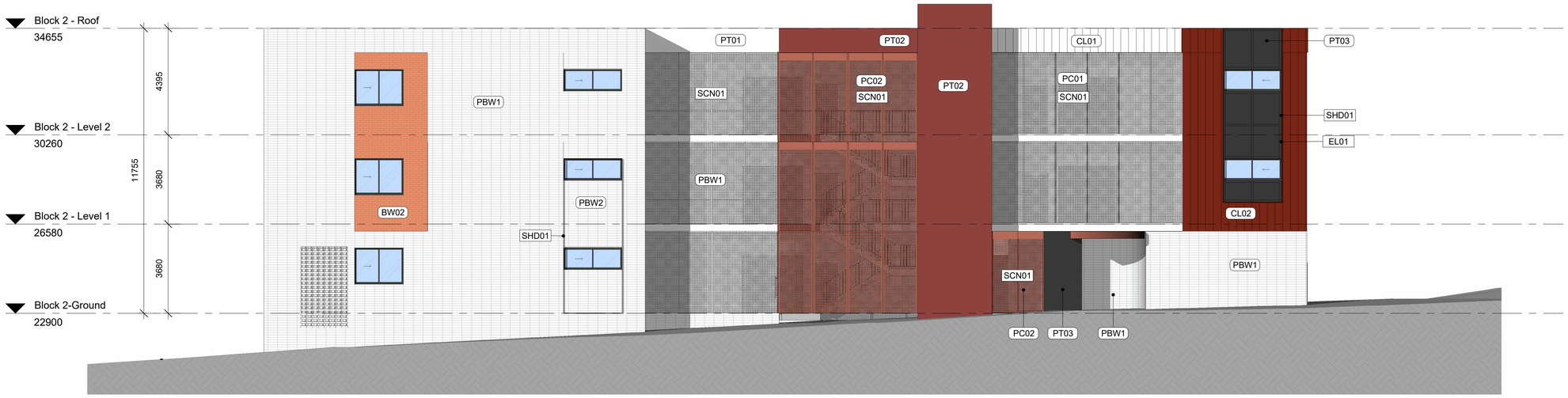
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w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Elevations - Block 1

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 100	A3.22	F



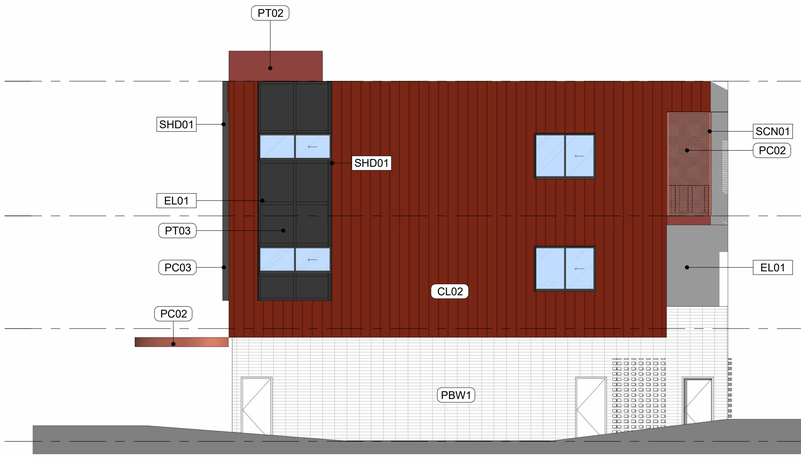
1 Block 2 - South East Elevation

1 : 100



2 Block 2 - South West Elevation

1 : 100



4 Block 2 - North East Elevation

1 : 100



3 Block 2 - North West Elevation

1 : 100

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Elevations - Block 2

designed: AVS
drawn: ML
project no: 25003
scale: 1 : 100 @ A1
drawing no: A3.23
rev: F



1 Block 3 - South West Elevation

1 : 100



2 Block 3 - South East Elevation

1 : 100

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
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SHD01	WINDOW SHROUD
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SS02	HORIZONTRAL WINDOW SUNSHADE

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Elevations - Block 3

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 100 @ A3	24	F



1 Block 3 - North West Elevation
1 : 100



2 Block 3 - North East Elevation
1 : 100

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
17-Feb-2026	33-50194-1

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Project: Bethanie East Parade
Client: Bethanie
Drawing Title: Elevations - Block 3
designed: AVS
drawn: ML

project no	scale	drawing no	rev
25003	1 : 100 @A1	A3.25	G



1 Block 4 - East Elevation
1 : 100

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

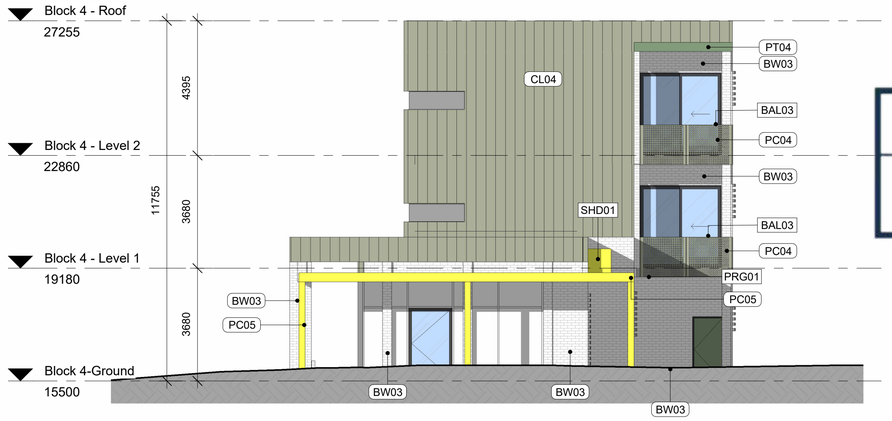
KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

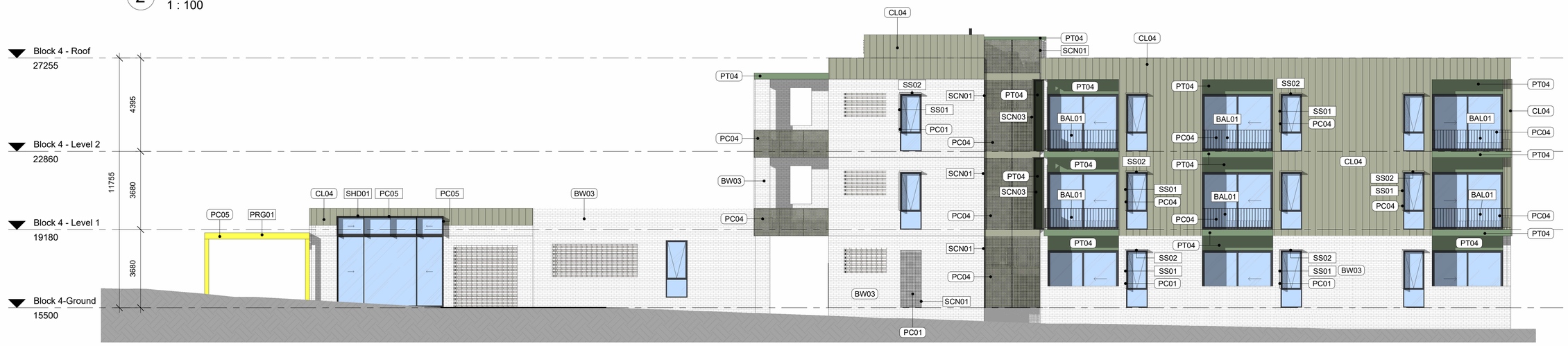
KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE



2 Block 4 - South Elevation
1 : 100



4 Block 4 - North Elevation
1 : 100



3 Block 4 - West Elevation
1 : 100

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DATE 17-Feb-2026

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Elevations - Block 4

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 100	A3.26	G



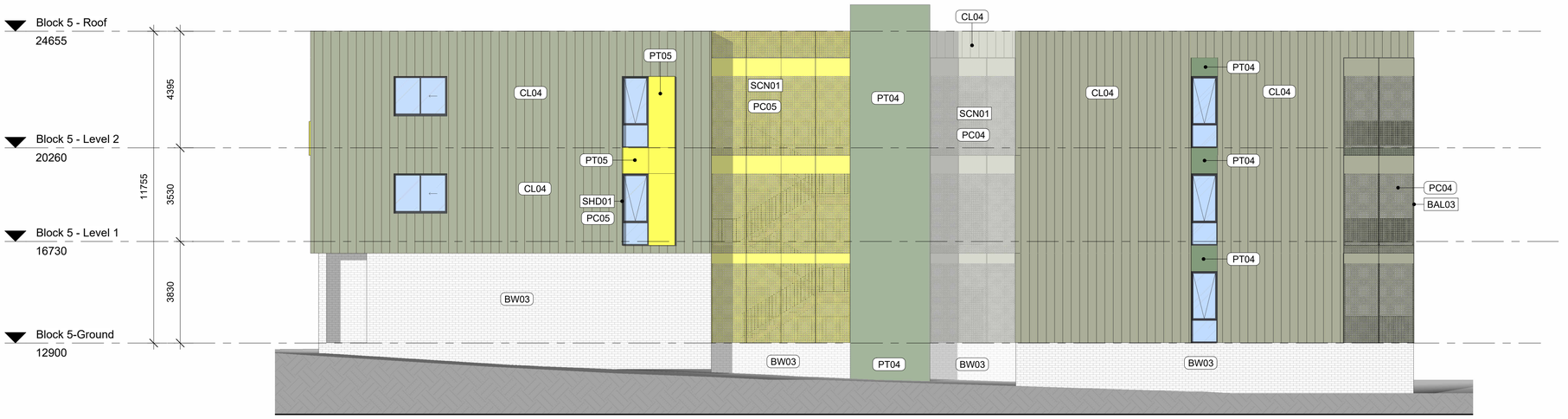
1 Block 5 - South Elevation
1 : 100



2 Block 5 - North Elevation
1 : 100



3 Block 5 - West Elevation
1 : 100



4 Block 5 - East Elevation
1 : 100

KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE

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DATE 17-Feb-2026

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Project: Bethanie East Parade
Client: Bethanie
Drawing Title: Elevations - Block 5

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 100 @ A3	27	F

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DATE 17-Feb-2026

FILE 33-50194-1

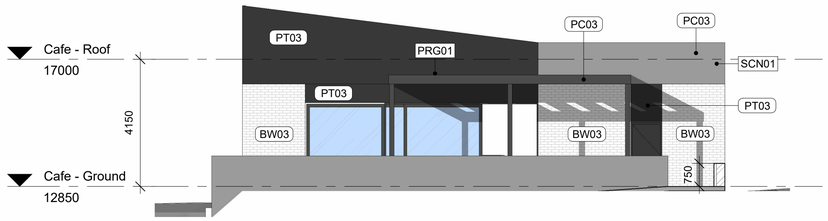
KEY_BRICKWORK	
BW01	FACEBRICK - Red 1
BW02	FACEBRICK - Red 2
BW03	FACEBRICK - Cream
PBW1	PAINTED BRICK - White
PBW2	PAINTED BRICK - Black

KEY_CLADDING	
CL01	VERTICAL METAL CLADDING - WHITE
CL02	VERTICAL METAL CLADDING - RED
CL04	VERTICAL METAL CLADDING - GREEN
EL01	FIBRE CEMENT CLADDING

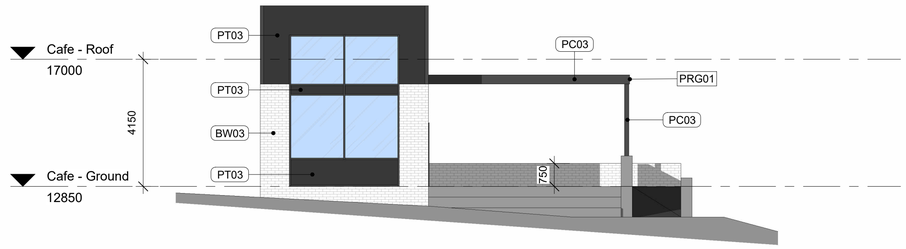
KEY_PAINT	
PT01	WHITE PAINT
PT02	RED PAINT
PT03	BLACK PAINT
PT04	GREEN PAINT
PT05	YELLOW PAINT

KEY_POWDERCOATING	
PC01	POWDERCOAT - WHITE
PC02	POWDERCOAT - RED
PC03	POWDERCOAT - BLACK
PC04	POWDERCOAT - GREEN
PC05	POWDERCOAT - YELLOW

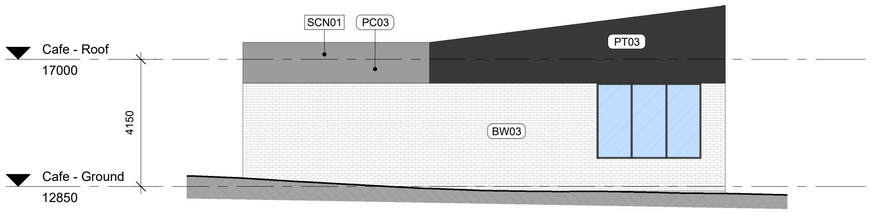
KEY_EXTERNAL FIXTURES	
AC01	AC LOUVRES/ SCREEN
BAL01	VERTICAL METAL BALUSTRADE
BAL02	CURVED PERFORATED ALUMINIUM BALUSTRADE
BAL03	FLAT PERFORATED ALUMINIUM BALUSTRADE
PRG01	PERGOLA STRUCTURE
SCN01	PERFORATED SCREEN
SCN02	VERCIAL BATTEN SCREEN
SCN03	PAINTED FIBRE CEMENT SCREEN
SHD01	WINDOW SHROUD
SS01	VERTICAL WINDOW SUNSHADE
SS02	HORIZONTRAL WINDOW SUNSHADE



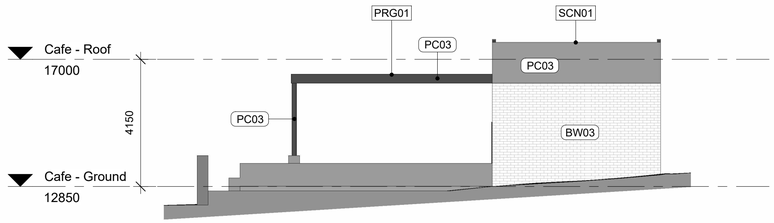
1 Cafe - East Elevation
1 : 100



2 Cafe - South Elevation
1 : 100



3 Cafe - North Elevation
1 : 100



4 Cafe - West Elevation
1 : 100

DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

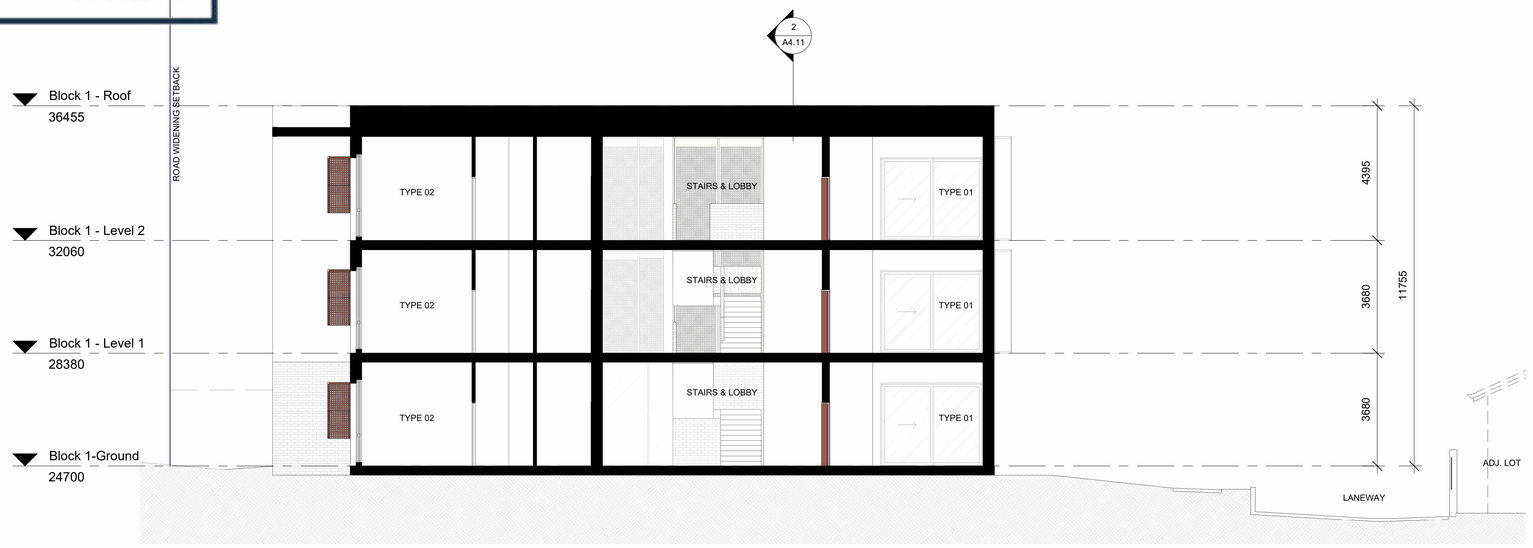
Drawing Title: Elevations - Cafe

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 100	A3.28	E

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Block 1 - Section A-A
1 : 100



2 Block 1 - Section B-B
1 : 100

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E	04/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Sections - Block 1

designed: AVS
drawn: ML/SD

project no	scale	drawing no	rev
25003	1 : 100 @ A1	A4.11	E

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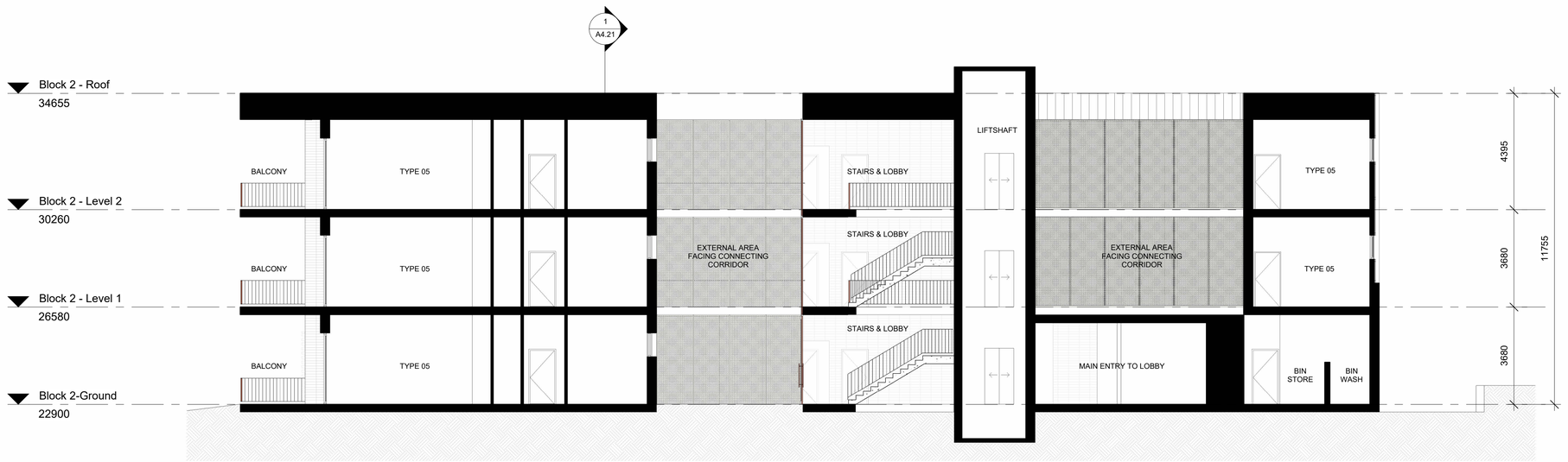
DATE 17-Feb-2026

FILE 33-50194-1



1 Block 2 - Section A-A

1 : 100



2 Block 2 - Section B-B

1 : 100

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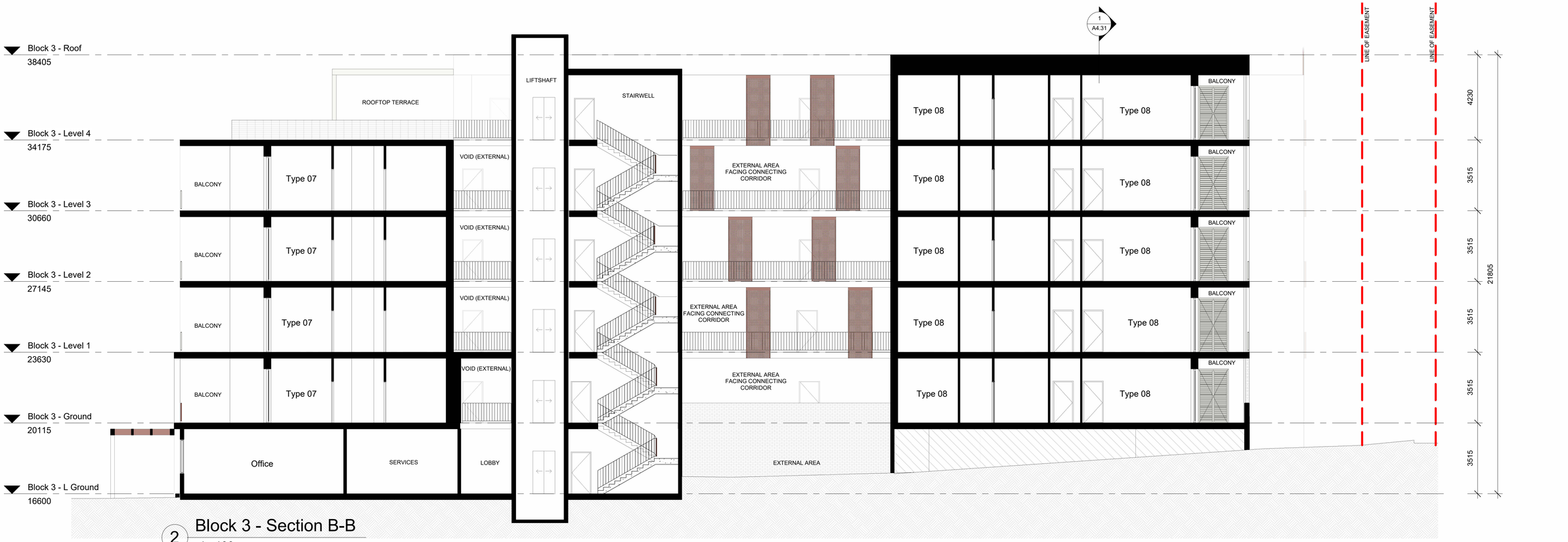
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f: (08) 9316 0498
w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Sections - Block 2

designed	AVS		
drawn	SD		
project no	scale	drawing no	rev
25003	1 : 100	A4.21	F



2 Block 3 - Section B-B

1 : 100



1 Block 3 - Section A-A

1 : 100

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E	04/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Sections - Block 3

designed	drawn	project no	scale	drawing no	rev
AVS	ML/SD	25003	1 : 100 @ A3	A4.31	E

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



1 Block 4 - Section A-A

1 : 100



2 Block 4 - Section B-B

1 : 100

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F	12/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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w: www.mandsarchitecture.com.au

Project: Bethanie East Parade

Client: Bethanie

Drawing Title: Sections - Block 4

designed	AVS		
drawn	ML/SD		
project no	scale	drawing no	rev
25003	1 : 100	A4.41	F

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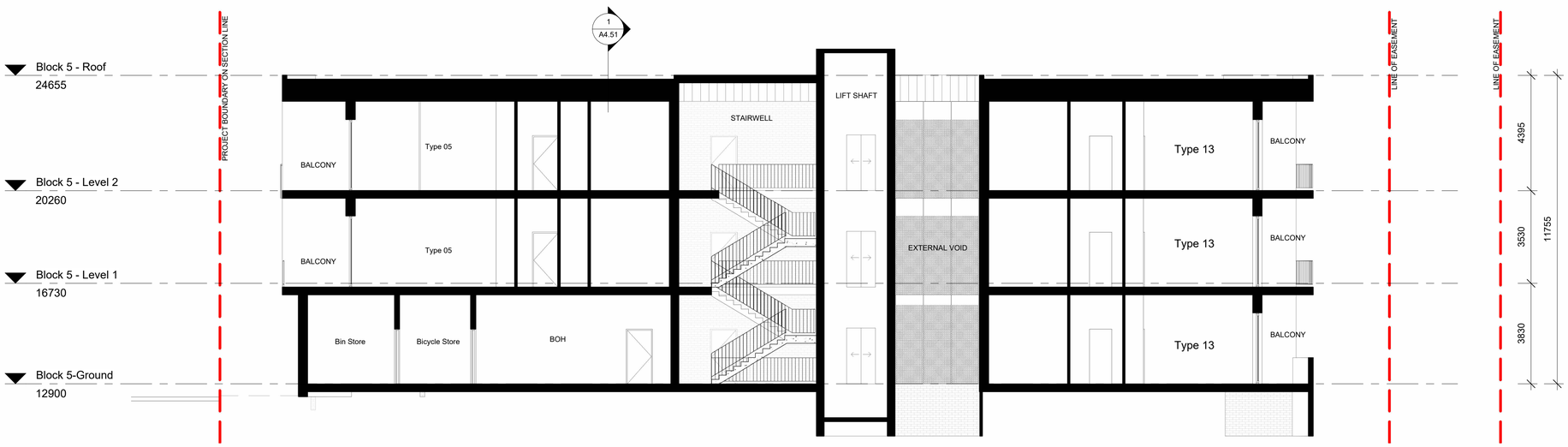
DATE 17-Feb-2026

FILE 33-50194-1



1 Block 5 - Section A-A

1 : 100



2 Block 5 - Section B-B

1 : 100

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E	04/02/2026	ISSUED FOR DEVELOPMENT APPROVAL

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Project: Bethanie East Parade

Client: Bethanie

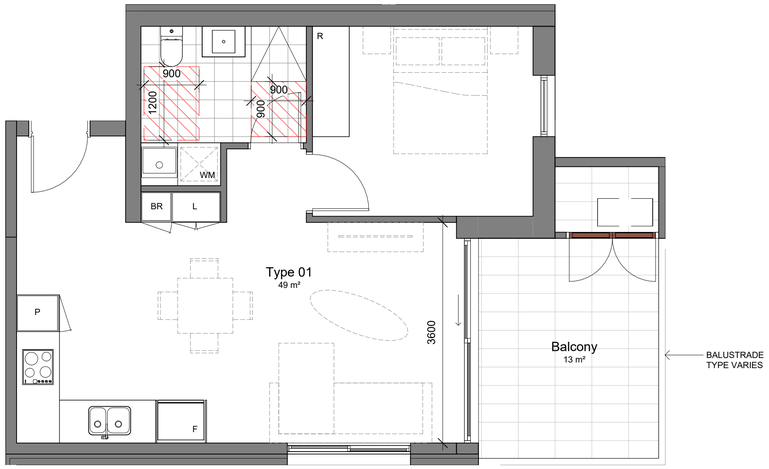
Drawing Title: Sections - Block 5

designed	AVS		
drawn	ML/SD		
project no		scale	drawing no / rev
25003		1 : 100	A4.51 E

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DATE 17-Feb-2026

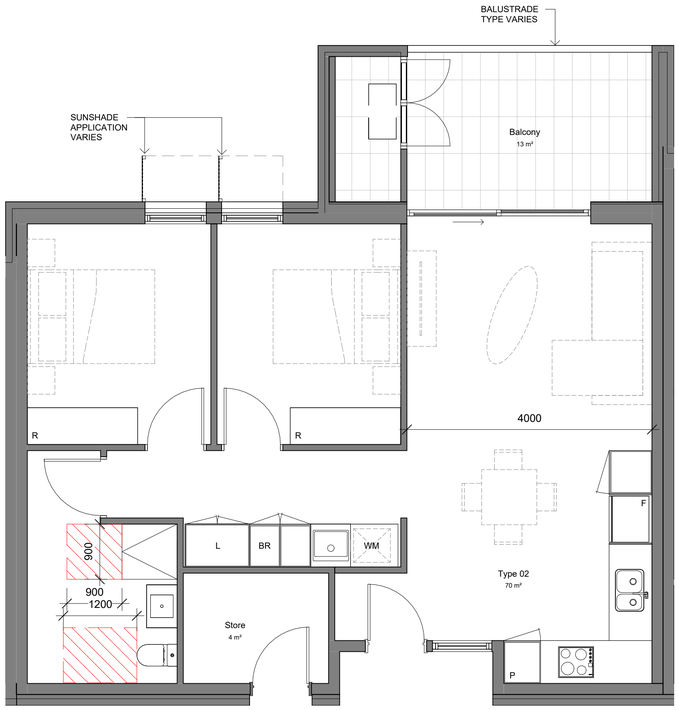
FILE 33-50194-1



Type 01 Apartment	
Name	Level
BLOCK 01	
Type 01	B1-Ground Level
Type 01	B1-Ground Level
Type 01	B1-Level 1
Type 01	B1-Level 1
Type 01	B1-Level 1
Type 01	B1-Level 2
Type 01	B1-Level 2
Grand total: 7	

1 Apartment Type 01 - Plan

1 : 50



Type 02 Apartment	
Name	Level
BLOCK 01	
Type 02	B1-Ground Level
Type 02	B1-Level 1
Type 02	B1-Level 1
Type 02	B1-Level 2
Type 02	B1-Level 2
BLOCK 02	
Type 02	B2-Ground
Type 02	B2-Level 1
Type 02	B2-Level 1
Type 02	B2-Level 2
Type 02	B2-Level 2
BLOCK 03	
Type 02	B3-Ground
Type 02	B3-Ground
Type 02	B3-Level 1
Type 02	B3-Level 1
Type 02	B3-Level 2
Type 02	B3-Level 2
Type 02	B3-Level 3
Type 02	B3-Level 3
Type 02	B3-Level 4
Type 02	B3-Level 4
Grand total: 20	

2 Apartment Type 02 - Plan

1 : 50

DEVELOPMENT APPROVAL

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Client: Bethanie

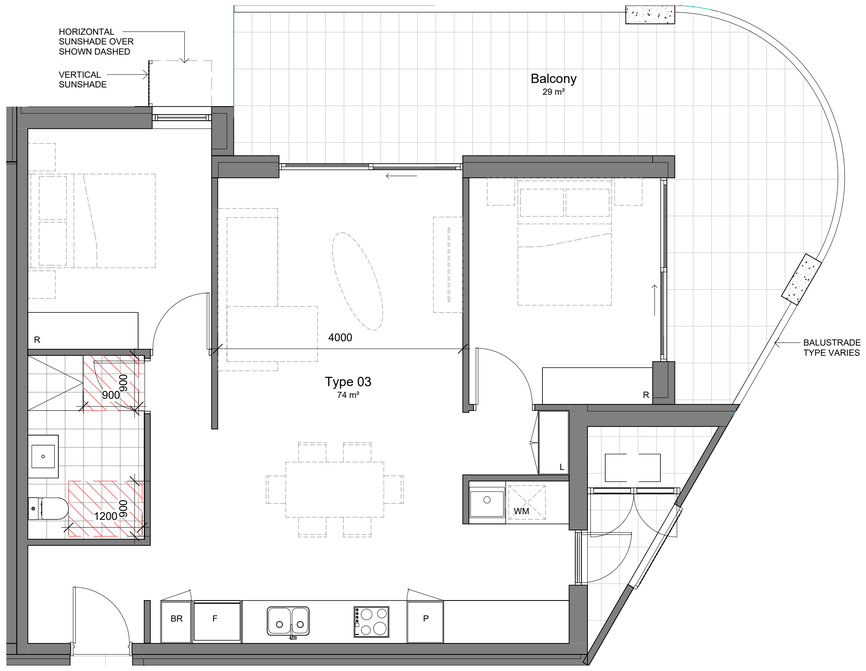
Drawing Title: Apartment Type 01 & 02 - Plans

designed	AVS			
drawn	ML			
project no		scale	drawing no	rev
25003		1 : 50	A8.00	F

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DATE 17-Feb-2026

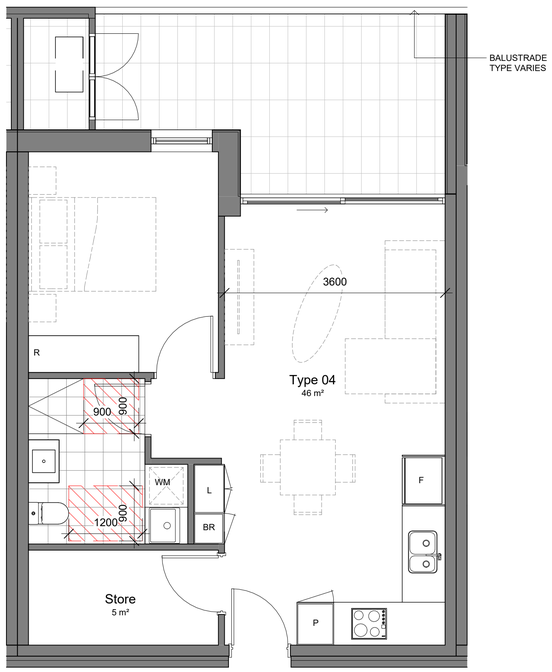
FILE 33-50194-1



Type 03 Apartment	
Name	Level
BLOCK 01	
Type 03	B1-Ground Level
Type 03	B1-Level 1
Type 03	B1-Level 2
Grand total: 3	

3 Apartment Type 03 - Plan

1 : 50



Type 04 Apartment	
Name	Level
BLOCK 02	
Type 04	B2-Ground
Type 04	B2-Ground
Type 04	B2-Ground
Type 04	B2-Level 1
Type 04	B2-Level 1
Type 04	B2-Level 2
Type 04	B2-Level 2
BLOCK 03	
Type 04	B3-Ground
Type 04	B3-Level 1
Type 04	B3-Level 2
Type 04	B3-Level 3
Type 04	B3-Level 4
Grand total: 12	

4 Apartment Type 04 - Plan

1 : 50

DEVELOPMENT APPROVAL

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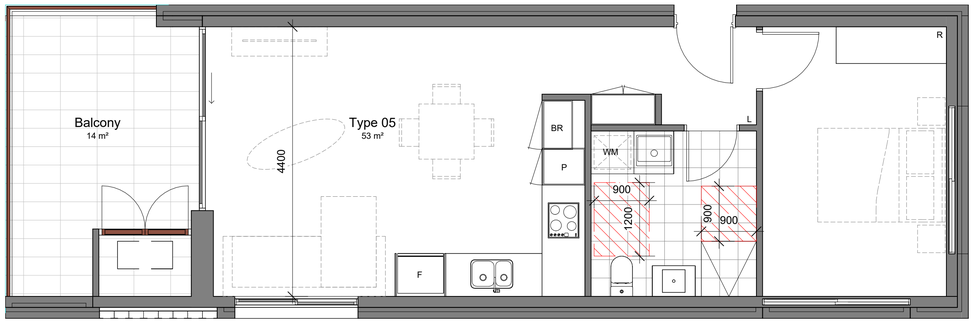
Drawing Title: Apartment Type 03 & 04 - Plans

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 50	A8.01	F

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DATE 17-Feb-2026

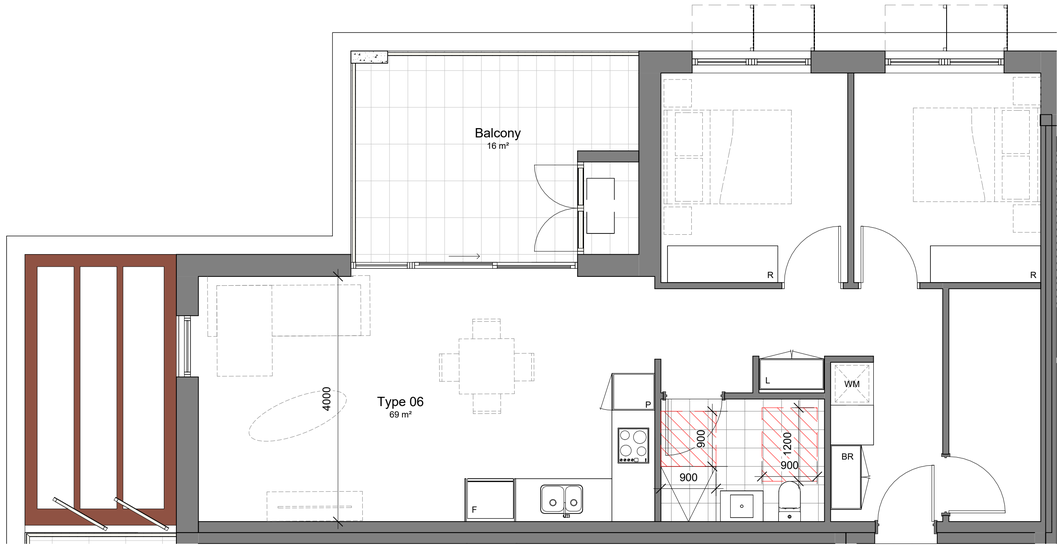
FILE 33-50194-1



5 Apartment Type 05 - Plan

1 : 50

Type 05 Apartment	
Name	Level
BLOCK 02	
Type 05	B2-Ground
Type 05	B2-Level 1
Type 05	B2-Level 1
Type 05	B2-Level 2
Type 05	B2-Level 2
BLOCK 05	
Type 05	B5-Level 1
Type 05	B5-Level 2
Grand total: 7	



6 Apartment Type 06 - Plan

1 : 50

Type 06 Apartment	
Name	Level
BLOCK 03	
Type 06	B3-Ground
Type 06	B3-Level 1
Type 06	B3-Level 2
Type 06	B3-Level 3
Grand total: 4	

