Metro Inner Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 24 July 2025; 9:30am
Meeting Number: MIDAP/88
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
MIDAP/88 - 24 July 2025 - City of Perth - City of South Perth

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – CITY OF PERTH

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
   - 3.1 Lots 26 and 27 (Nos 111 and 113) Kensington Street, East Perth - Proposed demolition of existing structures and construction of eight storey mixed use development comprising 56 single bedroom units (social housing), a retail tenancy and four car parking bays – DAP/25/02884
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – CITY OF SOUTH PERTH

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
   - 3.1 Lot 504 (No. 40) Coode Street, South Perth - Aquatic Centre addition to educational establishment – DAP/25/02909
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation

ATTENDANCE	
Specialist DAP Members	*DAP Secretariat*
Francesca Lefante (Presiding Member) Clayton Higham (Deputy Presiding Member) John Syme	Kristen Parker Ashlee Kelly
Part B – City of Perth	
Cr Raj Doshi (Local Government DAP Member, City of Perth)	
Part B – City of South Perth	
Cr Bronwyn Waugh (Local Government DAP Member, City of South Perth)	

PART A – INTRODUCTION

1. **Opening of Meeting, Welcome and Acknowledgement**
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PART B – CITY OF PERTH

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

3.1 Lots 26 and 27 (Nos 111 and 113) Kensington Street, East Perth - Proposed demolition of existing structures and construction of eight storey mixed use development comprising 56 single bedroom units (social housing), a retail tenancy and four car parking bays – DAP/25/02884

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part B – Item 3.1 – LOTS 26 AND 27 (NO. 111 AND 113) KENSINGTON STREET, EAST PERTH – PROPOSED DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 56 SINGLE BEDROOM UNITS (SOCIAL HOUSING), A RETAIL TENANCY AND FOUR CAR PARKING BAYS

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner DAP
Local Government Area:	City of Perth
Applicant:	PTS Town Planning Pty Ltd
Owner:	St Bartholomew's House Inc
Value of Development:	$30 million
Responsible Authority:	City of Perth
Authorising Officer:	Maria Cooke, General Manager Planning and Sustainability
LG Reference:	DAP-2025/5105
DAP File No:	DAP/25/02884
Application Received Date:	1 April 2025
Report Due Date:	24 June 2025
Application Statutory Process Timeframe:	90 Days with an additional 21 days agreed
Attachment(s):	1. Location Plan 2. Development Plans (27 June 2025) 3. Perspectives (27 June 2025) 4. Schedule of Submissions and Response 5. Landscape Concept Plans (March 2025) 6. Response to Design Review Panel

Responsible Authority Recommendation

That the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/25/02884 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Perth City Planning Scheme No. 2 and Local Planning Scheme No.2, subject to the following conditions:

Conditions

1. Prior to the occupation of the development, the subject sites, 111 and 113 (Lots 26 and 27) Kensington Street, East Perth, shall be legally amalgamated.

2. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives received on 27 June 2025, with final details of the design including a sample board of the proposed materials, colours and finishes being submitted for approval by the City prior to applying for a building permit.

3. A final landscaping and reticulation plan, being submitted for approval by the City prior to applying for a building permit. The approved landscaping is to be installed prior to occupation of development and thereafter maintained to a high standard to the satisfaction of the City.

4. The proposed floor levels of the pedestrian and vehicle entrances to the building being designed to match the current levels of the immediately adjacent footpath, to the satisfaction of the City.

5. On-site stormwater disposal/management being to the City's specifications with details being submitted for approval by the City prior to applying for a building permit.

6. A final Noise Impact and Management Report that meets the City's Noise Impact and Management Report Guidance Note and addresses the recommendations outlined in the preliminary Acoustic Report prepared by Herring Storer Acoustics dated March 2025, being submitted to the City prior to applying for a building permit, with final construction plans being certified by a qualified acoustic consultant confirming the development incorporates the recommendations and can achieve compliance with the relevant noise legislation to the satisfaction of the City.

7. The approved Waste Management Plan prepared by Talis Consultants dated 4 March 2025, being implemented by the building manager/operator on an ongoing basis to the satisfaction of the City.

8. A detailed Service and Delivery Access Plan, outlining the management and arrangements for on-site deliveries and servicing of the building, being submitted for approval by the City prior to the occupation of the development with the plan being implemented by the proprietor/operator thereafter to the satisfaction of the City.

9. All car parking bays, loading bays, vehicle entrances, aisle widths and circulation areas complying with the Australian Standard AS2890.1, with a certificate of compliance by an architect or engineer being submitted for approval by the City prior to applying for a building permit.

10. All redundant crossovers being removed and the verge and footpaths being reinstated in accordance with the City's specifications to the City's satisfaction and at the expense of the developer/landowner. All new proposed crossovers being located and constructed to the City's specification and satisfaction prior to occupation of the development, with any additional works external to the property boundaries of the site not being approved as part of this development and being subject to a separate application for approval.

11. Any proposed building plant and services including air-conditioning condensers, lift overruns, piping, ducting, water tanks, transformers, fire boosters and fire control rooms being located or screened so that they cannot be viewed from any

location external to the building (including from above) and to minimise any visual and noise impact. This includes any such plant or services located within the vehicle entrance of the development, with details of the location and screening of such plant and services being submitted for approval by the City prior to applying for a building permit.

12. Any signage for the development being integrated into the design of the building in accordance with the City's Signs Policy 4.6 and subject to a separate application for approval where required.

13. The existing street trees located in the road verge on Kensington Street being retained and protected from damage throughout any demolition and/or construction works with tree protection zones being established and maintained during the demolition and/or construction periods in accordance with the Australian Standard S4970-2009 - Protection of Trees on Development Sites, to the satisfaction of the City, with the owner/applicant being liable for any damage or removal of the trees.

14. Demolition and construction management plans prepared in accordance with the City's pro-forma and requirements being submitted for approval by the City, prior to applying for a demolition permit and/or a building permit.

Advice Notes

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

2. The City advises that the existing street trees on Kensington Street will not be permitted to be pruned, relocated or removed to accommodate construction works at the site, with the amenity value of the trees to be included in any works bond associated with any building permit issued by the City.

3. The final plans and details submitted to the City to satisfy the conditions of this approval will be verified by the City Architect and Alliance Manager Development Approvals. Any substantive changes to the approved plans will need to be made via a Form 2 process.

4. The owner/developer is encouraged to register the development for a formally recognised sustainability rating certification which is holistic in nature and covers a range of sustainability issues.

5. The applicant is advised that any non-residential/tenant car parking bays provided as part of the development will need to be licensed by the Department of Transport in accordance with the requirements of the Perth Parking Management Act. Development approval facilitating the construction and use of bays under relevant planning legislation should not be construed as implied approval from the Department of Transport for the future licensing and use of any car parking bays.

6. The Water Corporation advises that the proposal will require approval by the Building Services section prior to commencement of works and infrastructure contributions and/or fees may be required to be paid prior to approval being issued.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 26 – Normalised Redevelopment Areas
Local Planning Scheme - Zone/Reserve	Boans Precinct
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	Brown and Kensington Streets West
Use Class and permissibility:	Specific Purpose Housing – Permanent Residential – 'P' Preferred Retail – 'C' Contemplated
Lot Size:	1,214m^2
Existing Land Use:	Specific Purpose Housing
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Proposed Land Use	Specific Purpose Housing – Permanent Residential and Retail
Proposed Plot Ratio Area	2,545m^2
Proposed No. Storeys	8 storeys
Proposed No. Dwellings	56 single bedroom units

The application seeks approval for the redevelopment of the subject site comprising the demolition of the existing single storey aged care building (Specific Purpose Housing) and two storey administrative building and the construction of an eight storey mixed use development containing:

- 56 single bedroom units ranging in size from 48m^2 to 50m^2;
- A retail tenancy (83m^2) and management office (23m^2) on the ground floor;
- A common garden (155m^2) and verandah area (67m^2) on the ground floor; and
- Provision of four (4) car parking bays accessed from Kensington Street.

The applicant has advised that the proposal will be operated by St Bart's, with the residential units providing long term homes for people eligible for social housing including people with a history of homelessness.

Specific details of the proposed development include:

Ground Floor	This level contains a retail tenancy (83m^2), management office (23m^2), waste room, pump rooms, substation, common garden area (235m^2), verandah area (75m^2) and four car parking bays.
Levels 1-7	These levels each contain eight single bedroom units ranging in size from 48m^2 to 50m^2 with associated balconies ranging in size from 8m^2 to 10m^2.
Roof	This level contains solar panels and roof plant.

In support of the proposal, the applicant advises that:

"The proposed development is a significant community outcome as it will provide accommodation and services for the less fortunate members of the community.

St Bart's is an experienced provider of accommodation and outreach services for vulnerable Western Australians experiencing or at risk of homelessness, mental health challenges, trauma and hardship.

The proposed development has been well designed taking into consideration the current and future planning framework for the locality.

While the proposed development exceeds the current height provisions it is consistent with the Local Planning Strategy and future planning framework. The development design provides side setbacks to protect the amenity of the adjoining properties, a nil front setback reflecting the locality and a landscaped side setback and rear communal area."

Background:

The subject site is situated on the southern side of Kensington Street and has a total land area of 1,214m^2. The site includes 111 Kensington Street and the northern portion of No. 86 (Lot 78) Brown Street, which currently extends from Brown Street through to Kensington Street.

The Western Australian Planning Commission (WAPC) granted conditional subdivision approval on 17 February 2025 for the subdivision of No. 86 Brown Street (Lots 26 and 78) for amalgamation with the adjoining lots to create the proposed development site. The conditional subdivision approval has not yet been finalised.

The site contains existing single and two storey accommodation and office buildings which are proposed to be demolished.

The site is bordered by a single storey commercial building to the east, St Bartholomew's House being a two storey hostel building to the south, a two storey commercial/light industrial development to the west and the Public Transport Authority Depot to the north.

A development application for the construction of a seven storey St Bart's aged care facility was granted conditional approval by the Metro Inner Development Assessment Panel on 2 July 2025 for the adjoining site to the south at 78-84 and 86 Brown Street, East Perth (DAP/25/02880). This approved development is proposed to operate independently from the subject proposal.

A demolition permit for the subject site and the southern properties has been lodged with the City.

Legislation and Policy:

Legislation

Planning and Development Act 2005 s. 162
City Planning Scheme No. 2
Local Planning Scheme No. 26 – Normalised Redevelopment Area
Planning and Development (Local Planning Scheme) Regulations 2015 – Deemed Provisions for Local Planning Schemes Clauses 60, 64, 67 and 68
Metropolitan Region Scheme

State Government Policies

Perth Parking Policy 2014 (PPP)
State Planning Policy 7.0 – Design of the Built Environment

Local Policies

East Perth Area 31 – Brown and Kensington Street West Design Guidelines for Normalised Redevelopment Areas
Parking Policy (5.1)
Loading and Unloading (5.2)
Bicycle Parking and End of Journey Facilities (5.3)

Consultation:

Public Consultation

The proposed development includes variations to the building height and setback requirements of the City's Local Planning Scheme No. 26 (LPS26). As such, the application was advertised to the owners of the surrounding properties for a period of 21 days, closing on 1 May 2025.

The properties notified included those adjacent at 109, 122 and 123 Kensington Street, and 74, 90-94 Brown Street and those in the immediate vicinity at 97-99 Kensington Street, 68-70 and 72 Brown Street.

11 submissions were received during the advertising period with nine indicating support for the proposal and two objecting to the application. The comments received are summarised below.

Comments	Officer comments
Support for the redevelopment of the site	The comments received in support of the development are noted.

"This development is appealing and important. The addition of social spaces and access to high quality aged care is something that the East Perth community really needs" *"The project will provide much needed social housing to reduce homelessness."* *"The project will provide supportive housing to assist people to rebuild their lives as to make a meaningful impact on the community. The building design includes the inclusion of community spaces and amenities to foster independence, belonging and improve quality of life".* *"St Bart's brings both credibility and capability. With over 60 years of service delivery, they are a registered Community Housing Provider with a strong track record of operating and managing long-term accommodation specifically for people who have experienced homelessness. Their model is trauma-informed, recovery-oriented, and person-centred. Importantly, it is grounded in lived experience and guided by professional support services."*	
Impact on property values *"I strongly object to this development on the grounds that it will significantly devalue the properties in our area"*	**Noted.** The impact of the proposed development on the value of properties is a matter that, whilst understandably of high importance to individual landowners, is not directly relevant in any assessment of the planning merit of a proposed development and cannot be addressed within the relevant planning framework.
Community Amenity *"It is completely unacceptable that our quiet residential area should be expected to absorb the consequences of a social housing program that is already demonstrating clear signs of failure in terms of support, supervision and community integration"*	**Noted.** The proposed development replaces the existing outdated specific purpose housing on the site. Further, no evidence has been submitted which supports the statements regarding the social housing program. It is also noted that the City has not received any complaints regarding the existing facilities at the site.

	The proposed development will provide important accommodation options for those less fortunate members of the community.

Referrals/consultation with Government/Service Agencies

Water Corporation

The proposal was referred to the Water Corporation to allow the identification of major design or servicing issues to be addressed by the applicant/developer. The Water Corporation did not provide any comments regarding this development.

It is recommended that the applicant be advised of the requirement to obtain approval from the Building Services section of the Water Corporation as part of any approval.

Design Review Panel Advice

The proposed development was considered by the City of Perth Design Review Panel (DRP) on the 8 May 2025, where having considered the design of the proposed development, the Panel advised that it:

"ACKNOWLEDGES the following strengths of the proposal:

1. *The formation of a comprehensive design team to deliver an important and valuable community focused project to be operated by an experienced provider.*
2. *The development of an Aboriginal engagement strategy for the project and the current and future inclusion of feedback received.*
3. *Inclusion of community accommodation uses on a site that is in close proximity to high frequency public transport and amenities.*
4. *Early engagement of an ESD professional and inclusion of sustainable design initiatives including window area to wall area ratio, low-e glazing, full electrification and solar PVs.*
5. *A design that includes high levels of ground plane streetscape engagement and passive surveillance including a generous size retail tenancy.*
6. *A legible entry that also provides direct line of sight and access through to the rear landscaped verandah.*
7. *Functional, economic and well arranged layout of apartments with generous 3.4m floor to floor heights.*
8. *The proposed podium tower typology with a feature face brick podium that is distinct from the upper built form.*
9. *Overall materiality including face brick, precast, pre-finished concrete and perforated metal.*
10. *Carefully concealed air conditioning condenser units.*

REQUESTS the proponent:

1. *Noting the discretion sought on building height, the building should be setback from the street, to incorporate a landscaped frontage, which is more aligned with the desired character of the area as identified in the City's future framework.*

2. *To consider alternative access arrangements to preserve the street tree which contributes to the amenity of the streetscape.*
3. *To consider the inclusion of roof lights to the top floor units that do not currently enjoy cross ventilation.*
4. *Review the design response within the brick podium, directly above the main entry, to further enhance its legibility.*
5. *Consider opportunities for landscape on individual and communal balconies.*
6. *Consider combining services for both sites, including reducing the number of sub-stations, waste management and/or HVAC equipment."*

The applicant subsequently met with City officers and submitted revised plans and details to address the DRP's comments. The following sections include details of the extent to which the revised development plans respond to the design matters raised by the DRP.

Planning Assessment:

Land Use

The subject site is located in Precinct 6: Boans under LPS26. The Precinct takes its name from the former Boans Warehouse on Saunders Street, one of many fine examples of adaptive re-use within the Claisebrook Village Project Area. The Precinct's close proximity to the Claisebrook Train Station provides a strong opportunity to continue the medium density and mixed land use function of the area, while ensuring a high quality, connected pedestrian network through the Precinct.

The site is located within the 'Claisebrook Neighbourhood' under the City's Local Planning Strategy (LPS) endorsed by the WAPC in May 2023.

The 'Claisebrook Neighbourhood' seeks to protect the character and amenity of the area, with a focus on increasing the residential population. To create a diverse community within the neighbourhood, there is a need to facilitate the delivery of community facilities as well as diverse and affordable housing options through incentivisation.

The application proposes to develop the site for social housing. Social housing is considered to align with 'Specific Purpose Housing' which is defined under LPS26 as:

"means a dwelling or collection of dwellings designed and/or set aside for a specific or special accommodation need usually of a permanent nature, including but not limited to aged persons, students, care takers dwelling, communal living, disability living and designated affordable housing;"

Specific Purpose Housing falls within the 'Permanent Residential' land use group of LPS26 which is a preferred ('P') use in the Precinct. The ground floor office will support the primary use and therefore separate consideration in respect of land use permissibility would not be required in this case.

Under LPS26, 'Retail' uses are contemplated ('C') uses in the precinct. The retail tenancy will provide a service and amenity to the existing and future residents in the area, whilst creating activity and passive surveillance of the street. Further, the size of the tenancy proposed will have an ability to cater for an alternative use in the future, should an alternative use be proposed.

It is noted that two submissions raised concerns in relation to potential adverse amenity impacts from the social housing development. It is noted that St Barts is an experienced community housing provider who currently manages social housing on the subject site. The development is proposed to provide permanent housing for suitable tenants and is not proposed to be operated as a short term accommodation facility. St Barts has well established management practices to respond to community concerns about their developments and minimise any potential impact on the immediate locality.

The proposed social housing development will provide needed community housing for the community on a site that is located in close proximity to public transport and a wide range of amenities. The proposed use is considered to be compatible with existing land uses in the immediate locality and will not adversely impact on the amenity of adjoining sites of the locality.

Development Requirements

The subject site is located within East Perth Area 31 – Brown and Kensington Street West Design Guidelines. The site is characterised by a reasonably consistent urban form consisting of buildings one to two storeys in height. Variation mainly exists through setback distances and building types which reflect different uses and periods of development. Buildings fronting Kensington Street are mainly at a nil setback with a number of sites which are open to the street. Buildings along Brown Street are generally setback between three metres and approximately ten metres. The larger setbacks usually contain vehicle standing/parking areas.

New development should be in harmony with the character and scale established by existing buildings, especially in the vicinity of those of heritage value. The recycling of buildings is encouraged where this is viable and where they make a positive contribution to the streetscape and amenity of the area.

The subject site is also located within the proposed Brown and Kensington Streets Character Area (Character Area). The Character Area is proposed to be created under draft Local Planning Scheme No. 3, which was endorsed by Council in April 2024, for the purposes of advertising. A draft Local Planning Policy for the proposed Character Area was also endorsed by Council in September 2024 for the purposes of advertising. The draft Local Planning Scheme and the draft policy will be advertised concurrently at a future time.

An objective of the draft Local Planning Policy is "*to encourage low-medium scale mixed use development within a high-quality pedestrian and landscaped setting".* The proposed built form provisions of the draft Policy include:

- Maximum building height of 8 storeys (29.7 metres*); **plus 600mm for roof structure*
- A minimum 4.5 metre street setback to provide a landscaped setting;
- Permitted nil side and rear setbacks up to 3 storeys; and
- A minimum 4 metre side and rear setbacks above 3 storeys.

The proposal's compliance with the current development standards of CPS2/LPS26 is outlined below. Compliance with the requirements has been assessed against the future amalgamated lot with a site area of 1,214m^2.