DEVELOPMENT APPROVAL

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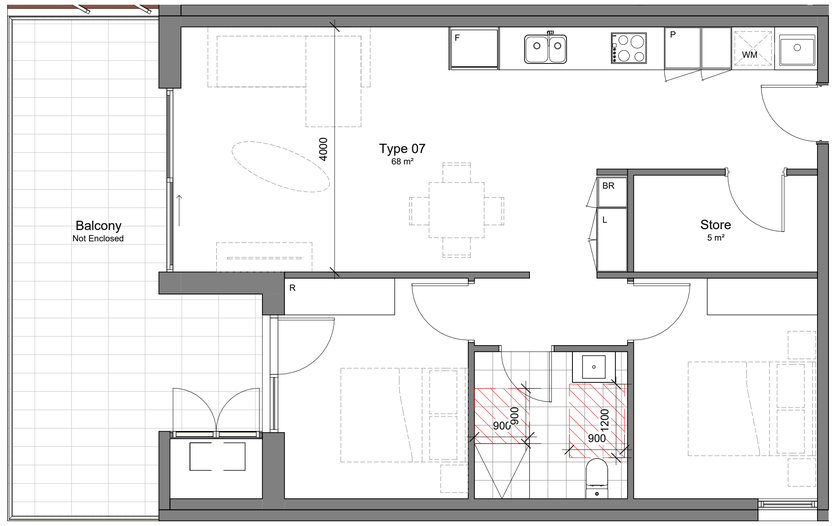
Drawing Title: Apartment Type 05 & 06 - Plans

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 50 @ A3	A8.02	G

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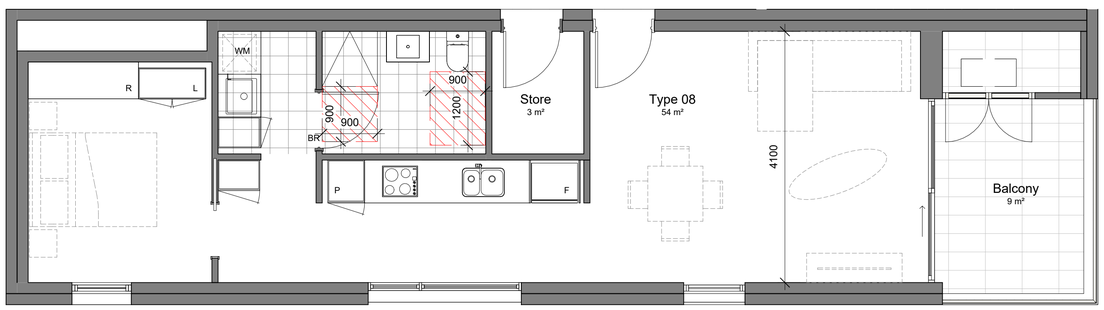
FILE 33-50194-1



Type 07 Apartment	
Name	Level
BLOCK 03	
Type 07	B3-Ground
Type 07	B3-Level 1
Type 07	B3-Level 2
Type 07	B3-Level 3
Grand total: 4	

7 Apartment Type 07 - Plan

1 : 50



Type 08 Apartment	
Name	Level
BLOCK 03	
Type 08	B3-Ground
Type 08	B3-Level 1
Type 08	B3-Level 2
Type 08	B3-Level 3
Type 08	B3-Level 4
Grand total: 5	

8 Apartment Type 08 - Plan

1 : 50

DEVELOPMENT APPROVAL

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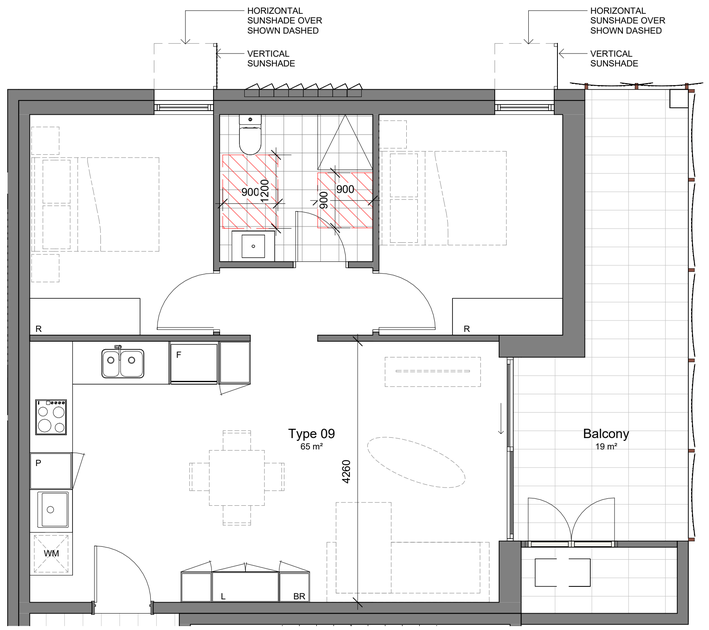
Drawing Title: Apartment Type 07 & 08 - Plans

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 50	A8.03	G

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DATE 17-Feb-2026

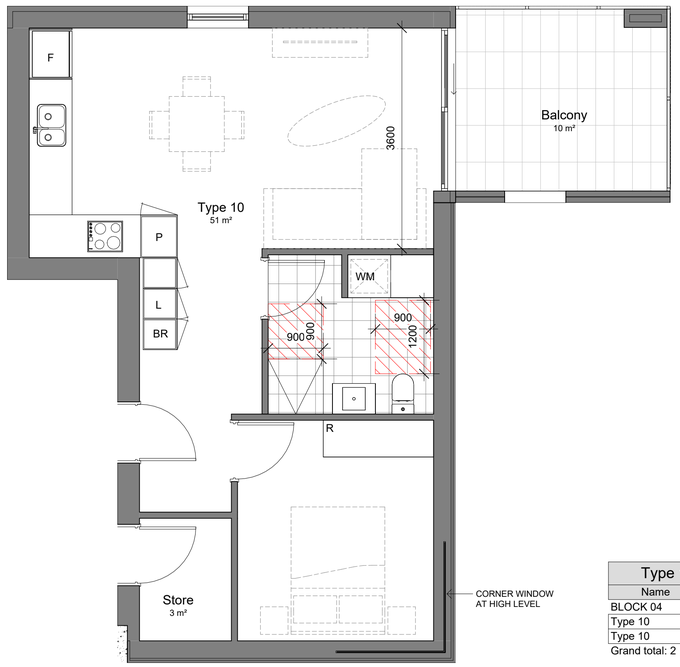
FILE 33-50194-1



Type 09 Apartment	
Name	Level
BLOCK 03	
Type 09	B3-Ground
Type 09	B3-Level 1
Type 09	B3-Level 2
Type 09	B3-Level 3
Type 09	B3-Level 4
Grand total: 5	

9 Apartment Type 09 - Plan

1 : 50



Type 10 Apartment	
Name	Level
BLOCK 04	
Type 10	B4-Level 1
Type 10	B4-Level 2
Grand total: 2	

10 Apartment Type 10 - Plan

1 : 50

DEVELOPMENT APPROVAL

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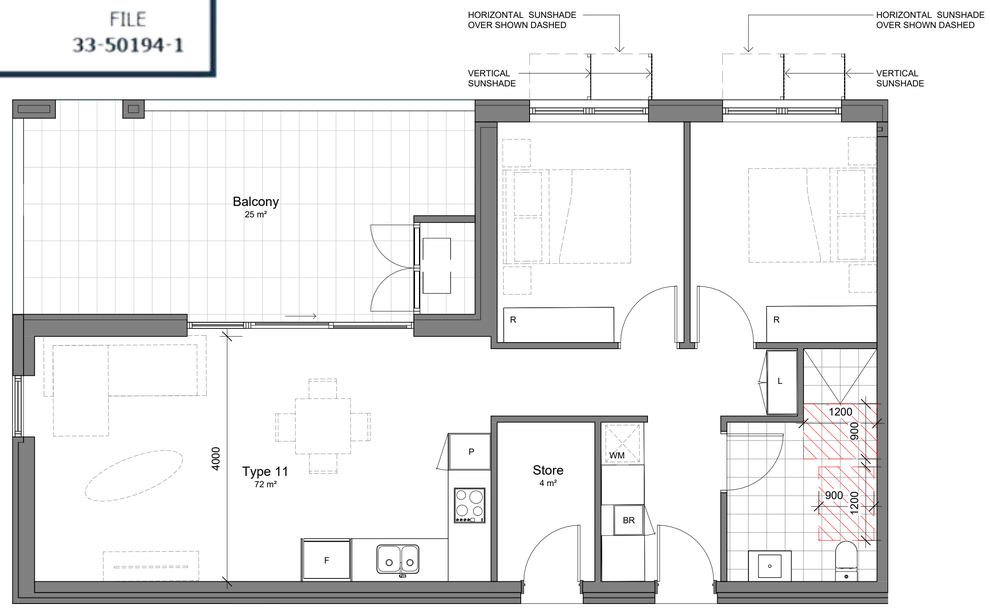
Drawing Title: Apartment Type 09 & 10 - Plans

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 50	A8.04	F

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DATE 17-Feb-2026

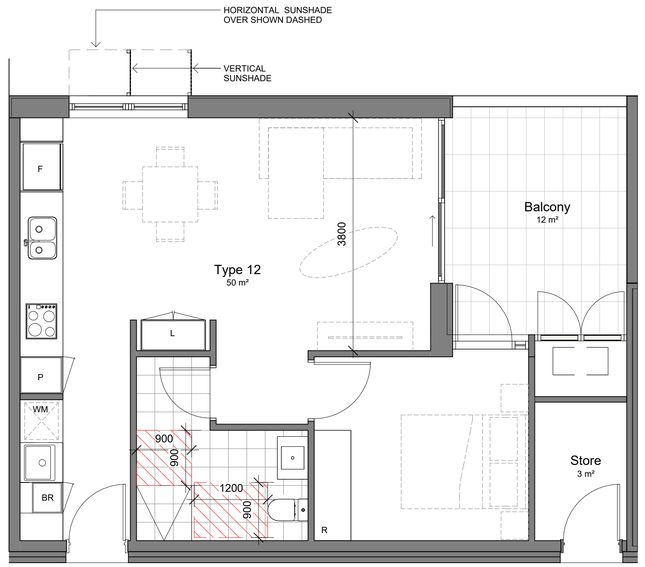
FILE 33-50194-1



Type 11 Apartment	
Name	Level
BLOCK 05	
Type 11	B5-Ground
Type 11	B5-Level 1
Type 11	B5-Level 2
Grand total: 3	

11 Apartment Type 11 - Plan

1 : 50



Type 12 Apartment	
Name	Level
BLOCK 05	
Type 12	B5-Ground
Type 12	B5-Ground
Type 12	B5-Level 1
Type 12	B5-Level 1
Type 12	B5-Level 2
Type 12	B5-Level 2
Grand total: 6	

12 Apartment Type 12 - Plan

1 : 50

DEVELOPMENT APPROVAL

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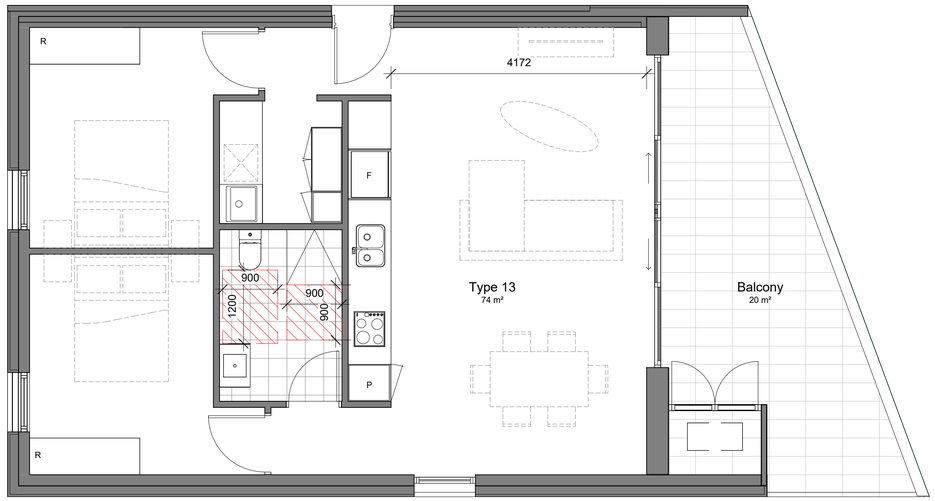
Drawing Title: Apartment Type 11 & 12 - Plans

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 50	A8.05	F

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DATE 17-Feb-2026

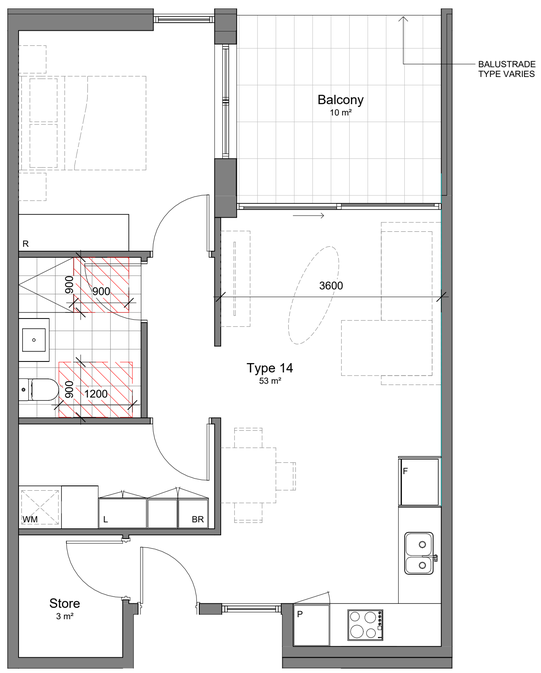
FILE 33-50194-1



Type 13 Apartment	
Name	Level
BLOCK 05	
Type 13	B5-Ground
Type 13	B5-Level 1
Type 13	B5-Level 2
Grand total: 3	

13 Apartment Type 13 - Plan

1 : 50



Type 14 Apartment	
Name	Level
BLOCK 04	
Type 14	B4-Ground Level
Type 14	B4-Ground Level
Type 14	B4-Ground Level
Type 14	B4-Level 1
Type 14	B4-Level 1
Type 14	B4-Level 1
Type 14	B4-Level 2
Type 14	B4-Level 2
Type 14	B4-Level 2
Grand total: 9	

14 Apartment Type 14 - Plan

1 : 50

DEVELOPMENT APPROVAL

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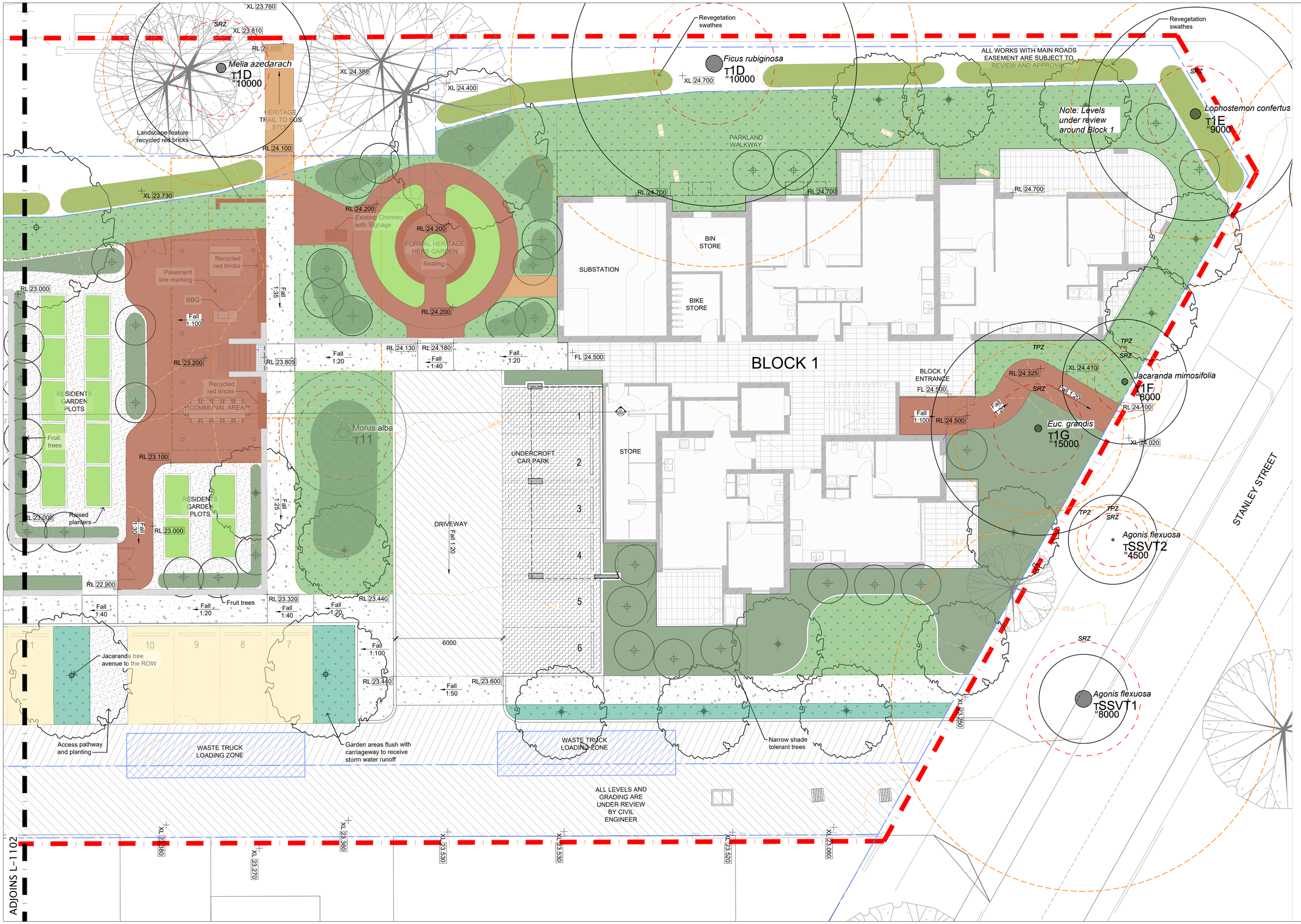
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Client: Bethanie

Drawing Title: Apartment Type 13 & 14 - Plan

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	1 : 50	A8.06	F



LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- RL 00.000 — Raised Level
- Existing Contour
- Design Contour
- Site Fencing
- Storm Water Drain
- Proposed Tree
- Proposed Small Tree
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- T 01 — Existing Tree to Remain
- SRZ - Structural Root Zone; TPZ - Tree Protection Zone
- Concrete Pavement
- Feature Concrete Pavement
- Asphalt Pavement
- Permeable Pavement
- Impermeable Pavement
- Loose Gravel
- Compacted Gravel
- Elevated Decking
- Natural Mulch
- Playground Mulch
- Irrigated Lawn
- Rain Garden
- Curated Gardens
- Native Planting Swathes
- Revegetation Planting (No Irrigation)
- Retaining Wall
- Red Brick Wall
- Waste Truck Loading Zone

NOTES
All drainage and grading information is indicative only and subject to review and coordination with Civil and Hydraulic Engineers.

Existing Trees shown to be retained are subject to further investigation by Arborist and detailed design of roads, levels and structures.

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NOTES

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 17-Feb-2026
FILE 33-50194-1

REV NO	DATE	DESCRIPTION	REV NO	DATE	DESCRIPTION
00	24.07.25	Issued for Coordination	L	04.02.26	Development Application
F	31.07.25	Issued for Coordination			
G	06.08.25	Issued for Review			
H	05.09.25	Issued for Coordination			
I	12.09.25	Development Application - Draft			
J	25.09.25	Development Application			
K	29.01.26	Development Application - Draft			

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN - SHEET 01

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-1101	L

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DATE 17-Feb-2026
FILE 33-50194-1

GUILDFORD ROAD

XL 22.350
XL 19.890
XL 21.530
XL 22.640
XL 23.111
RL 23.000
FL 22.500
RL 22.440
RL 22.275
RL 21.405
RL 20.450
RL 20.670
RL 19.870
XL 21.680
XL 20.210
XL 20.530
XL 20.660
XL 21.220
XL 21.310
XL 21.400
XL 21.790
XL 21.980
XL 22.230
XL 22.600
XL 22.990

Revegetation swathes

ALL WORKS WITH MAIN ROADS EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL

PARKLAND WALKWAY

Medium sized Eucalyptus trees around carpark

EXERCISE TRAIL

CAR PARK

Fall 1:40

Fall

GARDEN SHED

BIKE STORE

BIN STORE

BLOCK 2

BLOCK 2 ENTRANCE

TERRACED GARDENS

Visitor Bikes

TPZ

SRZ

Landing threshold

Fall 1:20
Fall 1:30
Fall 1:40
1500
2600

Jacaranda tree avenue to the ROW

Jacaranda mimosifolia
T01
H 10000

Garden areas flush with carriageway to receive storm water runoff

ALL LEVELS AND GRADING ARE UNDER REVIEW BY CIVIL ENGINEER

ADJOINS L-1103

ADJOINS L-1101

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- RL 00.000 Raised Level
- Existing Contour
- Design Contour
- Site Fencing
- Storm Water Drain
- Proposed Tree
- Proposed Small Tree
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
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- Feature Concrete Pavement
- Asphalt Pavement
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- Impermeable Pavement
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- Compacted Gravel
- Elevated Decking
- Natural Mulch
- Playground Mulch
- Irrigated Lawn
- Rain Garden
- Curated Gardens
- Native Planting Swathes
- Revegetation Planting (No Irrigation)
- Retaining Wall
- Red Brick Wall
- Waste Truck Loading Zone

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NOTES

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00	24.07.25	Issued for Coordination	L	04.02.26	Development Application
F	31.07.25	Issued for Coordination			
G	06.08.25	Issued for Review			
H	05.09.25	Issued for Coordination			
I	12.09.25	Development Application - Draft			
J	25.09.25	Development Application			
K	29.01.26	Development Application - Draft			

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN - SHEET 02

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-1102	L

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026 FILE 33-50194-1

ALL WORKS WITH MAIN ROADS EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL

Revegetation swathes

PARKLAND WALKWAY

Large canopy tree

SEWER EASEMENT

BLOCK 3

OFFICE

BIN STORE

BIKE STORE

LOWER GROUND FLOOR PLAN

UPPER GROUND FLOOR PLAN

BLOCK 3 ENTRANCE

Visitor Bikes

Narrow shade gardens

Jacaranda tree avenue to the ROW

Garden areas flush with carriageway to receive storm water runoff

TPZ

SRZ

Jacaranda mimosifolia

T3

ONE WAY TRAFFIC POINT

ALL LEVELS AND GRADING ARE UNDER REVIEW BY CIVIL ENGINEER

WASTE TRUCK LOADING ZONE

CAR PARK

ADJOINS L-1104

ADJOINS L-1102

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- Raised Level
- Existing Contour
- Design Contour
- Site Fencing
- Storm Water Drain
- Proposed Tree
- Proposed Small Tree
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- Existing Tree to Remain
- SRZ - Structural Root Zone / TPZ - Tree Protection Zone
- Concrete Pavement
- Feature Concrete Pavement
- Asphalt Pavement
- Permeable Pavement
- Impermeable Pavement
- Loose Gravel
- Compacted Gravel
- Elevated Decking
- Natural Mulch
- Playground Mulch
- Irrigated Lawn
- Rain Garden
- Curated Gardens
- Native Planting Swathes
- Revegetation Planting (No Irrigation)
- Retaining Wall
- Red Brick Wall
- Waste Truck Loading Zone

NOTES
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Existing Trees shown to be retained are subject to further investigation by Arborist and detailed design of roads, levels and structures.

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PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN - SHEET 03

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-1103	

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026 FILE 33-50194-1

GUILDFORD ROAD

ALL WORKS WITH MAIN ROADS EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL

Mixed Tree Group T10

Revegetation swathes

Large canopy trees where space permits

Picnic Seating area

Line of Pergola

Eucalyptus grandis T8 H24000

Eucalyptus camaldulensis T7 9000

Eucalyptus camaldulensis T9 H23000

Eucalyptus camaldulensis T12C H20000

Eucalyptus camaldulensis T12B H20000

Eucalyptus camaldulensis T12A 21000

Small and medium trees to create lower canopy under existing trees

COMMUNAL SPACE

Morus alba T11

Transplant Mulberry Tree to northern portion of the site

Raised planter

Covered walkway

Parallel parking to Community space

PARKLAND

BLOCK 3

OFFICE

BIN STORE

FORECOURT

BLOCK 3 ENTRANCE

Narrow shade gardens

Jacaranda tree avenue to the ROW

Visitor bikes

WASTE TRUCK LOADING ZONE

Garden areas flush with carriageway to receive storm water runoff

ALL LEVELS AND GRADING ARE UNDER REVIEW BY CIVIL ENGINEER

ADJOINS L-1105

ADJOINS L-1103

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- RL 00.000 Raised Level
- Existing Contour
- Design Contour
- Site Fencing
- Storm Water Drain
- Proposed Tree
- Proposed Small Tree
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- T 01 Existing Tree to Remain
- SRZ - Structural Root Zone, TPZ - Tree Protection Zone
- Concrete Pavement
- Feature Concrete Pavement
- Asphalt Pavement
- Permeable Pavement
- Impermeable Pavement
- Loose Gravel
- Compacted Gravel
- Elevated Decking
- Natural Mulch
- Playground Mulch
- Irrigated Lawn
- Rain Garden
- Curated Gardens
- Native Planting Swathes
- Revegetation Planting (No Irrigation)
- Retaining Wall
- Red Brick Wall
- Waste Truck Loading Zone

NOTES
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L	04.02.26	Development Application

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN - SHEET 04

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-1104	L

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026 FILE 33-50194-1

EAST PARADE

ALL WORKS WITH MAIN ROADS EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL

Revegetation swathes

Revegetation swathes

Revegetation swathes

BLOCK 4

BIKE STORE

BIN STORE

BLOCK 4 ENTRANCE

COMMUNAL SPACE

Small and medium trees to create lower canopy under existing trees

Euc. camaldulensis T12D "20000

Euc. camaldulensis T12E "20000

Euc. camaldulensis T12C "20000

Euc. camaldulensis T12B "20000

Euc. camaldulensis T12A "21000

Morus alba T11

TPZ

SRZ

Fall 1:20

Fall 1:24

Fall 1:40

Fall 1:38

RL 14.120

RL 14.515

RL 15.000

RL 14.025

RL 13.560

RL 15.500

15.680

69 68 67 66 65 64 63 62 61 60

1 2 3

Covered walkway

Raised planter

Parallel parking to Community Space

Painted linemarking

WASTE TRUCK LOADING ZONE

ONE WAY TRAFFIC POINT

ALL LEVELS AND GRADING ARE UNDER REVIEW BY CIVIL ENGINEER

8000

ADJOINS L-1106

ADJOINS L-1104

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- RL 00.000 Raised Level
- Existing Contour
- Design Contour
- Site Fencing
- Storm Water Drain
- Proposed Tree
- Proposed Small Tree
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- T 01 Existing Tree to Remain
- SRZ - Structural Root Zone TPZ - Tree Protection Zone
- Concrete Pavement
- Feature Concrete Pavement
- Asphalt Pavement
- Permeable Pavement
- Impermeable Pavement
- Loose Gravel
- Compacted Gravel
- Elevated Decking
- Natural Mulch
- Playground Mulch
- Irrigated Lawn
- Rain Garden
- Curated Gardens
- Native Planting Swathes
- Revegetation Planting (No Irrigation)
- Retaining Wall
- Red Brick Wall
- Waste Truck Loading Zone

NOTES

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PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN - SHEET 05

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-1105	

EAST PARADE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026 | FILE 33-50194-1

TPZ
SRZ
Euc. botryoides T16 H22000
TPZ
Revegetation swathes
ALL WORKS WITH MAIN ROADS EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL
Revegetation swathes
RL 12.500
CAFE
SERVERY
CAFE
RL 12.775
Fall 1:80
Landscape to parkland
PLAY SPACE
Euc. camaldulensis T20 H33000
XL 11.580
TPZ
BRIDGE WALKWAY
RL 12.000
SRZ
XL 11.670
Euc. camaldulensis T18 H27000
Note: Design levels in this zone are under review
Native tree avenue to the ROW
RL 12.000
Fall 1:20
RL 12.700
RL 12.500
RL 12.145
Fall 1:20
Fall 1:20
1600
Fall 1:25
CAR PARK
6000
DDA bay and flush pram ramp threshold
Painted linemarking
78
75
76
77
74
73
72
71
70
85
84
83
82
81
80
79
TPZ
Visitor bikes
SRZ
XL 12.1
Note: Tree #15 Retention is subject to Review by Arborist and Civil Engineer. Replacement options to be considered.
Euc. c subsp. obtusa T15 H24000
XL 13.090
XL 12.850
XL 12.720
XL 12.630
XL 12.950
ALL LEVELS AND GRADING ARE UNDER REVIEW BY CIVIL ENGINEER
Fall 1:35
Fall 1:15
3950
ONE WAY TRAFFIC POINT
Fall
6000
Encroachment on SRZ under review by project Arborist.
XL 10.590
XL 10.510
PAKENHAM STREET
LOADING ZONE
ADJOINS L-1107
ADJOINS L-1105

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- RL 00.000 Raised Level
- 28.0 Existing Contour
- 16.6 / 16.5 Design Contour
- Site Fencing
- Storm Water Drain
- Proposed Tree
- Proposed Small Tree
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- T 01 Existing Tree to Remain
- SRZ - Structural Root Zone; TPZ - Tree Protection Zone
- Concrete Pavement
- Feature Concrete Pavement
- Asphalt Pavement
- Permeable Pavement
- Impermeable Pavement
- Loose Gravel
- Compacted Gravel
- Elevated Decking
- Natural Mulch
- Playground Mulch
- Irrigated Lawn
- Rain Garden
- Curated Gardens
- Native Planting Swathes
- Revegetation Planting (No Irrigation)
- Retaining Wall
- Red Brick Wall
- Waste Truck Loading Zone

NOTES
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PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN - SHEET 06

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-1106	L

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1

EAST PARADE

EAST PARADE

GARDINER STREET

ALL WORKS WITH MAIN ROADS EASEMENT ARE SUBJECT TO REVIEW AND APPROVAL

Revegetation swathes

Revegetation swathes

Revegetation swathes

Filtered screen of vegetation

TPZ

SRZ

T22B *Melaleuca linariifolia* ⌀10000

T22A ⌀10000

BLOCK 5

BLOCK 5 ENTRANCE

RL 12.900

FL 12.900

Fall 1:100

RL 12.850

BIN STORE

BIKE STORE

Fall 1:30

XL 12.840

XL 12.650

RL 12.700

Fall 1:35

Seating Nook RL 12.060

Native tree avenue to the ROW

93 92 91 90 89 88 87 86

RL 12.000

Fall 1:40

1600

WASTE TRUCK LOADING ZONE

2469

6000

XL 12.450

Fall 1:30

Fall 1:25

ALL LEVELS AND GRADING ARE UNDER REVIEW BY CIVIL ENGINEER

XL 11.660

XL 11.480

XL 11.320

ROW

XL 10.860

Fall 1:4

XL 10.590

XL 10.510

WATER CORPORATION EASEMENT

Elevated play structures

XL 11.490

Euc. botryoides T21 ⌀24000

Euc. camaldulensis T20 ⌀33000

XL 11.580

PLAY SPACE

Filtered screen of vegetation

BRIDGE WALKWAY

XL 11.340

Fall 1:4

Euc. camaldulensis T18 ⌀27000

XL 11.670

Encroachment on SRZ under review by project Arborist.

ADJOINS L-1106

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- RL 00.000 Raised Level
- 26.0 Existing Contour
- 16.6 / 16.5 Design Contour
- Site Fencing
- Storm Water Drain
- Proposed Tree
- Proposed Small Tree
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- T 01 Existing Tree to Remain
- SRZ - Structural Root Zone / TPZ - Tree Protection Zone
- Concrete Pavement
- Feature Concrete Pavement
- Asphalt Pavement
- Permeable Pavement
- Impermeable Pavement
- Loose Gravel
- Compacted Gravel
- Elevated Decking
- Natural Mulch
- Playground Mulch
- Irrigated Lawn
- Rain Garden
- Curated Gardens
- Native Planting Swathes
- Revegetation Planting (No Irrigation)
- Retaining Wall
- Red Brick Wall
- Waste Truck Loading Zone

NOTES

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PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
LANDSCAPE PLAN - SHEET 07

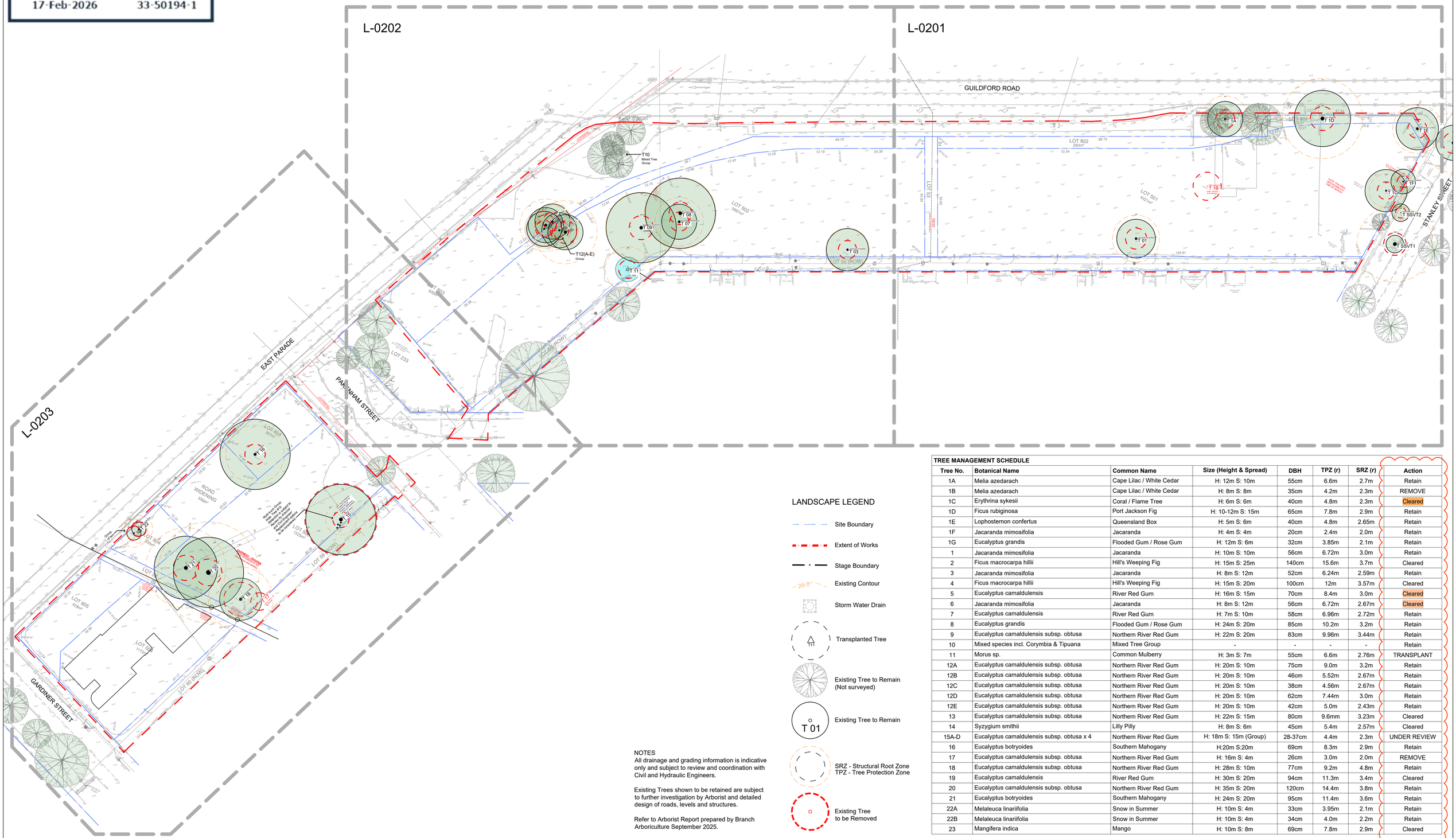
DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:100 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-1107	L

N

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
17-Feb-2026	33-50194-1



LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- Existing Contour
- Storm Water Drain
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- T 01 — Existing Tree to Remain
- SRZ - Structural Root Zone / TPZ - Tree Protection Zone
- Existing Tree to be Removed

NOTES
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Refer to Arborist Report prepared by Branch Arboriculture September 2025.