Provision	Requirement	Proposal	Assessment
Maximum Plot Ratio:	Base Plot Ratio: 1.5:1 (1,821m^2) The plot ratio may be increased to a maximum of 2.5 (3,035m²) provided that in any development having a plot ratio in excess of 1.5, not less than 50% of the excess relevant floor area shall be dedicated to residential use.	2.10:1 (2,555m^2)	Complies
Maximum Building Height:	Up to four storeys (14m max to apex of roof) at setback line with building envelopes reducing in height towards the rear (southern) boundary	**Eight storeys 25.2 metres to the top of the roof and 28.5 metres to the top of the lift overrun**	**Variation sought**
Setbacks:			
<u>Kensington Steet (north)</u>	Nil	3 metres	Complies
<u>Side (east)</u>			
Ground	Nil (no openings)	Nil (no openings)	Complies
1st to 8th floor	3.5 metres (average)	**3 metres**	**Variation sought**
<u>Side (west)</u>			
Ground	Nil (no openings)	3.6 metres	Complies
1st to 8th floor	3.5 metres (average)	3.6 metres	Complies
<u>Rear (north)</u>			
Ground	6 metres	12.8 metres	Complies
1st to 8th floor	6 metres	9.8 metres	Complies
Car Parking:	28 bays (maximum)	4 bays	Complies

- Special Residential			
Bicycle Parking: - Non-Residential	5 bays (minimum)	9 bays	Complies

Variations to the maximum building height and setback provisions applicable to the development can be granted in accordance with Clause 36 of CPS2 and provided the decision maker is satisfied that:

"36(3)(c)
(i) if approval were to be granted, the development would be consistent with:
(A) the orderly and proper planning of the locality;
(B) the conservation of the amenities of the locality; and
(C) the statement of intent set out in the relevant precinct plan; and
(ii) the non-compliance would not have any undue adverse effect on:
(A) the occupiers or users of the development;
(B) the property in, or the inhabitants of, the locality; or
(C) the likely future development of the locality."

Building Design and Presentation to Street

State Planning Policy 7.0 - Design of the Built Environment (SPP 7.0) addresses design quality and built form outcomes seeking to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes. SPP 7.0 sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is considered that the applicant has provided sufficient justification to demonstrate the proposed development satisfies the ten design principles of SPP 7.0.

As outlined above, the City's DRP acknowledged the strengths of the proposed design of the development including:
- the provision of sustainable design initiatives;
- high levels of ground plane streetscape engagement and passive surveillance including a generous retail tenancy;
- the proposed podium tower typology;
- functional, economic and well arranged apartment layouts within generous 3.4 metre floor to floor heights; and
- the overall materiality including face brick, precast, pre-finished concrete and perforated metal.

However, the City's DRP requested that the applicant review the following elements of the proposal:
- set the building back from the street, to incorporate a landscaped frontage, which is more aligned with the desired character of the area;
- alternative access arrangement to preserve the street tree;
- inclusion of roof lights to the top floor units;
- review brick podium to enhance legibility of main entrance;
- consider opportunities for landscaping on individual balconies; and
- combining building services and infrastructure for both sites.

In response to the Panel's advice, the applicant submitted revised plans which set the building back 3 metres from the street boundary and altered the vehicle access to preserve the existing street tree. The proposed amendments are considered to improve the presentation of the building to the street and enhances the tree lined streetscape and therefore satisfactorily address the specific comments of the DRP.

With regards to the Panel's recommendation to include roof lights for the top floor units, enhance legibility of the main entrance, consider landscaping of individual balconies and combine services and infrastructure, the applicant provided the following response:

- *"The rooftop is primarily reserved for solar panels. The solar panels are considered a high priority for the social housing apartments given social housing tenants generally do not have disposable income to meet their utility bills. Each apartment is provided with a reverse cycle air-conditioner which is rare in social housing and almost non-existent in public housing. The solar panels will be an important adjunct to the project given the tenants are unlikely to use their air-conditioners due to the electricity costs. St Bart's firmly believes social housing tenants should be provided with every opportunity for energy efficient homes and the additional comfort of efficient air-conditioning during extreme heat or cold."*
- *"The entry cannot be amended as there is a balcony above on the first floor level. However, in order to highlight the entrance, the awning provides a focus and the brick above has been changed further highlight both the entrance and the retail tenancy."*
- *"The landscaping of the private balconies of the dwellings will be at the discretion of the tenant and the approval of St Barts."*
- *"While we understand the suggestion, the two lots will remain on separate titles and under different land ownership and therefore combining the services is not a feasible option."*

Noting the inclusion of solar panels and services to specifically respond to the operational needs of the development, the applicant's response to these matters is considered acceptable.

The changes to the ground floor elevation to review access to the car parking and the inclusion of an awning over the main entrance will further enhance the streetscape appearance. With regards to the landscaping within the front setback area, any approval should be conditioned to require the submission of a final landscaping and reticulation plan prior to applying for a building permit.

Overall, it is considered that the development is contemporary in design with a variety of materials, finishes and colours being used to accentuate features and emphasise the sustainable elements and functions of the project. It is recommended any approval be conditioned to require the applicant to submit final details of the design and external finishes for the City's approval at the building permit stage.

Building Height and Setbacks

The development proposes variations to the building height and side setback requirements of the East Perth Area 31 – Brown and Kensington Street West Design Guidelines for Normalised Redevelopment Areas (Design Guidelines). The Design Guidelines prescribe a building height for properties facing Kensington Street of up to four storeys (14 metres to apex of the roof) at the setback line with the building

envelope decreasing in height to a maximum of one storey (3 metres) at an angle of 37 ½ degrees. The reduced building height at the southern boundary is to provide winter solar access to the rear property. Side and rear setbacks shall be nil or for walls with openings in residential developments setbacks are to be in accordance with the Residential Design Codes. Balconies fronting boundaries with a nil setback must be incorporated into the building fabric such that they do not project beyond the primary plane of the building envelope.

Consistent with the direction of the LPS for the Claisebrook Neighbourhood, the draft Character Area LPP proposes a maximum building height of up to eight storeys with a minimum 4.5 metre street setback, nil side and rear setbacks up to three storeys and a 4 metre setback above three storeys. These draft built form provisions seek to enhance the character of the area and create high quality residential buildings which complement and provide a transition from the established surrounding built form on the northern side of Kensington Street and southern side of Brown Street, as the built form provisions for the surrounding areas are proposed to remain unchanged. Although draft LPS3 and the draft Character Area LPP have not been advertised for public comment to date, these draft provisions have been given some consideration in the context of the City's assessment on the proposed variations, where discretion is available under CPS2.

The development proposes a minimum 3 metre street setback to Kensington Street which complies with the current applicable design guidelines; however, it is noted that the proposed development will be greater in height than the current provisions and the existing development on the immediately adjoining sites.

Whilst the development exceeds the current building height provisions, the development proposed does not exceed the maximum 2.5:1.0 plot ratio permitted for the site. Further, there are several existing six storey developments at the western end of Kensington and Brown Streets, an eight storey development on the corner of East Parade and Kensington Street (34 East Parade, East Perth) and an eight storey development on Tully Road (9 Tully Road, East Perth). These developments all fall within the proposed Character Area which recognises that whilst there has not been significant redevelopment in the area, there has been some development uplift which is creating a future character for the area.

The additional height is not considered to create a detrimental impact from overshadowing given that the greatest proportion of overshadowing will be cast over the rear common garden area and not over the adjoining properties. Further it is noted that the site to the rear (south) was recently approved by the DAP for the construction of seven storey (plus roof deck) residential aged care facility which included 12 parking bays at the rear of their site. The shadow cast will fall within the site and over the car parking area of the rear property which will have no detrimental impact. In the instance that the development to the south does not proceed, shadow will be cast over the rear courtyard area of No. 86 Brown Street only. The rear of Nos. 78-84 Brown Street is currently used for storage. The shadow cast onto the southern courtyard area is transient, having minimal undue impact on this property. It is further noted that a demolition permit has been received for the subject site and the properties to the south.

The development proposes a variation to the side (east) setback whereby a 3.5 metre setback is required, and a 3 metre setback is proposed.

The eastern boundary is shared with a single storey commercial building (109 Kensington Street). The single storey commercial building currently has a nil setback

along its western elevation. The development proposes balconies and major openings along the eastern elevation. Whilst these openings will overlook the adjoining properties, as the directly adjoining property at 109 Kensington Street is only single storey, with a nil setback, any overlooking is not considered to adversely impact the amenity of the occupants of this commercial premises. It is further noted that the two properties further to the east include a commercial building with car parking at the rear and a service station. It is also noted that no objections related to bulk/scale, overshadowing or privacy/overlooking were received in relation to the proposal, inclusive of the height and setback variations proposed.

The proposed building height and setback variations have been considered in accordance with clause 36 of CPS2 and against the relevant matters listed in clause 67 of the deemed provisions including the site and development compatibility and amenity impacts and due to the orientation of the site no adverse amenity impact in terms of natural daylight access, ventilation, privacy from within or outlook from buildings is anticipated, and the variations can be supported.

Car Parking

The car parking requirements have been assessed in accordance with the Perth Parking Policy (PPP) which defines special residential as:
"means premises providing short-term temporary or specialised residential accommodation including lodging house, hotel and serviced apartments".

Specific Purpose Housing or Social Housing in this instance, is considered to be a specialised residential accommodation type whereby most residents will not require parking nor is there expected to be a high demand for visitor parking.

The applicant's submission notes that the onsite bays will provide parking for some residents if needed and the management of the facility. Although the PPP prescribes a maximum parking allowance, noting the nature of the proposed facility and given the sites proximity to public transport and other on-street/off-street parking facilities, the proposed parking provision is considered suitable.

An advice note has been included to advise the applicant that the proposed car parking bays will need to be licensed by the Department of Transport in accordance with the requirements of the *Perth Parking Management Act 1999.*

Conclusion:

The proposed redevelopment of the site to accommodate an eight storey social housing development will add a much needed specialised housing facility in the community. As asserted by the applicant, it will deliver a significant community outcome as it will provide social housing accommodation and services for less fortunate members of the community.

While the development proposes variations to the building height and setback requirements for the site, for the reasons outlined in the report, it is considered that if approval were to be granted, the development would be consistent with the orderly and proper planning of the locality, the Statement of Intent for the Boans Precinct and the Local Planning Strategy. Furthermore, it has been assessed that the proposed variations would not have any undue adverse effect on the properties in the locality or the likely future development of the locality and can therefore be supported.

In response to the concerns of the City's DRP, the applicant provided revised plans which have increased the street setback and altered access to the car parking, both which will enhance the streetscape appearance. It is noted that the landscaped setback and final details of the external materials and finishes, as outlined in this report, will require further consideration and resolution at the detailed design stage and are recommended to be conditions as part of any approval.

Based on the above, it is considered that the proposed development for the demolition of the existing structures and construction of an eight storey mixed use development comprising 56 single bedroom units (social/ housing), a retail tenancy and four car parking bays be supported in accordance with the objectives, requirements and principles of CPS2, LPS26 and the associated local planning policy framework.

Attachment 1 – Location Plan

Attachment 1 – Location Plan – 111 and 113 Kensington Street, East Perth



Attachment 2 – Development Plans (27 June 2025)

DRAWING LIST

SHEET NUMBER	SHEET NAME
A001	LOCATION PLAN
A002	SURVEY PLAN
A100	GROUND FLOOR
A101	LEVEL 01-07 PLAN
A108	ROOF PLAN
A150	TYPICAL APARTMENT TYPES
A200	NORTH ELEVATION
A201	EAST ELEVATION
A202	SOUTH ELEVATION
A203	WEST ELEVATION
A300	SECTION AA
A900	PLOT RATIO AREA PLANS
A901	SHADOW DIAGRAMS



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27 June 2025
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ST BART'S SOCIAL HOUSING

111 KENSINGTON STREET, EAST PERTH WA

City of Perth
27 June 2025
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N

LOCATION PLAN

A001

SCALE: 1 : 1000

ST BART'S SOCIAL HOUSING
111 (LOTS 26 & 27) KENSINGTON STREET, EAST PERTH WA
REVISION I PROJECT NO. 109.24 DATE 23.06.2025

MKDC design consultants

Hodge Collard Preston ARCHITECTS

City of Perth

27 June 2025

Received

Regulation 25A Resurvey Certificate

Licensed Surveyors Act 1909

SURVEYORS CERTIFICATE

I, John Dennis, Licensed Surveyor, certify that on the 3rd day of November 2023, I re-established the boundaries of Lots 26, 27, 76, 77 & 78 on P1725 as shown on this sketch and that the survey was performed in accordance with the provisions of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961

06/11/2023 — Date

Licensed Surveyor

PHOTO TAKEN AT 1 PHOTO TAKEN AT 2

PHOTO TAKEN AT 3

PHOTO TAKEN AT 4

PHOTO TAKEN AT 5

PHOTO TAKEN AT 6 PHOTO TAKEN AT 7

PHOTO TAKEN AT 8 PHOTO TAKEN AT 9

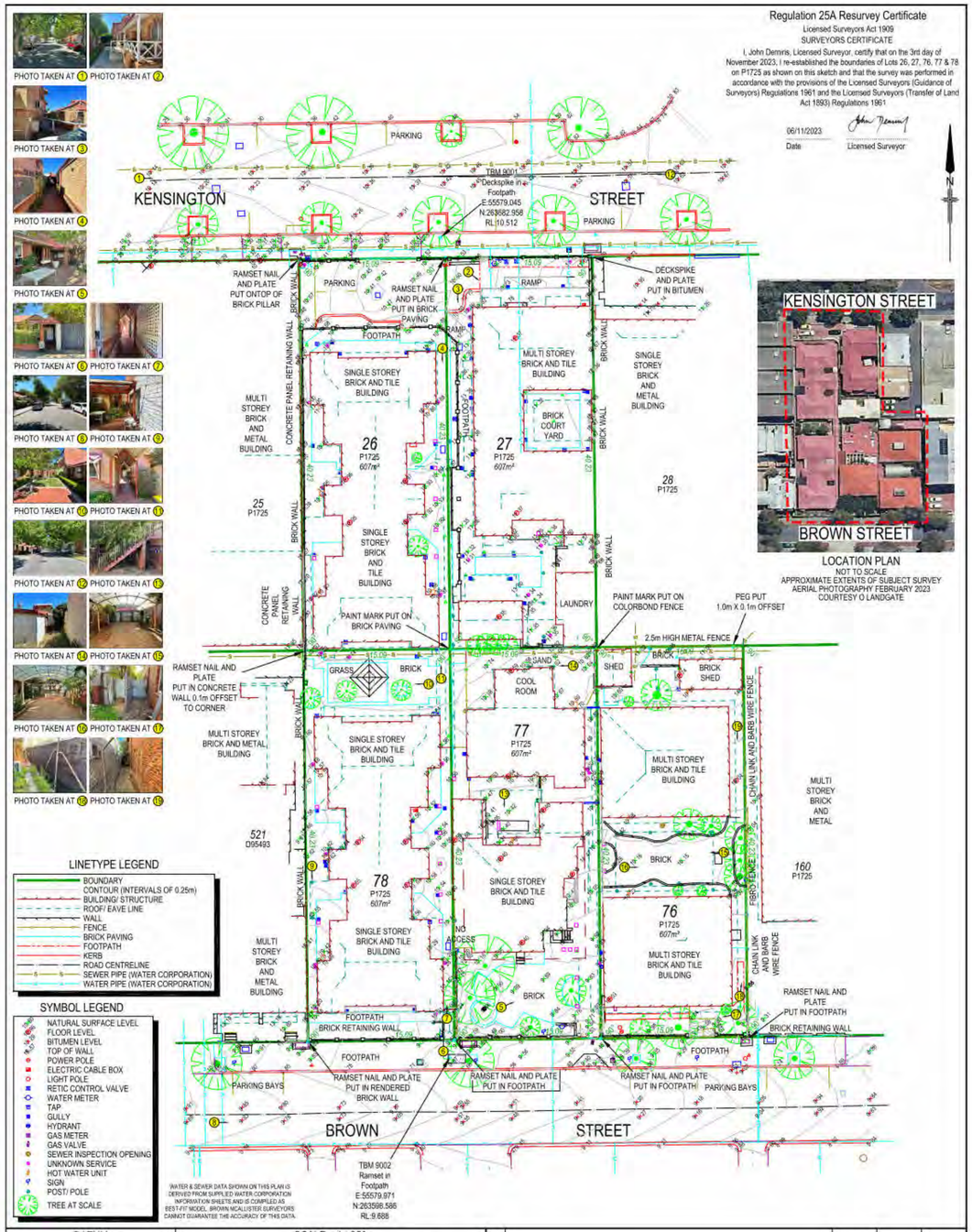
PHOTO TAKEN AT 10 PHOTO TAKEN AT 11

PHOTO TAKEN AT 12 PHOTO TAKEN AT 13

PHOTO TAKEN AT 14 PHOTO TAKEN AT 15

PHOTO TAKEN AT 16 PHOTO TAKEN AT 17

PHOTO TAKEN AT 18 PHOTO TAKEN AT 19



LOCATION PLAN

NOT TO SCALE

APPROXIMATE EXTENTS OF SUBJECT SURVEY

AERIAL PHOTOGRAPHY FEBRUARY 2023

COURTESY O LANDGATE

LINETYPE LEGEND

- BOUNDARY
- CONTOUR (INTERVALS OF 0.25m)
- BUILDING/ STRUCTURE
- ROOF/ EAVE LINE
- WALL
- FENCE
- BRICK PAVING
- FOOTPATH
- KERB
- ROAD CENTRELINE
- SEWER PIPE (WATER CORPORATION)
- WATER PIPE (WATER CORPORATION)

SYMBOL LEGEND

- NATURAL SURFACE LEVEL
- FLOOR LEVEL
- BITUMEN LEVEL
- TOP OF WALL
- POWER POLE
- ELECTRIC CABLE BOX
- LIGHT POLE
- RETIC CONTROL VALVE
- WATER METER
- TAP
- GULLY
- HYDRANT
- GAS METER
- GAS VALVE
- SEWER INSPECTION OPENING
- UNKNOWN SERVICE
- HOT WATER UNIT
- SIGN
- POST/ POLE
- TREE AT SCALE

DATUM

HORIZONTAL - PCG 94

VERTICAL - AHD

SCALE 1 : 250

0 1 2 3 4 5 10 15 20

All distances in metres unless stated otherwise

COPYRIGHT OF ALL THIS PLAN IS RESERVED BY BROWN McALLISTER SURVEYORS AND REMAINS THE PROPERTY OF THE AFOREMENTIONED AND SHALL BE RETURNED UPON REQUEST. USE OF ALL OR PART OF THIS PLAN IS RESTRICTED WITHOUT PRIOR WRITTEN PERMISSION.