TREE MANAGEMENT SCHEDULE

Tree No.	Botanical Name	Common Name	Size (Height & Spread)	DBH	TPZ (r)	SRZ (r)	Action
1A	Melia azedarach	Cape Lilac / White Cedar	H: 12m S: 10m	55cm	6.6m	2.7m	Retain
1B	Melia azedarach	Cape Lilac / White Cedar	H: 8m S: 8m	35cm	4.2m	2.3m	REMOVE
1C	Erythrina sykesii	Coral / Flame Tree	H: 6m S: 6m	40cm	4.8m	2.3m	Cleared
1D	Ficus rubiginosa	Port Jackson Fig	H: 10-12m S: 15m	65cm	7.8m	2.9m	Retain
1E	Lophostemon confertus	Queensland Box	H: 5m S: 6m	40cm	4.8m	2.65m	Retain
1F	Jacaranda mimosifolia	Jacaranda	H: 4m S: 4m	20cm	2.4m	2.0m	Retain
1G	Eucalyptus grandis	Flooded Gum / Rose Gum	H: 12m S: 6m	32cm	3.85m	2.1m	Retain
1	Jacaranda mimosifolia	Jacaranda	H: 10m S: 10m	56cm	6.72m	3.0m	Retain
2	Ficus macrocarpa hillii	Hill's Weeping Fig	H: 15m S: 25m	140cm	15.6m	3.7m	Cleared
3	Jacaranda mimosifolia	Jacaranda	H: 8m S: 12m	52cm	6.24m	2.59m	Retain
4	Ficus macrocarpa hillii	Hill's Weeping Fig	H: 15m S: 20m	100cm	12m	3.57m	Cleared
5	Eucalyptus camaldulensis	River Red Gum	H: 16m S: 15m	70cm	8.4m	3.0m	Cleared
6	Jacaranda mimosifolia	Jacaranda	H: 8m S: 12m	56cm	6.72m	2.67m	Cleared
7	Eucalyptus camaldulensis	River Red Gum	H: 7m S: 10m	58cm	6.96m	2.72m	Retain
8	Eucalyptus grandis	Flooded Gum / Rose Gum	H: 24m S: 20m	85cm	10.2m	3.2m	Retain
9	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 22m S: 20m	83cm	9.96m	3.44m	Retain
10	Mixed species incl. Corymbia & Tipuana	Mixed Tree Group	-	-	-	-	Retain
11	Morus sp.	Common Mulberry	H: 3m S: 7m	55cm	6.6m	2.76m	TRANSPLANT
12A	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	75cm	9.0m	3.2m	Retain
12B	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	46cm	5.52m	2.67m	Retain
12C	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	38cm	4.56m	2.67m	Retain
12D	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	62cm	7.44m	3.0m	Retain
12E	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 20m S: 10m	42cm	5.0m	2.43m	Retain
13	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 22m S: 15m	80cm	9.6mm	3.23m	Cleared
14	Syzygium smithii	Lilly Pilly	H: 8m S: 6m	45cm	5.4m	2.57m	Cleared
15A-D	Eucalyptus camaldulensis subsp. obtusa x 4	Northern River Red Gum	H: 18m S: 15m (Group)	28-37cm	4.4m	2.3m	UNDER REVIEW
16	Eucalyptus botryoides	Southern Mahogany	H:20m S:20m	69cm	8.3m	2.9m	Retain
17	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 16m S: 4m	26cm	3.0m	2.0m	REMOVE
18	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 28m S: 10m	77cm	9.2m	4.8m	Retain
19	Eucalyptus camaldulensis	River Red Gum	H: 30m S: 20m	94cm	11.3m	3.4m	Cleared
20	Eucalyptus camaldulensis subsp. obtusa	Northern River Red Gum	H: 35m S: 20m	120cm	14.4m	3.8m	Retain
21	Eucalyptus botryoides	Southern Mahogany	H: 24m S: 20m	95cm	11.4m	3.6m	Retain
22A	Melaleuca linariifolia	Snow in Summer	H: 10m S: 4m	33cm	3.95m	2.1m	Retain
22B	Melaleuca linariifolia	Snow in Summer	H: 10m S: 4m	34cm	4.0m	2.2m	Retain
23	Mangifera indica	Mango	H: 10m S: 8m	69cm	7.8m	2.9m	Cleared

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NOTES

REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION
B	12.02.26	DEVELOPMENT APPLICATION

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
TREE MANAGEMENT PLAN OVERALL SITE & PAGE SETOUT

DRAWN BY	PLOT DATE	SCALE @ A1
JM	**12.02.2026**	**1:500 @ A1**

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	**16667**	L-0200	**B**

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1

GUILDFORD ROAD

LOT 802
280m²

LOT 801
125m²

LOT 501
4321m²

LOT 53

STANLEY STREET

T 1A Melia azedarach

T 1B Melia azedarach
Note: Tree #1B to be removed

T 01 Jacaranda mimosifolia

T 1D Ficus rubiginosa

T 1E Corymbia ficifolia

T SSVT3 Agonis flexuosa

T 1F Jacaranda mimosifolia

T 1G Euc. grandis

T SSVT2 Agonis flexuosa

T SSVT1 Agonis flexuosa

NOTE: THIS AREA INACCESSIBLE AT TIME OF SURVEY.

ADJOINS L–0202

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- Existing Contour
- Storm Water Drain
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- Existing Tree to Remain (T 01)
- SRZ - Structural Root Zone / TPZ - Tree Protection Zone
- Existing Tree to be Removed

NOTES

All drainage and grading information is indicative only and subject to review and coordination with Civil and Hydraulic Engineers.

Existing Trees shown to be retained are subject to further investigation by Arborist and detailed design of roads, levels and structures.

Refer to Arborist Report prepared by Branch Arboriculture September 2025.

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western australia 6017
telephone +61 8 9441 0200
facsimile +61 8 9441 0201
enq@tdl.com.au

NOTES

REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
TREE MANAGEMENT PLAN PART 01

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:250 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-0201	A

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
17-Feb-2026	33-50194-1

GUILDFORD ROAD

EAST PARADE

PAKENHAM STREET

ADJOINS L-0203

ADJOINS L-0201

LOT 803
939m²

LOT 233

LOT 502
3987m²

LOT 53

LOT 55 (ROW)

T10
Mixed Tree Group

T12(A-E)
Group

T 09
23000

T 08

T 07

T 03

T 11
H 3500

Transplant Mulberry
Tree to northern portion of the site

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- Existing Contour (29.0)
- Storm Water Drain
- Transplanted Tree (T11)
- Existing Tree to Remain (Not surveyed)
- Existing Tree to Remain (T 01)
- SRZ - Structural Root Zone / TPZ - Tree Protection Zone
- Existing Tree to be Removed

NOTES
All drainage and grading information is indicative only and subject to review and coordination with Civil and Hydraulic Engineers.

Existing Trees shown to be retained are subject to further investigation by Arborist and detailed design of roads, levels and structures.

Refer to Arborist Report prepared by Branch Arboriculture September 2025.

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REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

SHEET TITLE
TREE MANAGEMENT PLAN PART 02

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:250 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-0202	A

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE	FILE
17-Feb-2026	33-50194-1

EAST PARADE

GARDINER STREET

PAKENHAM STREET

ROAD WIDENING 356m²

LOT 805 428m²

LOT 804 209m²

LOT 804 361m²

LOT 803 939m²

LOT 504 1172m²

LOT 504 1525m²

LOT 233

LOT 60 (ROW)

LOT 59 (ROW)

ADJOINS L-0202

Group of two

T 22

T 16

T 21

T 20

T 18

T 17
Note: Tree #17 to be removed

T 15

Multi-trunk Group.
Note: Tree #15 Retention is subject to Review by Arborist and Civil Engineer. Replacement options to be considered.

Note: Tree #15 Retention is subject to Review by Arborist and Civil Engineer. Replacement options to be considered.

EASEMENT - Sewerage (E) WIDTH (m) FOR SEWERAGE PURPOSES (dimensions and details)

LANDSCAPE LEGEND

- Site Boundary
- Extent of Works
- Stage Boundary
- Existing Contour
- Storm Water Drain
- Transplanted Tree
- Existing Tree to Remain (Not surveyed)
- Existing Tree to Remain (T 01)
- SRZ - Structural Root Zone / TPZ - Tree Protection Zone
- Existing Tree to be Removed

NOTES
All drainage and grading information is indicative only and subject to review and coordination with Civil and Hydraulic Engineers.

Existing Trees shown to be retained are subject to further investigation by Arborist and detailed design of roads, levels and structures.

Refer to Arborist Report prepared by Branch Arboriculture September 2025.

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NOTES

REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT APPLICATION

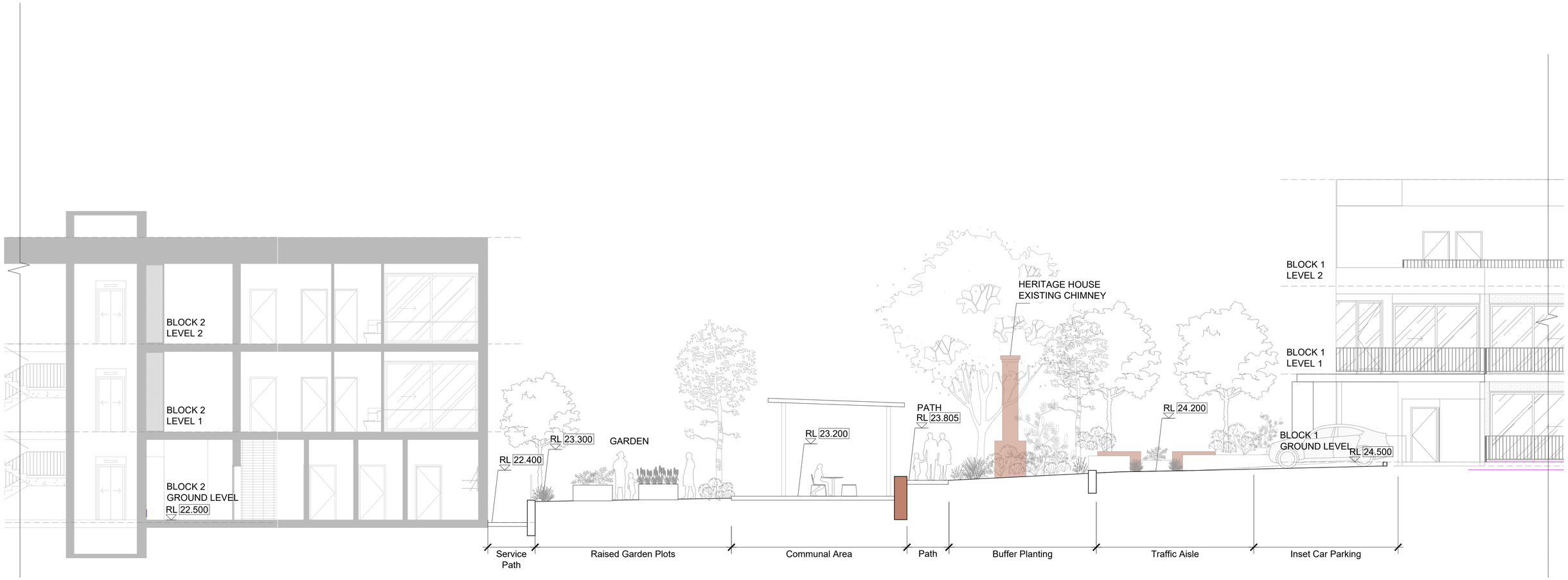
SHEET TITLE
TREE MANAGEMENT PLAN PART 03

DRAWN BY	PLOT DATE	SCALE @ A1	
JM	**04.02.2026**	**1:250 @ A1**	
APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	**16667**	L-0203	**A**

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1



01 BLOCK 1 & 2
Section

Scale 1:75

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NOTES

REV NO	DATE	DESCRIPTION
A	04.02.26	DEVELOPMENT APPLICATION

PROJECT INFORMATION
SOCIAL HOUSING
EAST PARADE
MOUNT LAWLEY

ISSUE
DEVELOPMENT DESIGN

SHEET TITLE
LANDSCAPE SECTIONS BLOCK 1 & 2

DRAWN BY	PLOT DATE	SCALE @ A1
JM	04.02.2026	1:75 @ A1

APPROVED	PROJECT NO	SHEET NO.	REV NO
JR	16667	L-2002	A

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 17-Feb-2026
FILE 33-50194-1

PLANT PALETTE

Prior to final selections, all plant species to be checked against the current edition of
'Western Australian Euwallacea fornicatus, Polyphagous Shot-Hole Borer (PSHB) Host List'

ROOF TERRACE



Acacia saligna Prostrate
Flat Wattle



Chamelaucium Local Hero
Wax flower



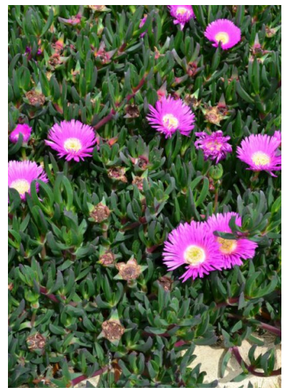
Myoprum parvifolium
Ground Cover Myopurum



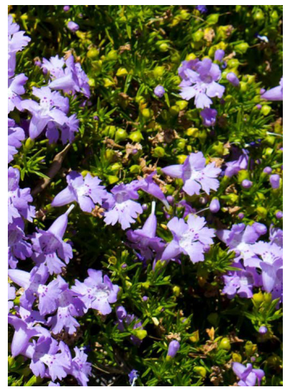
Hibbertia scandens
Guinea Flower



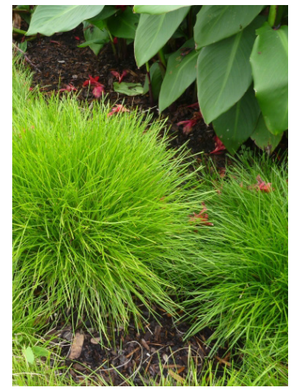
Westringia Grey Box
Compact Coastal Rosemary



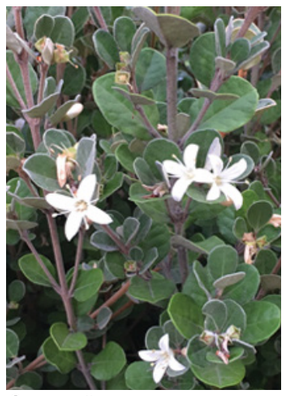
Carpobrotus glaucescens
Nature Pigface



Hemiandra pungens
Snake Plant



Lomandra Species



Correa alba
White Correa



Citrus limon
Lemon Tree



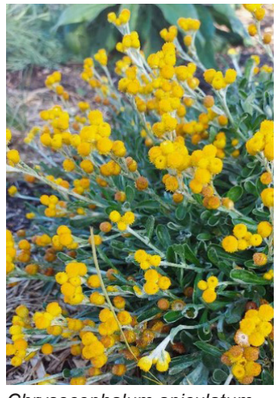
Olea europaea
Olive Tree



Feijoa sellowiana
Fejoa



Calothamnus quadrifidus
Common Net Bush



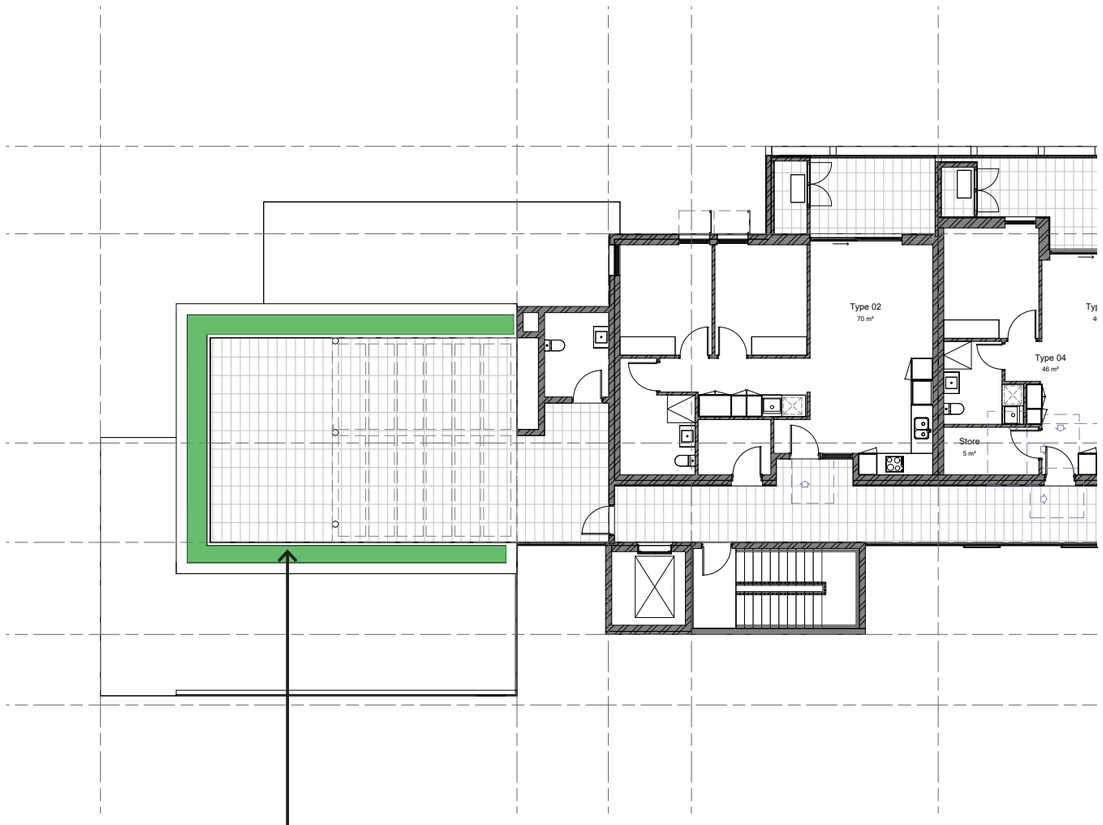
Chrysocephalum apiculatum
Yellow Buttons



Carissa Desert Star
Natal Plum



Leptospermum laevigatum
Leptospermum Foreshore



Block 3 Level 4 Roof Terrace
17m2 Planting in Raised planters
over structure

TDL BEYOND GREEN

N

PROJECT #: 16667
DRAWING SCALE: NTS @ A3
AUTHOR: JR
DATE: 12/02/2026

SOCIAL HOUSING
EAST PARADE, MOUNT LAWLEY
DEVELOPMENT APPLICATION - AMENDMENT A

PLANT PALETTE
ROOF TERRACE

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 17-Feb-2026

FILE 33-50194-1

LANDSCAPE COMPLIANCE

LEGEND

- Parkland Gardens - Deep Soil
- Main Roads Easement (Not part of site Calculation)
- Large Tree Canopy at Maturity >12m High x >9m Wide
- Medium Tree Capony at Maturity 8-12m High x 6-9m Wide
- Small Tree Canopy at Maturity 3-8m High x 2-6m Wide

LANDSCAPE NOTES

All planting beds are to be fully irrigated and operated off a timed controller with rain sensor shut-off.

Irrigation design to comply with waterwise design principles and the City's tree policy. Detailed irrigation plan to be provided at building license stage.

Water efficient irrigation system to be installed to best WSUD practice, using hydro-zoning and water harvesting principals where appropriate.

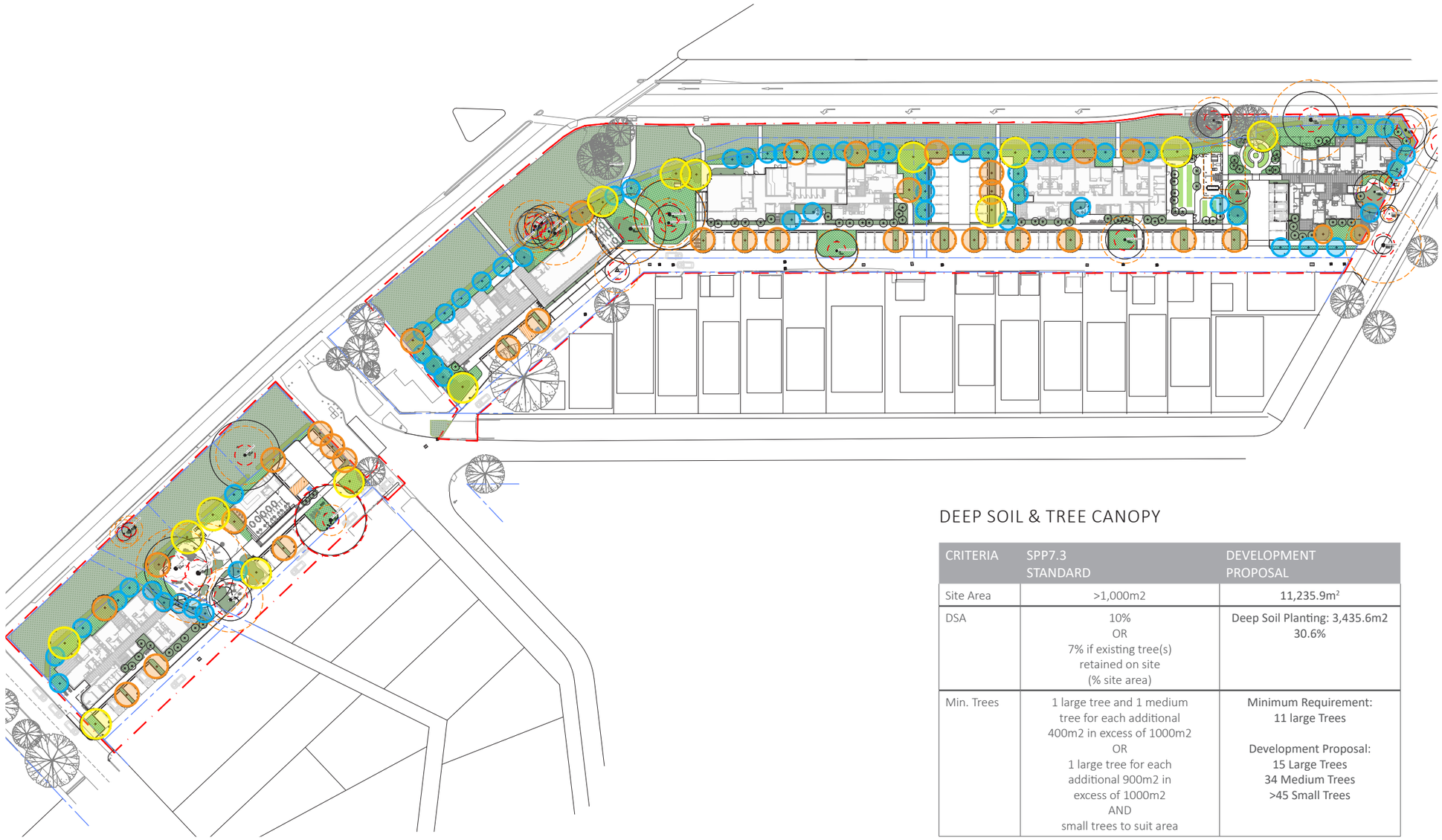
Additional waterwise design principles employed:

- Low water use plant selection suited to the local soil complex.
- Complete omission of water intensive turf areas.
- Water retention soil preparation.
- Reduction in soil water loss through perscribing course mulch.

Proposed plant distribution rate 4 per m2.
Proposed plant pot sizes:

- Small Tree 100L
- Medium 200L
- Large Tree 500L
- Shrubs/groundcovers 140mm-300mm

Refer to Landscape Plans Sheet 01-07 (L-1101- L-1107) dated 04/02/2026 for detailed design information.



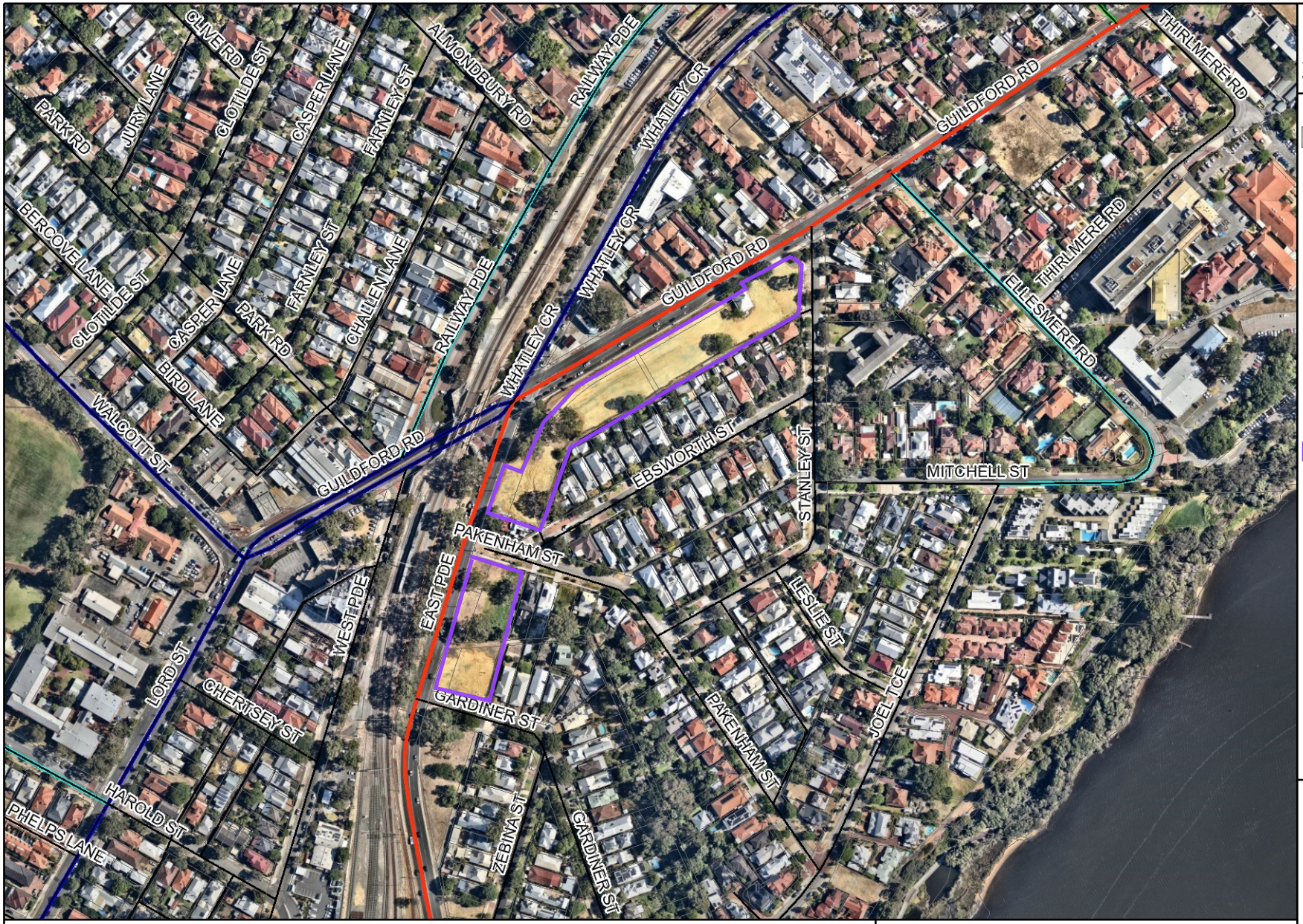
DEEP SOIL & TREE CANOPY

CRITERIA	SPP7.3 STANDARD	DEVELOPMENT PROPOSAL
Site Area	>1,000m2	11,235.9m²
DSA	10% OR 7% if existing tree(s) retained on site (% site area)	Deep Soil Planting: 3,435.6m2 30.6%
Min. Trees	1 large tree and 1 medium tree for each additional 400m2 in excess of 1000m2 OR 1 large tree for each additional 900m2 in excess of 1000m2 AND small trees to suit area	Minimum Requirement: 11 large Trees Development Proposal: 15 Large Trees 34 Medium Trees >45 Small Trees

SPP7.3 COMPLIANCE CRITERIA

A 3.3.3 The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

A 3.3.4 Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.



Department of **Planning, Lands and Heritage**

GOVERNMENT OF WESTERN AUSTRALIA

Legend

- Cadastre (View 1)

MRWA Road Centrelines

- State Road
- Local Road
- Main Roads Controlled Path

MRWA Road Hierarchy

- Primary Distributor
- DistrictDistributor (A)
- District Distributor (B)
- Local Distributor/Industrial
- Access Road

- Subject Site

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended for measurement purposes.

Location Plan

DPLH BUSINESS USE ONLY

Internal Spatial Viewer

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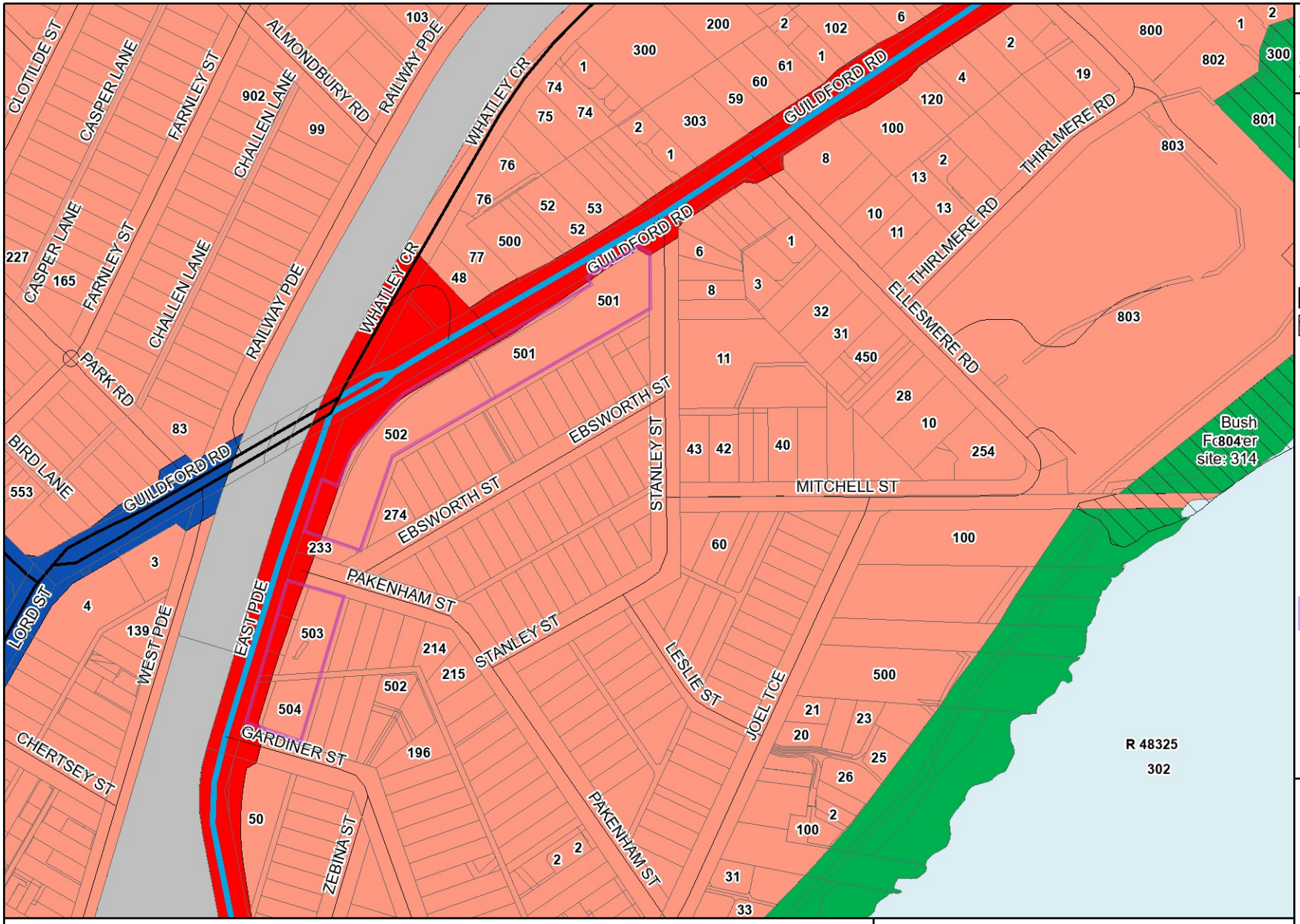
0 0.11 0.22 Kilometres

1: 5,000 at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere

Graticules (if visible): GDA 1994 Latitude/Longitude

Date produced: 16-Feb-2026



Department of Planning, Lands and Heritage

GOVERNMENT OF WESTERN AUSTRALIA

Legend

- Cadastre (View 1)
- Roads
  - State Highway
  - Main
  - Minor
  - Laneway
- Region Scheme Boundary
- Region Scheme Bush Forever Areas
- Region Scheme Zones and Reserves
  - Other regional roads
  - Primary regional roads
  - Railways
  - Regional open space
  - Urban
  - Waterways
- Subject Site

Notes:

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* This map is not intended for measurement purposes.

Zoning Plan

DPLH BUSINESS USE ONLY

Internal Spatial Viewer

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N

0 0.10 0.19 Kilometres

1: 4,514 at A4

Projection: WGS 1984 Web Mercator Auxiliary Sphere

Graticules (if visible): GDA 1994 Latitude/Longitude

Date produced: 13-Feb-2026

Summary of Submissions: DA5.2025.425.1 No. 204 - 236 East Parade 2 - 42F Guildford Road and 35 Stanley Street, Mount Lawley

The tables below summarise the comments received during the advertising period of the proposal. Please provide your comment against each item in the 'Applicant Comment' section.

Overall, the City received 33 submission during the consultation period. The City received 22 comments of objection, two comments of support and nine comments neither objecting or supporting.

Comments Received in Support:	Applicant Comment:
• The proposed use for Social Housing is Supported	• Noted.

Comments Received in Objection:	Applicant Comment:
Traffic and Safety:	
• The level of assessment in TIS is inadequate and does not reflect the traffic issues currently experienced by the local community. The proposal is a precinct style development, and a broader traffic analysis should be required.	• PTG Consulting ('PTG') has submitted a revised Transport Impact Statement ('TIS') to the DPLH which includes additional information and justification regarding traffic safety. We note adequate information has been provided within the updated TIS and a broader traffic analysis would not be required due to the traffic volumes generated by the proposed development under the *WAPC Transport Impact Assessment Guideline*s (i.e less than 100 vehicle movements in the peak hour).
• Congestion on East Parade and Guildford Road is a long-standing issue and results in congestion within local streets. This results in difficulty accessing or exiting the precinct.	• We note that congestion/queuing analysis detail would require SIDRA analysis and is not required for the proposed development under the *WAPC Transport Impact Assessment Guidelines*, however PTG has prepared expected trip generation for each of the surrounding intersections, provided in the updated TIS. PTG notes that any queuing on Stanley Street will not impact the flow of traffic on Guildford Road and this intersection is to become left-in/left out as part of future upgrades. Similarly, Gardiner Street will be upgraded to Left in/left out to enhance traffic safety and limit congestion.
• Guildford Road from Mount Lawley to Bayswater is listed by RAC (February 2025) as the third most dangerous stretch of road in Perth.	• The TIS confirms 13 crashes were recorded over a 5-year period at the Guildford Road and Stanley Street intersection, and 5 crashes at the East Parade and Gardiner Street intersection. The majority of crashes were rear-end incidents involving cars travelling on Guildford Road or East Parade and not turning from one of the side streets. 4 crashes involved vehicles turning right out of Stanley Street, 2 involved vehicles turning right in from Guildford Road to Stanley Street, and 1 involved a vehicle turning in or out of Gardiner Street. • Given the crash rate data for the Stanley Street and Gardiner Street intersections in comparison to the high volume of traffic on Guildford Road / East Parade, and the

Comments Received in Objection:	Applicant Comment:
	low traffic generation of the proposed development, PTG finds there is a low risk of additional crashes at these intersections as a result of the development. As previously mentioned, the left in/left out upgrade will also mitigate any safety concerns associated with the existing road network.
• The existing traffic environment is unsafe and seniors are a vulnerable user class that are susceptible to traffic accidents.	• The TIS acknowledges the existing traffic issues in the surrounding road network but confirms the low traffic volumes generated by the proposed development will not have a significant impact on congestion or safety.
• Google Maps encourages rat running during peak periods which is already an issue in the area, the proposal will increase the number of drivers on local roads and worsen this issue.	• Noted, however the TIS confirms the proposed development will generate just 22 vehicle trips in the AM Peak hour and 18 vehicle trips in the PM peak hour and 144 daily vehicle trips and to only have a moderate impact on the surrounding road network as traffic is anticipated to disperse relatively evenly across all directions.
• Crash data is not provided for local streets and only focuses on the immediate intersections. Due to congestion, Stanley Street and Gardiner Street may be bypassed. Broader consideration should be given to intersections further from the site that are likely to be impacted.	• The TIS includes anticipated traffic volumes for Stanley Street and Gardiner Street and confirms these intersections will not be impacted by congestion, therefore broader consideration to intersections further from the site is not relevant to the proposed development.
• The number of crashes in the area is greater than the TIS indicates. Crashes occur weekly but may not all be reported.	• The TIS uses the most accurate and up-to-date crash data available in accordance with the *WAPC Transport Impact Assessment Guidelines*, being the MRWA Traffic Map between 1 January 2020 to 31 December 2024 for East Parade and Guildford Road.
• The 2021/22 data from Main Roads used in the TIS is outdated, more contemporary data should be relied on to ensure an accurate reflection of current conditions.	• As above.
• The TIS doesn't account for impacts on local traffic conditions as a result of surrounding developments such as St John of God Hospital. The traffic conditions will worsen further when this becomes a Public Hospital.	• Potential future developments will be assessed on their own merit and are not a consideration for the proposed development.
• Poor accessibility across East Parade makes alternative modes of transport unviable and exacerbates local traffic issues.	• The TIS acknowledges that the quality of pedestrian paths varies throughout the locality, from 'inadequate' to 'adequate,' but finds the surrounding area is serviced by 'good' pedestrian and cycle network facilities overall. In any event, the trip generation rates set out in the TIS are based on data from comparable developments and does not rely on a certain percentage of active transport users.

Comments Received in Objection:	Applicant Comment:
	The TIS finds that the low traffic volumes generated by this type of development will have a negligible impact on congestion or traffic safety. • In addition, the proposed development provides for 45 bicycle spaces for residents, whilst bicycle racks located adjacent to the building provide a further 26 bicycle spaces for visitors, which is in accordance with the requirements under the Residential Design Codes Volume 2 and City of Vincent Local Planning Policy: Non-Residential Parking. • Furthermore, we understand that upgrades to the surrounding pedestrian network will form part of the planned upgrades to the Guildford Road / East Parade intersection by Main Roads.
• The path of travel for construction vehicles is not specified in TIS. Some roads allow street parking on both sides and are not wide enough for trucks.	• The TIS includes a Swept Path for service vehicles and confirms the service vehicle can enter along Stanley Street, access the subject site through the laneway, and exit on Gardiner Street. Accordingly it is assumed construction vehicles will utilise the same access through the site. In any event, we anticipate a condition of approval requiring a Construction Management Plan to be prepared and approved by the City which would detail this information.
• The TIS uses a New South Whales guide and should refer to a local traffic guide.	• The TIS has been prepared in accordance with the *Western Australian Planning Commission Transport Assessment Guidelines for Developments: Volume 4 – Individuals Developments (2016)*. • The TIS does refer to the *Transport for NSW (TfNSW) Guide to Transport Impact Assessment* but only as a source of trip generation rates for 'senior housing' and 'café.' Traffic engineers regularly utilise guidance from other jurisdictions when appropriate, i.e. when the geographical location is unlikely to impact the relevance of the guidance, and when comparable data / guidance does not exist in Western Australia.
• Traffic considerations do not account for the needs of users, who are likely to have visitors, carers, medical staff, deliveries etc. attending the site.	• The proposed parking is provided having regard for projected trip generation, the parking requirements for residents, visitors and the café, and the requirements of the Residential Design Codes: Volume 2 and the City of Vincent Local Planning Policy: Non-Residential Parking. It is in the proponent's best interest to ensure all residents and visitors to the site are provided with adequate parking. • It is unclear whether this comment refers to the proposed parking within the laneway or existing street parking on surrounding local roads. We note the laneway width and car parking is in accordance with the Australian Standards. The TIS confirms no

Comments Received in Objection:	Applicant Comment:
	identified issues will be exacerbated by the proposed development.
• On-street parking creates visibility issues for local traffic.	• The residences currently reverse onto the laneway and we note there were previously existing houses located on the subject site. In addition, the development proposes laneway widening, therefore the proposed development will ultimately provide additional visibility and manoeuvrability for reversing vehicles.
• The elbow at the right of way between Pakenham and Stanley presents a safety issue for residents reversing into the laneway from garages.	
Parking	
• Street parking is already under pressure from the St John of God Hospital, commuters and events at Optus Stadium and the East Perth Power Station. Insufficient parking is proposed to accommodate the needs of the development.	• The TIS confirms the proposed development has a shortfall of three (3) bays under the statutory requirement and this is considered acceptable considering the close proximity to high-frequency public transport services, as well as pedestrian and cycling infrastructure.
• Insufficient parking is provided to cater for the needs of future residents, such as accommodating visitors, carers, medical staff, deliveries, etc.	• Refer to above response.
• No basement parking has been proposed, resulting in extensive parking along the laneway, which will add to the heat island effect.	• The landscape design has ensured there is a tree located between every three (3) car bays along the laneway parking to enhance the amenity of the laneway.
• Most residences in the area do not have on-site parking and rely on street parking.	• Currently residences cannot park along the laneway as this would prohibit vehicle access, therefore the proposed parking along the laneway will not reduce existing parking spaces or impact street parking for the surrounding area.
• There is a lack or feasible alternative modes of transport, due to poor infrastructure for crossing East Parade and Guildford Road, which will result in car dependency and greater demand for street parking.	• The TIS confirms the proposed development is surrounded by good pedestrian and cycle network facilities and good public transport network facilities. These networks are within walking distance of the site. In addition, the proposed development provides for 45 bicycle spaces for residents and 26 bicycle spaces for visitors, which creates a surplus of 13 bays in accordance with the requirements under the relevant planning framework.
• The oversupply of parking for the café suggests it's intended for more than just the local community and will generate greater parking demand.	• The café intends to provide a modest community interface and a social hub for residents while activating the laneway and surrounding streetscape. It's intended that 3 car bays are allocated to the café in accordance with the statutory parking requirements.

Summary of Submissions: **DA5.2025.425.1 No. 204 - 236 East Parade 2 - 42F Guildford Road and 35 Stanley Street, Mount Lawley**

Comments Received in Objection:	Applicant Comment:
• No car parking allocation is provided for the Office.	• We note the Development Application Report identifies the 'office' use requires two 92) car bays in accordance with the City of Vincent Local Planning Policy – Non-Residential Parking, which is not included in the TIS. Accordingly, there is a shortfall of 3 bays, however this is considered acceptable considering the close proximity to high-frequency public transport services, as well as pedestrian and cycling infrastructure.
• No ACROD parking is proposed.	• ACROD bays were not clearly shown on the original development plan set, but have been depicted on the updated set. There are 2 ACROD bays proposed.
• No parking areas are dedicated for mobility scooters etc. yet they are referenced in the TIS as a mode of transport for future residents.	• Noted. Not referenced in TIS.
Amenity	
• Noise concerns from use of the rooftop terrace.	• An updated Noise Management Plan has been prepared by Herring Storer Acoustics which confirms the noise level received at the rooftop outdoor area meets the relevant requirements.
Landscaping	
• Tree removal has already been undertaken. No further tree removal should be permitted.	• Over 20 of the established trees on the site will be retained, with only three (3) requiring removal. In addition, one (1) tree is proposed to be transplanted, and one (1) fallen tree will be removed.
• Planting will take years to reach maturity and provide no screening of the buildings from street.	• As mentioned above, 20 established trees will be retained and will provide screening of buildings from the street.
• East Parade and Guildford Road widening will remove the majority of landscaping in the future. Removal of this landscaping will leave the buildings exposed to major roads.	• The landscape masterplan proposes adequate trees between the buildings and the future road widening area to ensure protection of the buildings from the future road reserve. All landscaping within the road reserve is indicative and subject to Main Roads approval.
• Transplanting of the Mulberry should be avoided as it's unlikely to be successful. The Mulberry trees have a social value to the community and should be preserved.	• Noted, however the Arboricultural report prepared by Branch Aboriculture includes an assessment of the existing trees and provide recommendations on tree retention or removal based on the health and structural characteristics of the trees. The Assessment advises the Mulberry tree can be transplanted.
• Cape Lilac is black cockatoo food source and must not be removed.	• Aboricultural report confirms there are two (2) Cape Lilac trees and one of the tree is

Summary of Submissions: DA5.2025.425.1 No. 204 - 236 East Parade 2 - 42F Guildford Road and 35 Stanley Street, Mount Lawley

Comments Received in Objection:	Applicant Comment:
	identified as 'currently dormant' and therefore due to the quality of the tree is it proposed to be removed.
• Landscaping is insufficient.	• The Landscape Masterplan prepared by TDL provides the proposed landscaping for the site which was supported by the State Design Review Panel. The SRDP supports the efforts to retain significant trees and the integrated public art within the landscape is supported.
• Dog walking and sporting areas appear unsafe and open to potential conflict with road users.	• All elements proposed within the road reserve are indicative and subject to Main Roads approval.
• Playground equipment is good but are unbalanced with over 55's use proposed. Exercise equipment and the like should also be incorporated for recreational use by adult user groups.	• The playground equipment has been removed in the updated set of plans.
• Rainwater tanks should be provided to support landscaping and communal gardens.	• All the planting beds are proposed to be fully irrigated and operated off a timed controlled with rain sensor shut-off. The irrigation design is to comply with the waterwise design principles and the City's tree policy. The water efficient irrigation system is proposed to be installed using hydro-zoning and water harvesting principles where appropriate. Therefore, the landscape design considers water sensitive design.
• Dense, fast-growing species should be considered for Main Roads reserve area to best screen the development.	• The road widening area is not within the subject site, however the landscape plan considered 'Buffer planting' within the area to screen the development from Guildford Road and East Parade.
• Native species should be proposed with an emphasis on cockatoo friendly plantings.	• Native species have been proposed through the Landscape masterplan.
• Existing trees have already been put under stress from asbestos removal and site preparation woks. The success of tree retention is unclear.	• The Aboricultural report includes an assessment of the existing trees and provide recommendations on tree retention or removal based on the health and structural characteristics of the trees.
<u>Heritage</u>	
• The heritage dwelling should be retained and repaired.	• An updated Structural Engineering report was prepared by WA Structural Consulting Engineers and confirms due to the extensive deterioration of the dwelling, they do not consider it feasible to retain the majority of the structure including the roof structure, infill floor framing and majority of the walls. The report confirmed it may be

Comments Received in Objection:	Applicant Comment:
	viable to reuse the chimneys. Therefore, the updated Landscape Masterplan includes a communal area that reused the existing chimney with recycled red bricks from the heritage dwelling, and interpretive signage and footprint which indicates the original entry point and layout of the heritage building.
• There is opportunity for adaptive reuse of the heritage dwelling, notable examples that the proponent team should refer to includes Rosewood Aged Care Facility.	• As mentioned above, adaptive reuse of red bricks and existing chimney from the heritage dwelling has been incorporated through the landscape design.
• There is opportunity to accommodate other alternative uses such as using the building instead of constructing a new café.	• The Structural Engineering report confirms there is extensive deterioration to the dwelling, therefore materials from the dwelling have been reused through the landscape design.
• Road widening for Guildford not reasonable grounds for demolition, there is sufficient land to accommodate upgrades with a different design. The application states road widening is not likely to occur for 10 years.	• The road widening would result in removal of the two front bedrooms, the entire roof structure, the heritage front gable and the current street elevation would not likely be preserved due to the resulting narrow oblong footprint of the remaining section of the house. Therefore, the front elevation would be lost, a large proportion of the original fabric will have been destroyed and the modified building will have no heritage value. Accordingly, the application seeks approval for demolition, however the materials from the heritage dwellings are proposed to be incorporated through the landscape design.
<u>Building Height</u> • The building height is not in keeping with character of the area, which is predominantly one and two storey dwellings.	• We note the built form and scale of the proposed development has been supported by the State Design Review Panel. The proposed height of the development is appropriate for a prominent corner location. The proposed development is within the overshadowing requirements under the Residential Design Codes, therefore the proposed building height will not unduly impact solar access to the adjacent dwellings. In addition, the proposed development has been designed to ensure the materials complement and are consistent with the character of the area.
• The height of block 3 is inconsistent with City of Vincent's planning framework.	• Block 3 will have a maximum building height of 22m from the lowest point of the subject site, which exceeds the 14.3m maximum building height, however the State Design Review Panel has advised that a maximum of five (5) storeys is acceptable for this site and would not negatively impact the existing residential development on the opposite side of the Right of Way.
• The height of block 3 results in a dominant presence on area. The	• As previously mentioned, the building height and design of Block 3 has been

Summary of Submissions: DA5.2025.425.1 No. 204 - 236 East Parade 2 - 42F Guildford Road and 35 Stanley Street, Mount Lawley

Comments Received in Objection:	Applicant Comment:
design should include a staggered setback to upper floors.	supported by the State Design Review Panel.
• The transition from 3 storeys to 5 storeys within the site is not managed well.	• Refer to above responses.
• Building height should be spread more evenly across the precinct.	• Refer to above responses.
Overshadowing	
• The overshadowing model provided does not include a date, it's unclear what time of year the model represents.	• The Overshadowing Plan prepared by M & S Architects demonstrates overshadowing at 12 midday on 21 June as this date represents the shortest period of daylight, allowing for a more accurate evaluation of how shadows can cast on adjoining properties.
• The overshadowing model only provides one time across the year and is not a good reflection of likely overshadowing impacts.	• Refer to above response.
• Overshadowing will impact backyards and solar panels.	• The overshadowing plans confirms that the shadow does not exceed 25% site area of the existing residential development on the opposite side of the right of way in accordance with the Residential Design Codes Volume 2.
• Shade cast on trees will impact growth and canopy	• Refer to above responses.
Visual Privacy	
• The roof terrace will overlook surrounding properties and should be screened.	• The proposed development has been setback from the laneway to ensure the proposed development maintains visual privacy for adjoining properties.
Building Design	
• The building design presents a poor interface to rear laneway.	• The design ensures the building footprint results in a setback from the laneway with an outcome to reduce imposing structure when viewed from the properties on the opposite of the laneway. In addition, the buildings provide a public domain interface which focuses on landscaping and passive surveillance.
• The design is utilitarian and appears to maximise yield.	• The design has ensured that the proposed development effectively compliments the surrounding heritage and character through the use of materials and landscaping

Summary of Submissions: **DA5.2025.425.1 No. 204 - 236 East Parade 2 - 42F Guildford Road and 35 Stanley Street, Mount Lawley**

Comments Received in Objection:	Applicant Comment:
	while providing social housing in proximity to high amenity areas and public transport networks.
• Boundary interfaces are poorly treated.	• There is proposed landscaping surrounding the perimeter of the development to enhance urban greenery and ensure appropriate interfaces with the Guildford Road, East Parade, Stanley Street, Gardiner Street, the adjoining property adjacent to Pakenham Street and the dwellings on the opposite side of the right of way.
• Excessive screening is proposed throughout the building design. Concerns that the quality of this will be poor and results in a bad design outcome.	• The proposed development provides screening in accordance with the requirements under the Residential Design Codes Volume 2. The screening of living areas are provided only when the outlook is onto a busy road, and associated bus stop and once road widening takes place and the dwellings may be impacted more due to its proximity. In addition, the architectural plans have been updated to ensure good solar outcomes where relevant.
Vehicle Access • To reduce impacts on local roads vehicle access should be taken from East Parade and Guildford Road.	• East Parade and Guildford Road are both identified as a 'Primary Regional Road' under the Metropolitan Region Scheme. Accordingly, Main Roads WA are the responsible authority for determining access / egress points and crossovers on roads identified as a PRR. In addition, access directly from East Parade and Guildford road would create safety issues and congestion concerns.
Accessibility • Pedestrians and cyclists cannot access train station due to poor crossing infrastructure at East Parade.	• This is a pre-existing issue with the surrounding transport network, which we understand is proposed to be improved through the planned upgrades to the East Parade / Guildford Road intersection. This is not a relevant planning consideration for the proposed development given the proposal will not result in a significant increase in pedestrian or cyclists in the area, however, the landscape design considers the development's integration with the existing neighbourhood. This has been addressed through carefully designed pathways and landscaping to enhance connectivity.
• A pedestrian right of way should be provided at the signalised intersection.	• As above.
• A pedestrian bridge or underpass should be provided across East Parade.	• As above.

Summary of Submissions: DA5.2025.425.1 No. 204 - 236 East Parade 2 - 42F Guildford Road and 35 Stanley Street, Mount Lawley

Comments Received in Objection:	Applicant Comment:
• Footpaths in area are poorly maintained and present a safety issue for future elderly residents.	• As above.
ESD • Initiatives should be identified. Harvest water, solar panels, double glazing etc. should be included in the proposal.	• An Environmentally Sustainable Design assessment was prepared by EMF Griffiths and confirms all apartment blocks will incorporated provisions for PV cells, solar shading devices have been deployed across the effected windows, the design maximises access to solar ingress where possible given the site constraints and apartments take advantage of cross-ventilation opportunities where possible. The sustainability initiatives identified for the proposed development comply with the NCC 2022 Deemed to Satisfy Provisions for sustainability/energy efficiency.
Universal Access • It's unclear if the design of apartments are suitable to accommodate elderly residents.	• A BCA Compliance report was prepared by Tecon Australia and outlines that all the pathways will ensure universal accessibility by providing step-free pathways to access to block entries and ramps. The internal layouts and external access areas have been designed to accommodate universal access.
Café Tenancy • The proposal is not a public work due to the inclusion of the Café. A café is not 'specialized housing' or 'community facilities and amenities' under Part VI of the *Housing Act 1980*.	• Part VI Section 61(2)(c) of the *Housing Act 1980* (WA) *(*'Housing Act') states: **community facilities and amenities** *includes gardens, parks, public open spaces, places of recreation, shops, offices, theatres, religious buildings, infant health centres, pre-school centres and care centres for children, meeting halls, schools, kindergartens, club and meeting rooms, libraries, swimming and bathing facilities, health centres, hospitals and other public utilities, and business or social facilities.* Whilst this list does not explicitly include a 'cafe,' use of the word 'includes' as well as general and non-defined terms such as 'social facilities' implies this list is descriptive and not exclusionary. The list includes several examples of uses that are typically private businesses, such as shops and offices, and the proposed cafe will certainly provide an important social function for the residents of the development. • Further, Section 61(1)(b) allows the Housing Authority, with the consent of the Minister, to:

Comments Received in Objection:	Applicant Comment:
	provide, in relation to specialized housing, such amenities and facilities, separate to communal as, in the opinion of the Authority, are necessary or desirable for the comfort, health and convenience or will serve a beneficial purposes in connection with the requirements of the persons to whom residential units in specialized housing are let or leased." Accordingly, the cafe will be beneficial and convenient for residents and is provided in relation to the community housing. • If there is any doubt that the proposed cafe is not a 'community facility or amenity,' under the Housing Act, it should be noted that the cafe is ancillary and incidental to the proposed community housing, which is a class of public work under Item 12(1) of Schedule 1 of the *Public Works Act 1902* (WA) ('PW Act'). In this regard, Item 31 of Schedule 1 of the PW Act also includes the following class of public work: *Works, facilities, buildings, structures and other things that are incidental or ancillary to, or otherwise connected with, a public work.* There can be no doubt that the proposed cafe is incidental, ancillary, or—at a minimum—otherwise connected with a public work (the proposed community housing), and is therefore itself a public work under the PW Act.
• There is no community need for a Café.	• The cafe is intended to provide a modest community interface and social hub for residents while activating the laneway and surrounding streetscape. The café is envisaged to primarily serve residents and visitors to the development but will be open to the public and is designed to accommodate ten (10) people at any one time. Given the proposal will cater to over 55s, many of whom are likely to have mobility difficulties, it is particularly important to provide amenities that serve a social function while being accessible and in close proximity to the development.
• The café does not show kitchen area and is likely to be a small takeaway.	• The café is intended to operate as a café/takeaway store.
• The viability of the café in this development is uncertain.	• Not a relevant planning consideration.
General • Unclear what mix of ages will be accommodated and what operational needs will be.	• The proposed development is for community housing for people aged over 55 as part of the State Government's Housing Diversity Pipeline.

Summary of Submissions: DA5.2025.425.1 No. 204 - 236 East Parade 2 - 42F Guildford Road and 35 Stanley Street, Mount Lawley

Comments Received in Objection:	Applicant Comment:
• Impact on property values.	• Not a relevant planning consideration.
• Inconsistency in technical reports. The five storey building is not mentioned in the TIS, Acoustic Report or WMP. Reports should be updated.	• An updated TIS, Noise Management Plan and WMP has been prepared and references the current updated plans. We note that the height of the proposed development has no bearing on transport or parking.
• Waste storage areas and unit capacity appears to be insufficient.	• The WMP prepared by PGT confirms the proposed development will provide sufficiently sized bin enclosure areas for storage of general and recycle waste based on the estimate waste generation and a suitable configuration of bins.
• Community space should include essential facilities to ensure functionality such as storage, chairs and tables, power, water, kitchen facilities.	• These details are being considered and will be confirmed at the detailed design stage of the project.
• A men's shed or workshop area would be valuable for the development and broader community.	• The development provides a multi-purpose community space for use by residents and their visitors.

Note: Submissions are considered and assessed by issue rather than by individual submitter.

SDRP Matters The below items were raised through SDRP 4 and while do not directly relate to acceptable outcomes of Volume 2, are still considered linked via State Planning Policy 7.0 and require consideration.	
Sustainability (S4, 5,1, 5.2, 5.5) *Develop an overarching sustainability strategy that considers construction, operations and long-term adaptability, and includes proposed infrastructure such as solar panels, battery storage, EV charging, and water-sensitive design measures, alongside passive design measures;* - *The Panel notes the absence of a holistic sustainability strategy and encourages development of both passive and active sustainable design measures to support long-term environmental performance.* - *Infrastructure for EV charging and solar energy is not indicated on the drawings, however it is understood that there is an intent to provide these. The Panel strongly recommends confirming what is proposed.* - *The Panel encourages consideration of long-term adaptability and robustness, noting that, as a key strategic site, parts of the development could be designed to accommodate future expansion, such as increased housing provision through vertical extension.* If required modifications to the plans should be undertaken (especially if related to long term adaptability and robustness). Other elements can be conditioned within a Sustainability plan based around an acceptable framework/understanding of what this will include.	An embedded energy network and solar power generation for all apartments is being reviewed, including electric vehicle charging. We would accept a condition requiring a sustainability plan in this regard.
Public Art (S8, 2.3, 9.1) *Engage a public art consultant to embed cultural narratives and support wayfinding and community identity; and* - *The proposal for public art integrated with the landscape is supported. However, the Panel recommends a more definitive design response to ensure these ideas are carried through and the richness of the concept is not lost during development.* - *The Panel encourages engagement at the earliest opportunity with a public art consultant to prepare a public art strategy that embeds storytelling and cultural narratives into the landscape.* A public art strategy (either within the landscape plan, wayfinding plan or other appropriate location), can be conditioned based around an acceptable framework/understanding of what this will include.	The development contains multiple promising opportunities for the implementation of public art. In particular, we envisage an opportunity for public art to be incorporated into the heritage elements of the landscape, such as the heritage trail, heritage herb garden or communal area. Together with the interpretation of the heritage building through the re-use of materials and representation of the former building layout and entry, public art in this location could deepen the understanding of the space and strengthen the sense of place. The project team has also explored opportunities for murals or similar to be provided on facades of the proposed buildings. We would accept a condition of approval requiring a public art strategy.

Articulation of facades (S6, 3.2, 6.3, 10.3 – 7.3) *Consider further articulation of the northwest corner tower to introduce visual relief and improve its integration with the surrounding built form;* - *The northwest corner tower of Block 1 presents as a visually solid element in contrast with the richness and complexity of the surrounding built form. The Panel encourages further articulation or introducing visual relief through penetrations, planting, or material variation.* - *Areas for bins and bikes along the laneway are noted as contributing to inactive walls and reduced amenity. The Panel encourages exploring alternative material treatments and opportunities for window openings to these areas to improve activation.* - *The lower-level service areas are considered visually harsh. The Panel encourages design refinement to soften their appearance.* - *The Panel suggests that public-facing elements such as pergolas, colonnades and forecourts be coordinated to signal openness and public access across the site.* Modifications to the plans should be incorporated based on the above suggestions.	Block 1 north-west corner Improvements to the visual impact of the north-west façade of Block 1 have included: - Introduction of vertical elements and increased horizontal articulation to break up the previously elongated appearance of the façade; - Addition of full-height windows, increasing the variety of glazing types on the facade; - Addition of sunshades and window shrouds which provide visual interest as well as preventing excessive heat and glare; - Overall reduction of the façade by approximately 10m due to efficiencies found in the building layout. It is also important to note that this facade will be surrounded by extensive landscaping, including several large, mature, retained trees, which will further soften the built form. Activation of laneway Increased activity and passive surveillance of the laneway have been implemented through: - Block 1: Relocation of substation and bin store, and additional balcony and windows; - Block 2: Increased size and height of windows, revised layout such that storage rooms are placed behind one another in relation to the laneway rather than parallel; - Block 3: Relocated entry to face laneway, removed screening and added pergola adjacent to laneway pedestrian path, additional glazing at all levels and corner balconies at upper levels; - Block 4: Additional glazing to all units; - Block 5: Additional glazing to corner units.
Café (S9, 9.2, 10.2) *Strengthen the café's architectural expression and prominence to ensure it functions as a welcoming, public-facing element.* - *The café is considered a potential community asset, particularly due to its adjacency to the playground. The Panel encourages design development that supports activation and public use. Strengthening its prominence on East Parade and Pakenham Street will help ensure it is clearly identifiable to the broader community.* - *The café's visual presence is underdeveloped, and the Panel recommends reconsidering its design to enhance its identity and architectural expression. This includes improvements to height, materiality, and formal articulation, as well as increased visibility from East Parade,*	The visual prominence of the café has been increased through the design of a more interesting, slanted roof form and taller windows facing the playground and East Parade. Its interface with the laneway has also improved through better integration with the pedestrian movement network.

Pakenham Street, and the laneway. These changes will support legibility and reinforce the café's role as a key public-facing element within the development. Modifications to the plans should be incorporated based on the above suggestions.	
Lighting (S7, 82) *Develop a lighting strategy to support night-time safety and amenity;* - *The Panel strongly recommends the development and provision of a comprehensive lighting strategy to support night-time safety and amenity.* A lighting plan can be conditioned based around an acceptable framework/understanding of what this will include. This includes ensuring safety (and linked with the CPTED Strategy) and ensure no adverse impact on amenity of residents.	Building services and sustainability consultant EMF Griffiths has prepared a Consultant Advice Note (**attached**) that confirms a detailed Lighting Plan will be prepared and submitted for approval as required by condition, and provides an outline of the key objectives and inclusions of the Lighting Plan.
Landscaping (2.2, 2.4, 5.4) - *Arboricultural investigations, including root analysis and pruning strategies, are noted. The Panel supports efforts to retain significant trees, including those adjacent to the laneway, and encourages continued collaboration with the civil engineer to develop structural solutions that support tree retention.* - *The Panel encourages a review of the plant palette to ensure resilience to PSHB (polyphagous shot-hole borer) and recommends that six-season planting be applied across the whole site, rather than confined to dedicated areas.* - *Opportunities for water-sensitive design, including rainwater and stormwater management to lower-level areas, should be further explored.* Information should be provided on the exact number of trees to be retained and/or removed based on engineering (noting the intention to retain as many trees as possible). Landscape plan should match the Arboricultural report (noting at the DRP comments were made that these had not quiet been reconciled). Review plant pallet for resilience to PSHB. The landscaping plan can confirm detail (including water sensitive designs design and six-seasons planting) post approval, however, requires fundamental elements to be identified to ensure the intended landscape outcome is achieved.	The Tree Management Plans within the Landscape Plan have been updated to reflect the Aboricultural Report, including the number and specification of trees to be retained, removed or relocated. Preliminary review of the Planting Palette provided within the Landscape Report identifies some trees that are susceptible to PSHB, but many within each size category that are not. The Planting Palette states: *Prior to final selections, all plant species to be checked against the current edition of* 'Western Australian Euwallacea fornicatus, Polyphagous Shot-Hole Borer (PSHB) Host List' We confirm that a detailed review of all species against the latest version of the WA PSHB Host List and final species selection will occur at the detailed landscape design stage, having regard for the fact that the WA PSHB Host List (and the Global PSHB Host List) are updated periodically.
Entries (4.1, 7.2, 7.4) - *Entry sequencing for Block 3 remains unclear. The Panel encourages consideration of more direct access options to improve intuitive circulation. It is noted that, if access via the bike store is more convenient, residents may use it informally as a primary route – this could be acknowledged and accommodated in the design.*	Legibility of the main access to Block 3 via the laneway and park have been improved through increased glazing and the addition of a pergola to increase its visual prominence. An additional, direct access to the stairwell has also been added facing the laneway and connected via a pedestrian path.

- *The forecourt and colonnade to Block 3 provide opportunities to improve entry legibility from the 'Hinge Park'. Consider how these elements might improve integration between the landscape and built form of Block 3.* - *The recessed curved entry to Block 2 was noted as hidden and lacking prominence. The Panel recommends clearer architectural signalling and material treatment to improve legibility.* Modifications to the plans should be incorporated, or additional justification provided based on the above suggestions.	Visual prominence has also been improved for the entry to Block 2 via the addition of a curved canopy and the creation of a salient vertical element comprised of widened colonnade screening in a contrasting colour.

Your Ref:
Our Ref: 23143 - Rev 1

December 20, 2023

David Wills and Associates
Consulting Engineers

A trusted provider of innovative, sustainable and cost-effective consulting engineering services.

EST. 1999 CONSULTING ENGINEERING SERVICES INNOVATIVE SUSTAINABLE COST-EFFECTIVE SOLUTIONS

STRUCTURAL ASSESSMENT
OF
HERITAGE LISTED BUILDING
AT
40 GUILFORD ROAD, MOUNT LAWLEY

At the request of Blake Rawlinson, Senior Project Officer at Department of Planning, Lands and Heritage, David Wills AIT(Civil) GradDipB FIEAust CPEng EngExec NER APEC RPEQ RBP IntPE (Aus) and Suraj Shrestha BEng (Hons) (Civil) GradIE Aust of David Wills and Associates carried out an inspection of the building at the above property on November 10, 2023 at 09:00 am. The inspection was undertaken in the presence of Mr. Blake Rawlinson.



Site Plan: Aerial view of the property at Lot 254 and Lot 403, 40 Guildford Road, Mount Lawley on October 14, 2023 (Courtesy of Nearmap).

1 BACKGROUND

The single-storey residential dwelling at Lot 254 and Lot 403, 40 Guildford Road was constructed circa 1904 on limestone foundations with a stumped timber floor, cavity masonry walls, lath ceiling and a metal-clad timber framed roof. The house demonstrates Federation Style architecture including an intricate gable infill above the front elevation of the house.

A brick-paved verandah with sand infill enclosed by a limestone foundation wraps around portions of the northern and western elevation of the house. The verandah roof is a bullnose roof supported on a continuous timber beam and timber posts.

The original house was extended to the rear of the property at an unknown date. The extended section of the house is constructed with a stumped timber floor, timber stud wall clad on two sides with asbestos sheeting, asbestos sheeting ceiling and metal clad timber framed skillion roof.

1.1. Heritage

The residence was adopted into the City of Vincent Municipal Heritage Inventory (MHI) on 12 September, 2008. The building is graded as having a 'Moderate Level of Significance' and falls under 'Management Category B – conservation recommended'.

After its inclusion in the MHI, the City of Vincent stated, "*The house at 40 Guildford Road is a substantial and good example of the Federation Arts and Crafts style, which demonstrates the aspirations of the original developers for this neighbourhood before the growth of traffic on Guildford Road impacted so heavily on amenity."*

When the house was assessed to be added to the MHI in 2008, it was occupied as a residential dwelling and had most of its original fabric intact.

1.2. Current Situation

As of 2023, the house has been left vacant for a considerable time and it is currently in a severe state of disrepair and neglect.

The property is currently owned by the Western Australia Planning Commission (WAPC). It is part of a WAPC landholding scheme known as Mount Lawley Housing Diversity Pipeline that comprises 34 lots, forming an area of approximately 13,638 m^2 located alongside East Parade and Guildford Road.

The Housing Diversity Pipeline (HDP) is a collaborative effort among government agencies, including the Department of Planning, Lands, and Heritage, to offer surplus government land for innovative housing developments that provides social housing and expands housing choices in Communities.

As part of the redevelopment plan for the Mount Lawley Housing Diversity Pipeline (HDP), demolition of the existing house at 40 Guildford Road is being proposed. This demolition is driven by two key objectives:

i. Enhancing housing choices and accessibility to suitable and affordable homes, with a specific focus on aiding the most vulnerable populations.

ii. To accommodate the planned future road widening of Guildford Road by Main Roads Western Australia.

David Wills and Associates has been engaged to perform the following:

i. A structural assessment of the house at 40 Guilford Road.

ii. Provide recommended repair scope of works

iii. Comment on the effect of the repairs would have on the heritage value of the building.

This report also includes comments on the effect of future road widening plans of Guildford Road on the building as it directly affects the practicality of performing the required repairs.

2 SITE OBSERVATIONS

A detailed photographic record of the building was undertaken and is detailed in Appendix A.

The general condition of the property is very poor, both externally and internally.

Figure 1 provides a summary of the major structural issues observed during the site inspection.

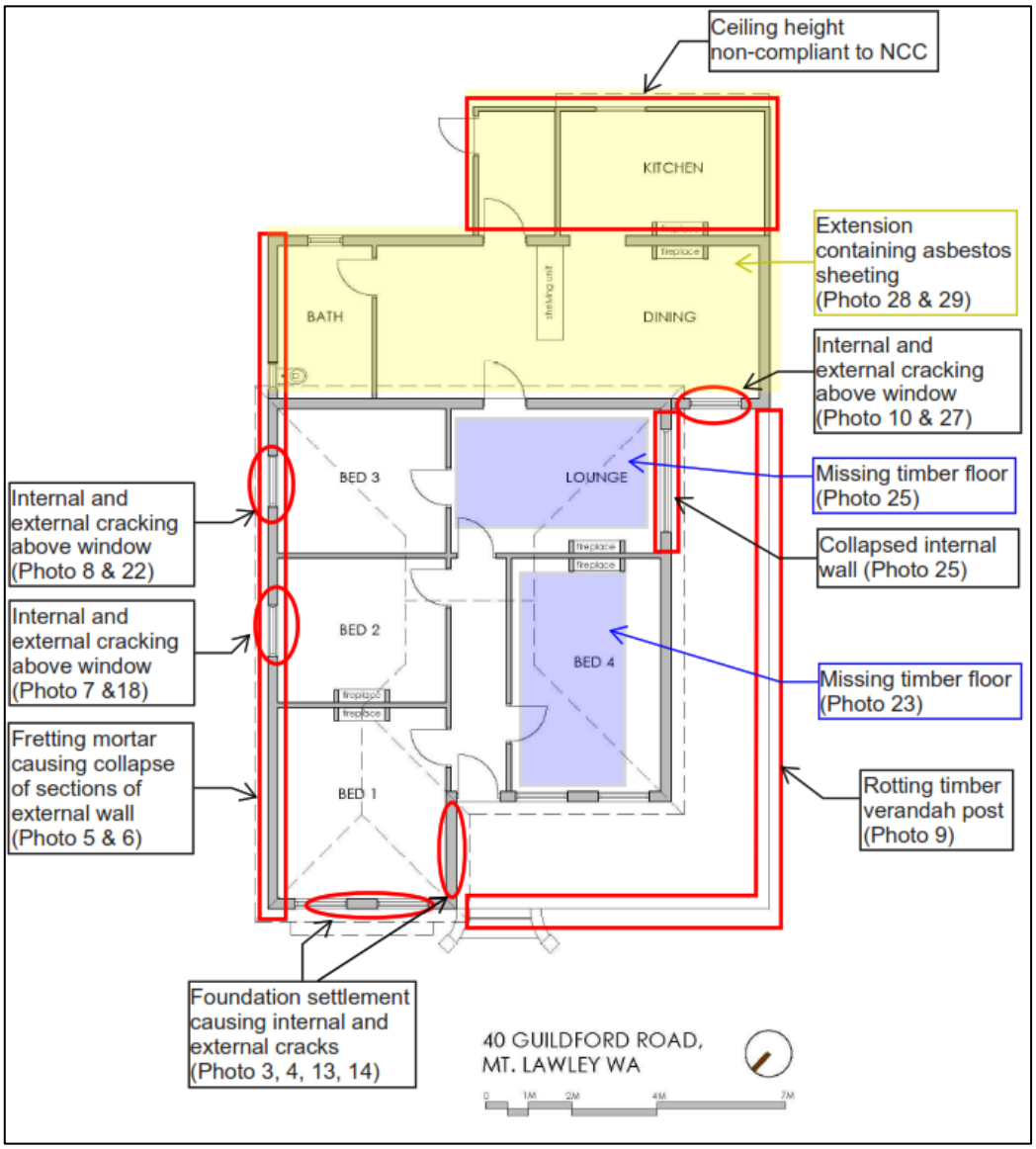


Figure 1: *Extract of the Site Plan for 40 Guildford Road, Mount Lawley showing the major structural issues observed during the site inspection (Site plan Courtesy of Hocking Heritage + Architecture).*

2.1. External Observations

Large portions of the external brickwork are covered in graffiti on all four elevations. All openings of the house are boarded up to prevent unauthorized access but sections have been prised open for forced entry.

2.1.1. Front Elevation

From visual inspection, the gable infill and the timber awning support on the front elevation has shown signs of rot (See Photo 1 & 2).

The lime mortar appears to have fretted away at various locations. The brickwork has been repointed with cement-based mortar at some locations (See Photo 1). This can be detrimental to the bricks around the repaired area as the bricks now acts as the sacrificial element when exposed to rising, falling or penetrating damp and salt attack.

Stepped cracks can be observed on the front and western walls of Bedroom 1 (See Photo 3 & 4). The type of damage observed is consistent with that caused by the settlement of the foundations. It is anticipated that this is caused by the drying and shrinking of expansive clays below the foundation with changing moisture levels.

2.1.2. Eastern Elevation

The external wall on the eastern wall is of great structural concern.

The lime mortar has severely fretted away to a point where bricks in large sections of the wall have lost cohesion with each other. Consequently, the bricks can easily be dislodged from the wall. In some sections, the bricks have been dislodged, most likely through human intervention, causing the external wall to collapse in those locations (See Photo 5 & 6).

From observations elsewhere (internal wall of the Lounge Room), it is concluded the external walls of the building are load-bearing and carry the weight of the roof (See Photo 22). It is expected for the external wall of the eastern wall to be load-bearing as well. Further collapse of the eastern wall will prove to be very detrimental to the entire structure of the house.

Cracking caused by the settlement of the foundation can be observed above the window in Bedrooms 2 and 3 (See Photos 7 & 8).

2.1.3. Western Elevation

The timber post supporting the verandah roof has rotted. The steel post stirrups have rusted. (See Photo 9).

Stepped cracking can be observed above the Dining Room door indicating rotation of the wall (See Photo 10). Similar to the front elevation, the cause of this cracking is caused by the settlement of the foundation.

2.1.4. Rear Elevation

A large quantity of demolished bricks and other debris from an unknown source has been deposited at the rear of the property (See Photo 11).

The gutter on the roof above the Bathroom is dislodged and is resting on the roof of the kitchen.

2.2. Internal Observations

The internal of the house has severely deteriorated.

Items such as doors, skirtings, and other fixtures have been stripped away.

Large portions of the floorboards throughout the house are missing. Rubbish and abandoned belongings are scattered in all the rooms.

Electrical components such as wiring, switches and lights have been damaged or completely removed.

2.2.1. Bedroom 1

There is cracking above one of the windows in Bedroom 1 (See Photos 13 & 14). The location of the crack is consistent with the foundation settlement observed in the front elevation of the external wall.

The lath and plaster ceiling has been damaged in several locations. The ceiling medallion has been removed (See Photo 15).

A small section of the floorboard has been removed (See Photo 16).

2.2.2. Bedroom 2

There is cracking above the window in Bedroom 2 (See Photo 18) which is reflected on the external eastern wall.

The ceiling and the floorboard in Bedroom 2 have been damaged (See Photos 19 and 20).

2.2.3. Bedroom 3

There is a cracking above the windows in Bedroom 3 (See Photo 22). The location of the crack is consistent with the foundation settlement observed in the eastern elevation of the external wall.

2.2.4. Bedroom 4

A large portion of the floorboard, floor bearers and joists have been removed (See Photo 23).

2.2.5. Hallway

The lath and plaster ceiling has been damaged (See Photo 24).

2.2.6. Lounge

A large portion of the floorboard along with the timber bearer and joist have been removed (See Photo 25).

The lath and plaster ceiling and the ceiling medallion has been damaged (See Photo 25).

The western internal wall has been damaged. It appears that the large lounge room door was removed and the surrounding brickwork collapsed, or was removed (See Photo 25). The internal leaf of the wall is not load-bearing (See Photo 26). Hence, the collapsed wall is not of an immediate structural concern.

2.2.7. Extension At The Rear Of The Property

The rear extension comprises of a Dining area, Kitchen and Bathroom.

The Dining area and Bathroom have brick walls on two sides. There is cracking above the door in the Dining area (See Photo 27). The location of the crack is consistent with the settlement of the foundation observed in the western elevation of the external wall.

All other walls are timber stud walls sheeted in Asbestos Cement sheeting. Externally. The western wall of the kitchen is timber weatherboards that have rotted.

The ceiling sheeting used in the extension is also asbestos sheeting. The sheeting has been damaged in most sections of the extension (See Photo 28 & 29).

The ceiling height at the rear wall of the kitchen is 1.9 m which is not compliant to the National Construction Code (NCC). The minimum height specified in the NCC is 2.1 m.

If the house was to be remediated, the complete rear extension would have to be removed.

3 REPAIR RECOMMENDATIONS

Based on the severity of the damages observed throughout the building, most of its internal and external fabric will have to be removed and replaced.

As a result, the house will lose almost all elements linking it to the history of the Guildford Road area in the early nineteenth century.

The following items need to be rectified to make the building suitable to be used as a residential dwelling.