FIELD INSPECTION IS RECOMMENDED FOR LOCATION OF SERVICES PRIOR TO ANY EXCAVATION

No	DETAILS	DATE	DRAWN	CHECKED
0	APPROVED & ISSUED TO CLIENT	06/11/2023	J HUMPHREYS	T PIZZI

REVISIONS

FEATURE SURVEY & BOUNDARY RE-ESTABLISHMENT SURVEY OF LOTS 26, 27, 76, 77 & 78 ON PLAN 1725

№ 78 BROWN STREET & № 111 KENSINGTON STREET, EAST PERTH

Client: ST BART'S C/- MARK ZOLLER PROJECTS

Brown McAllister Surveyors

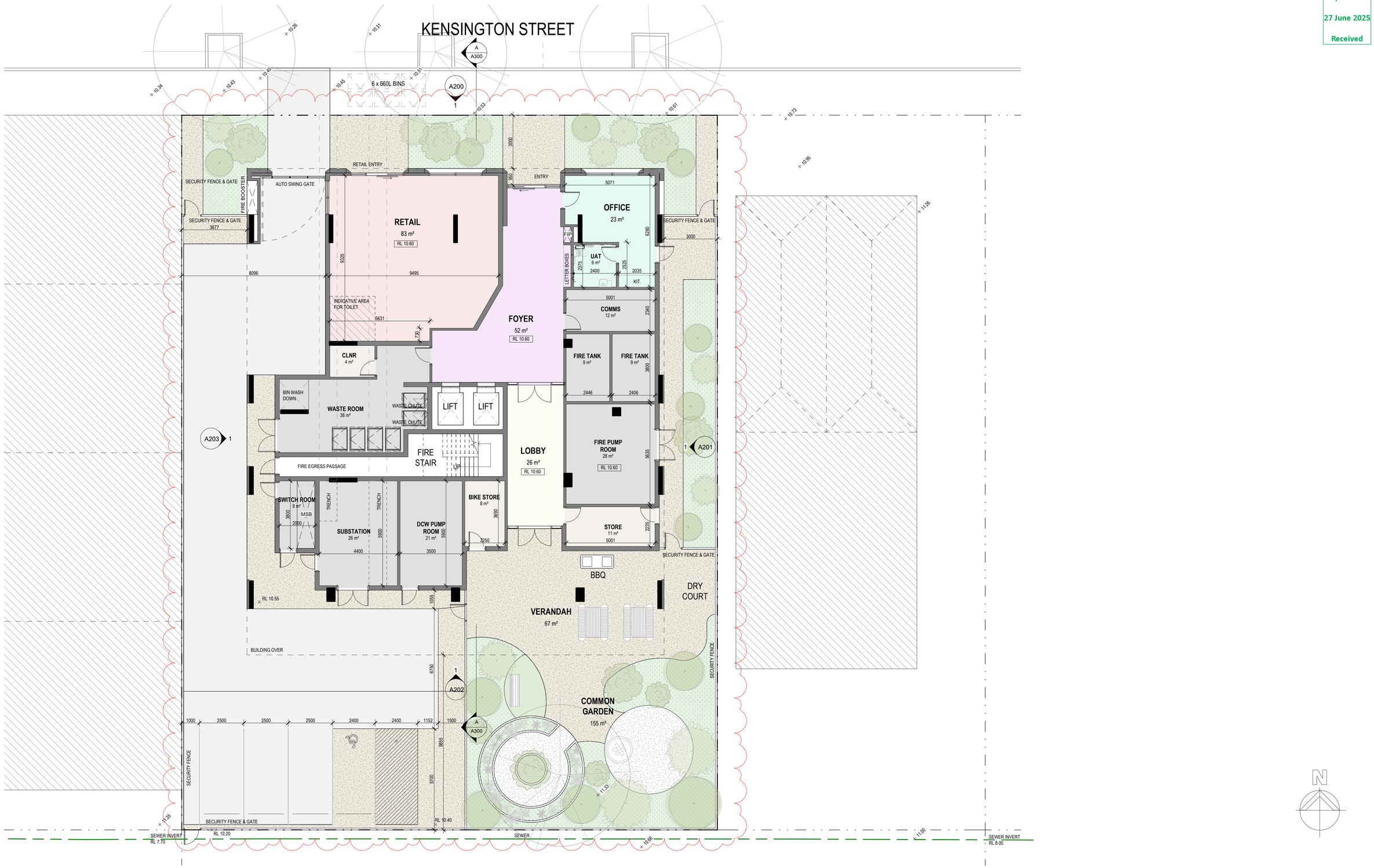
Licensed Surveyors | Land Development & Strata Consultants | Engineering Surveyors

Email : admin@brownmcallister.com.au Tel: (08) 9386 9688

Address: 44 Hardey Road, Belmont, Western Australia, 6104

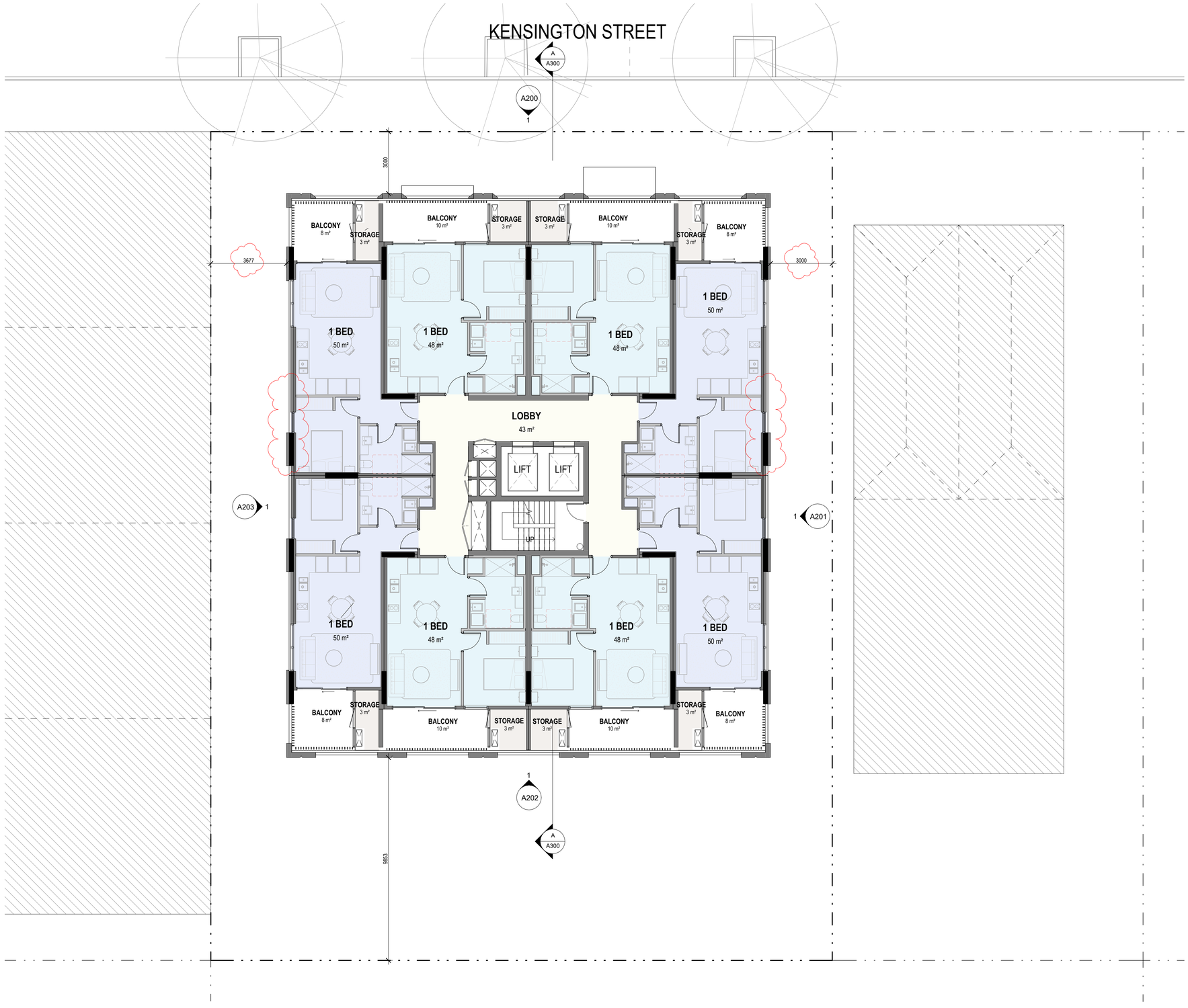
SHEET	A2
SURVEYED	W LARSEN - 03/11/2023
FIELD NOTES	
DRAWN	J HUMPHREYS - 06/11/2023
CHECKED	
REFERENCE	23561-1F

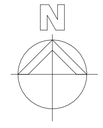
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27 June 2025
Received



City of Perth
27 June 2025
Received

KENSINGTON STREET





LEVEL 01-07 PLAN

A101

SCALE: 1 : 100

ST BART'S SOCIAL HOUSING
111 (LOTS 26 & 27) KENSINGTON STREET, EAST PERTH WA
REVISION I PROJECT NO. 109.24 DATE 23.06.2025

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KENSINGTON STREET

A
A300

A200
1

3150

PV PANELS

3702

3025

ROOF PLANT
Not Enclosed

LIFT OVERRUN

PV PANELS

PV PANELS

A203 1

1 A201

PV PANELS

1
A202

A
A300

10004

N

ROOF PLAN

A108

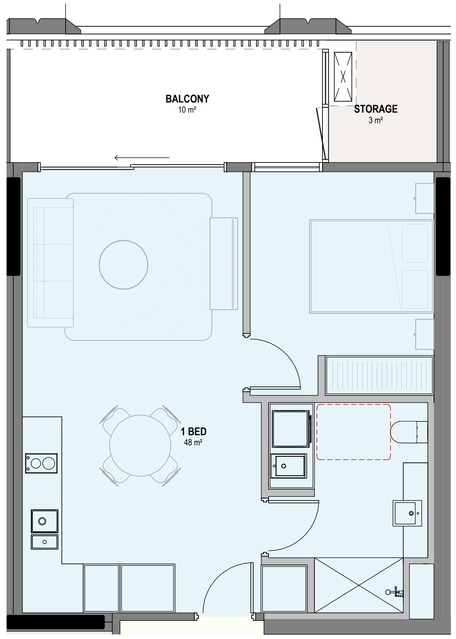
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ST BART'S SOCIAL HOUSING
111 (LOTS 26 & 27) KENSINGTON STREET, EAST PERTH WA
REVISION I PROJECT NO. 109.24 DATE 23.06.2025

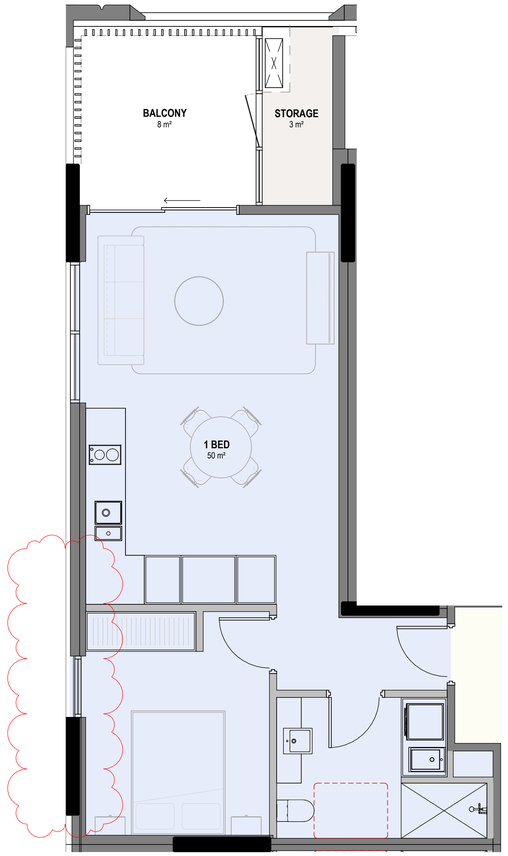
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1 - APARTMENT TYPE A
1 : 50



2 - APARTMENT TYPE B
1 : 50

N

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FINISHES LEGEND

BAL01	METAL POST BALUSTRADE, BLACK POWDERCOAT
BK01	FACE BRICK, RED
CON01	WHITE FEATURE CONCRETE, OFF-FORM FINISH
CON02	WHITE FEATURE CONCRETE, RIBBED
CON03	CONCRETE, OFF-FORM FINISH
CON04	CONCRETE, BLACK PAINT FINISH
GL01	DARK GLASS, LOW-E DOUBLE GLAZED
GL02	CLEAR RETAIL GLASS, LOW-E DOUBLE GLAZED
MW01	PERFORATED METAL SCREEN, BRONZE POWDERCOAT
MW02	SOLID METAL CLADDING, BRONZE POWDERCOAT
LVR01	METAL LOUVRE PLANT SCREEN, GREY POWDERCOAT
GT01	PERFORATED METAL SCREEN GATE (AUTO SWING), BRONZE POWDERCOAT



1 - NORTH ELEVATION
1 : 100

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27 June 2025
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FINISHES LEGEND

BAL01	METAL POST BALUSTRADE, BLACK POWDERCOAT
BK01	FACE BRICK, RED
CON01	WHITE FEATURE CONCRETE, OFF-FORM FINISH
CON02	WHITE FEATURE CONCRETE, RIBBED
CON03	CONCRETE, OFF-FORM FINISH
CON04	CONCRETE, BLACK PAINT FINISH
GL01	DARK GLASS, LOW-E DOUBLE GLAZED
GL02	CLEAR RETAIL GLASS, LOW-E DOUBLE GLAZED
MW01	PERFORATED METAL SCREEN, BRONZE POWDERCOAT
MW02	SOLID METAL CLADDING, BRONZE POWDERCOAT
LVR01	METAL LOUVRE PLANT SCREEN, GREY POWDERCOAT
GT01	PERFORATED METAL SCREEN GATE (AUTO SWING), BRONZE POWDERCOAT



1 / - EAST ELEVATION
1 : 100

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FINISHES LEGEND

BAL01	METAL POST BALUSTRADE, BLACK POWDERCOAT
BK01	FACE BRICK, RED
CON01	WHITE FEATURE CONCRETE, OFF-FORM FINISH
CON02	WHITE FEATURE CONCRETE, RIBBED
CON03	CONCRETE, OFF-FORM FINISH
CON04	CONCRETE, BLACK PAINT FINISH
GL01	DARK GLASS, LOW-E DOUBLE GLAZED
GL02	CLEAR RETAIL GLASS, LOW-E DOUBLE GLAZED
MW01	PERFORATED METAL SCREEN, BRONZE POWDERCOAT
MW02	SOLID METAL CLADDING, BRONZE POWDERCOAT
LVR01	METAL LOUVRE PLANT SCREEN, GREY POWDERCOAT
GT01	PERFORATED METAL SCREEN GATE (AUTO SWING), BRONZE POWDERCOAT



1 / - SOUTH ELEVATION
1 : 100

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27 June 2025
Received

FINISHES LEGEND

BAL01	METAL POST BALUSTRADE, BLACK POWDERCOAT
BK01	FACE BRICK, RED
CON01	WHITE FEATURE CONCRETE, OFF-FORM FINISH
CON02	WHITE FEATURE CONCRETE, RIBBED
CON03	CONCRETE, OFF-FORM FINISH
CON04	CONCRETE, BLACK PAINT FINISH
GL01	DARK GLASS, LOW-E DOUBLE GLAZED
GL02	CLEAR RETAIL GLASS, LOW-E DOUBLE GLAZED
MW01	PERFORATED METAL SCREEN, BRONZE POWDERCOAT
MW02	SOLID METAL CLADDING, BRONZE POWDERCOAT
LVR01	METAL LOUVRE PLANT SCREEN, GREY POWDERCOAT
GT01	PERFORATED METAL SCREEN GATE (AUTO SWING), BRONZE POWDERCOAT



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1 : 100

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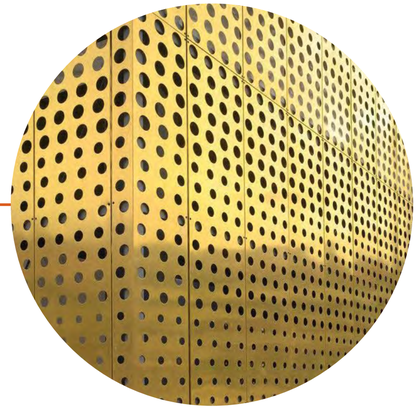