3.1. External Repairs

i. The external leaf of the eastern wall needs to be demolished and rebuilt. The roof should be adequately propped as the external wall is load-bearing.

   The damage to the eastern wall is very severe and has the potential to be a safety hazard.

ii. Rotting timber elements such as the gable infill and awning support in the front elevation will need to be replaced.

iii. A detailed geotechnical assessment needs to be completed to verify the cause of the movement of the limestone foundation at various locations.

   A repair methodology should be specified based on the findings of the geotechnical report but would require extensive underpinning.

iv. The cracking in the external brickwork in the front and western elevation needs to be repaired.

v. The verandah posts, post stirrups and balustrade need to be replaced.

vi. The roof stormwater drainage system needs to be repaired.

vii. The timber roof structure could not be accessed but appears to be in reasonable condition.

The main roof sheeting appears to have a service life of at least 10 years after the gutters are repaired.

viii. The extension at the rear of the property needs to be removed.

3.2. Internal Repairs

i. Removal of all rubbish and decontamination of the current fabric of the house.

ii. The missing timber floors need to be replaced.

The skirting above the floor needs to be installed.

iii. The lath and plaster ceiling needs to be repaired and the ceiling rose replaced.

iv. Doors and windows need to be installed throughout the building. The existing timber frames are in poor condition and might need to be replaced.

The architecture around those openings also needs to be installed.

v. Cracks in the internal wall of Bedroom 1, Bedroom 3 and Dining area need to be repaired.

Install 6mm diameter hard-drawn wire rods in every second bed joint and fix with epoxy.

vi. The internal western wall of the Lounge needs to be rebuilt. Ornate window frame to be built and reinstalled.

vii. The ceiling needs to be insulated to comply with the NCC.

viii. The entire bathroom needs to be rebuilt.

The sewer line from all plumbing fixtures to the Water Corporations connection, which appears to be adjacent to the outdoor toilet at the rear of the lot, needs to be reinstalled. The pipework which appears to be vitreous clay pipes and galvanised steel pipes is beyond the service life.

The water supply system, including all fixtures and fittings will have to be replaced.

If the rear extension is not rebuilt, there will be no kitchen, laundry, bathroom, or toilet unless some of the rooms in the main house are converted to alternative use.

ix. All electrical components have been removed.

The whole house needs a complete rewiring in accordance with AS3000:2018 Electrical Installations. All light switches, power switches and lighting need to be installed.

Upgrade switchboard to meet current code.

The house also needs to be connected to underground power.

4 FEASIBILITY AND PRACTICALITY OF THE REPAIR WORKS

4.1. Repair Scope

Before a more detailed scope of works for the repair of the building can be prepared, the practicality of the works must be considered.

As detailed, significant portions of the building need to be demolished.

The asbestos-contaminated extension at the rear of the property is occupationally unsafe and does not comply with the requirements of the NCC. This must be removed to full Occupational Health and Safety requirements. Clearance certificate of the asbestos removal should be obtained before this proportion of the house is reconstructed.

Because this section of the house was an addition to the original house, it has very limited heritage value and the justification for it to be reconstructed is questioned.

The major structural issues, such as the collapsing eastern wall, settlement of the foundation and the deteriorated state of various internal and external elements, necessitate extensive demolition and reconstruction. This process will result in the loss of a significant portion of the building's original fabric.

Bricks may be reused if they can be cleaned and are suitable for reuse. Although the lime mortar appears to have been used, machine cleaning the bricks is likely to cause significant damage to a proportion of bricks to breakage. This is due to the very poor firing process used in the brick manufacture at the time of building the house.

To clean the bricks by hand would preserve the material, but would be very expensive and the labour extremely difficult to source in the current economic climate.

The external timberwork, especially the front gable would be lost if the house was repaired as the timber is beyond salvage due to the current very poor state of repair.

All timber floors, windows, doors, skirting and architecture would have to be replaced by an alternative timber species to Jarrah. Jarrah cannot be used in the house construction under State legislation. There may be a possibility to use Jarrah from a salvage yard if approval can be gained. Local authorities usually will not allow the use of second-hand timber in house construction.

Due to the loss of craftsmanship, it is unlikely that the lath ceilings would be repaired. The current industry practice is to remove the lath ceiling and install a Gyprock ceiling. This has a major negative impact on the building fabric.

Whilst it is possible to undertake the recommended repair works to bring the house to a structurally sound standard, the preservation of the existing fabric and historical character of the dwelling will be nearly impossible to achieve unless significant compromises are made.

The loss a significant proportion of the original fabric of the house during the repair process precludes the effort to salvage the building.

4.2. Impact of the Proposed Widening of Guildford Road

The proposed widening of the Guildford Road is anticipated to occur within the next 10 years. To accommodate this, the front elevation of the building needs to be removed or modified.

The front of the house encroaches into the planned road reserve. To provide a minimum setback of 6m between the proposed road reserve boundary and the house, the front two rooms of Bedroom 1, Bedroom 4 and the front verandah will have to be removed.

As the rear portion of the building must be removed to address safety concerns, the balance of the house retained will be just three rooms - Bedroom 2, Bedroom 3, and Lounge.

A portion of Bedroom 4 could be retained, but a new doorway will have to be created and the viability of the room size will have to be considered. To enlarge the room, the removal of the wall common with the hallway could be considered, but this will result in a further modification to the building fabric and the associated heritage value.

The entire roof structure will have to be rebuilt due to the current roof configuration. The setback will truncate the roof to nearly to the current ridgeline and none of the former architectural merit will be retained.

The current street elevation is unlikely to be preserved due to the resulting narrow oblong footprint of the remaining section of house.

The heritage front gable will be lost and will be very difficult to replicate due to the changes in the roof line.

If the modification work was performed, the footprint of the building will be reduced from 175 square metres to less than 65 square metres. The front elevation will be lost and a large proportion of the original fabric will have been destroyed.

The modified building will have no heritage value.

5 CONCLUSION

The structural assessment of 40 Guildford Road reveals severe disrepair, necessitating extensive demolition and reconstruction.

Challenges include the removal of the asbestos laden rear section due to safety concerns and compliance issues. This portion, being an addition to the original structure, holds limited heritage value, potentially making reconstruction unnecessary.

Proposed repairs to other sections of the house has major challenges to preserve the original building fabric, given material availability constraints and the current challenges in construction industry.

The planned widening of Guildford Road within 10 years adds complexities as it will require removal of the front elevation and key architectural features. After the front and rear sections of the house are removed, the balance of the house will only be Bedroom 2, Bedroom 3, and the Lounge.

It is considered impractical to preserve just three remaining rooms of the house.

The loss of significant elements of the house poses difficulties in replicating the original street presence to Guildford Road.

The comprehensive restoration of the house at 40 Guildford Road appears impractical. The heritage value of the property cannot be preserved.

Prepared by:

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Director

Encl.

1. Appendix A: Site Photos

Front Elevation

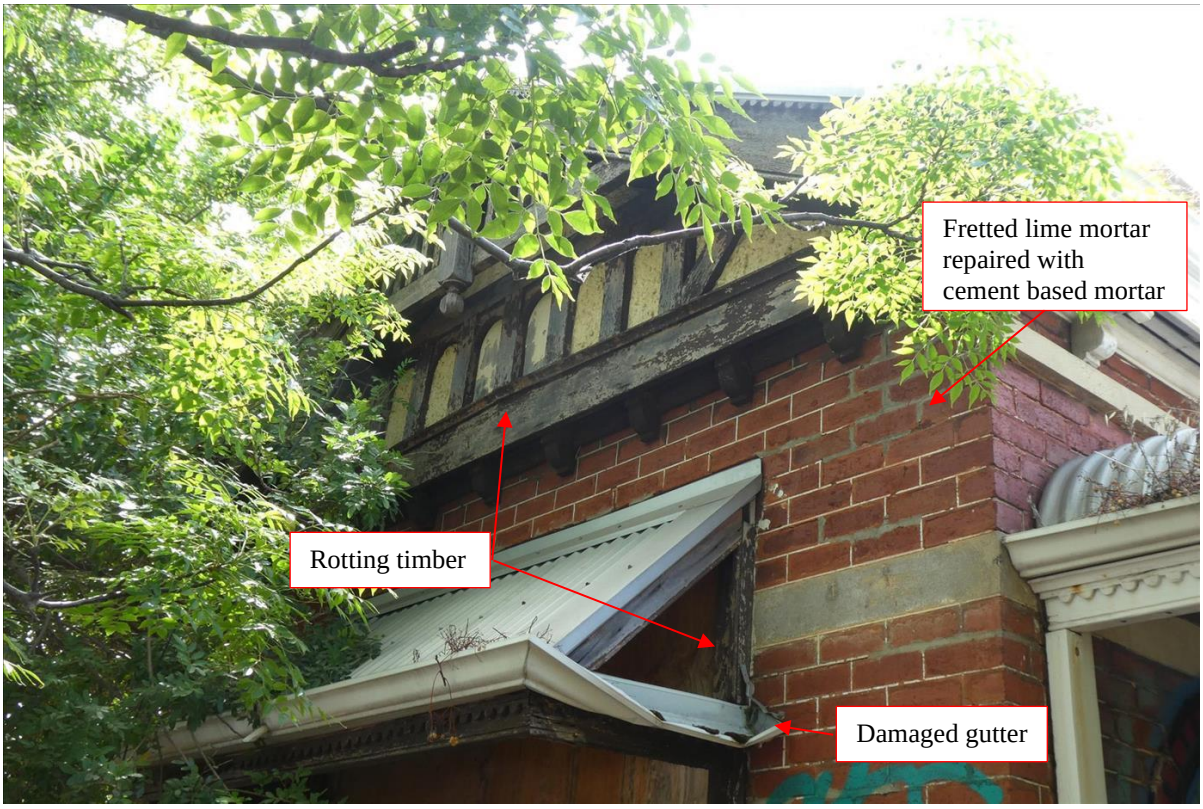


Photo 1: Front elevation of the house above Bedroom 1.



Photo 2: Detailed view of the rotting timber in the gable infill.



Photo 3: Stepped cracks formed due to the settlement of the foundation.



Photo 4: Stepped cracks formed due to the settlement of the foundation.

Eastern Elevation

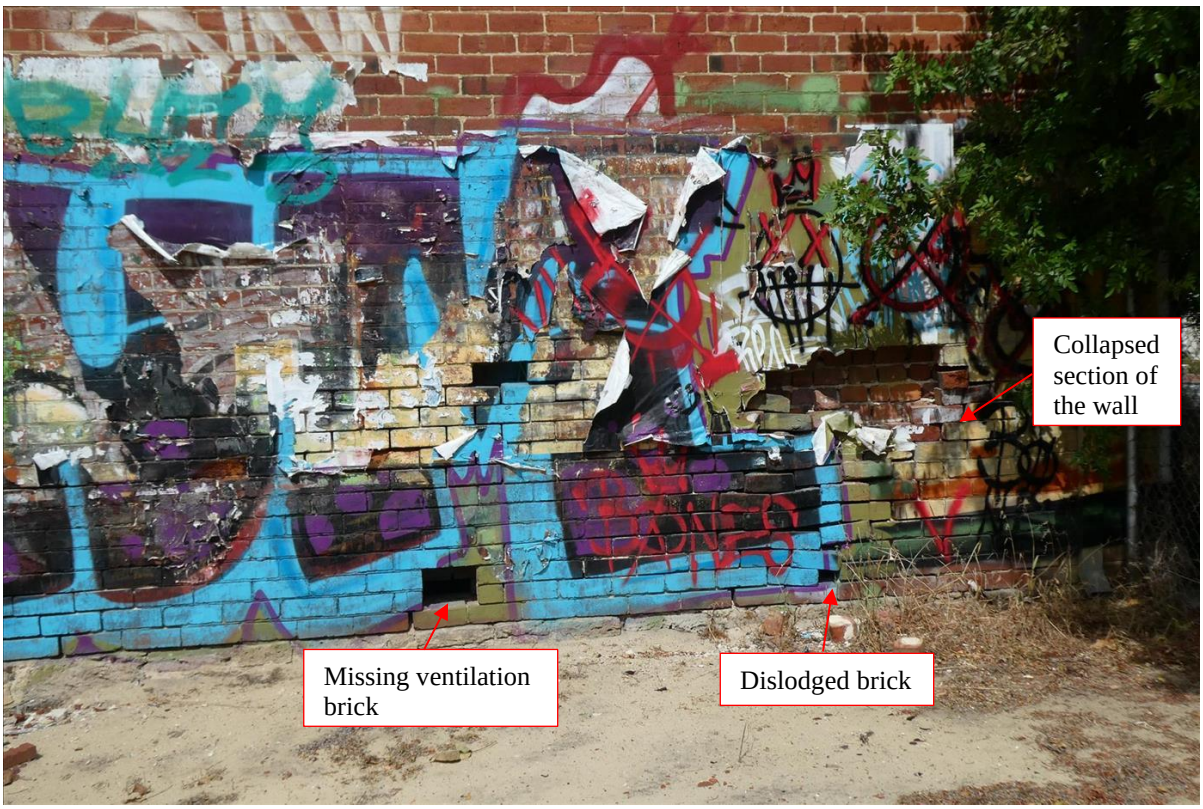


Photo 5: Severe fretting of lime mortar causing a section of the external wall to collapse.



Photo 6: Detailed view of the extent of fretting lime mortar causing complete loss of adhesion between bricks on the eastern wall.



Photo 7: External cracking above the window in Bedroom 2.



Photo 8: External cracking above the window in Bedroom 3.

Western Elevation



Photo 9: Verandah on the western elevation.



Photo 10: Stepped crack on the external wall.

Rear Elevation



Photo 11: Rear elevation.



Photo 12: Sub-floor space under the rear building extension.

Bedroom 1

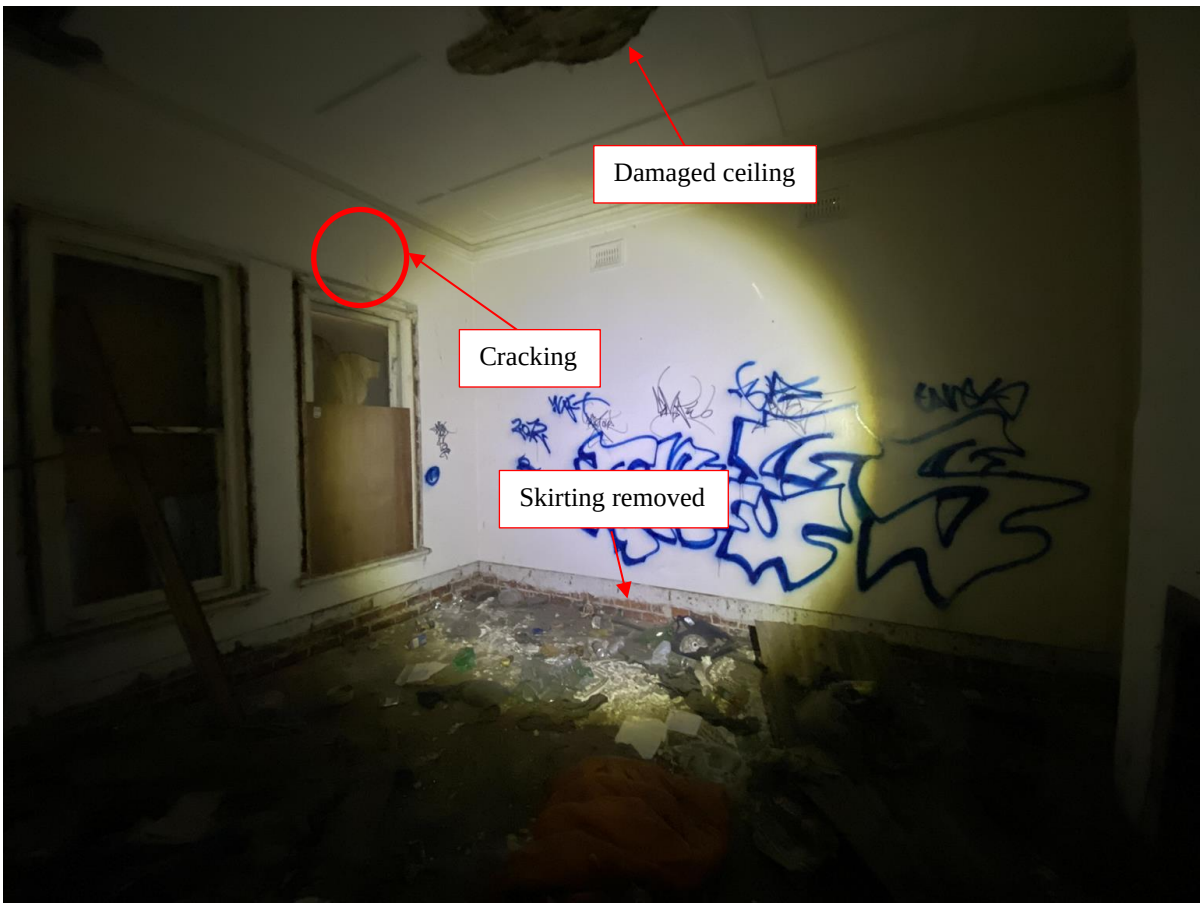


Photo 13: Bedroom 1.



Photo 14: Cracking above the window in Bedroom 1 with architraves need to be replaced



Photo 15: Removed ceiling medallion and damage to surrounding plaster in Bedroom 1.



Photo 16: A small section of floorboard removed in Bedroom 1.

Bedroom 2



Photo 17: Bedroom 2.



Photo 18: Cracking above the window in Bedroom 2 and missing architraves



Photo 19: Damage to the lath and plaster ceiling in Bedroom 2.



Photo 20: Small section of floorboard removed in Bedroom 2.

Bedroom 3



Photo 21: Bedroom 3.



Photo 22: Cracking above the window in Bedroom 3 with missing architraves

Bedroom 4



Photo 23: Floorboard, floor joists and bearers removed in Bedroom 4.

Hallway



Photo 24: Damage to the ceiling in the front entrance Hallway.

Lounge



Photo 25: Damage to the internal leaf of the western wall and removed timber floor in the Lounge.



Photo 26: Detail above the collapsed internal wall in the Lounge. Battens at the edge of the lathe ceiling can be seen.

Extension At The Rear Of The Property



Photo 27: Cracking in the brickwork above the Dining area window.



Photo 28: Asbestos ceiling and wall sheeting used in the “lean-to” extension.



Photo 29: Kitchen.



Photo 30: Bathroom.

Ref Number: S261001-LER-01

22nd January 2026

Bethanie
3/202 Pier Street,
PERTH WA 6000

WA Structural – Consulting Engineers Pty Ltd
PO BOX 118
NORTH BEACH WA 6920
P: 0433 943 481
E: enquiries@wastructural.com.au
ABN: 19 154 238 436

Attention: **Paul Sinclair**

Dear Paul,

RE: **40 GUILDFORD ROAD, MOUNT LAWLEY**
STRUCTURAL ENGINEERING REPORT

1. Introduction

At the request of Paul Sinclair of Bethanie, WA Structural Consulting Engineers Pty Ltd were engaged to conduct a structural review of the existing residential structure located at the above noted address. In particular, we have been engaged to assess the feasibility of retaining part of the existing structure.

No original drawings were available except for a plumbing plan, however floor plans of the current structure were provided to aid in our review. The building is deteriorated as referred to in David Wills & Associates report (Reference 23143-Rev 1), however has also been identified to hold heritage significance as supported by Hocking Heritage + Architecture Heritage Impact Statement dated August 2023.

2. Observations/Comments

With respect to the attached photos in the Appendix, on the 22nd December 2025, WA Structural attended a visual site visit at the above address and the following observations were made:

- The existing structure consists of full masonry walls on limestone strip footings, with a timber framed floor (supported on stumps and brick piers), and roof sheeting on timber-framed roofing.
- As reported by David Wills & Associates, the condition of the structure is generally in poor condition, with several failing elements including:
    - Part of the infill floor framing
    - A brick arch lintel in the Lounge appears to have been partially demolished, with missing brickwork at the base.
    - The corner verandah post at the Western corner is missing
    - The rear floor framing to the sleep-out is not level. From the exposed subfloor, there are visible gaps between the stumps and floor frame
    - Damaged lining to numerous areas

- While some areas show signs of mortar repointing, extensive mortar fretting to the external walls is evident, especially on the Northern corner wall by the Bedroom which is completely deteriorated. Several bricks show signs of salt attack/surface spalling.
- Signs of corrosion to steel arch lintels at the fireplaces.
- Cracking to masonry above windows to several areas.

- It is evident that some maintenance and modifications have occurred over the age of the house. The roof sheeting appears to be relatively new, however it is unknown as to whether the hold-downs to the brick walls is adequate.
- The verandah flooring consists of paving on fill between the house walls, and a perimeter limestone footing on the Western edge. This contrasts with the internal timber framed floor elsewhere and therefore as noted in the Heritage Impact Statement is likely to be a modification from the late 1980s. It is unknown as to whether the house walls are suitable for the lateral earth pressures.
- There are three fireplaces in the property, two of which are matching (within the footprint of the main house) whereas the chimney of the rear fireplace within the sleep-out is visibly different and of different height. This rear fireplace is therefore believed to have been a later addition.
  - The two matching fireplaces appear to have been covered on one side with an additional leaf of face brick to cover the original face of the fireplace at ground level. The extent of original fireplace below ceiling level has been plastered and painted.
  - The rear fireplace is partially plastered and painted below ceiling level but exposed closer to the opening. Based on the rough transition from the plaster to face brick, this may have been completely plastered at some point in the past and damaged or exposed. Above roof level, surface spalling of several bricks is visible.
  - Based on indirect measurements, the height of the front two chimneys was measured to be approximately 6m above floor level.

3. Recommendations

Due to the extensive deterioration of the house, we do not consider it feasible to reuse the majority of the structure including the roof structure, the infill floor framing, and the majority of walls. The floor framing provides crucial lateral support between the walls and is likely to deteriorate further with weather exposure, therefore replacement of the floor frame with reinforced concrete on fill or equivalent is recommended. This would also resolve the potential lateral earth pressure issue to the verandah paving, however a balustrade or similar would be required due to the level difference from paving level to ground level on the East side.

With respect to a proposed design concept, it may be viable to reuse the chimneys as self-supporting structural supports for the new proposed shelter, and also parts of the external masonry walls as low height seats, balustrades or similar. The painted plastered finish below ceiling level is not suitable for external weather exposure and should be removed to bare brick, in addition to the additional brickwork that has been built in front of the original fireplaces. All exposed mortar should also be repointed once the brickwork is exposed, and the exposed steel lintels repainted or replaced. As the rear fireplace is not believed to have been part of the

original construction, exhibits damaged bricks which will require partial reconstruction, and is aesthetically different, we have considered an option where only the front two fireplaces are maintained.

From a preliminary design based on AS1170.2 wind loading, the following wind design criteria have been adopted. In addition to this, a maximum allowable flexural tension capacity of 0.2 MPa (as prescribed in AS3700 for transient loads) has been adopted:

- Region A
- Terrain Category 3
- Importance Level 2
- 50 year design gust
- M_s = M_t = 1.0
- Wind drag coefficient on chimney = 2.2

In addition to this, we have considered the fireplace/chimneys to support the sail area of an attached roof verandah with an approximate sail area of 1.5m^2 (e.g. 5m wide x 0.3m deep or equivalent) shared by the two remaining pillars. From our review against the above wind criteria, while the mass masonry hearth has sufficient stability to support a cantilever chimney, however the masonry chimneys do not have sufficient flexural bending capacity above hearth level. This affects both lower section immediately above the hearth as well as well as the narrower section exposed above roof level. Significant modifications are therefore required for re-use to be possible, of which possible options include reduction of the chimney height, or reconstruction of the chimneys with a reinforced concrete core.

Due to the aforementioned maintenance works recommended including removal of plaster, lintel works and likely need for repointing, careful demolition of the chimney followed by reconstruction using the original brickwork is likely to be the most feasible option. All works conducted are to be in accordance with the National Construction Code and applicable Australian Standards.

Should you wish to discuss this further please do not hesitate to contact the undersigned.

Yours faithfully,



22/01/2025

Josh Gibbings
CPEng NER MIEAust 3029423
Structural Engineering Director
WA Structural Consulting Engineers Pty Ltd.

Appendix:



Figure 1: View of existing structure. Note that the fireplace on the rear along with the majority of the sleep-out structure are not believed to have been part of the original structure. Note the different shape and condition of the chimney, indicating that this was built later and with a different batch of bricks.

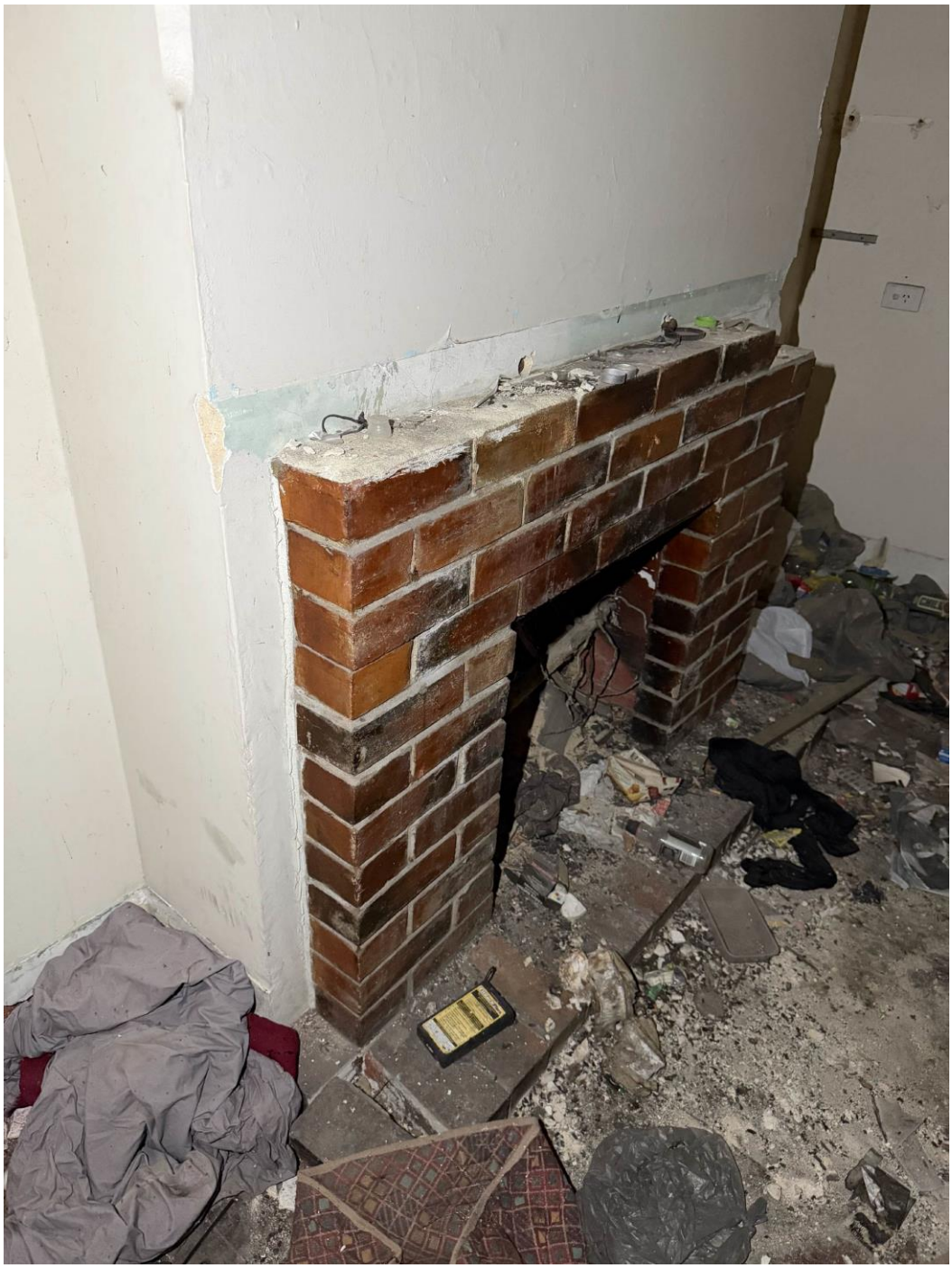


Figure 2: Example showing face brickwork leaf built in front of original fireplace. Within the opening, the original arch is visible. This occurs on one side of both main chimneys.



Figure 3: Example of visible lintel corrosion to fireplace.



Figure 4: View beneath exposed subfloor showing timber stumps to sleep-out and masonry piers beyond. The brickwork on limestone is the hearth of the rear fireplace which is believed to be an addition. Note the stump in front of the hearth is not in contact with the bearer above.



Figure 5: View of verandah showing level difference which will likely require a balustrade. Note that the corner post on the left is missing.

DISCLAIMER

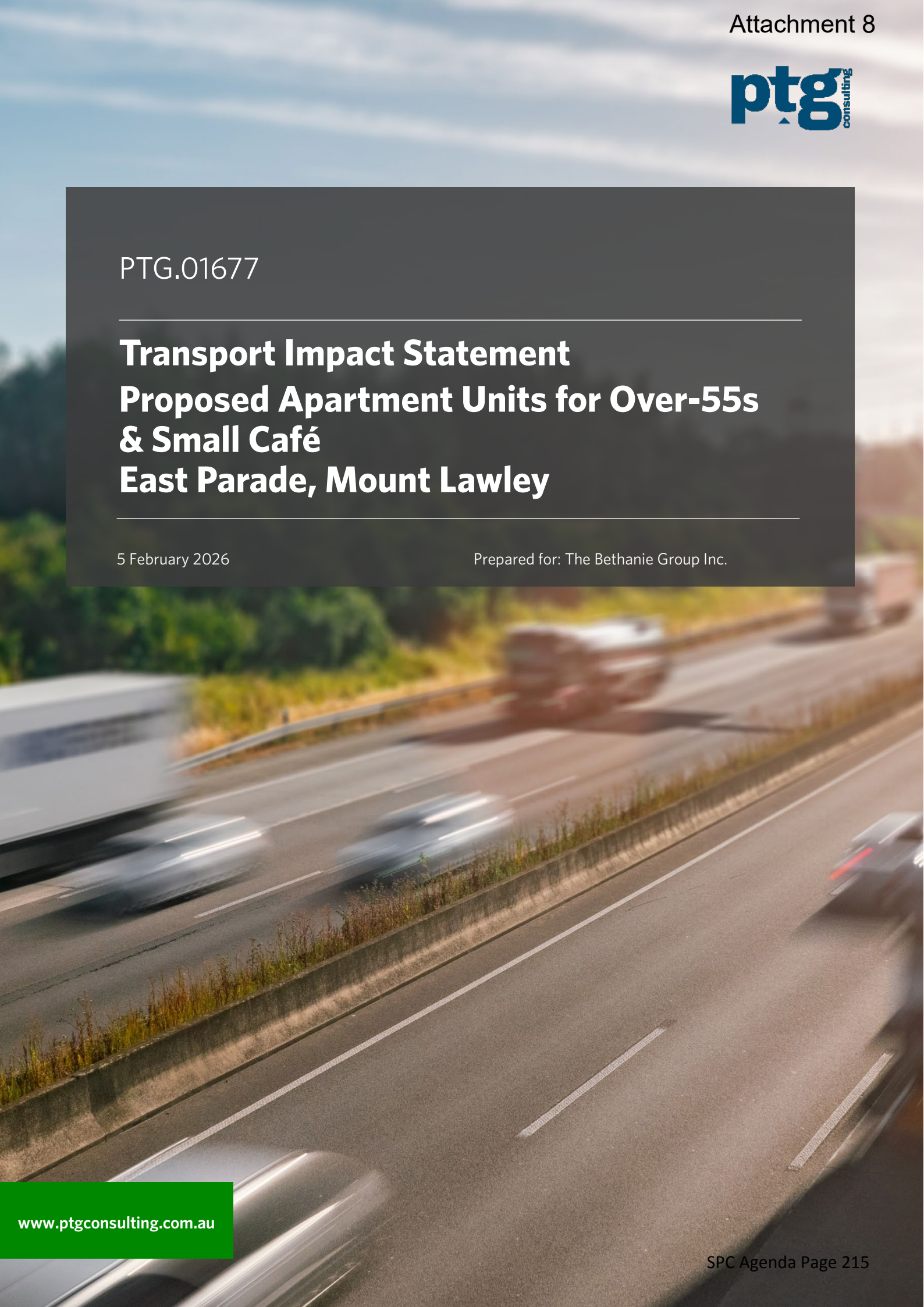
This document has been prepared based on assumptions as reported throughout and upon information and data supplied by others. While WA Structural Consulting Engineers PTY LTD has taken all reasonable care to ensure the facts and opinions expressed in this document are accurate, it does not accept any legal responsibility to any person for any loss or damage suffered by him resulting from his use of this report however caused and whether by breach of contract, negligence or otherwise.

PTG.01677

Transport Impact Statement
Proposed Apartment Units for Over-55s & Small Café
East Parade, Mount Lawley

5 February 2026

Prepared for: The Bethanie Group Inc.



www.ptgconsulting.com.au

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REPORT DETAILS

Unique Document Identification

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Project Number	PTG.01677
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Client	The Bethanie Group Inc.

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Revision Details

Revision No.	Date	Comments	Prepared By	Approved By
Rev A	26 September 2025	For Issue	CD/DR	AW
Rev B	21 January 2026	For Issue	LL	AW
Rev C	5 February 2026	For Issue	LL	AW

1 INTRODUCTION

1.1 Background

PTG Consulting (PTG) has been commissioned by **The Bethanie Group Inc.** to prepare a Transport Impact Statement (TIS) for a proposed development comprising of 90x apartment units for Over-55s and small café. The proposed development is located at the corner of Guildford Road and East Parade, Mount Lawley.

This report has been prepared in accordance with the *Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4– Individual Developments (2016)* and the TIS Checklist is included at **Appendix A**.

Specifically, this report aims to assess the operations of the proposed development internally and its connections to the adjacent road network, with a focus on traffic volumes, access and parking.

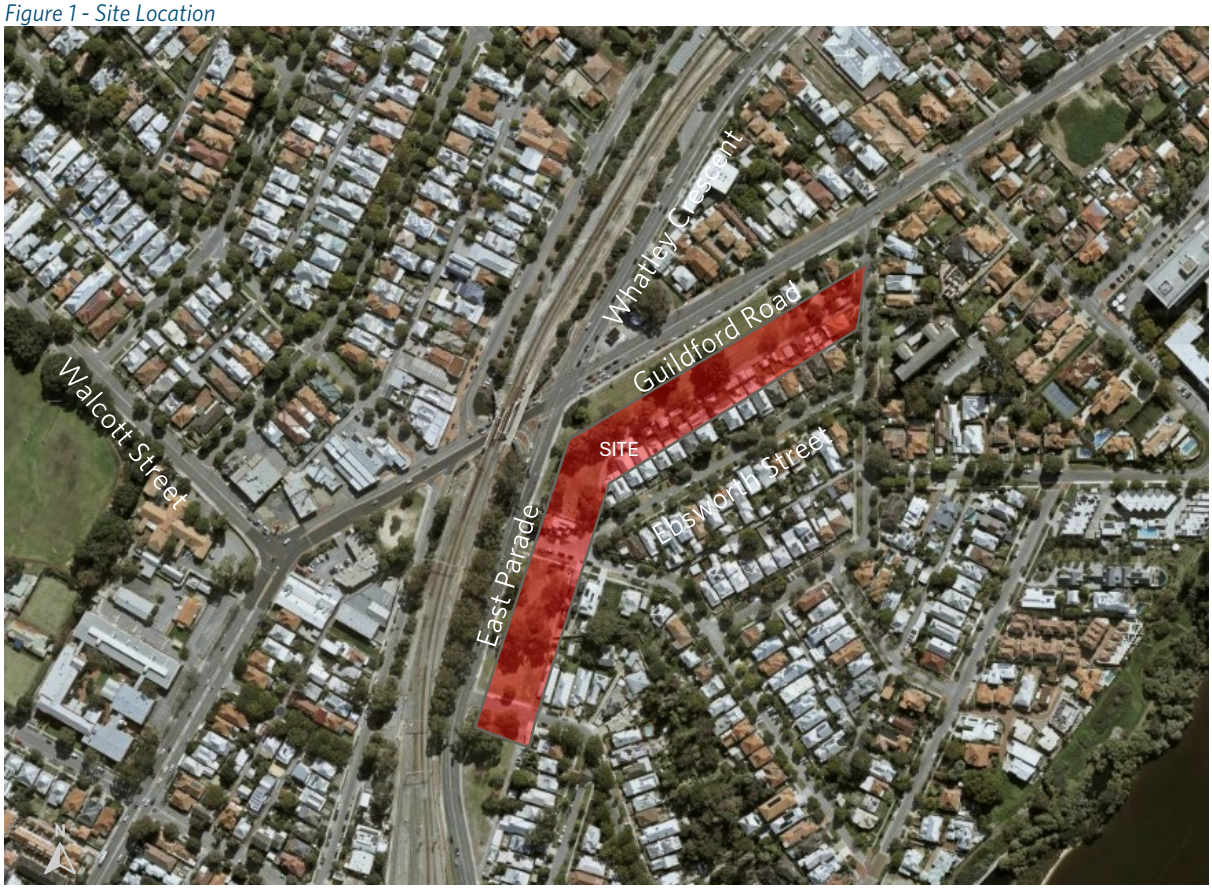
This report also outlines the requirements and opportunities associated with traffic and transport within the development, referencing relevant Council and WAPC policies and guidelines as well as best-practice planning within Western Australia.

2 PROPOSED DEVELOPMENT

2.1 Site Location

The Site is located across multiple lots on the corner of Guildford Road and East Parade, Mount Lawley as shown in **Figure 1**. The Site is predominately vacant, with the exception of a few residential dwellings.