Precast Concrete



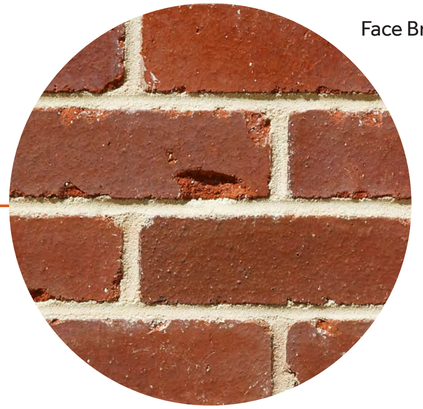
Ribbed Formliner

Perforations

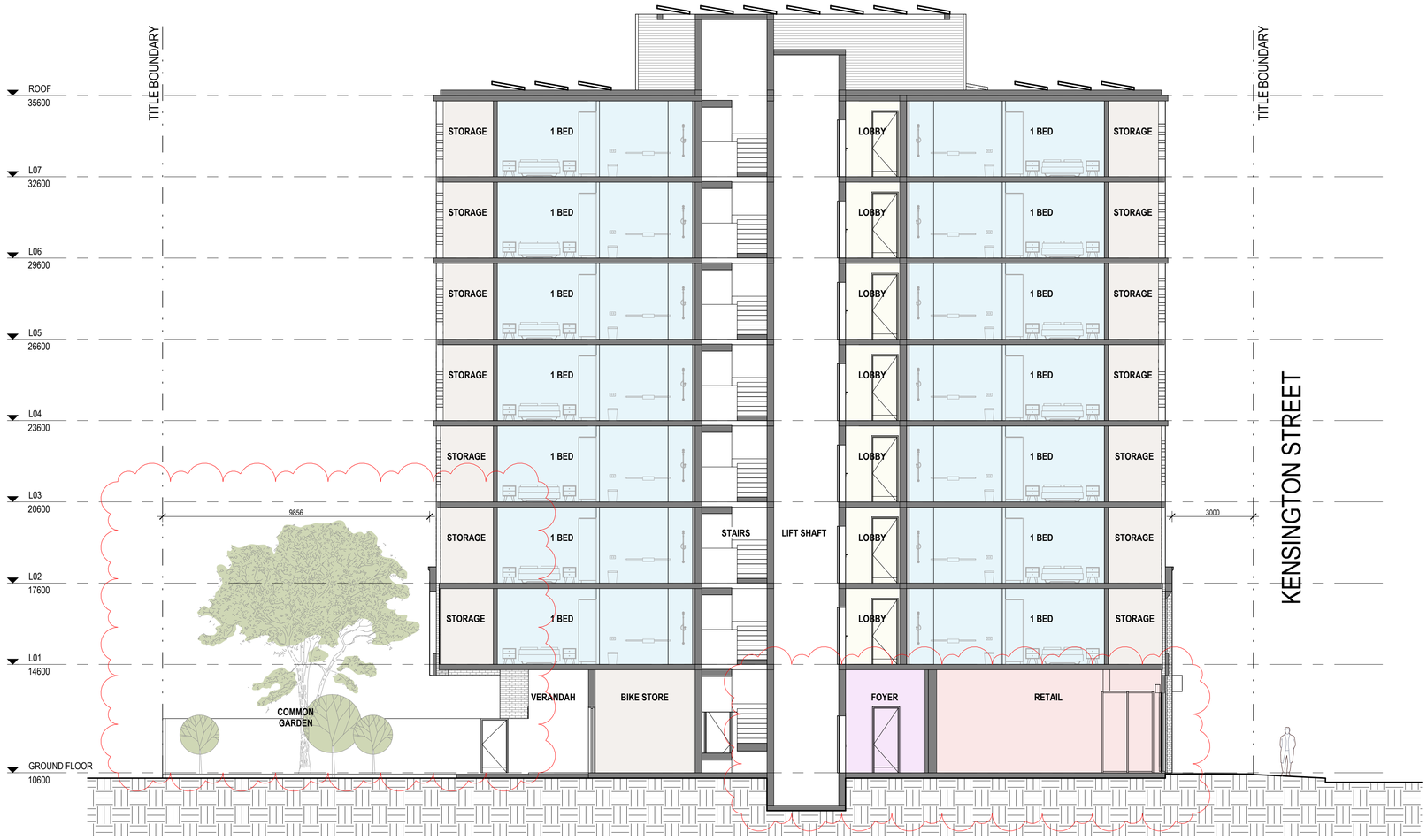


Perforated Metal

Face Brick, Red

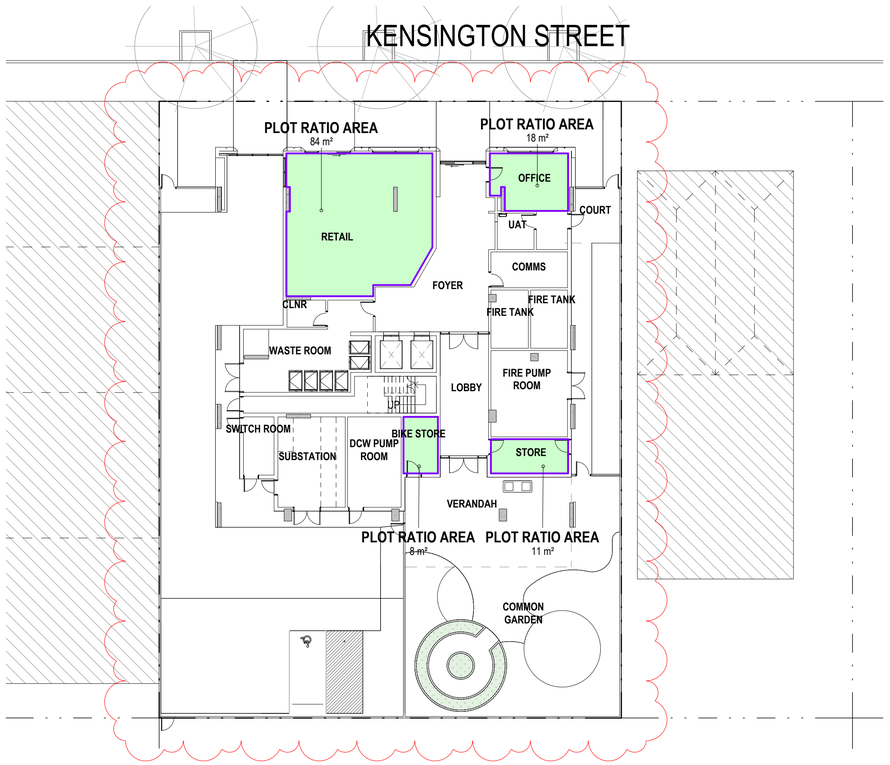


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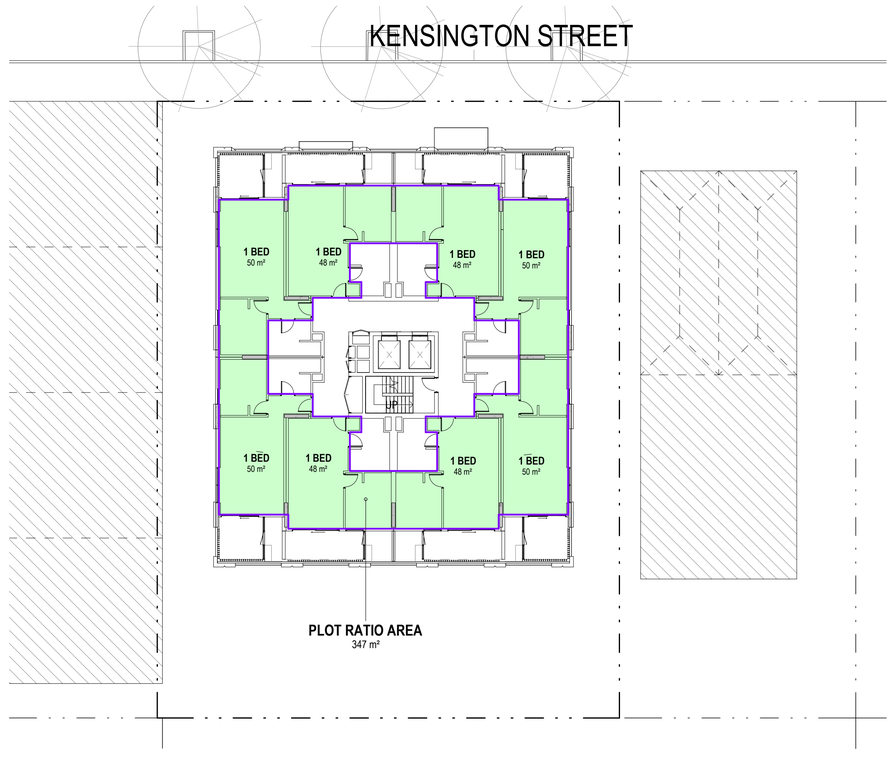


A - SECTION AA
1 : 100

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1 - PLOT RATIO AREA PLAN - GROUND FLOOR
1 : 200



2 - PLOT RATIO AREA PLAN - TYPICAL LEVEL
1 : 200

LEVEL	GROSS FLOOR AREA	PERIMETER WALL LENGTH	NET RESI AREA	PLOT RATIO AREA
GROUND FLOOR	Not Enclosed	Not Enclosed	0 m²	122 m²
L01	512 m²	92 m	392 m²	347 m²
L02	512 m²	92 m	392 m²	347 m²
L03	512 m²	92 m	392 m²	347 m²
L04	512 m²	92 m	392 m²	347 m²
L05	512 m²	92 m	392 m²	347 m²
L06	512 m²	92 m	392 m²	347 m²
L07	512 m²	92 m	392 m²	347 m²
	3,582 m²	643 m	2,746 m²	2,550 m²

PLOT RATIO

PLOT RATIO AREA	SITE AREA	PLOT RATIO	MAX PLOT RATIO AREA
2,550 m²	1,215 m²	**2.10:1**	3,038 m²

NOTE: PLOT RATIO AREA IS MEASURED AS PER CPS2 STANDARD, WHICH EXCLUDES TOILETS, BATHROOMS AND LAUNDRIES, LIFT SHAFTS, STAIRS AND LANDINGS, PLANT ROOMS, BALCONIES, AND THE THICKNESS OF EXTERNAL WALLS, AMONGST OTHER EXCLUSIONS. REFER CPS2 FOR DETAILS.

N

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PLOT RATIO AREA PLANS

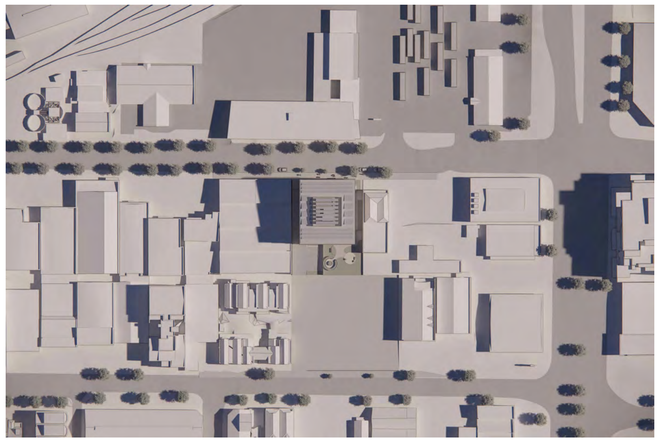
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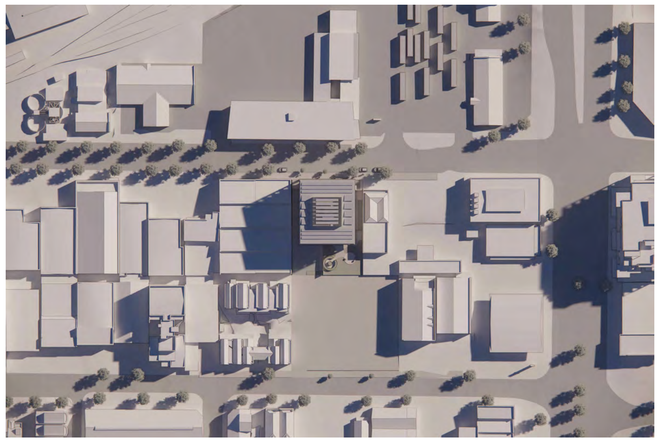
ST BART'S SOCIAL HOUSING
111 (LOTS 26 & 27) KENSINGTON STREET, EAST PERTH WA
REVISION I PROJECT NO. 109.24 DATE 23.06.2025

Hodge Collard Preston ARCHITECTS

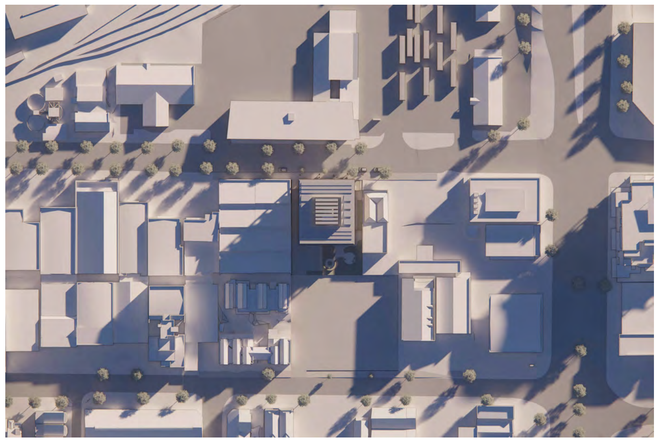
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1 DECEMBER 22 - 9AM



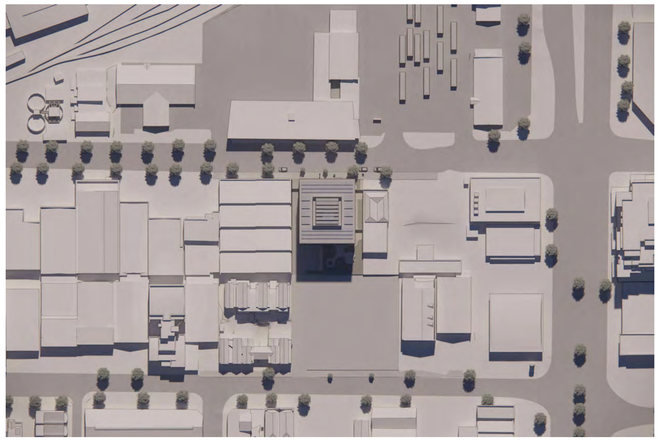
4 SEPTEMBER 22 - 9AM



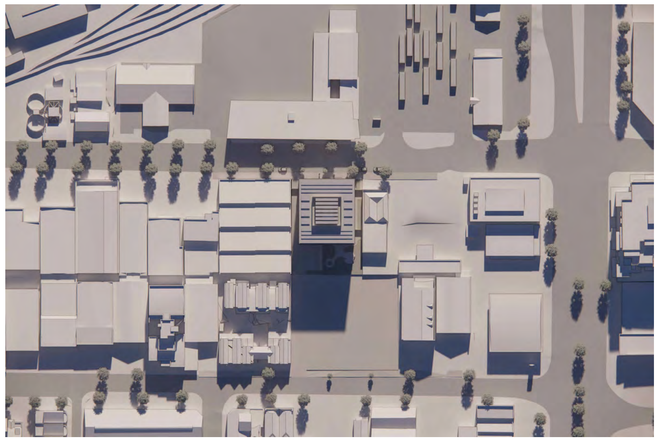
7 JUNE 22 - 9AM



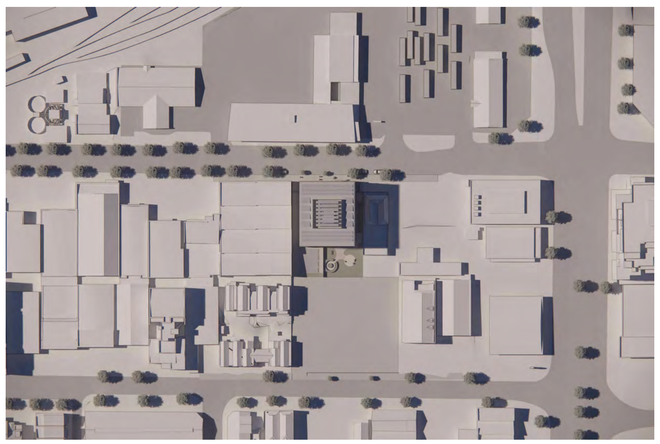
2 DECEMBER 22 - 12PM



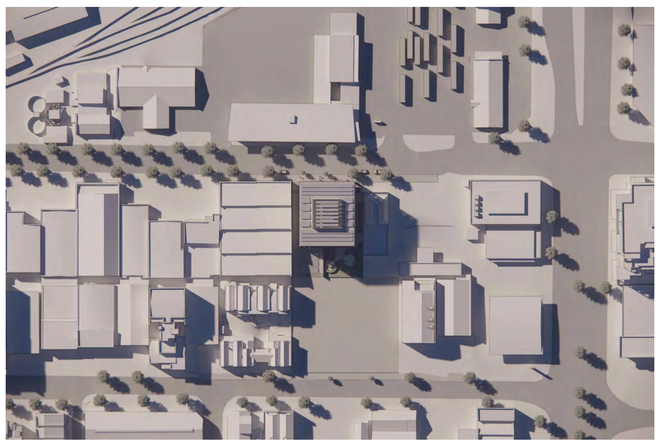
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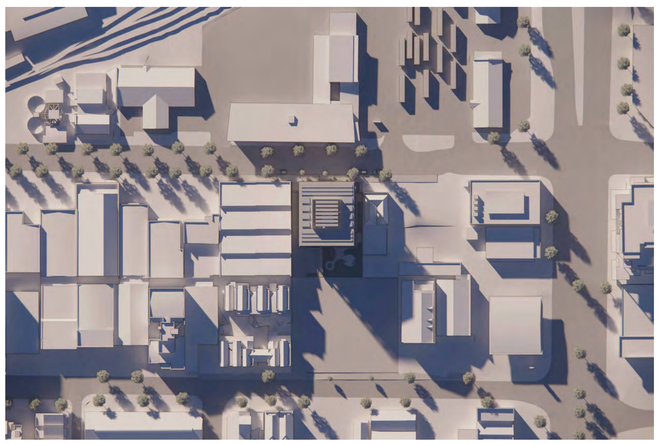
8 JUNE 22 - 12PM



3 DECEMBER 22 - 3PM



6 SEPTEMBER 22 - 3PM



9 JUNE 22 - 3PM

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SHADOW DIAGRAMS

A901

ST BART'S SOCIAL HOUSING
111 (LOTS 26 & 27) KENSINGTON STREET, EAST PERTH WA
REVISION I PROJECT NO. 109.24 DATE 23.06.2025

Hodge Collard Preston ARCHITECTS

Attachment 3 – Perspectives (27 June 2025)

City of Perth
27 June 2025
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City of Perth
27 June 2025
Received



City of Perth
27 June 2025
Received



Attachment 4 – Schedule of Submissions and Response

DA-2025/5105 – 86 Brown Street, East Perth

Schedule of Submissions

Submission	Comments	Response
1 - Support	*Such an important development in a state that so desperately requires more housing for people. Barts is a quality provider of housing and this development proposal is no exception. I look forward to seeing it built.*	Noted and supported
2 - Support	*I am writing to express my support for development application DAP-2025/5105, submitted by St Bart's for the proposed social housing project at 111-113 (Lot 26 and 27) Kensington Street, East Perth.* *Amana Living, a not-for-profit organisation is one of the largest age care providers in Western Australia with services including residential aged care, home care, retirement living and affordable housing. As CEO of Amana Living, I see daily the impacts of the housing shortage with people unable to secure safe and affordable accommodation.* *Amana Living is supportive of St Bart's proposal to provide 56 self-contained social housing units in East Perth, which will be of a substantial benefit to the City by:* *1. Addressing the Housing Shortage: The project will provide much-needed social housing to reduce homelessness*	Noted and supported

	2. Enhancing the well-being of residents: The project will provide supportive housing to assist people rebuild their leaves as to make a meaningful impact to the community. The building design includes the inclusion of community spaces and amenities to foster independence, belonging and improve quality of life. *3. Promoting Social Equity: By offering a long-term housing solution that is safe and accessible to support social inclusion, engagement and stability for the vulnerable.* *I have reviewed the plans and am impressed by the thoughtful design and commitment to addressing the State's Planning Policy 7.0 - Design of the Build Environment across the elements of scale, height, parking, sustainability, functionality and amenity. In my mind these elements demonstrate a dedication by St Bart's to create a much-needed housing product whilst improving the streetscape and living environment.* *I strongly believe this social housing project will have a positive impact on the community by providing long term housing for people eligible for social housing including people with a history of homelessness. I urge you to approve this development application, as it represents a critical step towards to delivering more social housing for the homeless or vulnerable to homelessness in our community.*	

3 – Support	*I would like to support this social housing development as below:* • *I fully support the proposed social housing development at Kensington Street. Providing long-term housing solutions is one of the most effective ways to reduce homelessness in our city.* • *Safe, affordable, and supportive housing is a fundamental need. This well-designed project by St Bart's will help people rebuild their lives and contribute positively to the community.*	Noted and supported
4 - Support	*I'm writing to you to strongly support the above planning application. Please note that the Anglican Community Fund (Inc) has an ongoing business relationship with St Bart's and also provides donations to St Bart's.* *The applicant of the planning application St Bart's has been a provider of services to assist homeless people in Perth for over 62 years. Not only providing accommodation but also the support services necessary to help those who are homeless or at risk of homelessness. St Bart's has a strong record of providing these services and positively impacting on the community.* *This social housing development will provide accommodation and services for fifty-six persons who are homeless or at risk of being homelessness. Given the*	Noted and supported

	increasing number of homeless people in Perth city the provision of such services should be welcomed. *St Barts works in area's that few other providers are willing to do because it is hard. In my view if St Bart's could not proceed at this time with the development the opportunity will be lost to the community of Perth. To think that another provider would step in and fill the gap would be overly optimistic.* *The site of this development is currently used for transitional accommodation for women experiencing or at risk of homelessness. The new facility will almost triple the capacity of the site and consequently almost triple the positive social impact.* *The people who will benefit from the development are some of our most disadvantaged persons. Often people in such circumstances can are placed in accommodation/facilities that are old and not best practise, making them feel even more marginalised. Not only will they be able to avail of the outstanding St Barts care and services but they will benefit from a new facility specifically designed for their needs, giving them the dignity, they deserve.* *I feel the design and look of the proposed development has been carefully considered to enhance the locality. The substance and value of the development should encourage others to invest in the area.* *The local community should be proud that such a facility providing these services will be part of their locality. St*	

	Bart's are already operating a similar facility on the site and can be relied upon to be a good neighbour and operate the facility with little or no impact to others.	
5 - Support	*As a Board Member of Kimberley Dental Team Ltd, I would like to support this social housing facility. Safe, affordable, and supportive housing is a fundamental need. This well-designed project by St Bart's will help people rebuild their lives and contribute positively to the community.*	Noted and supported
6 - Support	*As a director of Marshall Kusinski Design Consultants, I fully support the proposed social housing development at Kensington Street. Providing long-term housing solutions is one of the most effective ways to reduce homelessness in our city.*	Noted and supported
7 - Support	*I fully support the proposed social housing development at Kensington Street. Providing long-term housing solutions is one of the most effective ways to reduce homelessness in our city.* *Safe, affordable, and supportive housing is a fundamental need. This well-designed project by St Bart's will help people rebuild their lives and contribute positively to the community.* *Approving this project is a meaningful step toward addressing housing insecurity in East Perth. I support St Bart's commitment to providing compassionate, long-term solutions.*	Noted and supported

8 – Support	*I write in strong support of the proposed development application by St Bartholomew's House Inc. (St Bart's) for a new eight-storey mixed-use building at 111–113 Kensington Street, East Perth, providing 56 one-bedroom social housing units.* *There is an undeniable and growing need for social and affordable housing across Perth, with the current housing crisis disproportionately affecting the most vulnerable in our community, particularly individuals facing chronic homelessness, mental health challenges and financial hardship. This application delivers not just compliant planning outcomes, but an urgent and compassionate response to Perth's housing emergency.* *St Bart's brings both credibility and capability. With over 60 years of service delivery, they are a registered Community Housing Provider with a strong track record of operating and managing long-term accommodation specifically for people who have experienced homelessness. Their model is trauma-informed, recovery-oriented, and person-centred. Importantly, it is grounded in lived experience and guided by professional support services.* *The proposed development is designed to reflect this model. The 56 dwellings are not just housing units, they are stable homes embedded within a framework of care, security and dignity. The design also supports community connection through communal open spaces, onsite management and a ground-floor tenancy,*	Noted and supported

	helping to activate the streetscape and support local place-making objectives. *From a planning perspective, the development aligns with the City of Perth Local Planning Strategy and Claisebrook Village Project Area policies, which seek to promote residential growth, diversity, and the adaptive reuse of underutilised sites in proximity to high-frequency transport. The height, built form and land use are all consistent with the direction outlined in both the current and emerging planning framework.* *This is a rare example of a project that delivers both strategic urban planning outcomes and genuine social impact.* *For these reasons, I urge the Development Assessment Panel to approve this proposal and allow St Bart's to continue its vital work providing pathways out of homelessness through secure, affordable housing.*	
9 - Support	*I fully support the proposed social housing development at Kensington Street. Providing long-term housing solutions is one of the most effective ways to reduce homelessness in our city.* *Safe, affordable, and supportive housing is a fundamental need. This well-designed project by St Bart's will help people rebuild their lives and contribute positively to the community.* *Approving this project is a meaningful step toward addressing housing insecurity in East Perth. I support St*	Noted and supported

	Bart's commitment to providing compassionate, long-term solutions.	
10 - Object	*I am writing to strongly and unequivocally object to the proposed mixed use development that includes 56 social housing dwellings near my home. This proposal is deeply alarming and entirely inappropriate for our neighbourhood. The scale, concentration, and placement of this development pose an unacceptable risk to the safety, amenity, and property values of the local community. This is not a balanced or considered plan — it is a direct threat to the wellbeing and stability of residents who have lived here peacefully for years.* *My primary concerns are as follows:* *1. Impact on Property Values -* *I strongly object to this development on the grounds that it will significantly devalue the properties in our area. This is not speculation — it is a well-known and deeply concerning consequence of introducing high-density social housing developments into established residential neighbourhoods. Homeowners like myself have invested hundreds of thousands of dollars, if not more, into our properties with the understanding that this is a stable, family-friendly area. This proposal threatens to undermine that completely.* *A development of this scale — with 56 social housing dwellings — will fundamentally alter the character of the neighbourhood and deter future buyers. The stigma*	Noted There is no evidence to indicate that the proposed development will impact property values in the locality. This is not a relevant planning consideration. The submission states that it is well known that social housing impacts property values, however, the submission does not provide any evidence to support the comment. The locality is a mixed-use area and the City of Perth Local Planning Strategy identifies the need for diverse and affordable housing options in the locality. The proposed social housing will replace the existing short-term supported accommodation (Women's Housing Service) provided by St Bart's on the subject

	associated with large-scale social housing is real, and property markets reflect that. It is entirely unreasonable to expect residents to accept a direct hit to their financial security, especially when this proposal has not been meaningfully discussed with or supported by the local community. *The value of our homes is not just a number — it represents years of hard work, sacrifice, and planning for the future. Allowing this development to go ahead would be a betrayal of the trust we placed in local planning authorities to protect the integrity of our neighbourhood.* *2. Community Safety and Amenity -* *I am extremely alarmed by the potential impact this development will have on the safety of our neighbourhood. We have already had multiple distressing incidents involving individuals behaving aggressively and erratically in our area. On several occasions, the police have been called and have confirmed that these individuals were from St Barts (Social Housing in Perth CBD). This is not hearsay — this is direct information from the attending officers.* *It is completely unacceptable that our quiet residential area should be expected to absorb the consequences of a social housing program that is already demonstrating clear signs of failure in terms of support, supervision, and community integration. We are now being asked to accept a 56-dwelling concentration of this same model,*	site, albeit a different type of accommodation (safe, permanent homes for social housing eligible tenants). We do not accept that the proposed development will negatively alter the character of the neighbourhood as the proposed development replaces the existing outdated (and unfunded) accommodation and the proposed development responds to the future planning framework and will be a significant improvement to the built form in the area. We note that the application has been advertised to the local community with only 2 objections received. Based on this, it cannot be concluded that the community objects to the proposed development. The proposed social housing is a different type of accommodation to the existing accommodation provided on site. The submission has not provided any evidence, other than hearsay, that incidents in the locality are those from St Bart's. The locality is a mixed-use area which is reflected in the current and future planning frameworks and is not solely a residential area. The proposed social housing does not exist on site as the current accommodation is a different type of accommodation (Women's Housing Service). St Bart's has been a provider of services to

	right on our doorstep — this is not just inappropriate, it is dangerous. *There is already a sense of fear and unease among residents. People are worried about their homes, their property, and most importantly, the safety of their families. The risks associated with placing a high volume of vulnerable individuals into a single, unmanaged development are far too great. This proposal must not go ahead.*	assist homeless people in Perth for a long period through not only accommodation but also the support services. St Bart's has a strong record of providing these services and positively impacting on the community. As indicated, the social housing will provide permanent accommodation for residents, who will have access to support from St Bart's and therefore it is not an unmanaged development. The proposed development will provide for important accommodation options for those less fortunate members of the community. The development will help deliver on the Western Australian Government's 10-Year Strategy on Homelessness 2020–2030 which states that "providing access to safe and permanent housing is the first priority for people experiencing homelessness.". (https://www.wa.gov.au/system/files/2021-06/homelessness-strategy-final.pdf)
11 - Object	*Kensington St already has an issue with drug addicts and mentally unwell people roaming the area. From what the police have told us these people come from the existing St Barts. In the past 6 months multiple cars have been broken into on Kensington St and we have had to call the police to attend where people have been found*	We refer to the response above in relation to crime in the locality and the hearsay commentary about Police advice that that incidents in the locality are those from St Bart's.

	trying to break into properties. The last thing we need is for the concentration of drug addicts and mentally unwell people to go up by building another housing project even closer to what should be the nicer part of our City. Please also consider the impact on property prices. My wife and I struggle to make our mortgage repayment as is, if this project goes ahead it will diminish our property value and, heaven forbid, if we were forced to sell we would be left with a debt greater than the property value. Please build this project away from multi-million dollar residential areas.	We note that the social housing is provided for those less fortunate in the community that are experiencing homelessness. We are concerned that the submission suggests that those members of the community, who are experiencing homelessness, are drug addicts and the mentally unwell. While we understand the concerns of the submission, it is clear that it is their view that the social housing should be located away from these multi-million dollar residential areas. We note that this is a mixed-use area and that as a DevelopmentWA project area requires 12% of all dwellings to be affordable housing.

Attachment 5 – Landscape Concept Plans (March 2025)



ST BARTS SOCIAL HOUSING, KENSINGTON STREET, EAST PERTH

Landscape Design | march 2025 [d]

05 LANDSCAPE CONCEPT - SOCIAL HOUSING GROUND FLOOR



LEGEND

01 EXISTING STREET TREES TO BE RETAINED

02 FEATURE INSITU PAVEMENT TO ENTRY & VERANDAH. POTENTIAL FOR IN GROUND ARTWORK / STORY TELLING

03 RETAIN PCC UNIT PAVED FOOTPATH

04 SMALL STAFF COURT WITH TRELLIS TO FENCE WITH CLIMBING PLANTS, OUTDOOR TABLE SETTING & LOW SHRUB PLANTING

05 MEDIUM SIZE SHRUB HEDGE PLANTING

06 DRYING COURT WITH 2 WASHING LINES ON GRAVEL PAVEMENT

07 VERANDAH WITH FLEXIBLE OUTDOOR FURNITURE & FREE STANDING MOVEABLE BBQ

08 FEATURE BOULDERS/INFORMAL SEATING

09 MEDIUM & SMALL SIZE FEATURE TREES

10 MIXED SHRUB AND GROUND COVER PLANTING WITH SCREENING SHRUB PLANTING TO BOUNDARY

11 CIRCULAR SHADE STRUCTURE WITH SEATING,FLEXIBLE FURNITURE & GRAVEL PAVEMENT

12 FEATURE HARDWOOD BATTEN SCREEN

13 SMALL CIRCULAR SEATING AREA WITH OUTDOOR LOUNGE SEATING & GRAVEL PAVEMENT

14 FEATURE PAVEMENT BAND POTENTIAL FOR IN GROUND ARTWORK / STORY TELLING

15 GARDEN SEAT

16 INSITU PAVEMENT TO BUILDING EDGE. TO BE FLUSH WITH DRIVEWAY AND PARKING AREA.

17 LARGE SHRUB SCREEN PLANTING

PLAN E

LANDSCAPE ARCHITECTS

LEVEL 1 278 RAILWAY PDE WEST LEEDERVILLE WA 6007
T: (08) 9388 9566 E: mail@plane.com.au

26-27 KENSINGTON STREET, EAST PERTH

PREPARED FOR HCP ARCHITECTS
MARCH 2025

REV D
1:200 @ A3

0 1 2 4 6 10m

© PLAN E

01 LANDSCAPE CHARACTER
INSPIRATION IMAGERY















PLAN E

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REV D
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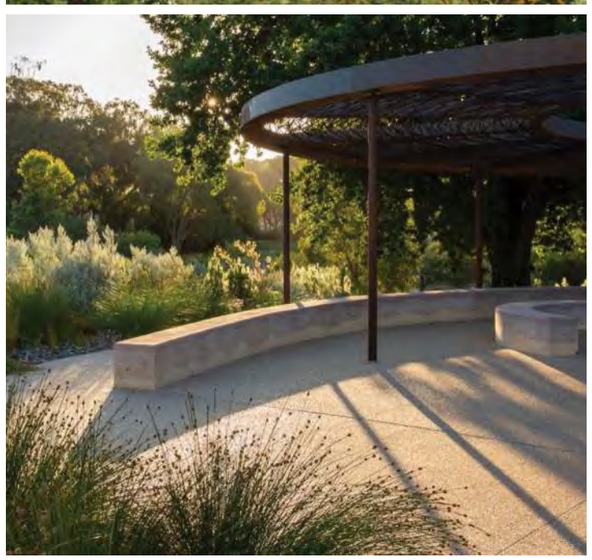
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07 LANDSCAPE CHARACTER
INSPIRATION IMAGERY










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08 PLANTING PALETTE
TREES & LARGE SHRUBS

TREES:



Existing street tree





Platanus x acerifolia
LONDON PLANE
MATURE SIZE: 15 X 20 M
POT SIZE: 100L





Eucalyptus caesia
GUNGURRU GUNGURRU
MATURE SIZE: 14 X 3 M
POT SIZE: 100L





Callistemon 'Kings Park Special'
BOTTLEBRUSH
MATURE SIZE: 4 X 4 M
POT SIZE: 100L



Corymbia ficifolia
RED FLOWERING GUM
MATURE SIZE: 15 X 10 M
POT SIZE: 90L

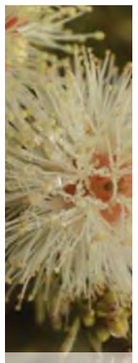
LARGE SHRUBS:





Hakea laurina
PINCUSHION HAKEA
MATURE SIZE: 6 X 5 M
POT SIZE: 140 MM





Melaleuca incana
GREY HONEY-MYRTLE
MATURE SIZE:2 X 2 M
POT SIZE: 140 MM





Banksia prionotes dwarf
BANKSIA
MATURE SIZE: 1.5 X 1.5 M
POT SIZE: 140MM





Melaleuca seriata
MELALEUCA
MATURE SIZE: 0.1 X 0.1 M
POT SIZE: 140MM

PLAN E

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08 PLANTING PALETTE
SHRUBS & GROUNDCOVERS



CLIMBERS

Hardenbergia violacea
NATIVE WISTERIA
MATURE SIZE: 0.3 X 0.2 M
POT SIZE: 140 MM



CLIMBERS

Hibbertia scandens
SNAKE VINE
MATURE SIZE:3 X 5 M
POT SIZE: 140 MM



Grevillea 'Gin Gin Gem'
SPIDER FLOWER
MATURE SIZE: 0.3 X 2 M
SPACING: 2/M² POT SIZE: 140 MM



Leucophyta brownii
SILVER COTTON BUSH
MATURE SIZE: 1 X 1 M
SPACING: 1/M² POT SIZE: 140 MM



Dianella 'Tasred'
FLAX LILY
MATURE SIZE: 0.45 X 0.5 M
POT SIZE: 140 MM



Lomandra 'Lime Tuff'
MAT RUSH
MATURE SIZE: 0.5 X 0.5 M
POT SIZE: 140 MM



Grevillea 'Royal mantle'
GREVILLEA
MATURE SIZE: 0.5 X 6 M
SPACING: 2/M² POT SIZE: 140 MM



Banksia blechnifolia
BANKSIA
MATURE SIZE: 0.5 X 4 M
POT SIZE: 140 MM



Anigozanthos spp
KANGAROO PAW
MATURE SIZE: 0.2 X 0.1 M
POT SIZE: 140 MM



Ficinia nodosa
KNOBBY CLUB RUSH
MATURE SIZE: 1 X 1 M
POT SIZE: 140 MM



Hakea prostrata
HAKEA
MATURE SIZE: 0.4 X 0.2 M
POT SIZE: 140 MM



Eremophila Kalbarri Carpet
EMU BUSH
MATURE SIZE: 0.2 X 2 M
SPACING: 2/M² POT SIZE: 140 MM

PLAN E

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MARCH 2025

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ARCHITECTS

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W: plane.com.au

PLAN E | LANDSCAPE ARCHITECTS

11 March 2025

Hodge Collard Preston

Level 3, 38 Richardson Street

WEST PERTH, WA 6005

Attention: **Mr. M Rainford**

Dear Mike

ST BARTS SOCIAL HOUSING – STREET TREE RELOCATION

In reply to your query about the possible relocation of the existing street tree (London Plane, Platanus acerifolia) in Kensington Street at the proposed location of the new crossover for the Social Housing Site.

Yes, we believe that the tree could be relocated, it would require proper pretreatment and post relocation care.

The works will need to be undertaken by professional tree relocation company and It will require a long preparation time of around 6 to 12 months.

As Plan E does not have this specialist arboriculture expertise in house, we would recommend that you ring The Arbor Centre on 08 9359 9300 and speak to the team there. They will be able to confirm if the tree can be relocated and provide further detailed advice including time frames and costs. Information on the services they offer can be found on their website.
https://arborcentre.com.au/capability/capability-relocation/

Yours sincerely

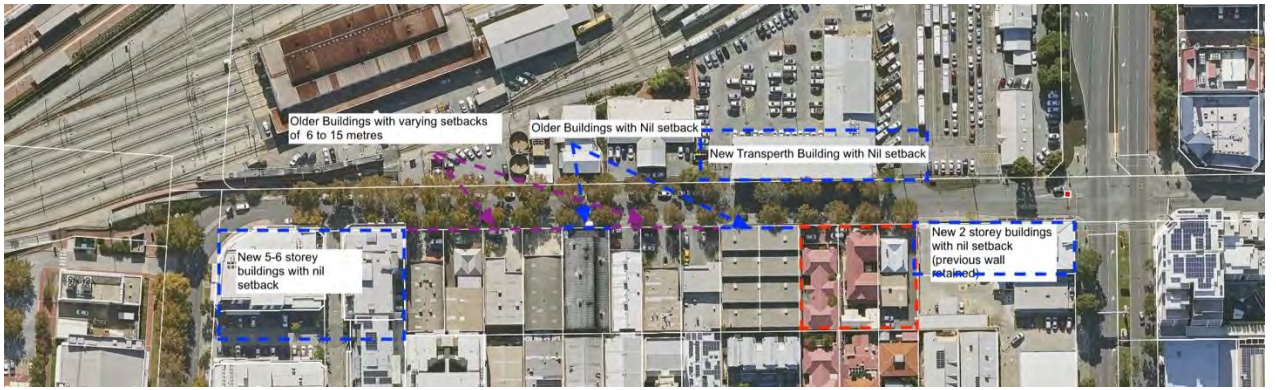
MICHAEL PEARCE

Landscape Architect

Attachment 6 – Response to Design Review Panel

Social Housing - Applicants Response to DRP comments

It is noted that because of the changes discussed below, the plot ratio has decreased by 10m^2 as a result of the reduced retail tenancy at ground level (93m^2 to 83m^2).

	DRP Comment	Applicant's Response
1	Noting the discretion sought on building height, the building should be setback from the street, to incorporate a landscaped frontage, which is more aligned with the desired character of the area as identified in the City's future framework.	It is noted that the proposed development is seeking discretion on height and that the future planning framework identifies a front setback of 4.5 metres. We maintain our position that a nil front setback is consistent with the recent established developments along Kensington Street, however, in order to address the comments and to provide a landscaped setting, the building has been setback 3 metres from the front boundary. The 3 metres is to the façade line with the glazing setback further. We have provided a streetscape assessment below, which identifies that all of the new development (indicated in blue) has a nil setback with the older buildings either having a nil setback or a setback of between 6 and 15 metres.  In relation to the immediate context, the adjoining building to the west has a nil setback, the building to the north of Kensington Street has a nil setback and the building to the east has a 4.5 metre setback. Therefore, the proposed 3 metre setback provides an appropriate transition between the nil setback to the west and the 4.5 metre setback to the east.

		In relation to landscaping, the plans show the areas of landscaping to the front. The final landscape outcome can be addressed as part of the standard landscape condition.
2	To consider alternative access arrangements to preserve the street tree which contributes to the amenity of the streetscape.	The Plans have been amended to relocate the driveway from the western boundary to under the first western bay of the building. The relocation of the driveway means that there is no impact to the existing street tree. The 4 car parking bays are retained at the rear of the site, in a different configuration. As a result of the relocated driveway, the eastern boundary setback has been reduced from 3.463 metres to 3 metres and the western boundary setback has increased from 3.463 metres to 3.677 metres. The slight move of the building is required to ensure separation of the driveway from the street tree. It is also noted that the whole building has been setback 3 metres from Kensington Street, which is discussed above. In relation to landscaping, the original concept remains, however, it is noted that the western side can now be landscaped, and the rear landscaping will need to be amended to reflect the change to the car parking. This can be addressed as part of the standard landscape condition.
3	To consider the inclusion of roof lights to the top floor units that do not currently enjoy cross ventilation.	The rooftop is primarily reserved for solar panels. The solar panels are considered a high priority for the social housing apartments given social housing tenants generally do not have disposable income to meet their utility bills. Each apartment is provided with a reverse cycle air-conditioner which is rare in social housing and almost non-existent in public housing. The solar panels will be an important adjunct to the project given the tenants are unlikely to use their air-conditioners due to the electricity costs. St Bart's firmly believes social housing tenants should be provided with every opportunity for energy efficient homes and the additional comfort of efficient air-conditioning during extreme heat or cold. The social housing project is being funded by a combination of Australian Government loans, Western Australian capital grant and St Bart's capital and land. The project is already at a tipping point where its ability to proceed will depend on the following few months of Early Contractor Involvement to determine if a construction contract can be achieved within budget. While Velux skylights may be a feature of luxury apartments and homes, the practicality of social housing tenants correctly operating these (irrespective of rain sensors etc) is very problematic.

		The St Bart's project is already being challenged by government due to the higher costs of providing aircon and quality of the landscaping.
4	Review the design response within the brick podium, directly above the main entry, to further enhance its legibility.	The entry cannot be amended similar to the RAC as there is a balcony above on the first floor level. However, in order to highlight the entrance, the awning provides a focus and the brick above has been changed further highlight both the entrance and the retail tenancy. The images below are of the submitted and amended elevations. 

		
5	Consider opportunities for landscape on individual and communal balconies.	The communal area to the rear, the side setbacks and front setback will be landscaped. There are no other communal areas within the building. The landscaping of the private balconies of the dwellings will be at the discretion of the tenant and the approval of St Barts.
6	Consider combining services for both sites, including reducing the number of sub-stations, waste management and/or HVAC equipment	While we understand the suggestion, the two lots will remain on separate titles and under different land ownership and therefore combining the services is not a feasible option that St Barts wants to explore.

PART C – CITY OF SOUTH PERTH

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

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

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

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

Form 1 – Responsible Authority Report
(Regulation 12)

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

Responsible Authority Recommendation

That the Metro Inner Development Assessment Panel resolves to:

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

Conditions

1. This decision constitutes development approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

2. The development shall be in accordance with the approved plans save that, in the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirement of the conditions shall prevail.

3. All works to be carried out under this development approval, including footings, are required to be contained within the boundaries of the subject lot.