Figure 1 - Site Location

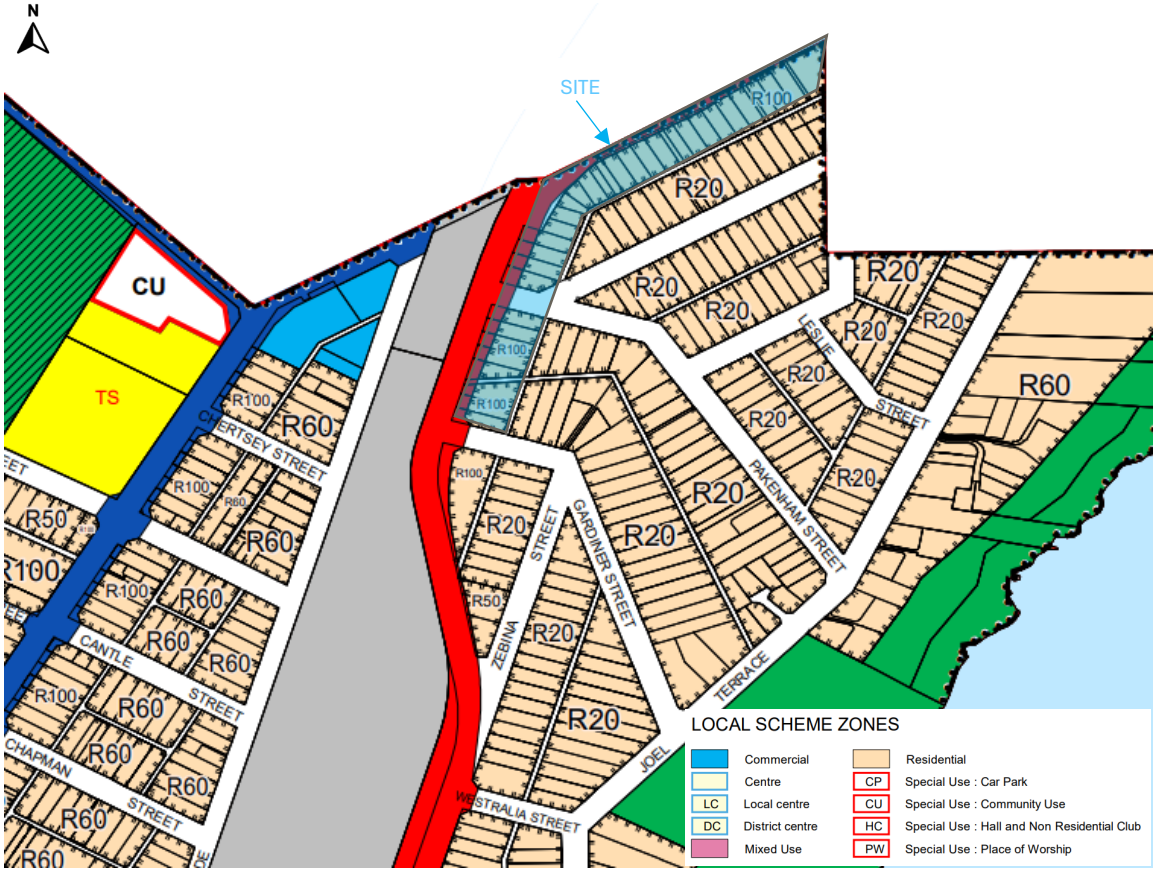


Source: Locate V5 Mapping (2025)

2.2 Context with Surrounds

Pursuant to the provision of the *City of Vincent Local Planning Scheme No. 2* (LPS2), the Site is zoned '*Residential R100*', as shown in **Figure 2**. The Site is surrounded by commercial land uses to the west and other residential land uses to the north, east and south.

Figure 2 Site Zoning



Source: City of Vincent Local Planning Scheme No. 2

2.3 Development Land Use

The proposal is for a 3-storey multiple dwelling complex for over-55s, comprising of the following site-specific design components:

- 90 Apartments (Senior housing):
  - 48 (1 bedroom)
  - 42 (2 bedroom)
- Café: 63m^2
- 93 car parking bays

The layout of the proposed development at the Site is shown below in **Figure 3**, while the layouts for individual blocks are shown in **Figure 4** to **Figure 6**. High-resolution architectural plans for the proposed development are also included in **Appendix B**.

Figure 3 – Proposed Layout

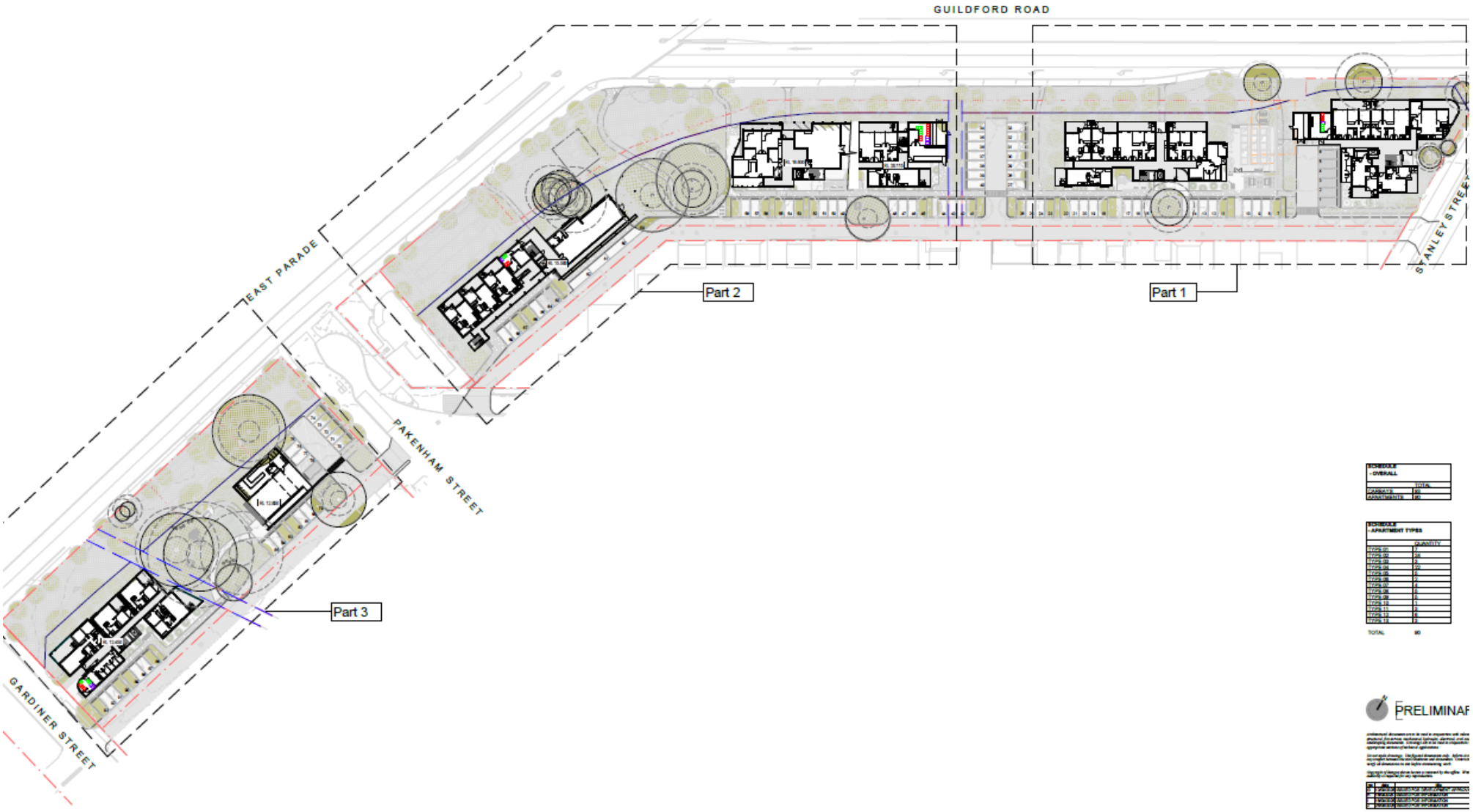


Figure 4 - Site Plan Part 1 (Block 1 & Block 2)



1 Site Plan - Part 1 (Block 1 & Block 2)
1 : 200

Figure 5 - Site Plan Part 2 (Block 3 & Block 4)



1 Site Plan - Part 2 (Block 3 & Block 4)
1 : 200

2 Site Plan - Part 2 (Block 3 Upper Ground Level)
1 : 200

Figure 6 - Site Plan (Block 5)



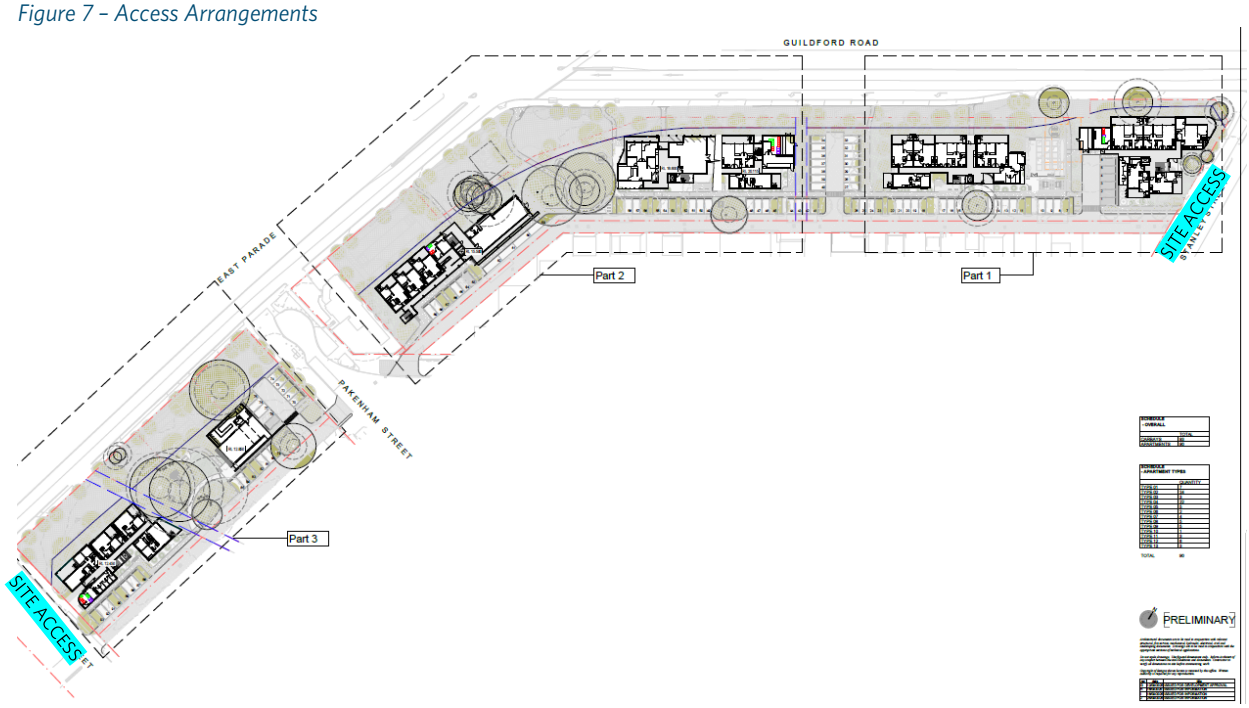
Source: Matthews & Scavalli Architects (25 September 2025)

3 VEHICULAR ACCESS AND PARKING

3.1 Access Arrangements

Vehicle access to/from the Site is provided via the existing laneway at the rear of the Site, which can be accessed via Pakenham Street and Stanley Street, as shown in **Figure 7**.

Figure 7 – Access Arrangements



Source: Matthews & Scavalli Architects (25 September 2025)

3.2 Public, Private, Disabled Parking Set Down/Pick Up

A total of 93 parking bays are proposed on-site as part of the development. The Statutory parking requirements, in accordance with the *State Planning Policy 7.3 Residential Design Codes: Volume 2 – Apartments* (R-Codes Vol2) and *City of Vincent Local Planning Policy: Non Residential Parking* have been considered in the context of the proposed development and summarised in **Table 1**.

Table 1 - Parking Requirement

Land Use	Yield	Parking Ratio	Parking Required	Parking Provided	Shortfall
Residential Apartments 1 bedroom	48	0.75 bay per dwelling	36	93	1 bay
Residential Apartments 2+bedroom	42 units	1 bay per dwelling	42		
Visitor	90 apartments	1 bay per 4 dwellings up to 12, 1 bay per 8 dwellings for the 13th dwelling and above	13		
Restaurant/café	63m² (assumed 10 persons*)	0.25 bays per person (within transit corridor)	3		
Total			**94**	**93**	**1 bay**

*Assumed maximum café capacity

The site is zoned R100, the car parking requirements is outlined in the R-Codes Vol 2 have been applied to the parking proposed onsite, which identifies a minor 1-car parking bay shortfall.

Given the nature of the development being for over 55's with a small café component, it is likely that residents living in the apartments would walk to the café on-site. For any external visitors to the Site, allocated visitor car parking will be available.

A high frequency bus route runs along Guildford Road and directly services the Site. This service goes to Maylands, Morley Galleria Bus Station and the Bayswater Bus Station. Additionally, the Site is located 400m away from the Mount Lawley Train Station, making the use of public transport a convenient means of travel to/from the Site.

A Parking Management Plan could be created for the Site to ensure tenancy agreements are set in place regarding allocated parking bays and to ensure that a visitor parking bays are not used by residents.

3.3 Bicycle Parking

As outlined in the *Residential Design Codes: Volume 2 - Apartments (R-Codes Vol2)* and *City of Vincent Local Planning Policy: Non Residential Parking,* the required bicycle spaces for the proposed development are summarised in **Table 2**. Bike parking locations are as shown in **Figure 8** to **Figure 10**.

Table 2 - Bicycle Parking Provision

<table>
<tr><th>Land Use</th><th>Yield</th><th>Requirements</th><th>Parking Required</th><th>Parking Provided</th><th>Shortfall</th></tr>
<tr><td>Residential Apartments</td><td rowspan="2">90 units</td><td>0.5 x number of dwellings</td><td>45</td><td rowspan="3">45 spaces</td><td rowspan="4">10</td></tr>
<tr><td>Residential Visitor</td><td>1 space per 10 dwellings</td><td>9</td></tr>
<tr><td>Café</td><td>63 sqm (assumed 10 persons*)</td><td>0.019 space per person</td><td>1</td></tr>
<tr><td colspan="3">Total</td><td>55 spaces</td><td>45 spaces</td></tr>
</table>

Note: *assumed maximum café capacity

This results in a 10 bicycle space shortfall based on the requirements set out in R-Codes Vol2 and LPP. However, each apartment units includes a private storage space where the residents may have the option of storing their bicycles. Given the above, adequate bicycle parking is provided on-site.

Figure 8 - Bike Parking Location - East



Figure 9 - Bike Parking Location - Mid



Figure 10 - Bike Parking Location - West



4 SERVICE VEHICLES (RESIDENTIAL)

The proposed development will utilise the a private contractor for waste collection services for all waste generated by the development.

A swept path analysis using a waste truck was undertaken as shown in **Figure11** and **Figure12**. The swept paths movement shows that the design vehicles are capable of maneuvering in and out of the site.

Figure 11 - Swept Path for Waste Truck Collection - Entry



Figure 12 - Swept Path for Waste Truck Collection - Exit



5 TRAFFIC VOLUMES

5.1 Development - Daily or Peak Traffic Volumes

The trip generation rates for the proposed development were obtained from the following sources:

- *Transport for NSW (TfNSW) Guide to Transport Impact Assessment – Technical guidance for transportation practitioners (Draft for industry consultation, 2024)*
- *Institute of Transportation Engineers (ITE) 11th Edition (note: only for distribution proportion purposes)*

Table 3 shows the trip generation rates for the proposed development, **Table 4** shows the directional distribution and **Table 5** summarises the total traffic expected to be generated by the Site.

Table 3 – Trip Generation Rates

Land Use	Source	Yield	Trip Generation Rate (2-way)		
			AM Peak	PM Peak	Daily
Senior Housing	TfNSW	90 multiple dwellings	0.2/unit	0.2/unit	1.17 per unit
Cafe	TfNSW Restaurant	63sqm	5 per 100 m^2	0* per 100m^2	60 per 100m^2

**No PM Peak rate was used as cafes are unlikely to operate in the PM Peak*

Table 4 – Trip Distribution

Land Use	Source	AM Peak		PM Peak		Daily	
		IN	OUT	IN	OUT	IN	OUT
Senior Housing	ITE 251	43%	57%	56%	44%	50%	50%
Cafe	ITE 932	57%	43%	-	-	50%	50%

Table 5 – Trip Generation Summary

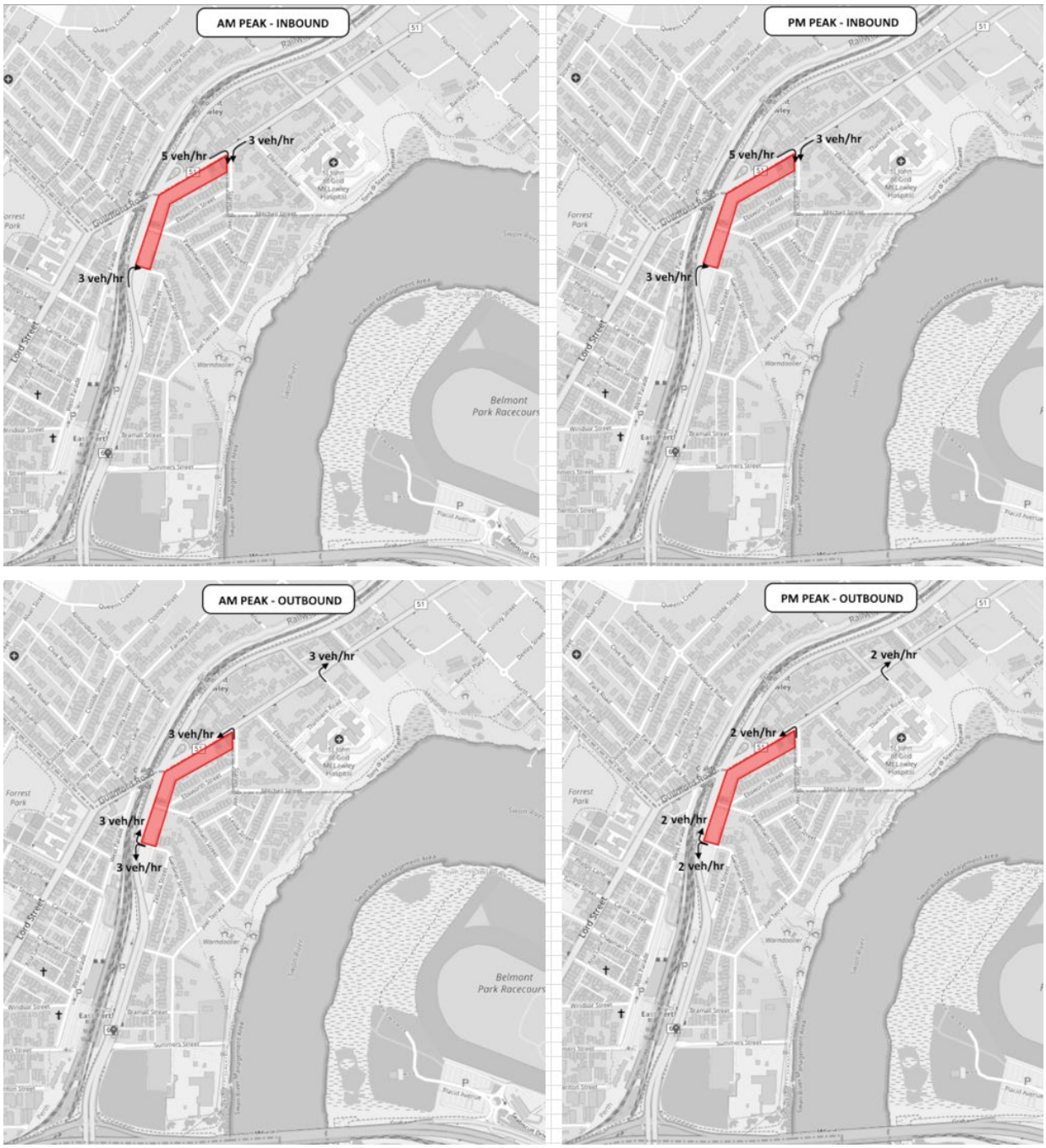
Land Use	AM Peak		PM Peak		Daily	
Senior Housing	8	10	10	8	53	53
Cafe	2	2	-	-	19	19
Total	**22**		**18**		**144**	

The development is expected to generate approximately 22 vehicle trips in the AM Peak Hour, 18 vehicle trips in the PM Peak Hour and 144 daily vehicle trips. This volume of trip generation is anticipated to have moderate impact on the surrounding road network as suggested by the WAPC transport assessment guidelines.

5.2 Development Trip Distribution

As outlined in **Section 5.1**, the proposed development is expected to generate approximately 22 vehicle trips during the AM peak hour and 18 vehicle trips during the PM peak hour. Given the site's central location, traffic is anticipated to disperse relatively evenly across all directions, with approximately one-quarter of trips distributing to the east, west, north, and south. **Figure 13** shows the number of expected vehicle trips at each of the external intersections. As shown in **Figure 13**, the maximum increase in turn movements at any of the intersections is 5 vehicles per hour (i.e. 1 additional vehicle every 12 minutes) during both the AM and PM peak hours.

Figure 13 Trip Distribution – AM & PM Peak



5.3 Type of Vehicles

The Site will be primarily accessed by private vehicles, with occasional service and delivery vehicles.

6 TRAFFIC MANAGEMENT ON FRONTAGE STREETS

6.1 Existing Road Network and Traffic Management

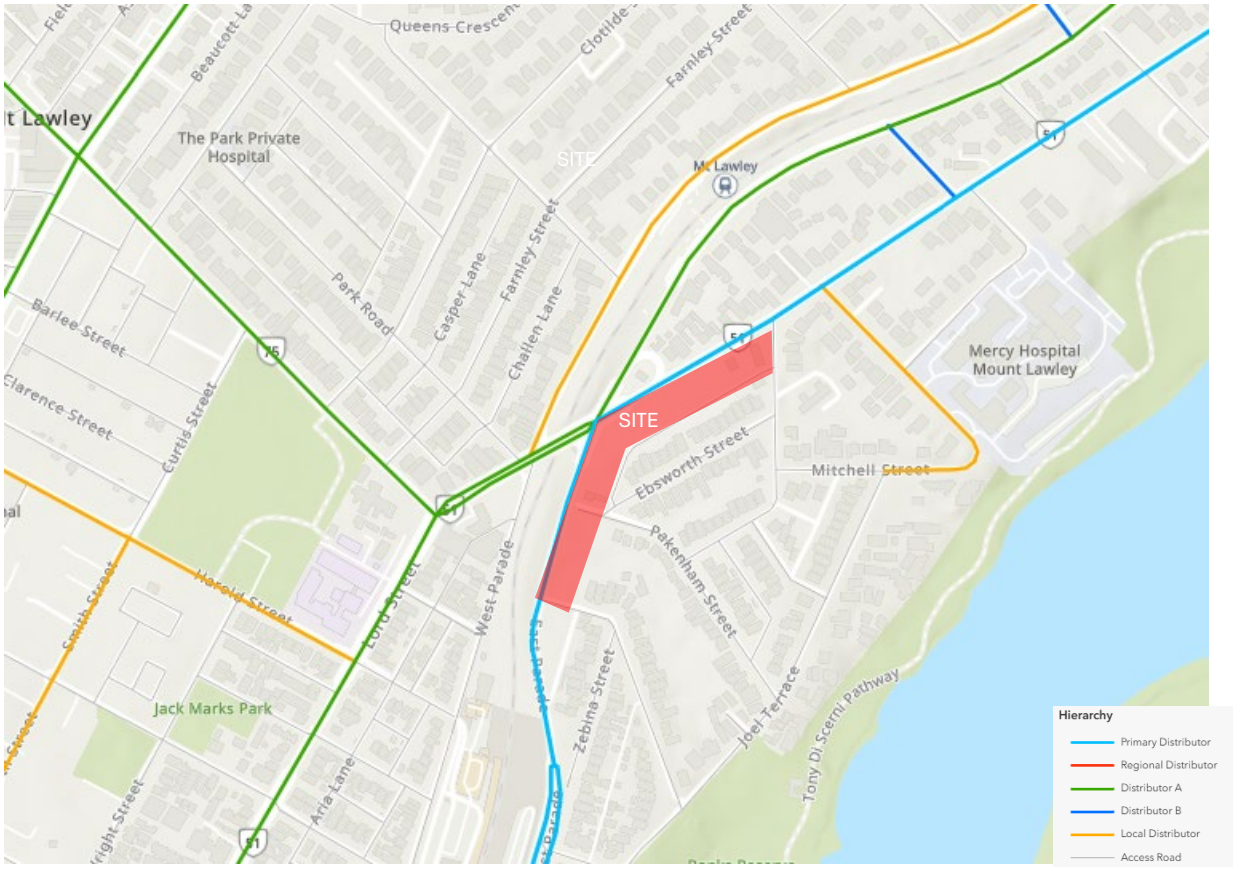
The road network within Western Australia is defined by the Main Roads WA Road Hierarchy which describes the function, characteristic and management of each type of road. A description of each road type as per Main Roads WA Road Hierarchy criteria is summarised in Table 6.

Table 6 – Road Hierarchy Description

Road Type	Description
Primary Distributors	Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast-moving traffic. Some are strategic freight routes, and all are State Roads. They are managed by Main Roads Western Australia.
District Distributor A	Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government.
District Distributor B	Perform a similar function to type A District Distributors but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with a traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and generally not through them, forming a grid which would ideally space them around 1.5 kilometres apart. They are managed by local government.
Regional Distributor	Roads that are not Primary Distributors but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by local government.
Local Distributor	Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to access roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. Urban Local Distributor roads are managed by local government.
Local Distributor	Connect to other Rural Distributors and to Rural Access Roads. Not Regional Distributors, but which are designed for efficient movement of people and goods within regional areas. Rural Local Distributor roads are managed by local government.
Access Roads	Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government.

Figure 15 shows the road hierarchy network and **Table** 7 provides a summary of the road characteristics of surrounding road network.

Figure 14 – Road Hierarchy



Source: Main Roads Road Information Mapping

Table 7 – Surrounding Network Road Hierarchy

Road Name	Road Hierarchy	Jurisdiction	No. of Lanes	No. of Footpaths	Road Pavement Width (m)	Speed Limit
Guildford Road	Primary Distributor	MRWA	4	1	13.5	60km/h
East Parade	Primary Distributor	MRWA	4	1	13.1	60km/h
Ebsworth Street	Access Road	Local Government	2	2	6.2	40km/h
Stanley Street	Access Road	Local Government	2	2	6.2	40km/h

6.2 Daily/Peak Traffic Volumes

The existing traffic volumes for the surrounding road network were obtained from the Main Roads WA Traffic Map. The locations of the traffic data are shown **in Figure 16** and a summary of the data nearby the Site is provided below in **Table** 8.

Figure 15 Locations with Traffic Volumes

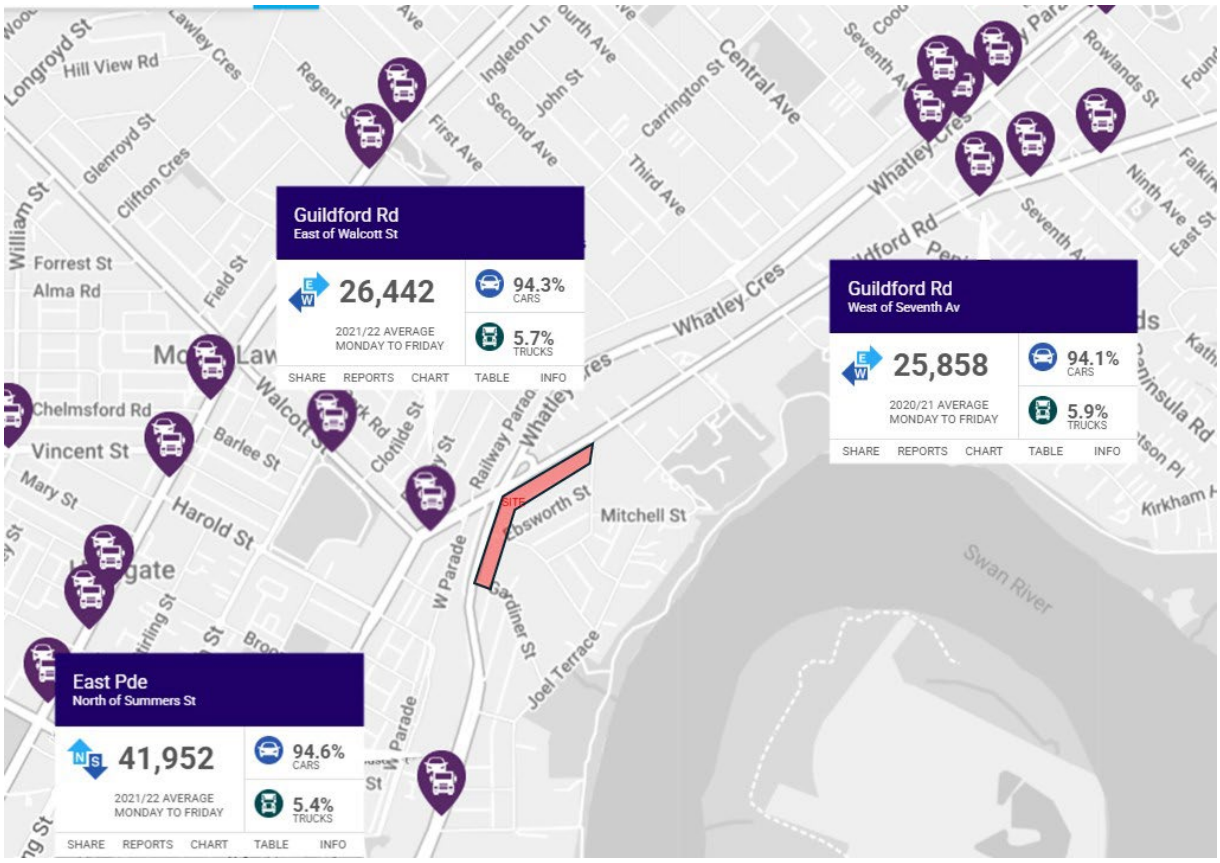


Table 8 Traffic Volumes

Location	Year	Weekday Traffic Volumes (two-way)		
		AM Peak Hour	PM Peak Hour	Daily
East Parade (North of Summers Street)	2021	40,257	2,800	3.015
Guildford Road (East of Walcott Street)	2021	25,263	1,817	1,905
Guildford Road (West of Seventh Avenue)	2020	24,296	1,703	1,883

6.3 Proposed Changes to External Road Network

As advised by Main Roads, the intersections at Guildford Road / Stanley Street and East Parade / Gardiner Street will be converted to left-in/left-out access arrangements as part of future road upgrade works.

7 PUBLIC TRANSPORT ACCESS

7.1 Existing Public Transport Services

Bus services 40, 41, 42, and 43 run along Guildford Road. Bus route 40 travels to Morley Galleria Bus Station, route 41 travels to Bayswater Station, while routes 42 and 43 travel to the Maylands Boat Ramp. The frequency of these services and the corresponding routes are as shown in **Table 9** and **Figure** 17.

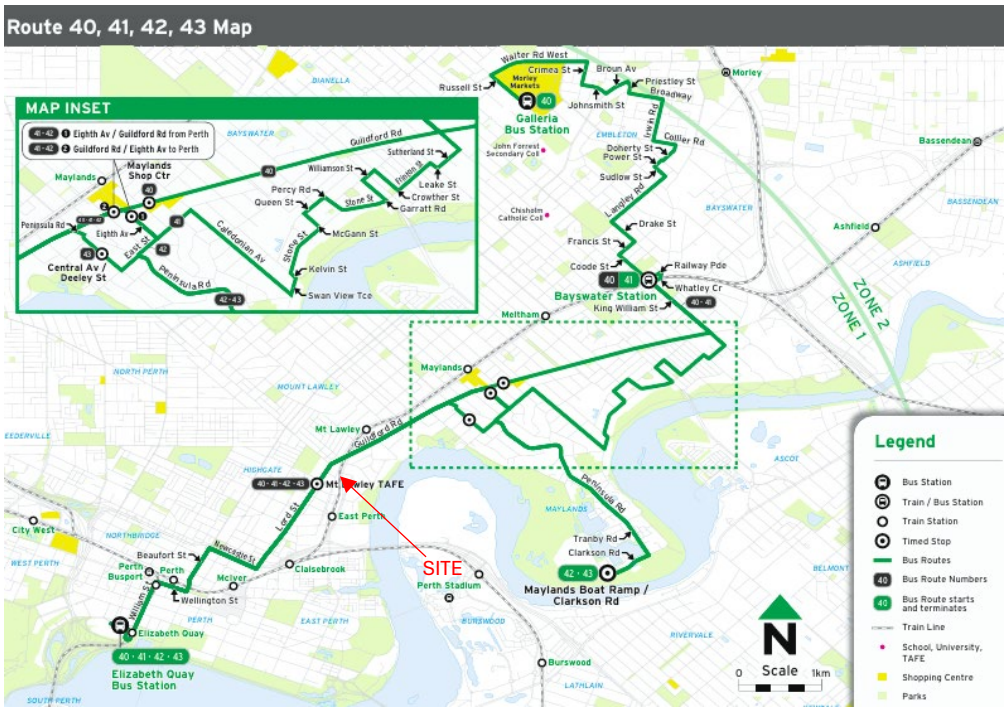
Additionally, the Midland Line, Airport Line, and Ellenbrook Line have stops at Mount Lawley Train Station, which is located within 400 metres of the site, as shown in **Figure** 18.

The Site is surrounded by good public transport network facilities.

Table 9 - Bus Route Timetable

Bus Route	Route Description	Service Frequencies		
		Weekdays	*Saturdays*	*Sundays & Public Holidays*
40	Perth to Morley Galleria Bus Station	10 minutes trip interval	15 minutes trip interval	20 minutes trip interval
41	Perth to Bayswater Station	10 minutes trip interval	15 minutes trip interval	20 minutes trip interval
42	Perth to Maylands	10 minutes trip interval	15 minutes trip interval	20 minutes trip interval
43	Perth to Maylands	10 minutes trip interval	15 minutes trip interval	20 minutes trip interval

Figure 16 Bus Route

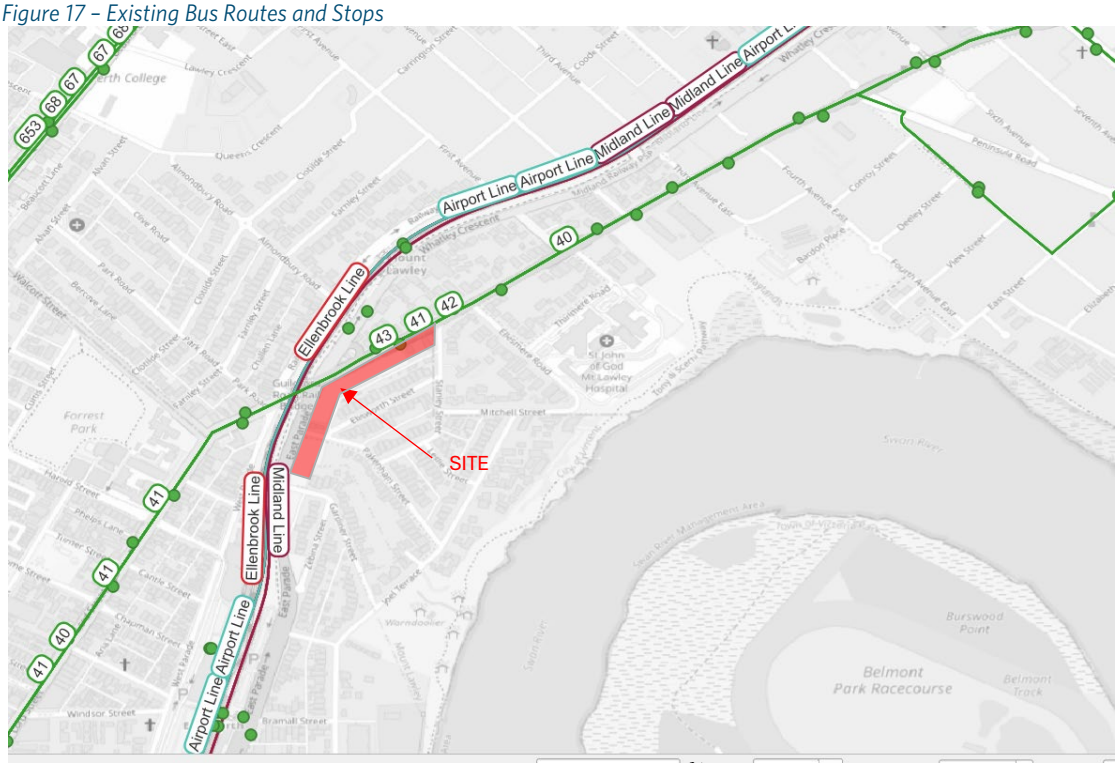


Source: Transperth (2025)

7.2 Nearest Bus Stops

The nearest bus stops to the Site currently are located directly adjacent the Site along Guildford Road, as shown in **Figure 18**.

Figure 17 – Existing Bus Routes and Stops



Source: Transperth (2025)

7.3 Future Public Transport Facilities

No changes are proposed to the existing public transport network within the short term.

8 PEDESTRIAN AND CYCLE ACCESS FACILITIES

8.1 Existing Pedestrian/Cycle Network

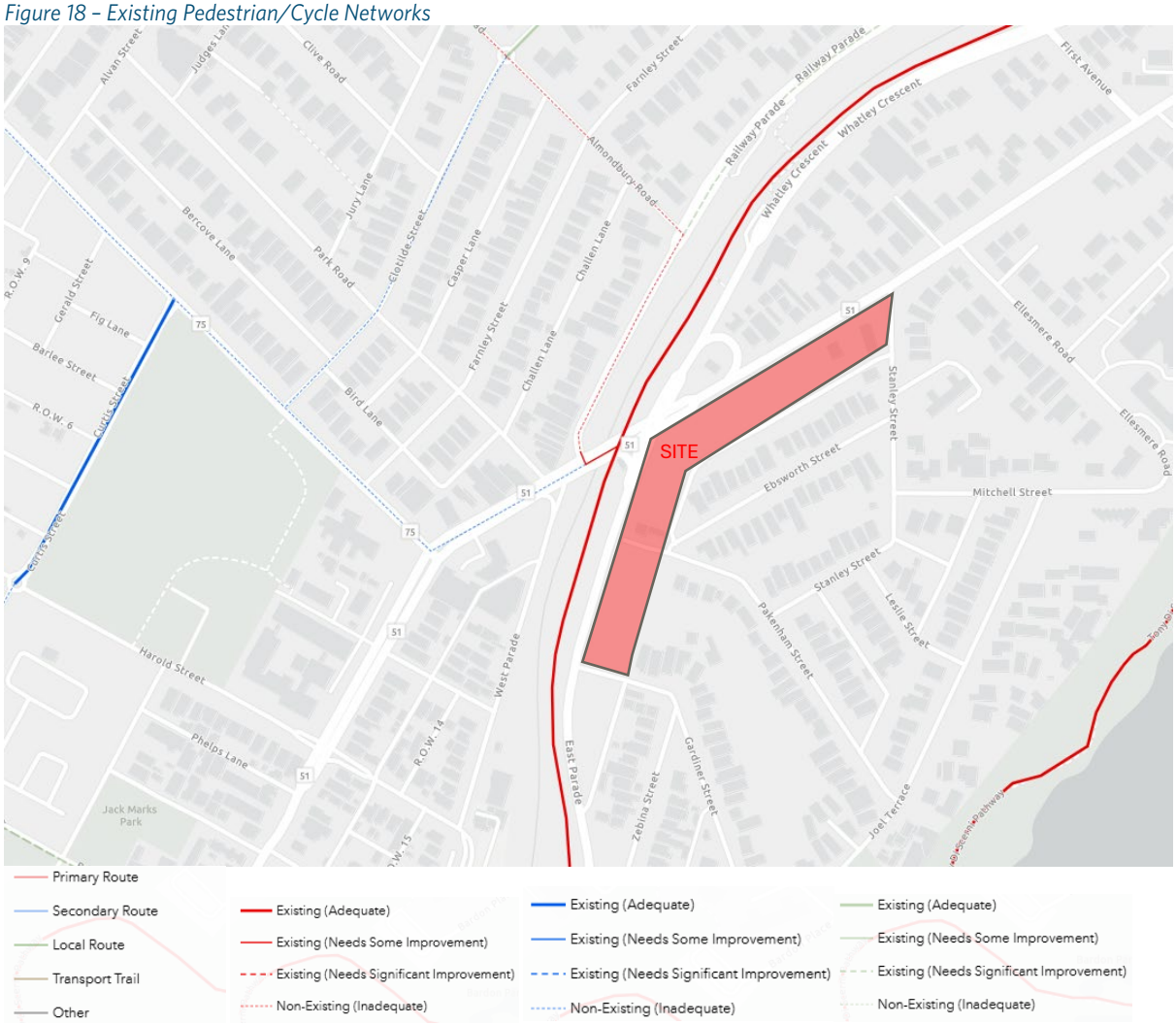
Footpaths are provided along one side of East Parade and along both sides of Guildford Road.

Figure 19 illustrates the existing status of the Perth and Peel Long-Term Cycle Network (LCTN) Map surrounding the Site. East Parade and Whatley Crescent are classified as Primary Routes and are currently considered 'adequate', whilst other Primary Routes such as Almondbury Road and a portion of Railway Parade are considered 'Non-Existing (Inadequate)'.

Walcott Street and a portion of Guildford Road are classified as Secondary Routes both of which are considered 'Non-existing (Inadequate)'.

The Site is considered to be surrounded by good pedestrian and cycle network facilities.

Figure 18 – Existing Pedestrian/Cycle Networks

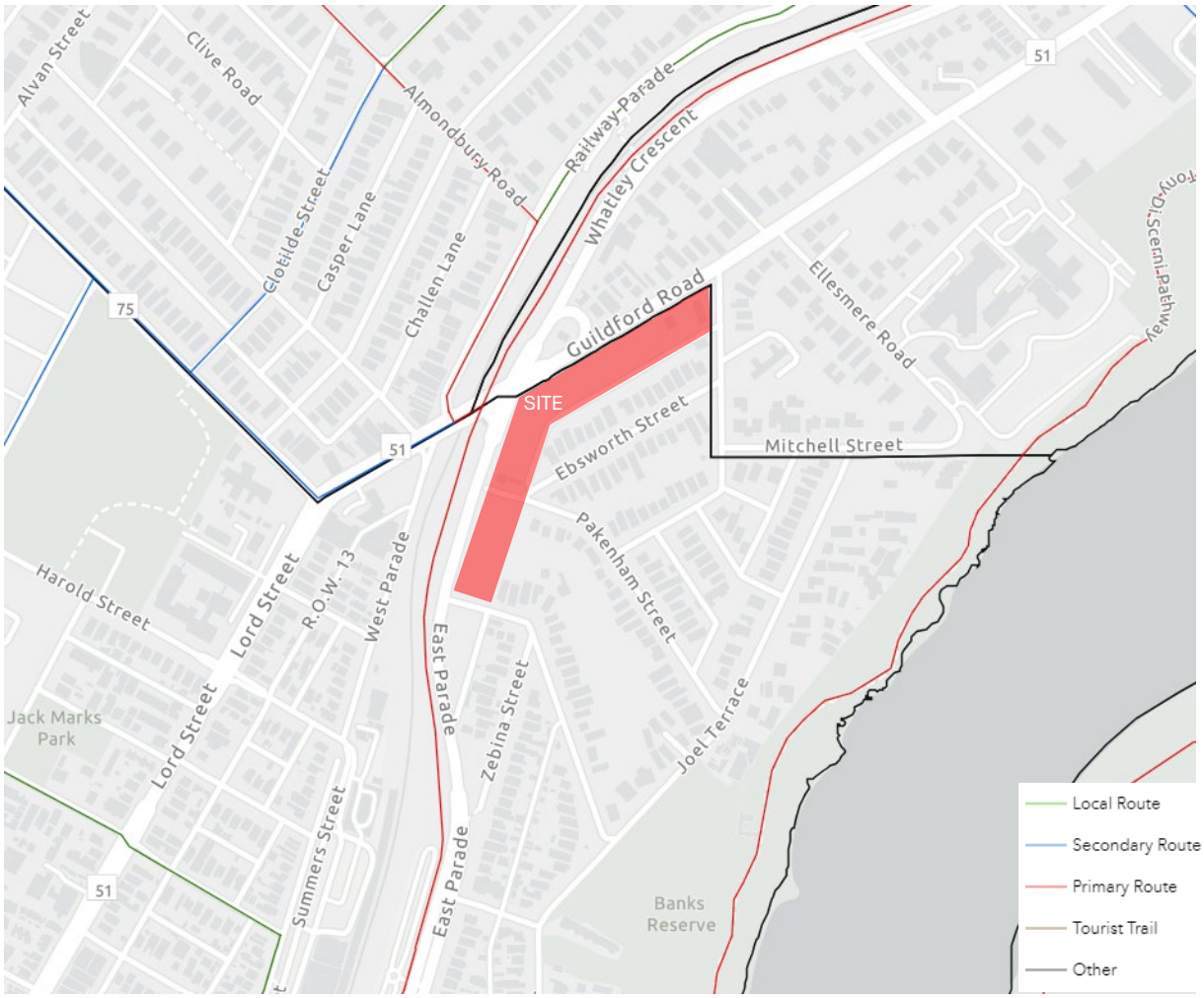


Source: Department of Transport (2025)

8.2 Proposed Future Pedestrian/Cycle Network Facilities

Figure 20 shows the ultimate pedestrian and cycle paths as observed in the LCTN Map. LTCN classifies East Parade and Whatley Cresent as Primary Routes, while Walcott Street and a portion of Guildford Road are classified as Secondary Routes.

Figure 19 Long-Term Cycle Map



Source: Department of Transport (2025)

9 SITE SPECIFIC ISSUES

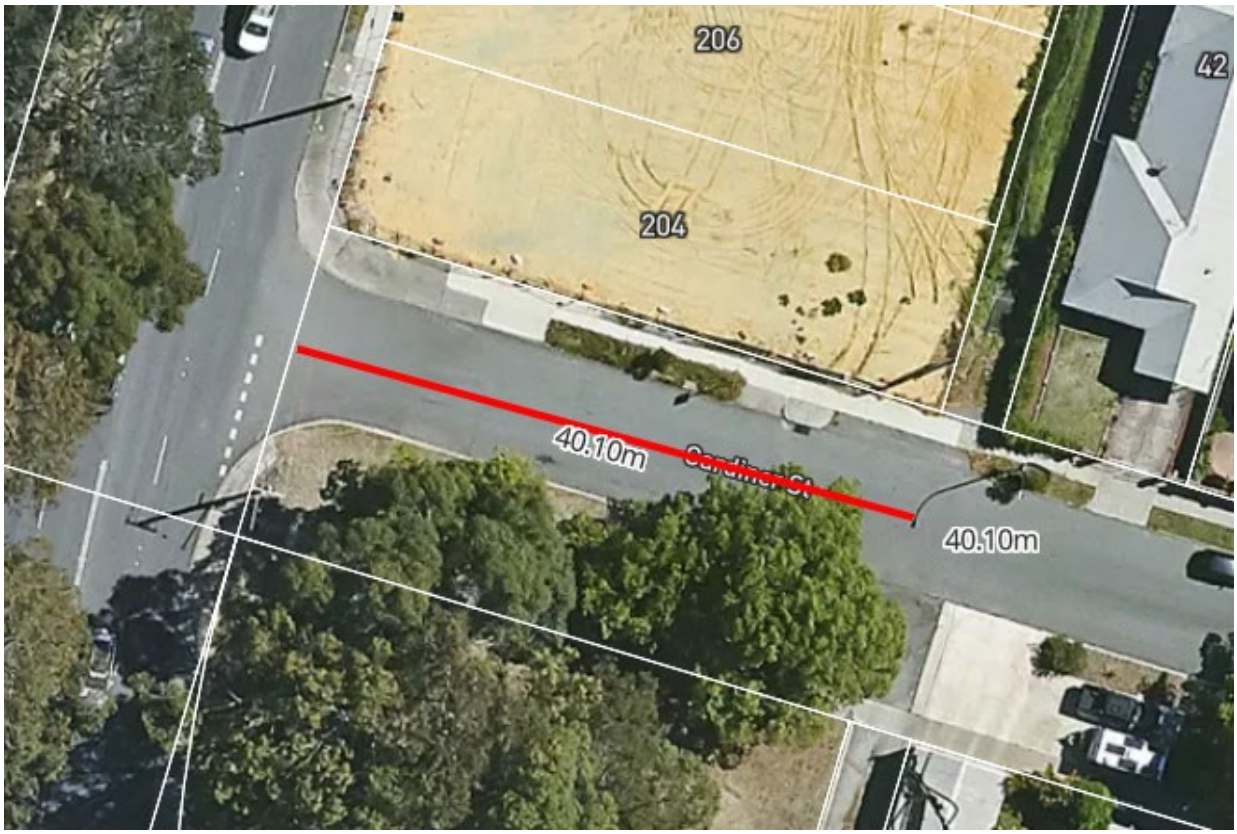
9.1 Laneway Separation Distances

Figure 21 shows that the separation distance between Guildford Road and the access laneway is approximately 50m, while the separation distance between East Parade and the access laneway is approximately 40m as shown in Figure 22. As noted in Liveable Neighbourhoods, the recommended separation distance for Laneways is 30m, which these laneways would comply with.

Figure 20 Intersection Spacing Diagram - Guildford Road/Access Laneway



Figure 21 Intersection Spacing Diagram – East Parade/Access Laneway



PTG further advises that, while noting the laneway connection to Gardiner Street does not currently exist but will be provided as part of this project, the crash history outlined in section 10 did not show any crashes had occurred at the existing laneway connection at Stanley Street (the nearest crash occurred 10m north of the laneway and involved a vehicle driving northbound on Stanley Street colliding with a parked car). No upgrade or channelisation is required at this intersection as part of the proposed development.

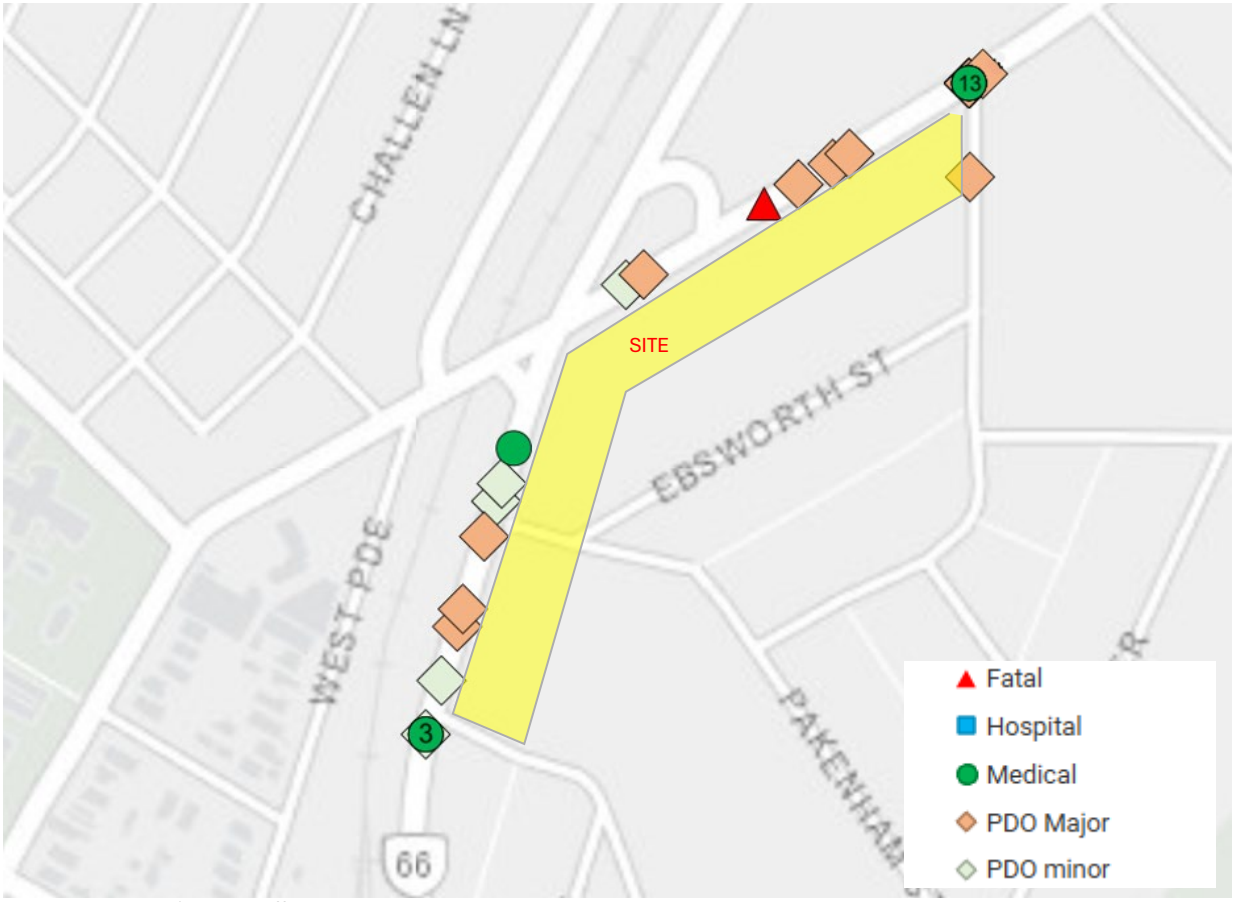
As described in **Section 10**, for the Guildford Road/Stanley Street intersection, there has been only one right turn crash in 5 years and with the upgrade of the above intersection to Left-in Left-out(LILO) in the future, this will eliminate the risk of right turn crashes and hence no channelisation is needed at this intersection as part of the proposed development. It is also noted that any queueing on Stanley Street will not have any impacts on the performance or flow of traffic on Guildford Road.

10 SAFETY ISSUES

A review of the existing crash data from Main Roads WA Traffic Map for the period between 1 January 2020 to 31 December 2024 was conducted for East Parade and Guildford Road. As shown, there were 32 recorded crashes at the vicinity of the Site.

The crash location is illustrated in **Figure 23** while **Figure 24** and **Figure 25** show the intersection crash diagrams.

Figure 22 Crash Locations



Source: Main Roads WA Traffic Map

Figure 23 Intersection Crash – Guildford Road/Stanley Street

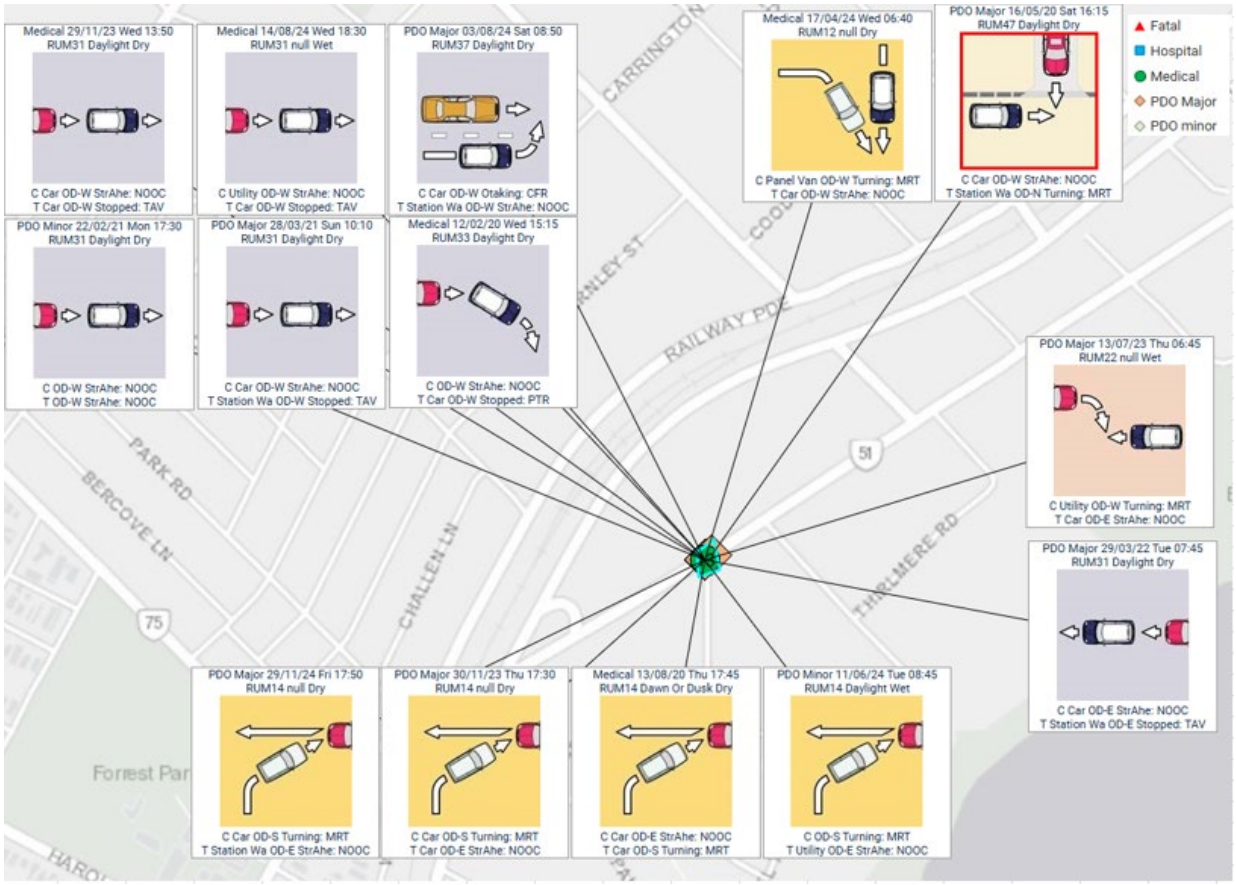
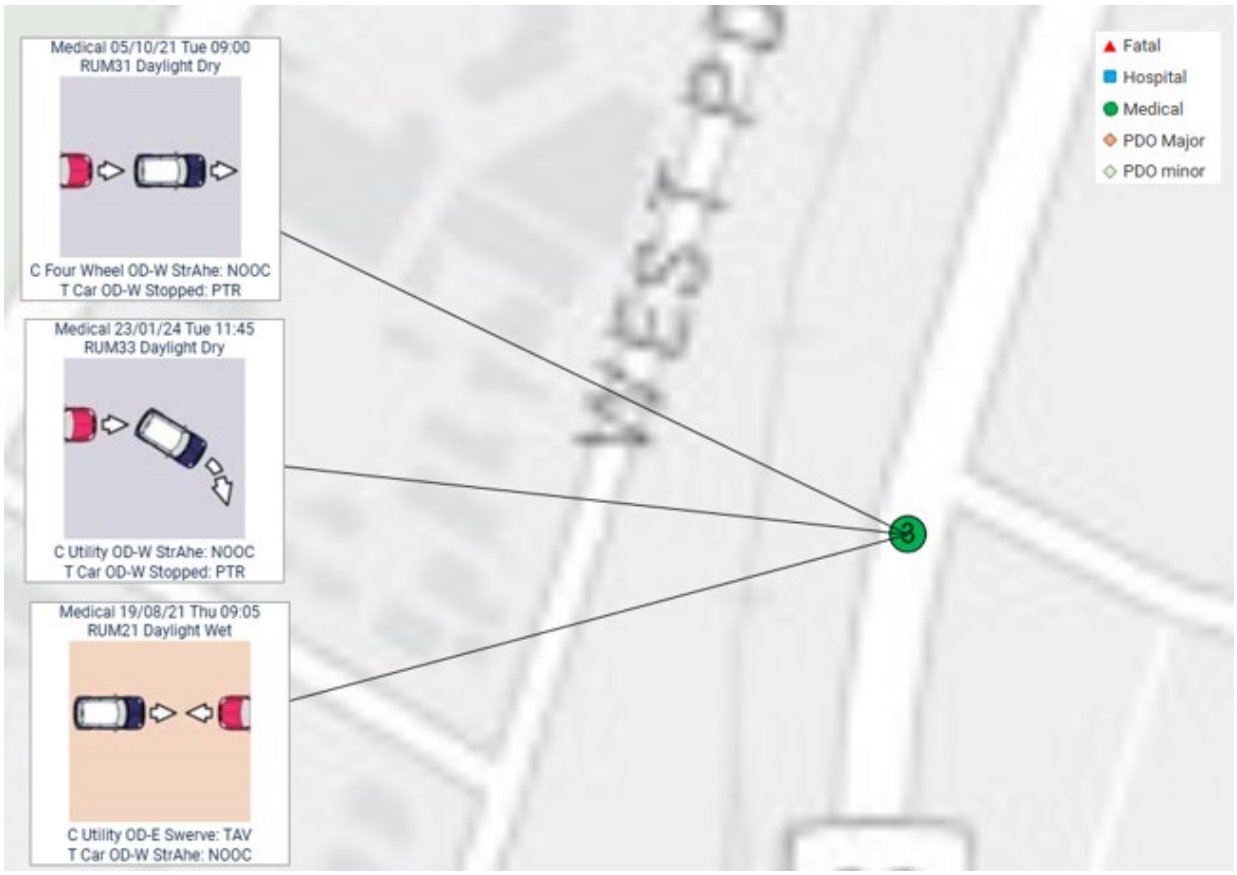


Figure 24 Intersection Crash – East Parade/Gardiner Street



While **Figure 25** shows 3 crashes at the East Parade/Gardiner Street intersection, there is an additional crash that was recorded to have occurred on East Parade rather than at the intersection, and therefore not included in the 3 crashes at the intersection. The crash details per intersection are identified in **Table 10** to **Table 12** and the total crashes are shown in **Table** 13.

Table 10 – East Parade Crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Head On	-	-	1	-	-	1
Rear End	-	-	3	2	1	6
Sideswipe Same Direction	-	-	-	1	3	4
Total	0	0	4	3	4	11

Table 11 – Guildford Road Crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Rear End	1	-	3	5	1	10
Sideswipe Same Direction	-	-	-	3	1	4
Right Angle	-	-	2	2	1	5
Right Turn Thru	-	-	-	1	-	1
Total	1	0	5	11	3	20

Table 12 - Stanley Street Crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Rear End	-	-	-	1	-	1
Total	0	0	0	1	0	1

Table 13 - Total Crashes

Crash Nature	Fatal	Hospital	Medical	PDO Major	PDO Minor	Total Crashes
Head On	-	-	1	-	-	1
Rear End	1	-	6	8	2	17
Right Angle	-	-	2	2	1	5
Right Turn Through	-	-	-	1	-	1
Sideswipe Same Direction	-	-	-	4	4	8
Total	1	0	9	15	7	32

Of the 13 crashes recorded over the 5-year period (i.e. an average of 2.6 crashes per year), 4 crashes involved vehicles turning right-out of Stanley Street (an average of 0.8 crashes per year), while 2 crashes (an average of 0.4 crashes per year) involved vehicles turning right-in from Guildford Road to Stanley Street. The majority of crashes recorded for the intersection were rear-end crashes.

While traffic volume data is not available for Stanley Street, based on the traffic volumes for Guildford Road, it is estimated that the proposed development will increase the number of vehicles turning left or right at this intersection by 52 per day. The number of additional turning vehicles therefore represent 0.17% of the 29,200 vehicles per day on Guildford Road. Considering that an average of 2.6 crashes per year has historically been recorded at this intersection, the additional traffic generated by the proposed development is considered negligible. It is also noted that residents will have access to alternative routes to Guildford Road and East Parade, including via Ellsmere Road and Thirlmere Road if traffic is heavy on Stanley Street.

Of the 3 crashes recorded at the East Parade / Gardiner Street intersection over the past 5 years, only 1 crash involved a vehicle turning in to or out of Gardiner Street. The low rates of crashes recorded at this intersection (particularly considering East Parade carries over 45,000 vehicles per day) do not suggest that there is a high risk of crashes occurring at this intersection.

11 SUMMARY AND CONCLUSIONS

This report has been prepared in accordance with the *Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 4 – Individual Developments* (2016); the checklist is included at Appendix A.

The following conclusions can be drawn from this TIS:

- The Site is located at the corner of East Parade and Guildford Road, Mount Lawley, within the City of Vincent;
- The proposed development is estimated to generate up to 22 vehicle trips in the AM, 18 vehicle trips in the PM and 144 vehicles daily;
- The Site is surrounded by good pedestrian, cycle and public transport networks/facilities; and
- Thiry-two (32) road crashes were recorded in the vicinity of the Site.
- While the development will have a shortfall of 1 parking bay when compared to the statutory requirements, this shortfall is considered acceptable considering the close proximity to high-frequency public transport services, as well as pedestrian and cycling infrastructure.

Overall, it is not expected that the proposed property will have an impact on road safety in the area.



Appendix A

WAPC CHECKLIST FOR INDIVIDUAL DEVELOPMENT - TRANSPORT IMPACT STATEMENT





APPENDIX A – WAPC CHECKLIST

Item	Status	Comments/Proposal
Proposed Development	**Section 2**	
site location	Section 2.1	
context with surrounds	Section 2.2	
development land uses	Section 2.3	
Vehicular access and parking	**Section 3**	
access arrangements	Section 3.1	
public, private, disabled parking set down/pick up	Section 3.2	
service vehicles (residential)	**Section 4**	
access arrangements	Section 4.1	
on/off-site loading facilities	Section 4.2	
Traffic volumes	**Section 5**	
development daily or peak traffic volumes	Section 5.1	
type of vehicles (eg cars, trucks)	Section 5.2	
Traffic management on frontage streets	**Section 6**	
existing road networks and traffic management	Section 6.1	
daily/ peak traffic volumes	Section 6.2	
future road network	Section 6.3	
Public transport access	**Section 7**	
existing public transport services	Section 7.1	
nearest bus stops/train stations	Section 7.2	
Future public transport facilities	Section 7.3	
Pedestrian and cycle access/facilities	**Section 8**	
existing pedestrian and cycle networks	Section 8.1	
future pedestrian/ cycle network facilities	Section 8.2	
Site specific issues	**Section 9**	
Safety issues	**Section 10**	
Summary	**Section 11**	



Appendix B

SITE PLANS







1 Site Plan - Parking
1 : 500

SCHEDULE - OVERALL

	TOTAL
CARBAYS	93
APARTMENTS	90

SCHEDULE - APARTMENT TYPES

	QUANTITY
TYPE 01	7
TYPE 02	24
TYPE 03	3
TYPE 04	22
TYPE 05	5
TYPE 06	2
TYPE 07	4
TYPE 08	5
TYPE 09	5
TYPE 10	1
TYPE 11	3
TYPE 12	6
TYPE 13	3
TOTAL	90

PRELIMINARY

Architectural documents are to be read in conjunction with relevant structural, fire service, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.

Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between the site conditions and documents. Contractor to verify all dimensions on site before commencing work.

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rev	date	title
G	12/09/2025	ISSUED FOR DEVELOPMENT APPROVAL
H	16/09/2025	ISSUED FOR INFORMATION
I	18/09/2025	ISSUED FOR INFORMATION
J	25/09/2025	ISSUED FOR INFORMATION

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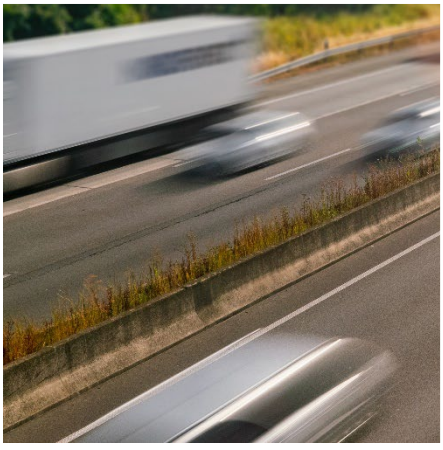
Project: Bethanie East Parade
Client: Bethanie
Drawing Title: Site Plan - Parking

designed	AVS		
drawn	ML		
project no	scale	drawing no	rev
25003	As indicated @ A1	A1.10	J



Appendix C

SWEPT PATHS





RL 20.115

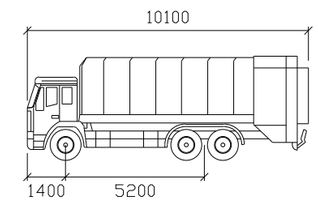
RL 22.900

RL 24.700

RL 15.500

T11

Relocated Mulberry Tree



Veolia

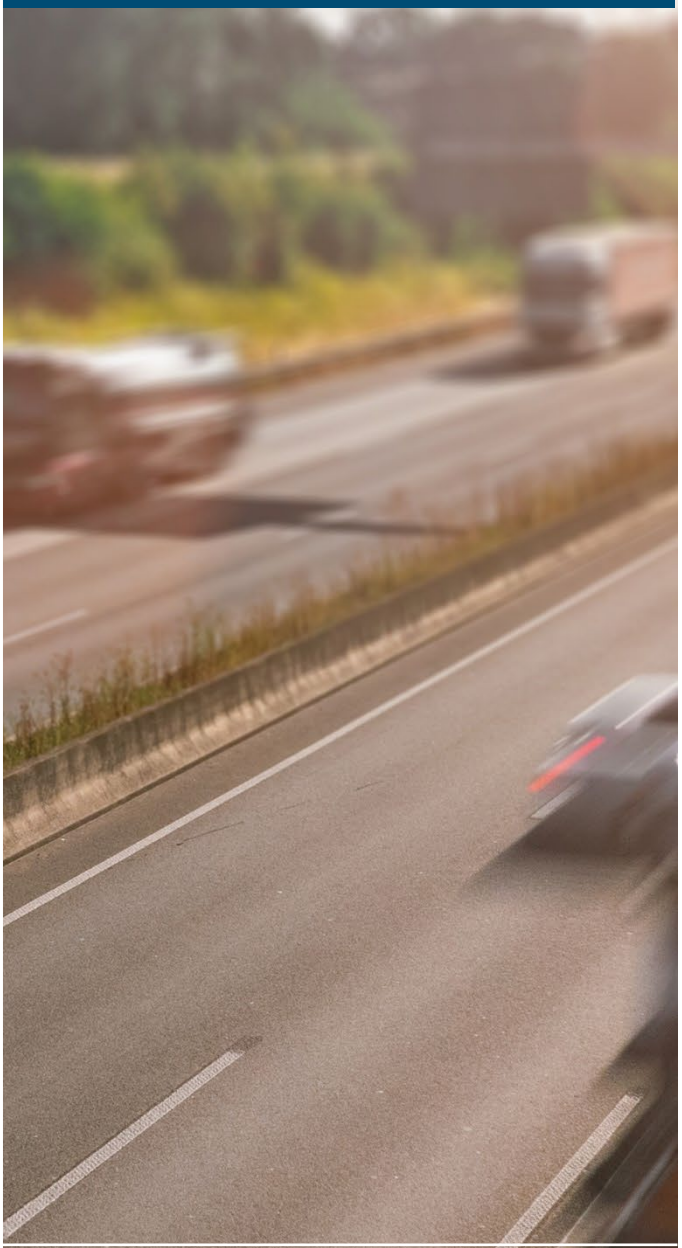
	mm
Width	: 2500
Track	: 2500
Lock to Lock Time	: 6.0
Steering Angle	: 35.5



Veolia

	mm
Width	: 2500
Track	: 2500
Lock to Lock Time	: 6.0
Steering Angle	: 35.5





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Residential Design Codes

Volume 2

2024

ASSESSMENT TEMPLATE

Community Housing Development Application

East Parade and Guildford Road

Mount Lawley

DESIGN WA For a Better Built Environment

Disclaimer: This assessment template is not intended to replace R-Codes Volume 2. Applicants and assessors should refer to the R-Codes Volume 2 for information on the relevant provisions that are applicable to a development.

ELEMENT 2.2 BUILDING HEIGHT		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	Meets LPP 7.1.1, Clause 4.3. **Block 1 -** is proposed as three (3) storeys in height. Will have a maximum building height of 12.80m from the natural ground level and is therefore compliant with the maximum building height of 14.3m, as outlined in LPP 7.1.1. **Block 2 -** is proposed as three (3) storeys in height. Has a building height of 13.30m from the lowest point of the subject site, remaining compliant with the maximum building height of 14.3m, as outlined in LPP 7.1.1. **Block 3 -** is proposed as five (5) storeys in height. Will have a maximum building height of 22m from the lowest point of the subject site, which exceeds the 14.3m maximum building height, however at the State Design Review Panel ('SDRP') meetings the panel and the confirmed the five (5) storeys was acceptable for the site and would not impact the existing residential development on the opposite side of the Right of Way. **Block 4 -** is proposed as three (3) storeys in height. Will have a maximum building height of 13.30m from the lowest point of the subject site, which is within the 14.3m maximum building height. **Block 5 -** is proposed as three (3) storeys in height. Will have a maximum building height of 12.80m from the lowest point of the subject site and is compliant with the 14.3m maximum building height.	The maximum heights are consistent with other developments within the area, noting the prominence of the site at the intersection of Guildford Road and East Parade. The impact of height is further discussed in the body of the report.
O2.2.2 – The height of buildings within a development responds to changes in topography.	**Block 1-3 -** The height of the building has responded to the gradual decreasing slope from the south east to north west by minimising the retaining and changes in levels. **Block 4 and 5 -** The height of the building has responded to the gradual decreasing slope from the north east to	The topography falls substantially (~ 14m) over the length of the site. The heights of buildings reflect this, being split into multiple blocks to distribute retaining, where possible, throughout the site.

	south west by minimising the retaining and changes in levels.	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	N/A.	Roofs generally incorporate vertical and horizontal articulation to reduce the perception of bulk of the development. Incorporation of roof top communal space will also introduce levels of landscaping.
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	An Overshadowing Plan prepared by M & S Architects demonstrates overshadowing at 12 midday on 21 June does not exceed the 25% site area for any of the existing residential development on the opposite side of the right of way.	Aside from compliance with solar access (discussed below) adjoining residential properties predominantly have garages towards the laneway. These will take the majority of overshadowing from the proposed building.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

(Excerpt for table 2.1)

Streetscape contexts and character *refer A2*	Medium-rise	Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) *refer 2.2*	4	4	5	3	6	7	9	Refer to local planning scheme, local dev plan and/or precinct controls as applicable
Boundary wall height (storeys)[1,2] *refer 2.4*	2 [3]	2 [3]		2	3	4		
Minimum primary and secondary street setbacks *refer 2.3*	2m	2m		2m or Nil [5]	2m or Nil [5]	2m or Nil [5]		
Minimum side setbacks[5] *refer 2.4*	3m	3m		Nil				
Minimum rear setback *refer 2.4*	3m	6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	3.5m	3.5m	4.0m	NA	NA	NA		
Plot ratio [7] *refer 2.5*	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions
(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code
(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.
(4) Nil setback applicable if commercial use at ground floor
(5) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.
(6) Refer to Definitions for calculation of plot ratio.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	The subject site is zoned R100 under the City of Vincent LPS 2. **Local Planning Policy No. 7.1.1 – Built Form (LPP 7.1.1) –** The subject site is identified as a Transit Corridor. Development on lots zoned R100 within a Transit Corridor allow for a maximum building height of 4 storeys at 14.3m. Compliant.