Construction Management

4. Prior to or in conjunction with the submission of a building permit application, or demolition permit application, whichever is earlier, a Construction Management Plan must be submitted to, and approved in writing by, the City of South Perth. The Construction Management Plan must address the following issues, where applicable:

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

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

Public Art

5. Prior to or in conjunction with the submission of a Building Permit application, the applicant/owner is to comply with the City of South Perth Local Planning Policy 6.3 - Developer Contributions for Public Art and Public Art Spaces through the contribution of a sum of 1% of the estimated cost of the development towards public art, being either:

   (i) Payment to the City of South Perth the value of 1.0% of the construction value (with the contribution capped at $500,000); or
   (ii) The provision of public art on site to the minimum value of 1.0% of the construction value to the satisfaction of the City of South Perth.

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

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

Stormwater

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

Lighting

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

Heritage

8. Ground levels immediately adjacent to heritage buildings shall be reduced to be below the internal floor height so as to mitigate against potential damp issues in the wall.

9. Measures are to be taken to ensure that any archaeological material uncovered during works is dealt with appropriately, in accordance with its degree of archaeological significance.

10. All works are to be carefully undertaken to ensure that minimal damage occurs to original building fabric.

Advice Notes

1. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

2. This is a notice of determination on application for development approval issued in accordance with the *Planning and Development Act 2005*, the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City of South Perth Local Planning Scheme No. 7, and related policies. It is not a Building Permit or an approval to carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals, consents and licences required under any other law, and to commence and carry out development in accordance with all relevant laws.

3. Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

4. Any swimming pool which meets the definition of an 'aquatic facility' defined in the Health (Aquatic Facilities) Regulations 2007 (the Regulations), shall be subject to the following requirements:

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

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

Details:

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

Proposal:

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

The development includes:

- Removal of the existing pool and plant room.
- Installation of a 50.0m lap pool and a 31.0m water polo pool.
- Construction of a 115m^2 plant control room to store and operate the swimming pool plant equipment, tiered seating adjacent the plant room, associated excavation and retaining walls.
- Replacement of existing lighting and shade sails.
- Landscaping and paved walkways.

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

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

Background:

Site History

The following details recent development approvals on the site:

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

Site Context

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

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

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

Legislation and Policy:

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

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

State Government Policies

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

Local Policies

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

Consultation:

Public Consultation

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

Department of Planning, Lands and Heritage

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

Water Corporation

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

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

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

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

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

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

	vegetation on the land should be preserved.	

State Planning Policy 3.5 – Historic Heritage Conservation (SPP 3.5)

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

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

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

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

Conclusion:

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



WESLEY COLLEGE AQUATIC CENTRE PROJECT

EXISTING SITE PLAN

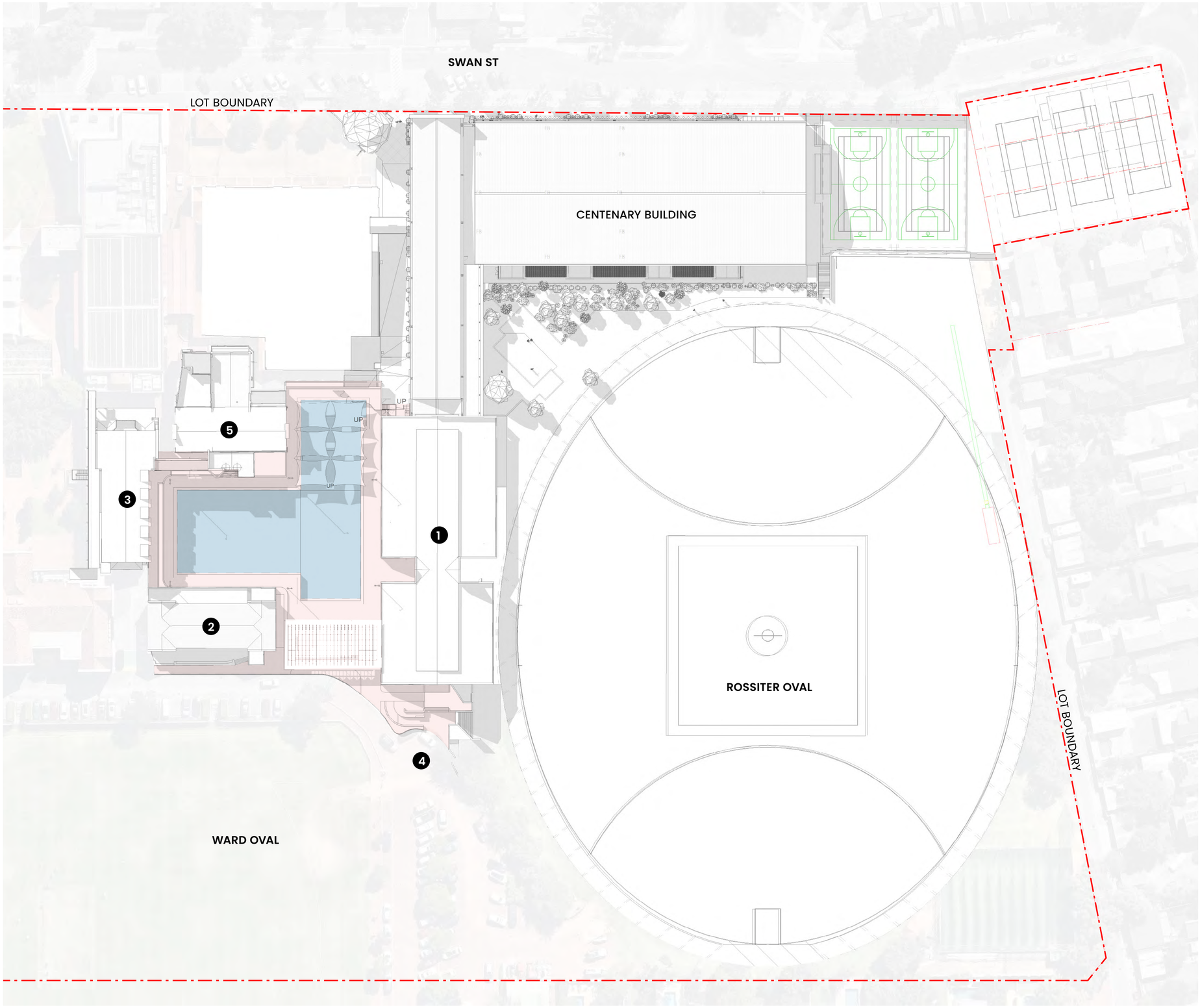
DEVELOPMENT APPLICATION

Rev A

DA01

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Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025




1

High Performance Centre


2

Hamer Building


3

Trenamen Library


4



5

Science Building

23097

1:500 @ A1 / 1:1000 @ A3

0 0.5 1 1.5 2 2.5 5m

WESLEY COLLEGE AQUATIC CENTRE PROJECT

SITE PLAN

DEVELOPMENT APPLICATION

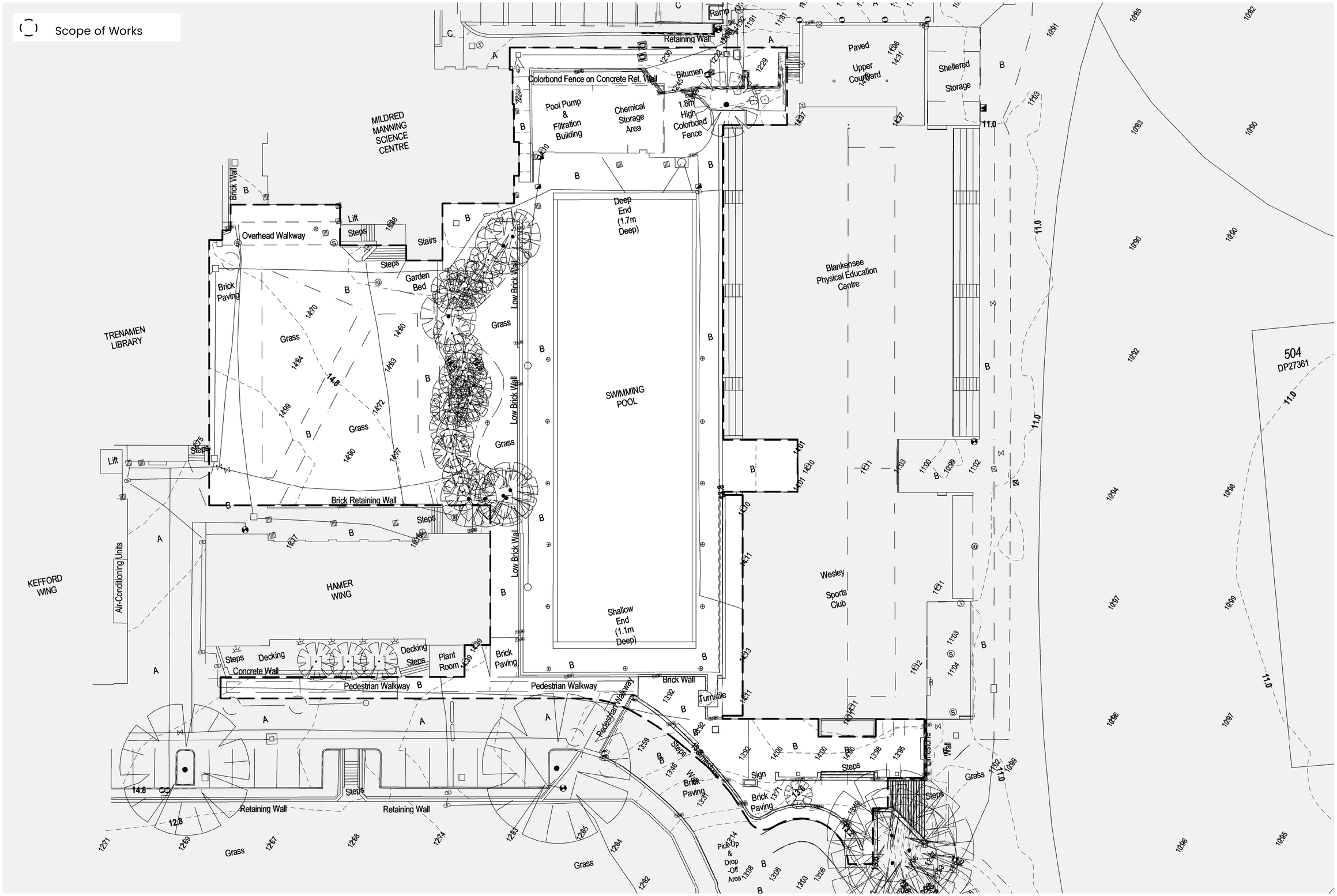
Rev A

DA01-00

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025

Scope of Works



23097

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0 2 4 6 8 10 20

WESLEY COLLEGE AQUATIC CENTRE PROJECT

EXISTING SURVEY

DEVELOPMENT APPLICATION

Rev A

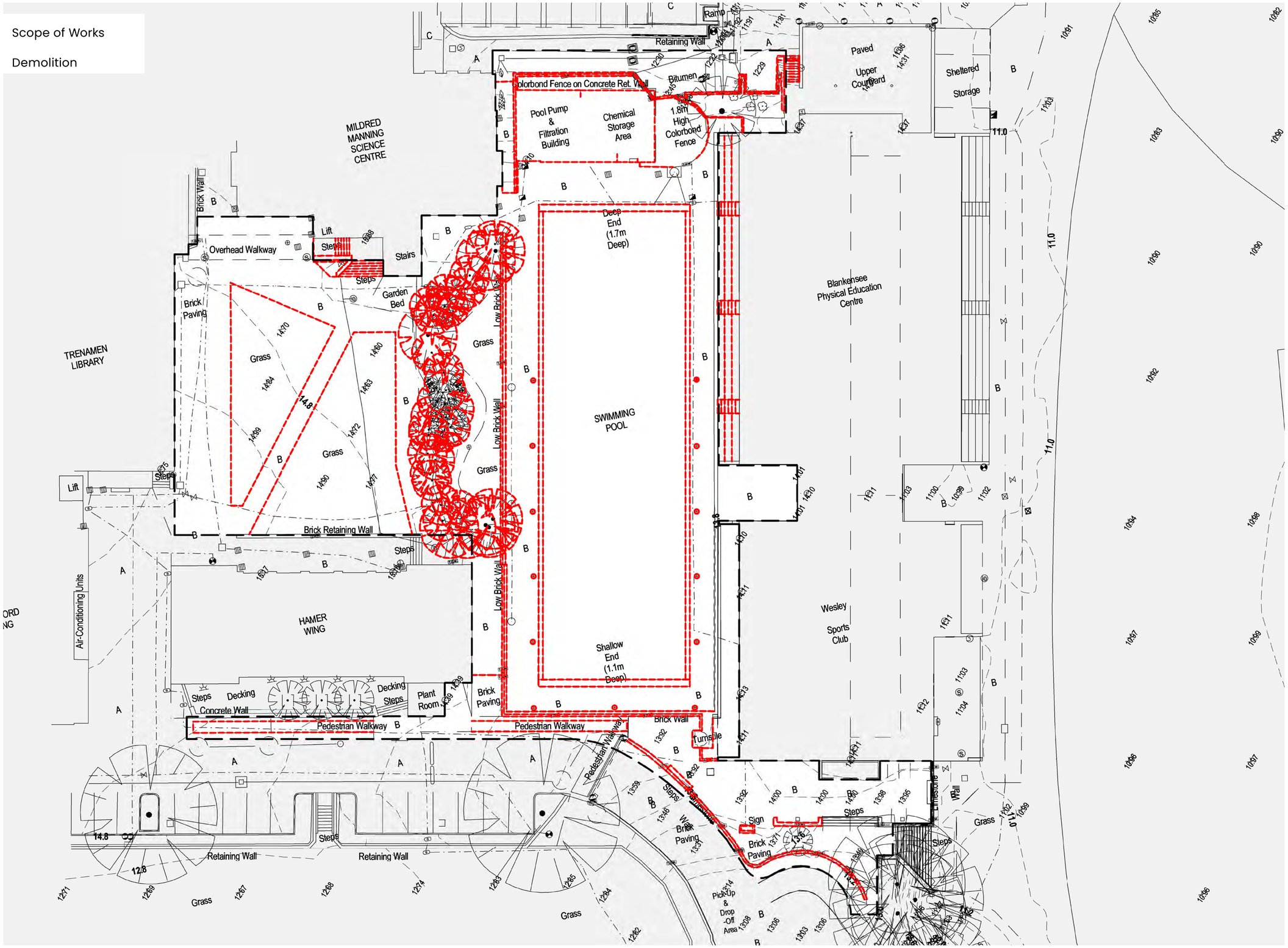
DA01-01

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025

Scope of Works

Demolition



23097

1:200 @ A1 / 1:400 @ A3

0 2 4 6 8 10 20

WESLEY COLLEGE AQUATIC CENTRE PROJECT

DEMOLITION GROUND FLOOR PLAN

DEVELOPMENT APPLICATION

Rev A

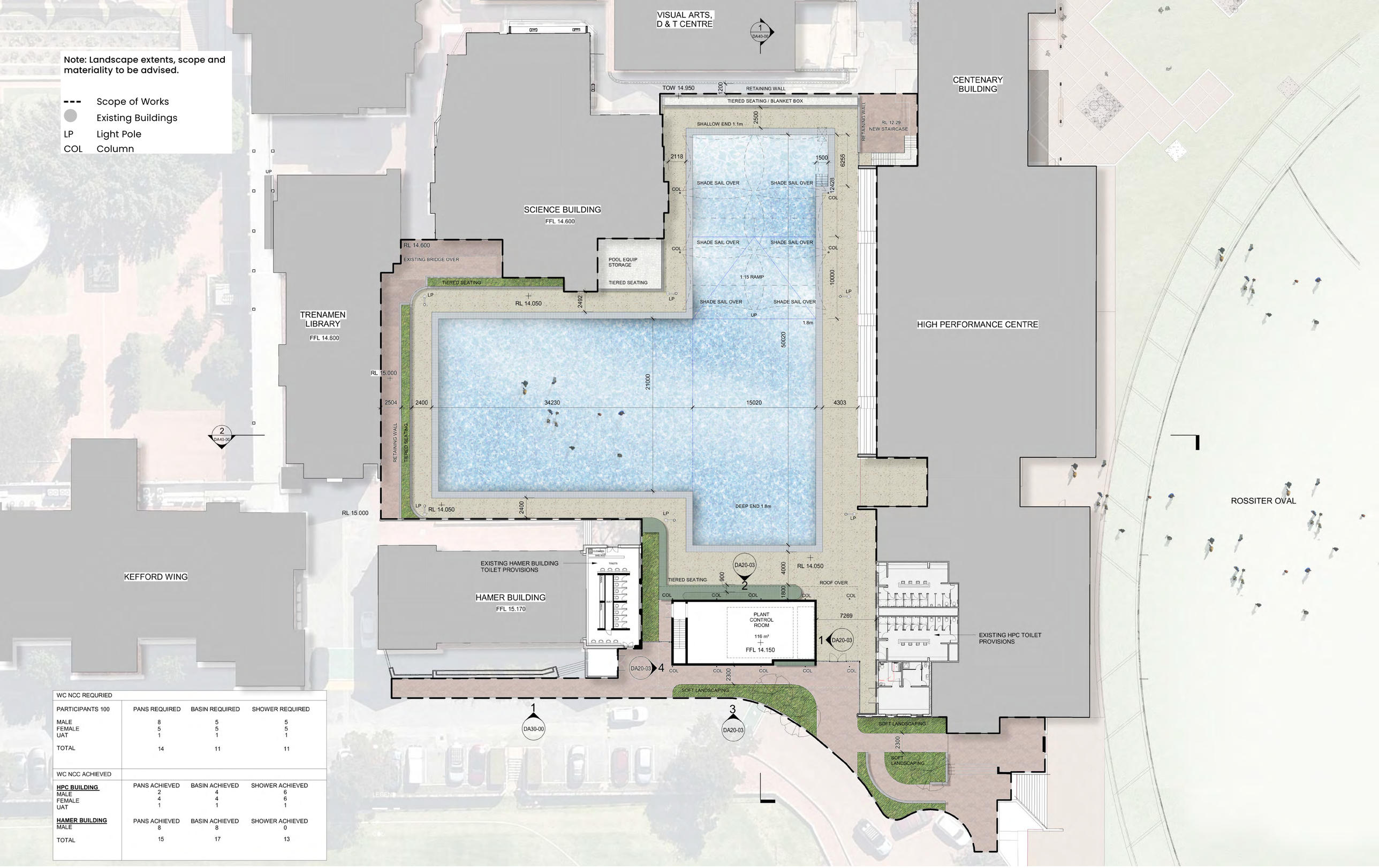
DA01-02

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025

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

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



WC NCC REQURIED			
PARTICIPANTS 100	PANS REQUIRED	BASIN REQUIRED	SHOWER REQUIRED
MALE	8	5	5
FEMALE	5	5	5
UAT	1	1	1
TOTAL	14	11	11

WC NCC ACHIEVED			
HPC BUILDING	PANS ACHIEVED	BASIN ACHIEVED	SHOWER ACHIEVED
MALE	2	4	6
FEMALE	4	4	6
UAT	1	1	1
HAMER BUILDING	PANS ACHIEVED	BASIN ACHIEVED	SHOWER ACHIEVED
MALE	8	8	0
TOTAL	15	17	13