ELEMENT 2.3 STREET SETBACKS		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	Meets Acceptable Outcomes. The proposed development (Block 1-5) has been designed to allow for varied access from surrounding streets. **Block 1 -** the primary street is allocated as the Right of Way and the secondary streets are from Stanley Street and Guildford Road. The setback areas for both the Primary and Secondary streets have been designed with a high amenity to allow for varied access. Block 1 exceeds the minimum street setback requirement of 2m from the Right of Way exceeds the 2m secondary boundary setback. **Block 2 and 3 -** the primary street is allocated as Guildford Road, and the secondary street is the Right of Way. The setback areas for both the Primary and Secondary streets have been designed with a high amenity to allow for varied access. Block 2 and 3 exceed the minimum requirement of a of 2m from Guildford Road and the Right of Way. In addition, the Road Widening of Guildford Road will maintain the 2m setback. **Block 4 and 5 -** the primary street is allocated as the Right of Way, and the secondary street is East Parade. The setback areas for both the Primary and Secondary streets have been designed with a high amenity to allow for varied access. Block 4 and 5 exceeds the minimum requirement of a of 2m from the Right of Way and East Parade. In	The overall layout of the development considers the multiple street frontages and does not encroach on the character of the area, noting the development is not trying to replicate surrounding, single storey built form.

	addition, the Road Widening of East Parade will maintain the 2m setback.	
O2.3.2 – The street setback provides a clear transition between the public and private realm.	There is landscaping provided within the primary and secondary street setback area to create a clear transition between the public and private realm. Refer to the Landscaping Plan prepared by TDL.	As per applicant comment. Built form and landscape provision provide clear transition between public and private realm.
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	In addition to achieving the street setback distance, landscaping within the street setback will further enhance visual privacy from: **Block 1 -** Right of Way, Stanley Street and Guildford Road. **Block 2 and 3** - Guildford Road and the Right of Way. **Block 4 -** Right of Way and East Parade. **Block 5 –**Right of Way, East Parade and Gardiner Street.	Visual privacy is maintained through design features and landscaping which allow interaction between private and public realm, while also maintaining privacy to residents.
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	Both the street setbacks and the associated design elements including windows and balconies enhance passive surveillance along: **Block 1** - Right of Way, Stanley Street and Guildford Road. **Block 2 and 3** – Guildford Road and the Right of Way. **Block 4** - Right of Way and East Parade. **Block 5 –** Right of Way, East Parade and Gardiner Street.	The design and layout of the buildings ensures there is passive surveillance provided over public spaces including public streets and park areas from balconies and major openings.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A2.3.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument.	
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**LPP 7.1.1 –** A4.2.1 – Development complies with the street setback set out in Table 2.1 of the R Codes Volume 2. A4.2.2 – Primary and secondary street setback for the third storey and above must incorporate articulation and the use of varying colours and materials which minimise bulk and scale of the building on the streetscape. Compliant.

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	**Block 1 - 3 and 5 -** is not abutting a building or neighbouring property therefore does not have a side boundary. **Block 4 –** The setback from the neighbouring property to the south exceeds the 3m side setback. In addition, the Blocks provide adequate separation between the existing residential properties on the opposite side of the Right of Way.	As per applicant comment. Side setbacks are applicable to the grouped dwellings on Packenham Street from Block 4. A 4.6m setback is provided between the building and adjoining lot which is sufficient to provide for landscaping.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**	The boundary setback for proposed development is consistent with the existing streetscapes along Guildford Road, East Parade, Stanley Street and the Right of Way.	As per applicant comment.
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	The boundary setbacks allow for deep soil areas which are co-located with existing trees for retention and is outlined in the Arborist Report prepared by Branch Arboriculture and Landscaping Plan prepared by TDL.	As above. Sufficient space is provided surrounding the built form to allow for landscaping.
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	Due the dual access design of the proposed development (Block 1-5) there is no identified rear boundary setbacks.	The overall design is considered to transition to surrounding development including setbacks, heights, landscaping and building design.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: **a)** modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR** **b)** a greater setback is required to address *3.5 Visual privacy*.		
A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	LPP 7.1.1 Volume 2, Section 1 – Town Centre, Clause 1.3 Side and Rear Setbacks Per Table 1.3a side setbacks to be as per R-Codes Vol 2.	

ELEMENT 2.5	PLOT RATIO	
ELEMENT OBJECTIVES	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

Development is to achieve the following Element Objectives	*Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	**Block 1 -** 1,065.00m^2 **Block 2 -** 1,097.07m^2 = 1:0.50 The area of proposed Lot 501 (DP Ref: 426939) is 4321m^2 and the proposed plot ratio is 0.50 which is within the 1.3 plot ratio requirement and is therefore has an appropriate bulk and scale for the existing character of the area. **Block 3 -** 2,468.63m^2 **Block 4 –**3,149.17m^2 = 1: 0.79 The area of the proposed Lot 502 is 3987m^2 and the proposed plot ratio is 0.79 which is within the 1.3 plot ratio requirement and is therefore has an appropriate bulk and scale for the existing character of the area. **Block 5 -** 1,004.92m^2 =1:0.86 The area of the proposed Lot 504 is 1172m^2 and the proposed plot ratio is 0.86 which is within the 1.3 plot ratio requirement and is therefore has an appropriate bulk and scale for the existing character of the area.	The overall design of the development considered the impact of bulk of buildings, noting the plot ratio is significantly less than that permitted.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 2.6	**BUILDING DEPTH**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	Meets Acceptable Outcome. The proposed apartments do not exceed a building depth of 20m and therefore provide suitable apartment layouts	As per applicant comments.

	to achieve adequate access to daylight and natural ventilation.	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	The proposed development is designed to allow for daylight and natural ventilation to all units/apartments and does not exceed a depth of 20m.	Modifications to the design provided for greater articulation externally, while providing additional openings to increase access to ventilation.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	The Cross Ventilation and Solar Diagrams prepared by M & S Architects demonstrate that the proposed units optimise solar access and natural ventilation.	All rooms permit solar access and natural ventilation based on size and location of openings.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 2.7 BUILDING SEPARATION

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	Meets Acceptable Outcomes. The proposed development will be to be significantly setback from the existing residential development to the opposite side of the Right of Way.	Building layout (five separated blocks) was considered early at design review stage. Separation allows landscaping and reduces visual imposition of the development.
O2.7.2 – Building separation is in proportion to building height.	In the context of the SDRP 3 comments, the design further increased green spaces and associated opportunities for more landscaping between buildings to allow a greater separation between buildings in portion to the proposed building heights was satisfied by the panel at the SDRP 3 meeting.	Areas of increased height (Block 3) is surrounded by larger separation including park, parking area and laneway.
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	The proposed buildings (Block 1-5) are adequately separated the provide for communal areas and landscaping, increase daylight access and increased the visual amenity and acoustic privacy between blocks as per 2.7.2.	As per applicant comment.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	**Block 1 and 2 –** The separation between Block 1 and 2 provides a communal area for community gardens and informal seating to enhance the amenity for the area.	The development includes significant communal spaces between buildings (as well as incorporated within buildings).

	Block 3 and 4 - The separation between Block 3 and 4 provides a communal area with informal seating to enhance the amenity for the area. **Block 5 -** The separation between Block 5 and the café provides a formal communal area and areas for informal seating to enhance the amenity for the area. In addition, the separation areas provide deep soil and landscaping areas as outlined in the Landscaping Plan prepared by TDL.	
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	
ELEMENT 3.2 ORIENTATION		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	Meets all Acceptable Outcomes. **Block 1 -** shall be orientated to address the Right of Way, Stanley Street and Guildford Road. **Block 2 and 3 -** shall be orientated to address Guildford Road and the right of way. **Block 4 and 5 -** shall be orientated to address East Parade and the right of way Refer to element 2.3.1. All Blocks are orientated to optimise solar access where possible through the design of balconies and living areas.	Development orientation is generally restricted given the layout of the development site. Building separation (as discussed above) provides for adequate solar access for all units.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	The proposed development will not compromise solar access to the properties on the opposite side of Right of Way due to careful site planning through the SDRP process to ensure the Blocks have a significant street setback from the Right of Way. The overshadowing of the Blocks on properties on the opposite side of the Right of Way does not exceed the 25%	As per applicant comment. Calculations of overshadowing do not impact solar collectors and overall design of the buildings (and orientation of the lots) will permit sunlight into adjoining properties.

	of site area requirement as outlined in the Overshadowing Plan prepared by M & S Architects.	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area[1] – adjoining properties coded R30 – R40 - 35% of the site area[1] – adjoining properties coded R50 – R60 – 50% of the site area[1] – adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 3.3	**TREE CANOPY AND DEEP SOIL AREAS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	The overall development (Block 1-5) proposes to retain as many existing trees located on the subject site as possible, having regard to the heath and structural characteristics of the trees. The design ensures the tree retention maximises the use of existing healthy trees. Refer to the Arborist Report and Landscaping Plan.	Development seeks to retain a large number of existing trees and have adapted the design for this purpose (i.e altering laneways and path designs).
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	New tree plantings are proposed to be co-located with existing trees to be retained, as outlined in 3.3.1, to improve the tree canopy. The number of proposed trees is well in excess of the minimum of 11 large trees required for the development by Tables 3.3a and 3.3b. Refer to the Arborist Report and the Landscaping Plan.	As per applicant comment.
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on	The overall development (Block 1-5) will achieve a deep soil area of 3,435m^2 (30.6% of the site) and exceeds the 12% requirement. Refer to the Landscaping Plan.	The proposal provides significant area designated for deep soil area to provide for healthy plant and tree growth.

structures, with sufficient area and volume to sustain healthy plant and tree growth.		

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.3.1 – Retention of existing trees on the site that meet the following criteria: - healthy specimens with ongoing viability **AND** - species is not included on a State or local area weed register **AND** - height of at least 4m **AND/OR** - trunk diameter of at least 160mm, measured 1m from the ground **AND/OR** - average canopy diameter of at least 4m.
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.
A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.
A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.
A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**LPP 7.1.1 –** **C4.5.1** Deep Soil Areas shall be provided in accordance with the following requirements: 12% at a minimum dimension of 1m^2. **C4.5.2** A minimum of 50% of the front setback shall be provided as soft landscaping. **C4.5.3** Planting Areas shall be provided in accordance with the following requirements: 3% at a minimum dimension of 1m^2. **C4.5.4** The required Deep Soil Area may be reduced to 10% where mature trees, which contribute to 30% or more of the required canopy coverage, are retained. **C4.5.5** At least 30% of the site area is provided as canopy coverage at maturity. **C4.5.6** Open air car parks, including accessways, shall have a minimum of 60% canopy coverage at maturity. **C4.5.7** All open-air parking areas shall be landscaped at a minimum rate of one tree per four car bays. **C4.5.8** The perimeter of all open-air parking areas shall be landscaped by a planting strip with a minimum dimension of 1.5m. **C4.5.9** Existing trees shall be retained where they are: a. Healthy specimens with ongoing viability; and b. Species not included on an applicable weed register.

	Compliant.

ELEMENT 3.4	COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	The proposed development (Block 1-5) includes communal areas with informal seating and formal seating areas. In accordance with Table 3.4 of Residential Design Codes Volume 2, the proposed development (Block 1-5) is required to have a minimum of 540m^2 and a maximum of 2.7 hectares of overall communal open space. The proposed communal space exceeds the minimum and is under the maximum requirement and is therefore compliant. - Play ground – 500m2 - Indoor multipurpose communal space – 165m^2 - Informal Seating through – 530m^2 = 1,195m^2	Development provides for communal spaces in the forms of parks, rooftop space and designated communal area. These are all integrated into the built form to ensure provision of landscaping and surveillance.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	All communal areas include passive surveillance to enhance safety and provide a high level of amenity for residents.	As per applicant comment.
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	All communal areas have been designed to ensure privacy for habitable rooms.	Building design allows for protection of privacy from communal spaces.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.4.1 – Developments include communal open space in accordance with Table 3.4		
A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.		
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.		
A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.		
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas		
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.		
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.		

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 3.5	VISUAL PRIVACY	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	As outlined in Element 2.7, the proposed development is significantly setback from the existing residential development on the opposite side of the Right of Way. This is considered to be sufficient to maintain privacy to surrounding lots. The balconies have portions of screening for privacy which does not obstruct an external outlook from living rooms.	As per applicant comment. Setbacks provide sufficient distance between development and adjoining properties, while building design prevents overlooking from internal balconies.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.
A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).
A3.5.3 – Living rooms have an external outlook from at least one major opening that is not obscured by a screen.
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	Compliant. **Block 1** - provides a public domain interface which focuses on landscaping and passive surveillance to Guildford Road, Stanley Street and the Right of Way.	Building design, including landscaping, provide for transition between private and public domain. Built form allows surveillance over communal areas while not impacting privacy of residents.

	Block 2 and 3 - provides a public domain interface which focuses on landscaping and passive surveillance to Guildford Road and the Right of Way. **Block 4 and 5 -** provides a public domain interface which focuses on landscaping and passive surveillance to East Parade and the Right of Way. In addition, the entry for the Blocks ensures that pathways and a range of soft and hard landscaping differentiate between the public and private realm to enhance safety of residents.	
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The design and landscaping of the proposed development (Block 1-5) align with the existing character of the area and enhances the amenity and safety while providing areas of shade for the public.	Overall development, including built form and landscaping, provides for facades that allow surveillance without detracting from the streetscape or amenity of future or surrounding residents.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.[1] (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 3.7	**PEDESTRIAN ACCESS AND ENTRIES**	
ELEMENT OBJECTIVES	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

Development is to achieve the following Element Objectives	*Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	A BCA Compliance report has been prepared by Tecon Australia and outlines that all pathways will ensure universal accessibility by providing step-free pathways to access to block entries and ramps (Block 1-5). Given the purpose of the development is to provide social housing for over 55s all aspects of the development have been carefully designed to achieve universal access.	As per applicant comment.
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	As part of the SDRP process the panel supported that the creation of distinct material to identify each block and supports the dual access strategy for each block. The proposed development plans include pathways across the site to enable efficient movement and the café location and orientation has been informed by pedestrian movement to address the public domain and enhance the streetscape amenity.	As per applicant comment.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.
A3.7.2 – Pedestrian entries are protected from the weather.
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.
A3.7.6 – Bins are not located at the primary pedestrian entry.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 3.8	**VEHICLE ACCESS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	Compliant. The proposed vehicle access points are provided along an existing right of way to ensure safe access and egress, for vehicles and pedestrians. A Traffic Impact Statement was prepared by PTG and confirms that it is not expected that the proposed development will have a negative impact on road safety in the area. In addition, the vehicle entry points via Stanley Street and Pakenham Street are adequately separated from the nearest street intersections.	Access to parking is through the laneway and not designated from public streets The proximity of parking to intersections was considered by the Traffic Impact Statement submitted.
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	Vehicle entries are clearly identified from the street and reduce the visual impact on the streetscape through the use of the Right of Way. The Right of Way vehicle entry points minimise the number of crossovers to parking areas and landscaping along Right of Way will reduce the visual impact on the streetscape.	The access (and car parking) is located on the laneway. The configuration (including topography) of the site prevents parking being hidden. The location of the parking is considered to have the smallest amount of visual impact, being towards the laneway.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.
A3.8.3 – Vehicle entries have adequate separation from street intersections.
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more **OR** – the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.
A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Clause 4.5 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2. A4.5.1 Garages which are 50% or less than the width of the lot. A 4.5.2 For lots less than 10 metres wide, garages which are a maximum of 4 metres. A4.5.3 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant. Clause 1.6,4.6 and 5.6 applies in addition to Clause A 3.8.1 – A 3.8.7 of R Codes Volume 2. A1.6.1 Service areas and vehicular access shall be:

	a) Taken from the rear laneway or secondary street in the first instances; or b) Collocated where taken from the primary street to maximise the width of active frontages. A1.6.2 Access to on-site car parking spaces to be provided: • where available, from a right of way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a dedicated road; • from a secondary street where no right of way exists; or • from the primary street frontage where no secondary street or right-of way exists. A1.6.3 Access to a right of way is required to be trafficable to the nearest dedicated road. The cost to upgrade a right of way to make it trafficable is to be borne by the applicant. A1.6.4 Where vehicular access is provided from a street, all vehicles are required to enter and exit the site in forward gear. A1.6.5 Roller shutters, doors and screens are to be visually permeable. A1.6.6 Onsite parking for a development shall be located beneath or at the rear of buildings. A1.6.7 In a mixed-use development, car bays should be clearly signposted differentiating between the residential car bays and the commercial car bays. A1.6.8 Where on-site parking provided for customer/client use is not directly visible from the adjacent street, adequate signage is to be provided to promote public knowledge of and direction to the car park. This signage is to comply with the requirements of the City's Policy relating to Signs and Advertising. A1.6.9 Existing trees must not be removed to provide for vehicle access. A1.6.10 Each lot is to provide a maximum of one crossover. A1.6.11 The maximum width of a single crossover is 3m. The maximum width of a double crossover is 5m. Compliant.

ELEMENT 3.9	**CAR AND BICYCLE PARKING**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	42 – 2 bed x1 48 – 1 bed x 0.75 The subject site (Block 1-5) is located in Location A and requires 90.75 car bays (including 12.75 visitor bays). The proposed development (Block 1-5) includes 93 car bays and is therefore compliant with the minimum and maximum requirements. The proposed development (Block 1-5) includes 71 bicycle parking bays which exceeds the minimum requirement of 54 resident and visitor bicycle parking bays and therefore, complaint with the minimum requirement. There no specific motorcycle bays provided however there is adequate car and bicycle bays, and the site is in proximity to public transport.	Car parking and bicycle parking facilities are adequate for the proposed land uses. This is discussed further in the body of the report.

O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	The provided car bays are compliant with the location requirements and do not significantly exceed the requirement as there are walkable opportunities to public transport. As outlined in the Transport Impact Statement, this includes the Bus routes 40, 41, 42 and 43 and the Mount Lawley train station is located 400 metres from the site.	Sufficient parking is provided for the proposed land use noting proximity to public transport. This is discussed further in the body of the report.
O3.9.3 – Car parking is designed to be safe and accessible.	Car parking is located adjacent to the Right of Way and is not located along Guildford Road, East Parade or Stanley Street. The Right of Way will be a slow speed environment to ensure pedestrian safety is prioritised.	Car parking design meets relevant Australian Standards. Access to parking is considered in line with applicants' comments.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	As mentioned above, the car parking is located along the laneway and therefore provides more area for landscaping within the primary setback area and minimises environmental, amenity and streetscape impacts.	As discussed in 3.8.2 above.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.
A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.
A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9
A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.
A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.1	**SOLAR AND DAYLIGHT ACCESS**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	Meets Acceptable Outcomes. The proposed apartments are designed to achieve a suitable solar and daylight access through the orientation of the building and reduced building depths of less than 20m. A Cross Ventilation and Solar Diagrams Plan has been prepared by M & S Architects which identifies that all the northern facing units (Block 1-5) will receive solar 2 hours or more in outside private space and living rooms.	Orientation of development allows solar access into units through balconies and major openings to north and east.
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	All windows are designed to optimise solar access from habitable rooms, refer to the Cross Ventilation and Solar Diagrams.	As per applicant comment.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3.	Refer to Environmentally Sustainable Design Assessment.	Building incorporates awnings over windows and major openings.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.1.1 – In climate zones 4, 5 and 6 only:
- **a)** Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June **AND**
- **b)** A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.

A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.

A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

A4.1.4 – The building is oriented and incorporates external shading devices in order to:
- minimise direct sunlight to habitable rooms:
  - between late September and early March in climate zones 4, 5 and 6 only **AND**
  - in all seasons in climate zones 1 and 3
- permit winter sun to habitable rooms in accordance with A 4.1.1 (a).

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

Development is to achieve the following Element Objectives	*Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	Meets Acceptable Outcomes. 85% of all units (Block 1-5) achieve cross ventilation.	Designs were altered to increase the provision of natural ventilation into units.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	The proposed units (Block 1-5) do not exceed a 20m depth and therefore are designed to optimise natural ventilation of habitable rooms.	Internal layouts (including room size, door and window locations) have been considered to optimise ventilation.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	Units are included within the 76% cross ventilation achieved and are designed to maximise cross ventilation.	As per applicant comment.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2m.

A4.2.2 –

- **(a)** A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
- **(b)** Single aspect apartments included within the 60 per cent minimum at (a) above must have:
  - ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction **AND**
  - room depth no greater than 3 × ceiling height
- **(c)** For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	**Block 1 -** The proposed 1-bedroom apartment in Block 1 have an internal floor area of 49m^2 which exceeds the 47m^2 minimum and therefore compliant. The proposed 2-bedroom apartments in Block 1 have an internal area of 70m^2 and 74m^2 which exceeds the 67m^2 and is therefore compliant. **Block 2 -** The proposed 1-bedroom apartment in Block 2 have an internal floor area of 51m^2 and 53m^2 which	Unit type layouts were considered through the SDRP to ensure functionality and internal dimension. Types which do not meet the minimum (Type 4 and 9) are provided with balcony that exceeds minimum requirements. The layouts permit sufficient space to cater for appropriate furniture (livening and dining spaces).

	exceeds the 47m^2 minimum and therefore compliant. The proposed 2-bedroom apartments in Block ^{2} have an internal area of 70m^2 which exceeds the 67m^2 minimum and is therefore compliant. **Block 3 -** The proposed 1-bedroom apartment in Block 3 have an internal floor area of 51m^2 and 53m^2 which exceeds the 47m^2 minimum and therefore compliant. The proposed 2-bedroom apartments in Block 3 have an internal area of 70m^2, 73m^2 and 65m^2. Majority of the 2-bedroom apartments exceeds the 67m^2 internal floorspace requirement and is therefore compliant. One of the apartment types is 2m^2 below the minimum requirement, however we note this typology has a larger balcony than required being 19m^2 which exceeds the 10m^2 requirement. **Block 4 -** The proposed 1-bedroom apartment in Block 4 have an internal floor area of 65m^2 and 57m^2 which exceeds the 47m^2 minimum and therefore compliant. **Block 5 -** The proposed 1-bedroom apartment in Block 4 have an internal floor area of 55m^2 and 50m^2 and which exceeds the 47m^2 minimum and therefore compliant. The proposed 2-bedroom apartments in Block 4 have an internal area of 72m^2 and 74m^2 which exceeds the 67m^2 and is therefore compliant. The habitable rooms (Block 1-5) are compliant with the with the minimum internal floor area requirements. The proposed development is designed to standard to meet Department of Communities requirements.	
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	All ceiling heights are 3.3m The ceiling height meets the minimum requirements and shall provide good natural ventilation and solar access. The room dimensions for habitable room types for the proposed 1-bedroom apartments and the proposed 2-bedroom for all Blocks are compliant with the minimum internal dimension requirements.	As per applicant comment.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.	
A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.	
A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are: - Habitable rooms – 2.7m - Non-habitable rooms – 2.4m - All other ceilings meet or exceed the requirements of the NCC.	
A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.	
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.4	**PRIVATE OPEN SPACE AND BALCONIES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	**Block 1 -** The proposed 1-bedroom apartments have a balcony area of 13m^2 which exceeds the minimum requirement of 8m^2 and the proposed 2-bedroom apartments have a balcony area of 13m^2 and 29m^2 which exceed the minimum requirement of 10m^2 and are therefore compliant. **Block 2 -** The proposed 1-bedroom apartments have a balcony area of 16m^2, 14m^2 which exceeds the minimum requirement of 8m^2 and the proposed 2-bedroom apartments have a balcony area of 13m^2 which exceed the minimum requirement of 10m^2 and are therefore complaint. **Block 3 -** The proposed 1-bedroom apartments have a balcony area of 16m^2, 14m^2 and 9m^2 which exceeds the minimum requirement of 8m^2 and the proposed 2-bedroom apartments have a balcony area of 16m^2, 25m^2 and 19m^2 which exceed the minimum requirement of 10m^2 and are therefore compliant.	All dwelling types provide for sufficient balcony spaces to ensure usable outdoor spaces that will be usable by residents.

	Block 4 - The proposed 1-bedroom apartments have a balcony area of 10m^2 and 10m^2 which exceeds the minimum requirement of 8m^2 and are therefore compliant. **Block 5 -** The proposed 1-bedroom apartments have a balcony area of 14m^2 and 12m^2 which exceeds the minimum requirement of 8m^2 and the proposed 2-bedroom apartments have a balcony area of 25m^2 and 20m^2 which exceed the minimum requirement of 10m^2 and are therefore compliant. The proposed development is designed to standard to meet Department of Communities requirements.	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	The balconies are designed to enhance liveability for residents and achieves visual privacy while ensuring screens do not obstruct the outlook from living rooms.	The design and orientation of units provide for solar access and ventilation for liveability of residents.
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	Balconies are integrated into the overall built form through the use of screens on portions of the balconies to control sunlight and wind access and enhance safety and amenity for residents.	Balconies are integrated into the unit types, collocated with other living areas. Screens are used through the development for amenity purposes and
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.		
A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.		
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.		
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 4.5	**CIRCULATION AND COMMON SPACES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	Meets all Acceptable Outcomes. The corridor common spaces for the Blocks are situated internally and accessed via ground floor entries, stairs or a lift to provide convenient and safe access for residents. The corridors exceed the minimum 1.5m width.	Circulation was considered through SDRP and provides sufficient size to allow convenient movement**.**
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	Common spaces will be well lit without light spill entering habitable rooms of adjacent dwellings. Bedroom windows and major openings to living rooms do not open directly onto circulation areas or the common area to ensure visual privacy, manage noise intrusion and high levels of amenity and safety.	Circulation spaces are provided with natural ventilation through openness to the southeast/southwest. Given the other amenities (parks and communal areas) the circulation spaces are not designed for social interaction, but given the size (between 1.2 – 1.8m width) available are not designed to discourage this.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		
A4.5.2 – Circulation and common spaces are designed for universal access.		
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 4.6	**STORAGE**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	Meets all Acceptable Outcomes. All storage areas are compliant with the minimum storage area requirements of 3m^2 for 1-bedroom apartments and 4m^2 for 2-bedroom apartments and the minimum dimension of 1.5m. All stores are integrated with the buildings to provide additional security for residents.	All unites are provided with storage suitable for the dwelling. Where possible this is located within or abutting the unit, however each block incorporates some standalone storage areas.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space[1], is integrated into the design of the building or open space and is not readily visible from the public domain. (1) Storage on/adjacent to private open space is additional to required open space area and dimensions.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.7	**MANAGING THE IMPACT OF NOISE**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	A Noise Management Plan has been prepared to demonstrate compliance with the minimum requirements of the State Planning Policy 5.4 – Road and Rail Noise. The Noise Management Plan concludes that noise received at the development from future traffic will exceed the external noise level criteria and therefore dwellings are required to meet the internal criteria as outlined in the Noise Management Plan.	As per applicant comment. Conditions are recommended to ensure construction standards to achieve required noise levels.
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	The dwellings will be designed in accordance with the required acoustics treatments to reduce the external noise impacts.	As above. No specific acoustic treatments (i.e. noise walls) are proposed.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.8	DWELLING MIX	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	Meets Acceptable Outcomes. The development has been designed to accommodate social housing for over 55s in accordance with the Department of Communities requirements. The proposed development (Block 1-5) includes 48, 1-bedroom apartments (47%) and 42, 2-bedroom apartments (53%). The proposed development includes 14 different unit types which have been distributed through the development.	The development proposes a mix of single and double bedroom units. The provision of the development through the housing diversity pipeline program is to cater for alternative development typologies.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 4.9	UNIVERSAL DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	The proposed development is designed to standard to meet Department of Communities requirements. Further consideration for Liveable Housing Design Guidelines requirements will be undertaken as design development occurs. A BCA report has been prepared by Tecon Australia and outlines that all single bed apartments (48) will comply with Parts 2-6 of the ABCB Liveable Housing Design Standard, which has been adapted from the 'Silver' level requirements of the Liveable Housing Design Guidelines.	As per applicant comment.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR** **b)** 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.10 FAÇADE DESIGN		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	As part of the SDRP process the panel supports the depth of character analysis and the contemporary interpretation of the surrounding built form, material palette and landscape to provide a good response to context and character. The proposed building façade will incorporate materials and elements that will refence the existing local character of the area (such a brickwork).	As per applicant comment.
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	As part of the SDRP process the façade has been designed to include distinct material to create an identity for each building and provide visual interest to the public realm.	As per applicant comment.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.		
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.		
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.		
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design		

– are consistent with the streetscape character.
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	Meets all Acceptable Outcomes. The proposed flat roof design will complement the building façades and streetscape.	The roof design was considered through the SDRP process and deemed to be compatible with the proposed design and surrounding area.
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	N/A.	Communal balcony proposed to utilise roof space and take advantage of vistas towards the river.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.12 LANDSCAPE DESIGN		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	As a part of the SDRP process, the landscaping has been carefully designed to enhance the visual amenity and comfort for open space areas. A Landscaping Plan has been prepared by TDL which outlines how the landscaping responds to the site context and character and the soft and	As per applicant comment.

	hard landscaping palette approach which has been supported by the panel.	
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	The landscaping plan identifies that a species-rich plant palette has been developed, with a focus on WA natives, suitable for the site conditions. The species proposed are suited to the local soil complex and there's a reduction in soil water loss through prescribing course mulch, refer to the Landscaping Plan.	As per applicant comment. A condition is recommended requiring further, specific detail to be submitted through detailed landscaping plan prior to occupation of the development.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	The landscape design proposes a water efficient irrigation system and aligns with the Water Sensitive Urban Design Practice, refer to the Landscaping Plan.	Landscape plan identifies waterwise design principles to be employed through the development.
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	The Landscape design incorporates materials that complemented the surrounding context and characters and has been supported through the SDRP process. In addition, the landscaping creates a narrative through the site which integrates with the built form and communal areas and adopts sustainability strategies as outlined in the Landscaping Plan.	As per applicant comment.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		
A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 4.13	**ADAPTIVE REUSE**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	The subject site is predominantly vacant, refer to comments in relation to 4.13.2.	Not applicable
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	It should be noted that Lot 254 (No. 40) Guildford Road is currently listed on the City's Heritage List as a Category B place. It is intended that the place be demolished as it is in poor condition. However, the proposed development incorporates building material complementary to the heritage dwelling and character or the area and is proposed throughout the site and specifically within the heritage gardens, as outlined in the Landscaping Plan.	Adaption of the existing heritage building is supported. This is discussed in the body of the report.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.		
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 4.14 MIXED USE		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	A small café will be located onsite and co-located near the playground to improve general amenity for residents and the wider community. An office/workshop has been proposed on the ground level of Block 3 to reduce the bulk of the retaining and activate Guildford Road and the Right of Way.	The design, built form and scale of the café was considered through SDRP process. The use is not specifically integrated within the remainder of the design but will serve as a place for socialisation for residents and the local community. It is not envisaged the scale of this will attract a large number of bespoke visitors. The use of the office is for the management of the site, thought can also incorporate space for resident events etc.
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	The proposed design ensures safety is maintained for the residential units and the café will not significantly impact the residential uses as the café will primarily be used by residents and visitors.	The café is of a small scale with no specific cooking facilities proposed. There is not considered any greater impact through noise, traffic, odour or waste from the remainder of the development.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.	
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.	
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.	
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements	
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.	
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.15	**ENERGY EFFICIENCY**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	An Environmentally Sustainable Design ('ESD') Assessment has been prepared by EMF Griffiths to address energy usage mitigation measures utilised within the proposed development. The ESD confirms the proposed development (Blocks 1-5) achieves a minimum individual NatHERS rating of 6 stars and an average NatHERS rating of 7 stars or higher across all apartments.	As per applicant comment.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.15.1 – **a)** Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR** **b)** All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1] Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.	
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Volume 2, Clauses A 1.10.1 and A1.10.2 replace A15.1 of the R Codes Volume 2. A 1.10.1 Development shall incorporate: - Site planning principles that maximise solar passive design opportunities for both summer and winter; and - Recovery and re-use of rainwater, storm water, grey water and/or black water for non-potable water applications.

A 1.10.2 Development achieves the environmental performance standards show in the below table, or their equivalent.

Accepted Rating Framework	Specification / Compliance Requirements	Minimum Requirement to be Achieved	Evidence
Green Building Council of Australia's Green Star Rating System	Current Design and As-Built rating tool	5 star Green Star rating	Preliminary Sustainable Design Report prepared by a Green Star Accredited Professional using the current Green Star Design and As-Built rating tool scorecard to demonstrate eligibility for 5 star Green Star rating.
Life Cycle Assessment in Accordance with EN15978-Sustainability of construction works – Assessment of environmental performance of buildings – Calculation method.	System Boundary must include all Life Cycle Modules (A1-2, B1-7, C1-4 and D) in addition to nonintegrated energy (plug loads)	Global Warming Potential and Net Fresh Water Use Performance Reduction as per Table *** below.	Independently Reviewed EN15978 Compliant Target Setting LCA with a 20% factor of safety applied to improvement strategies

Building Type	Performance Requirement	
	Global Warming Potential	Net Fresh Water Use
Residential (BCA Class 1-3)	< 2,250 kgCO2e / Occupant / Year (50% saving against Perth statistical average residences)	< 57m3 / Occupant / Year (50% saving against Perth statistical average residences)
Commercial Office (BCA Class 5)	< 104 kgCO2e / m2 Net Lettable Area / year (30% saving against Perth statistical average office)	< 1.25 m3 / m2 Net Lettable Area / year (25% saving against Perth statistical average office)
All Other Building Types	30% saving against Code-Compliant design	25% saving against Code-Compliant design

**The City accepts sustainability assessment frameworks and mechanisms that are nationally or internationally recognised, compliant with applicable Australian/international standards oversight by a certifying body.*

Compliant.

ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	ASSESSOR COMMENT
O4.16.1 – Minimise potable water consumption throughout the development.	An Engineering Servicing report has been prepared by Cossill & Webley which outlines the Stormwater Management for the proposed development (Block 1-5) and addresses drainage and water management practices for the subject site, refer to Engineering Servicing Report.	All units will be individually metered.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	As outlined in the Engineering Servicing Report, stormwater runoff will be disposed via soakwells and the report confirms the site is well suited to disposal of runoff via soakwells.	As per applicant comment.
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	The Engineering Servicing Report confirms the site has effective flood protection for the proposed development (Block 1-5).	As per applicant comment.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*
A4.16.1 – Dwellings are individually metered for water usage.
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	The waste storage has been considered as part of the SDRP process, and the waste storage facilities have been designed to be located internally within the proposed development (Blocks 1-5) and therefore minimise the negative impacts of waste storage on the streetscape, building entries and the amenity for residents.	The location of waste storage facilities was considered through the SDRP process. The locations were determined based on functionality and ensuring no impacts on residents amenity.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	A Waste Management Plan has been prepared by PTG to address waste generation and management practices within the proposed development.	As per applicant comment.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

ELEMENT 4.17 UTILITIES		
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**

O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The subject site will be fully serviced to adequately accommodate 90 apartments. Utility infrastructure will be located in accessible area for maintenance and will not detract of the amenity of the area.	As per applicant comment.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	The utilities are located to ensure access for maintenance and do not obstruct movement of pedestrians and vehicles, refer to the Engineering Servicing Report.	As per applicant comment.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	We note considerations to these matters will be detailed at the building permit stage, however utilities have been considered through the proposed design.	Noting designs have not been drawn to this detail is it expected utilities can be located to not be visually obtrusive. It is recommended a condition enforcing this is provided.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Refer to comments in relation to 4.18.3.	All dwelling types cater for utility cupboard and laundry services that don't negatively impact surrounding amenity or impact the usability/liveability of units.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	N/A.	

WAPC Western Australian Planning Commission

KEY MATTERS COVERSHEET			
REPORT TO	Statutory Planning Committee		
Meeting date	18 March 2026	**File number**	RLS/1137
Title	MRS Amendment 1438 (Standard) - Sawley Close Urban Precinct, Recommendation to Minister		
Purpose	For recommendation to Minister		
Head of power	Section 47A of the *Planning and Development Act 2005*		
Responsible officer	Christine Collins, A/Planning Director, Schemes and Strategies		

KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE

MRS Amendment 1438 (Standard) seeks to rezone approximately 16.48ha in Golden Bay from the Rural zone to the Urban zone and Regional Open Space reservation in the Metropolitan Region Scheme (MRS). The proposed amendment will facilitate future residential development, public open space and a conservation area.

The following key matters have been identified by the Department of Planning, Lands and Heritage:

- Whether the amendment is consistent with *Perth and Peel@3.5 Million* and the *South Metropolitan Peel Sub-regional Planning Framework;* and
- Whether the WAPC should support the finalisation of the MRS amendment (as advertised) and progress it to the Minister for Planning for a final decision.

This does not fetter consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker which / who may identify others.

WAPC Western Australian Planning Commission

KEY MATTERS COVERSHEET			
REPORT TO	Statutory Planning Committee		
Meeting date	18 March 2026	**File number**	TPS3166
Title	Shire of Merredin - Local Planning Scheme No. 6, Omnibus Amendment No. 8 (Complex) – Final Recommendation Approval		
Purpose	For recommendation to Minister		
Head of power	Regulation 45 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.		
Responsible officer	Mark Johnston – A/Planning Director, Regional Central		

KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE

The following key matters have been identified by the Department of Planning, Lands and Heritage:

- whether native vegetation would be negatively impacted by residential land expansion;
- whether there is sufficient separation between industrial land expansion areas and existing residents on adjoining rural land and whether the development application process can adequately manage potential land use conflict consistent with State Planning Policy 4.1: Industrial Interface.
- whether two separate Crown reserves approximately 5km north of Merredin townsite retain more land use flexibility if classified in the local planning scheme as a reserve rather than special use zone.
- whether an expanded range of uses (eg. light industry) at the Merredin airfield site would have negative impacts on amenity and if the development application process provides sufficient scope to address the scale of any proposed development and its interface with surrounding land regarding off-site impacts, such as noise, fumes and traffic.
- whether residential and industrial land use changes are consistent with State Planning Policy 3.7: Bushfire.
- whether retaining the existing special use zone with local development plan requirement over the airfield site provides suitable development control while capturing the existing approved uses on the airfield site, including listing of a non-model land use term to formalise the existing approved uses.

This does not fetter consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker which / who may identify others.

WAPC Western Australian Planning Commission

KEY MATTERS COVERSHEET			
REPORT TO	Statutory Planning Committee		
Meeting date	18 March 2026	**File number**	TPS/3400
Title	City of Wanneroo District Planning Scheme No.2 – Amendment No. 231 – Consent to Advertise		
Purpose	For recommendation to Minister		
Head of power	Regulation 37A of *the Planning and Development (Local Planning Schemes) Regulations 2015*		
Responsible officer	Anika Chhabra – A/Director Development Contribution Program, Land Use Planning		

KEY MATTERS IDENTIFIED BY THE DEPARTMENT OF PLANNING, LANDS AND HERITAGE

The City of Wanneroo has submitted Amendment No. 231 to District Planning Scheme No. 2 to the Western Australian Planning Commission for consent to advertise pursuant to section 83A of the Planning and Development Act 2005 and regulation 37A of the Planning and Development (Local Planning Schemes) Regulations 2015.

The following key matters have been identified by the Department of Planning, Lands and Heritage:

- Whether the proposed closure provisions of the East Wanneroo Cells 1–9 Development Contribution Plans are in accordance with *State Planning Policy 3.6 – Infrastructure Contributions*; and
- Whether the proposed provisions relating to the securing of outstanding contribution liabilities and the refund of excess funds are appropriate for inclusion.

This does not fetter consideration of the proposal by the Western Australian Planning Commission, its Committees or the decision-maker which / who may identify others.