23097

1:100 @ A1 / 1:200 @ A3

0 1 2 3 4 5 10

WESLEY COLLEGE AQUATIC CENTRE PROJECT

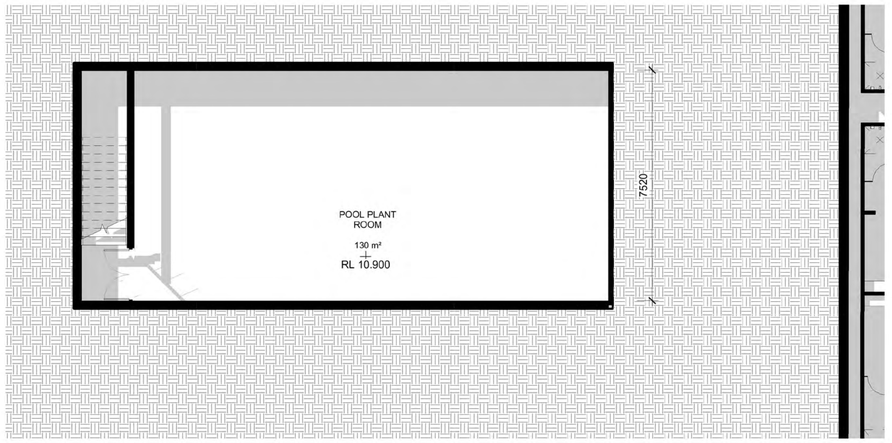
GROUND FLOOR PLAN - POOL DECK

DEVELOPMENT APPLICATION

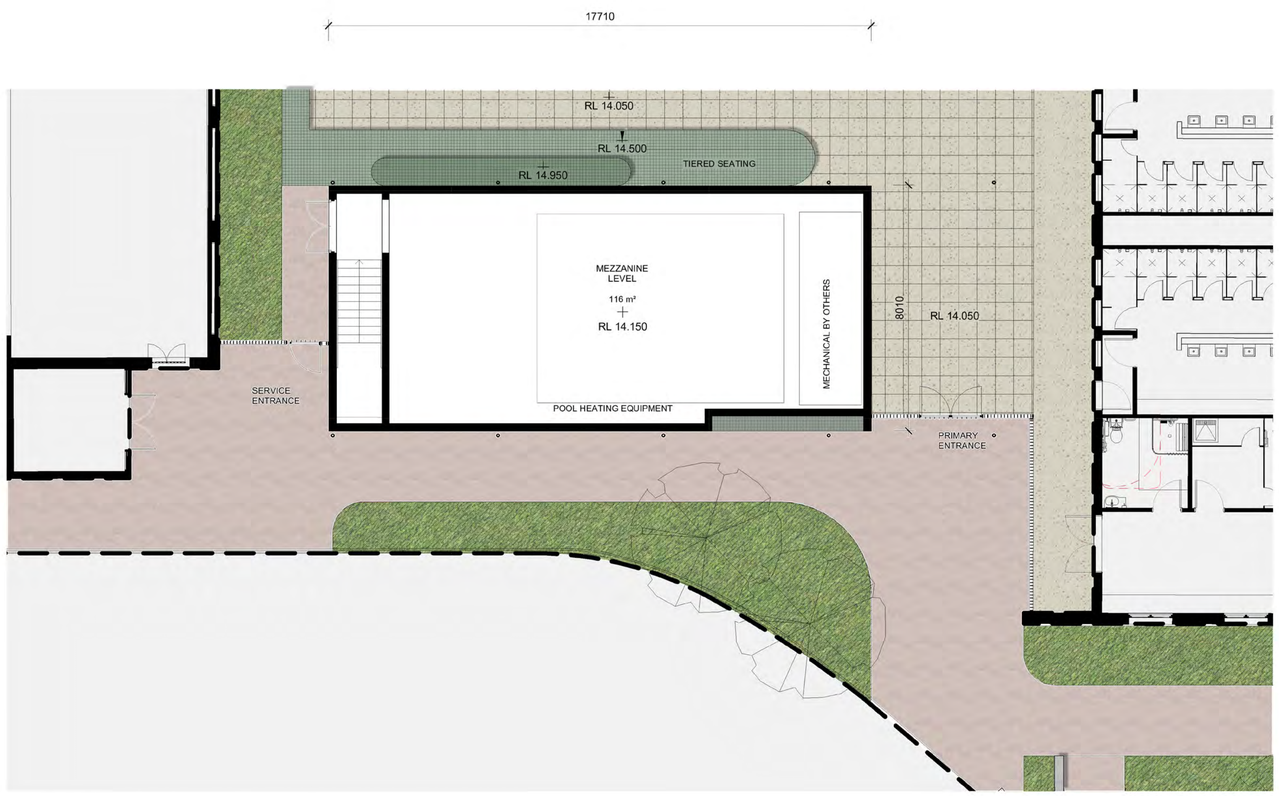
Rev A
DA20-01

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



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



1 DA20-03 POOL CONTROL ROOM - POOL DECK LEVEL
SCALE 1 : 100

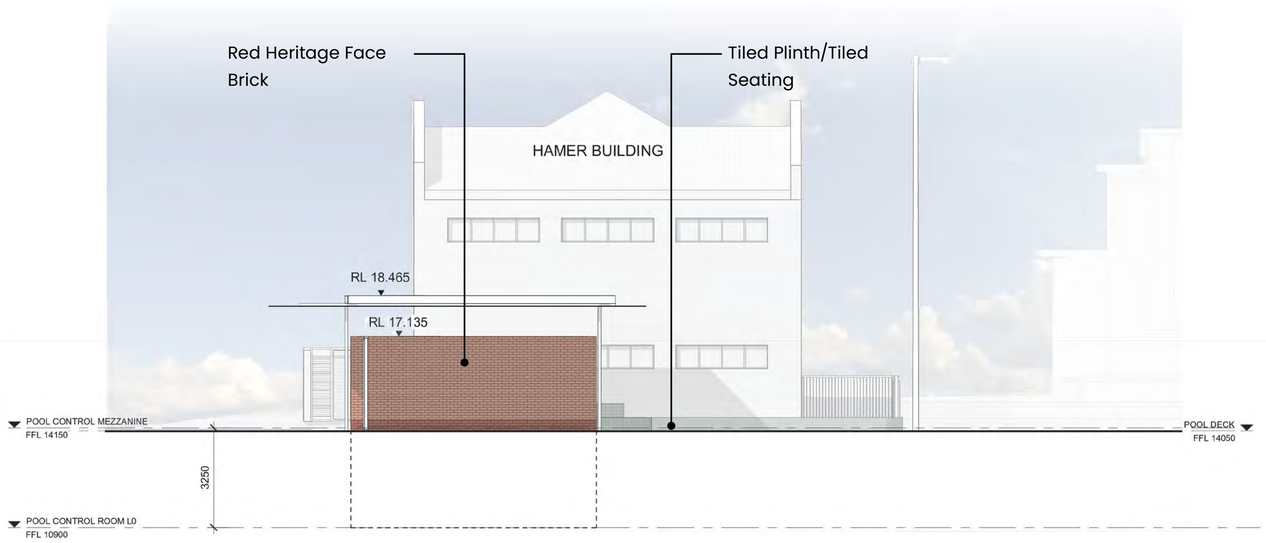
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WESLEY COLLEGE AQUATIC CENTRE PROJECT
POOL CONTROL ROOM – PLANS
DEVELOPMENT APPLICATION

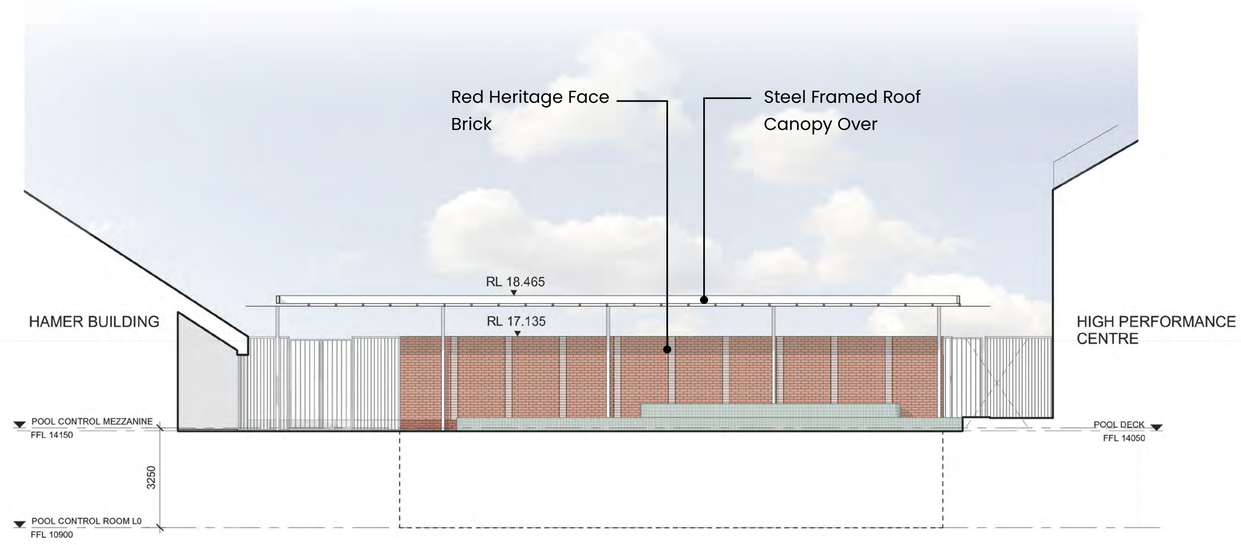
Rev A
DA20-02

TR CB.

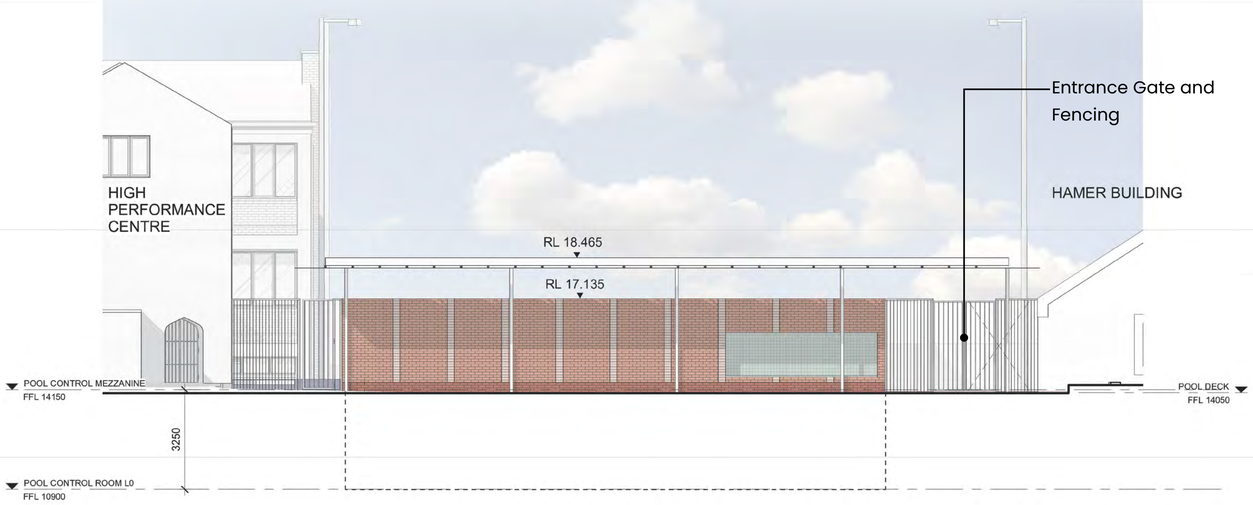
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Version: 1, Version Date: 13/05/2025



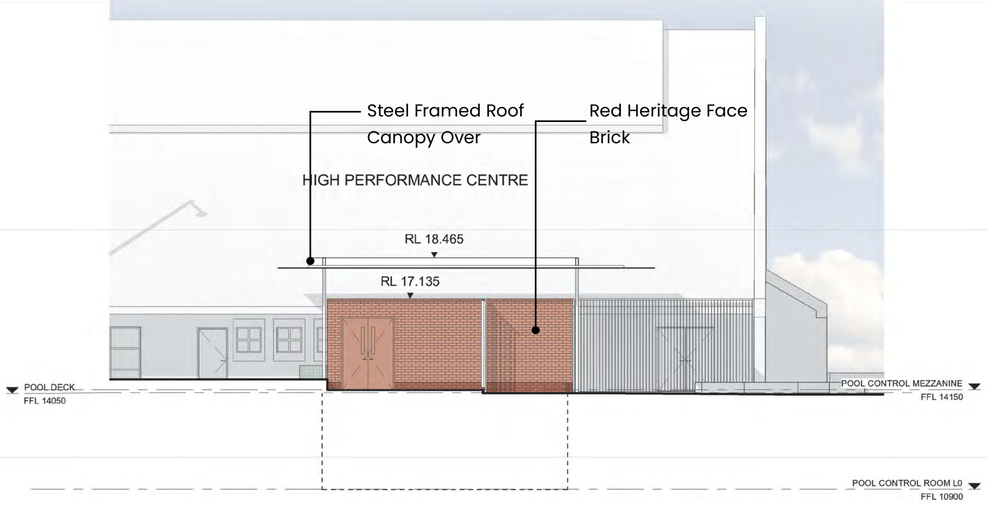
1 DA20-01 EAST ELEVATION - POOL CONTROL ROOM
SCALE 1 : 100



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



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



4 DA20-01 WEST ELEVATION - POOL CONTROL ROOM
SCALE 1 : 100

23097

1:100 @ A1 / 1:200 @ A3

0 1 2 3 4 5 10

WESLEY COLLEGE AQUATIC CENTRE PROJECT

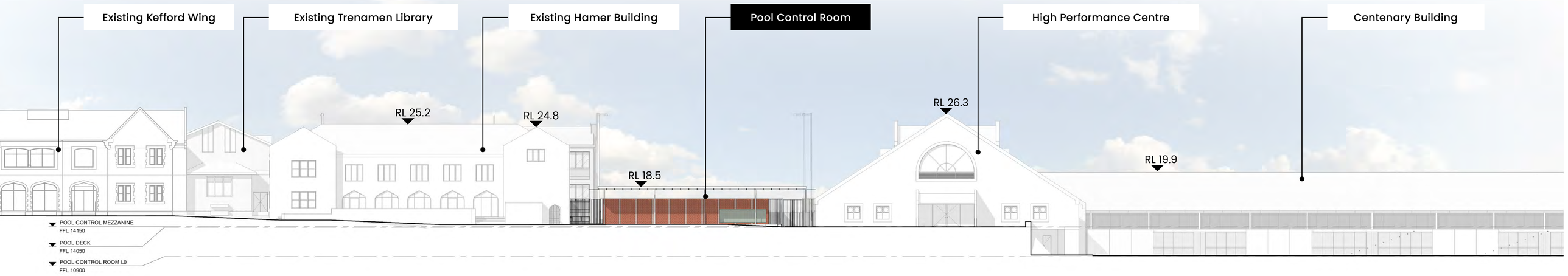
POOL CONTROL ROOM – ELEVATIONS

DEVELOPMENT APPLICATION

Rev A
DA20-03

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



23097

1:100 @ A1 / 1:200 @ A3

0 1 2 3 4 5 10

WESLEY COLLEGE AQUATIC CENTRE PROJECT

OVERALL STREET ELEVATION

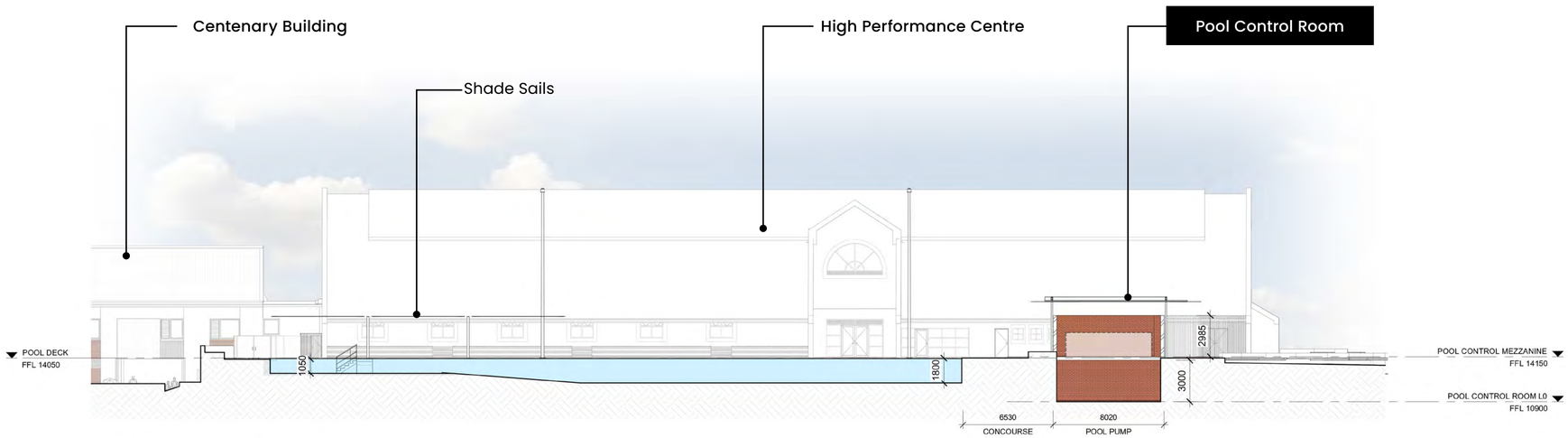
DEVELOPMENT APPLICATION

Rev A

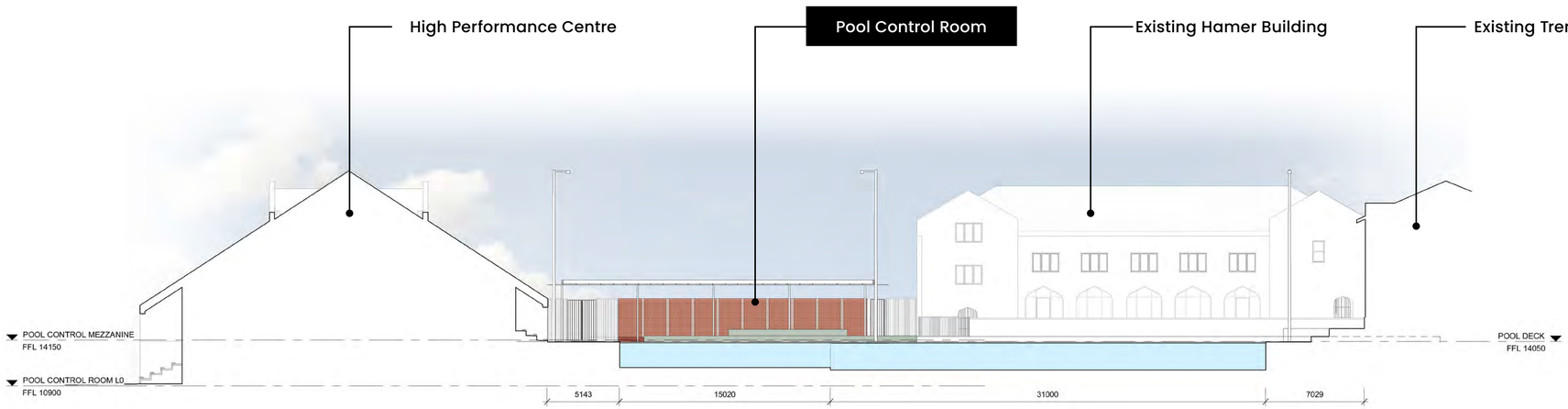
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TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



1 DA20-01 POOL SECTION A
SCALE 1 : 200



2 DA20-01 POOL SECTION B
SCALE 1 : 200

23097

1:200 @ A1 / 1:400 @ A3

0 2 4 6 8 10 20

WESLEY COLLEGE AQUATIC CENTRE PROJECT

POOL SECTIONS

DEVELOPMENT APPLICATION

Rev A
DA40-00

TRCB.

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

VIEW OF POOL CONTROL ROOM

DEVELOPMENT APPLICATION

Rev A

DA60-00

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



WESLEY COLLEGE AQUATIC CENTRE PROJECT

VIEW OF POOL CONTROL ROOM

DEVELOPMENT APPLICATION

Rev A

DA60-01

TRCB.

Document Set ID: 1123612
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WESLEY COLLEGE AQUATIC CENTRE PROJECT

VIEW OF POOL CONTROL ROOM

DEVELOPMENT APPLICATION

Rev A
DA60-02

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025

WESLEY COLLEGE AQUATIC CENTRE PROJECT

PRIMARY ENTRY TO AQUATIC CENTRE

DEVELOPMENT APPLICATION

Rev A

DA60-03

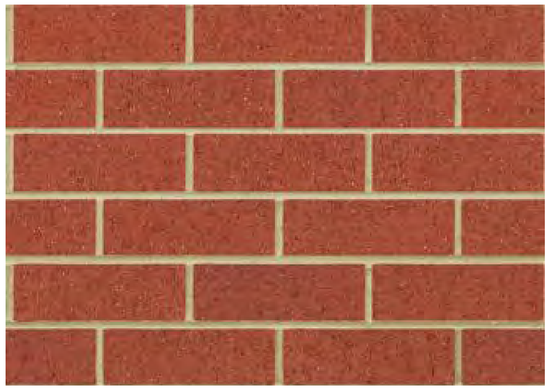
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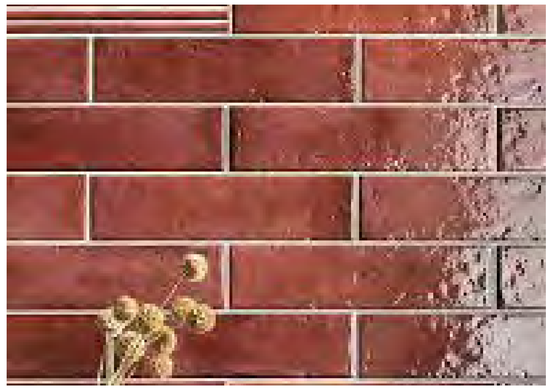
Material Selections

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

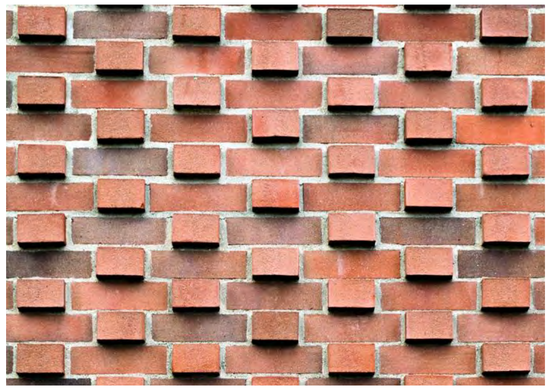
These historic architectural elements guide the form and material choices for the new buildings.



Red Heritage Face Brickwork



Glazed Brickwork



Feature Brick Patterning



Aluminium Batten Fencing



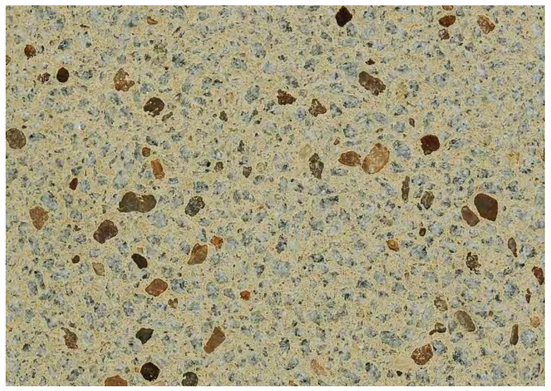
Mosaic Tiles



Painted Steel Members



Powder-Coated Aluminium Roof Sheeting



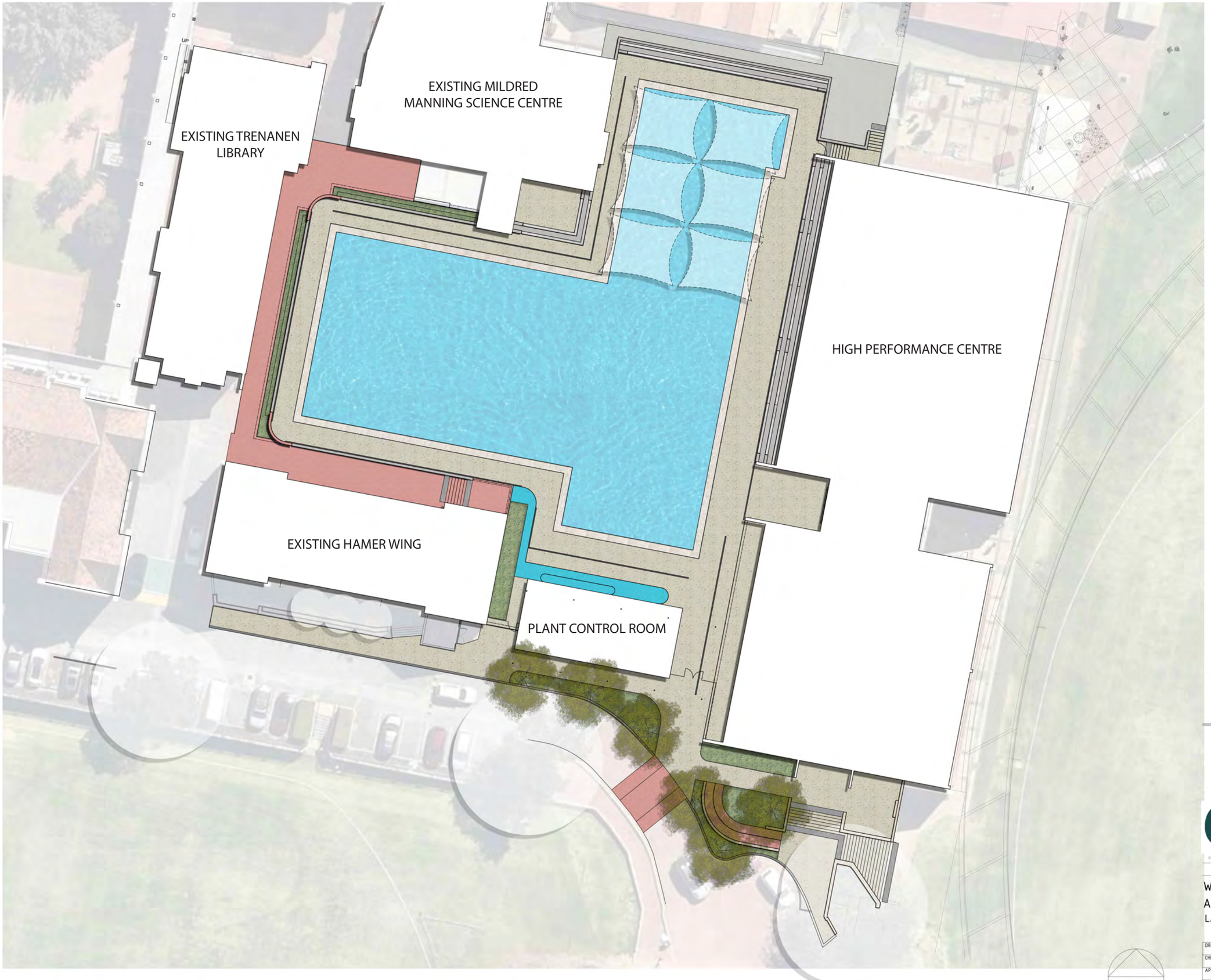
Exposed Aggregate Paving

WESLEY COLLEGE AQUATIC CENTRE PROJECT
MATERIAL SELECTIONS
DEVELOPMENT APPLICATION

Rev A
DA60-04

TRCB.

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



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

TR
CB.

four LANDSCAPE STUDIO

info@fouris.com.au ph:(08) 9286 4900 11/34 Eighth Avenue, Maylands, WA

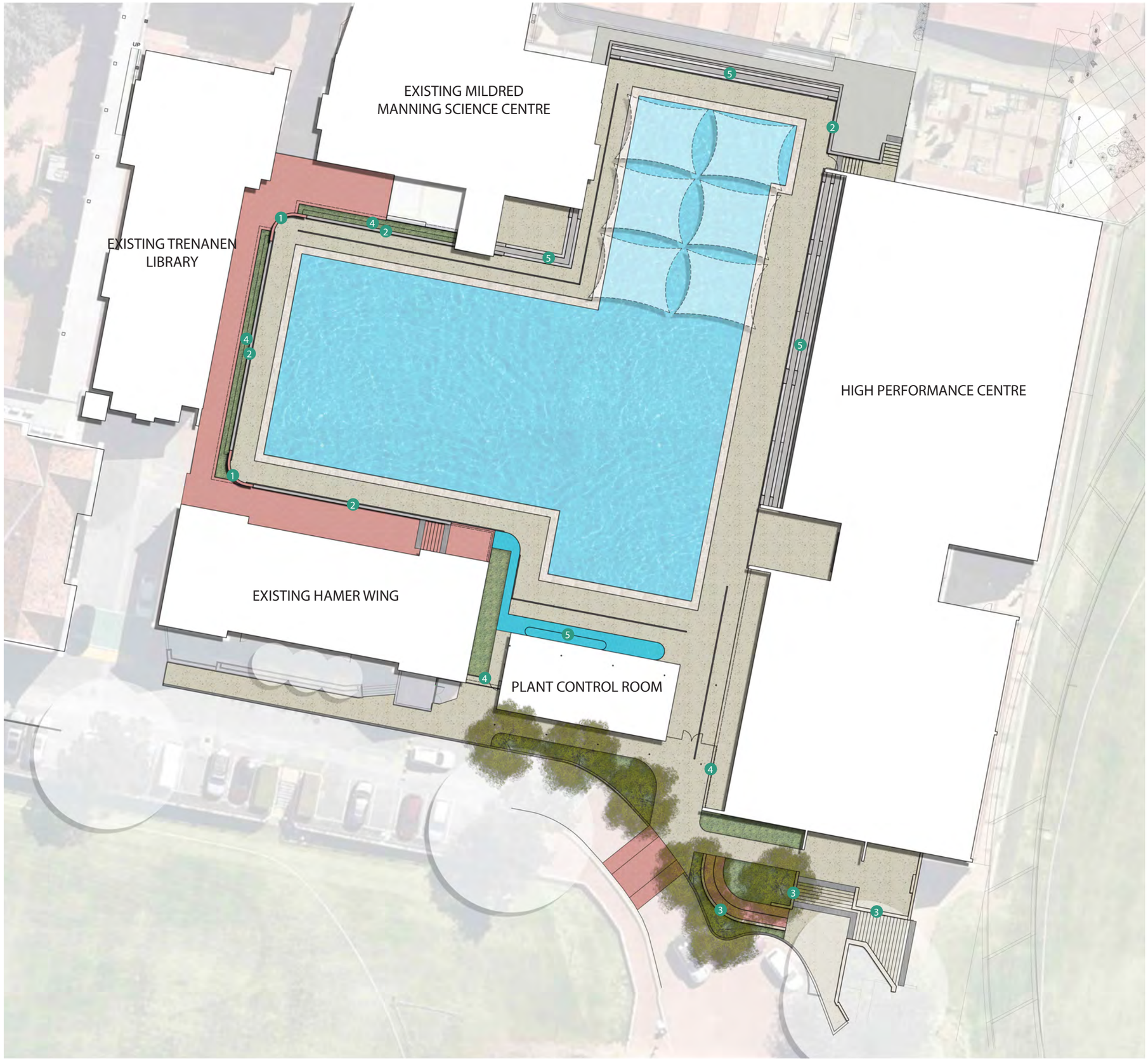
DEVELOPMENT APPLICATION

WESLEY COLLEGE
AQUATIC CENTRE
LANDSCAPE SITE PLAN

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

THIS IS A CADD DRAWING
DO NOT AMEND MANUALLY

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



LEGEND

1. PROPOSED RED BRICK WALL
2. PROPOSED CONCRETE WALL
3. PROPOSED LIMESTONE WALL
4. PROPOSED FENCE
5. PROPOSED TIERED SEATING

EXISTING TREES

PROPOSED NEW TREES

PROPOSED EXPOSED AGGREGATE CONCRETE PAVING

PROPOSED RED BRICK PAVING

PROPOSED POOL EDGE PAVING

PROPOSED TIERED SEATING WITH MOSAIC TILE

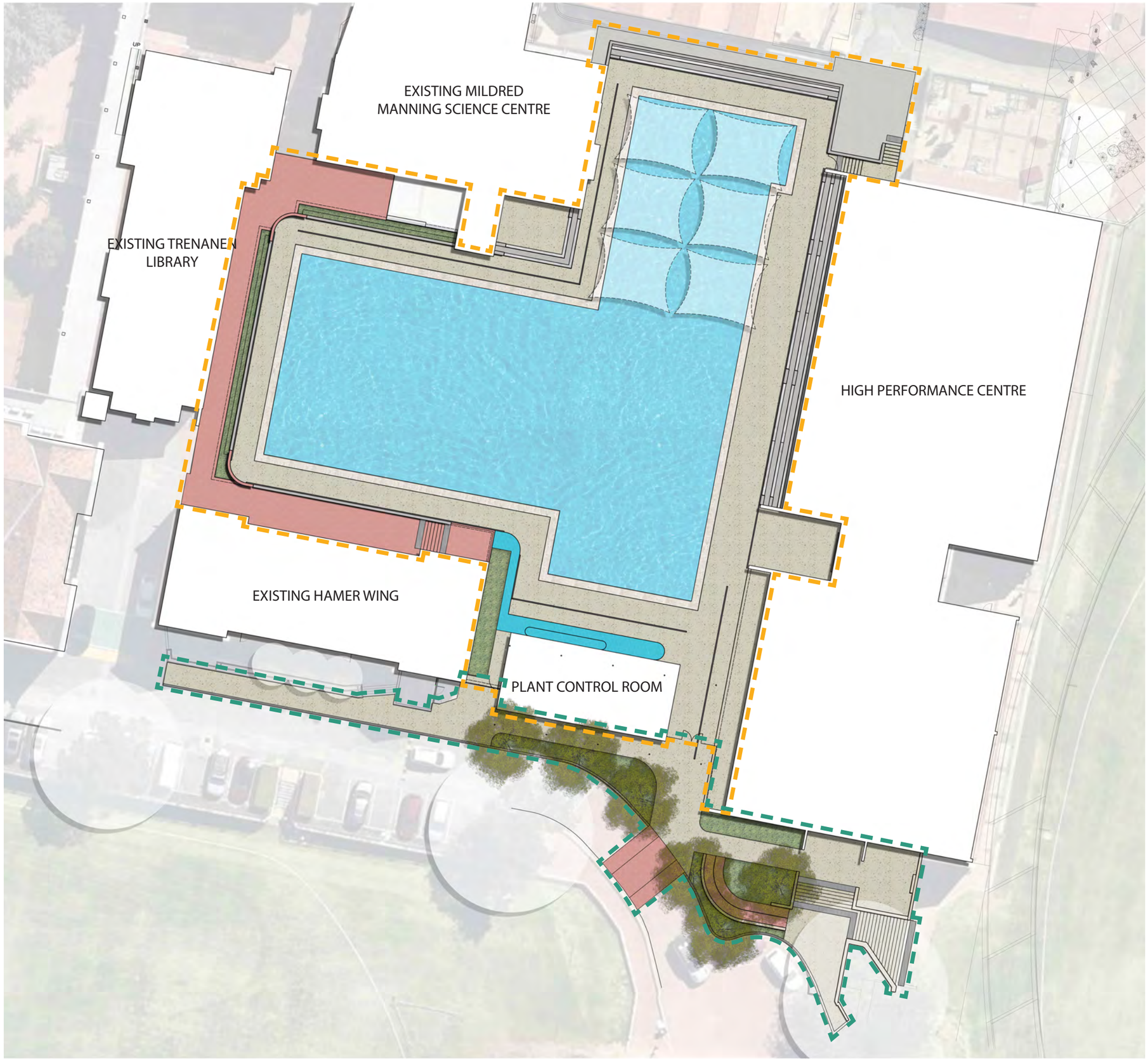
PROPOSED BITUMEN

PROPOSED IRRIGATED SHRUB PLANTING

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



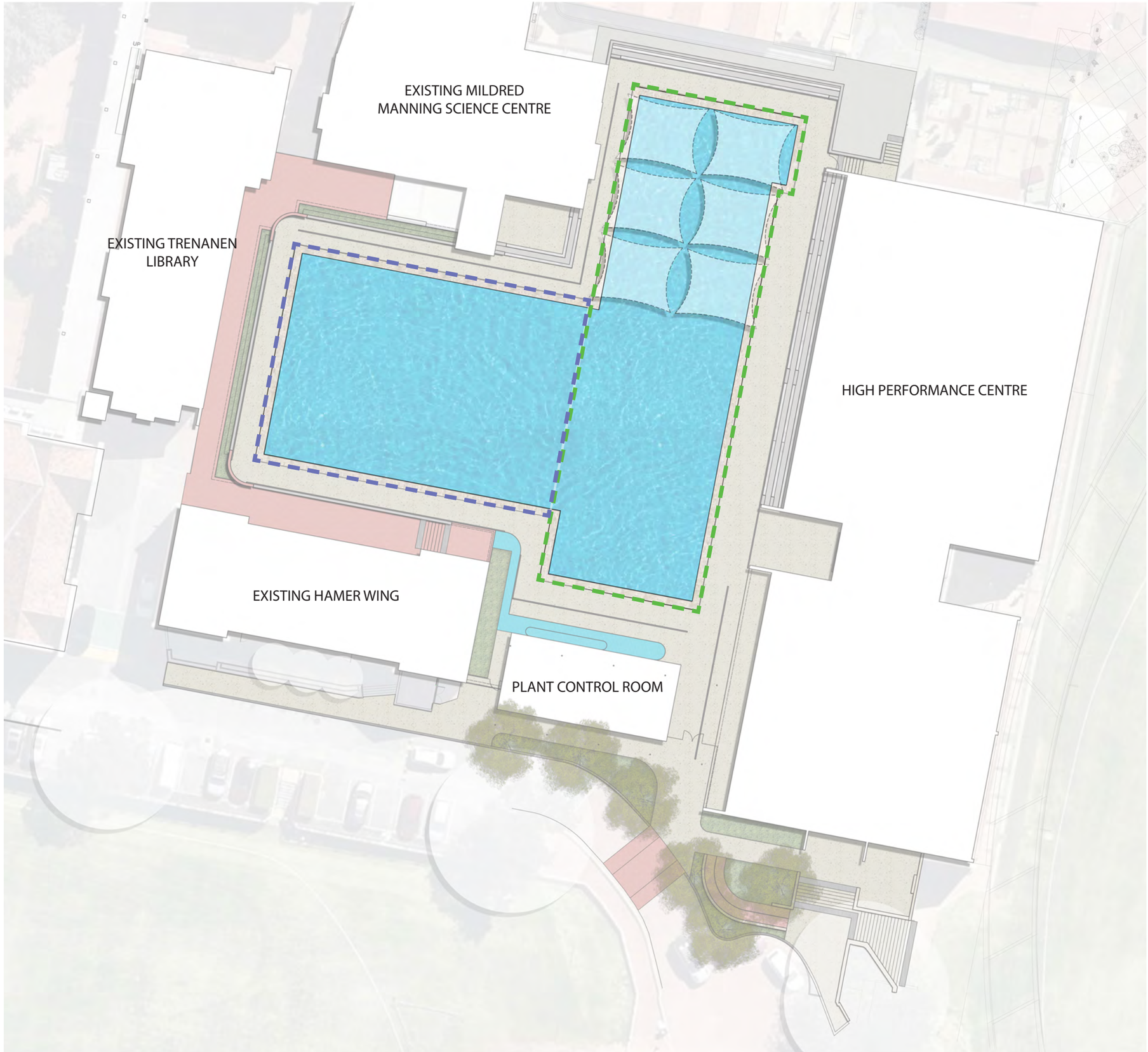
EXTENT OF WORKS - AQUATIC CENTRE

EXTENT OF WORKS - HPC ENTRANCE

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



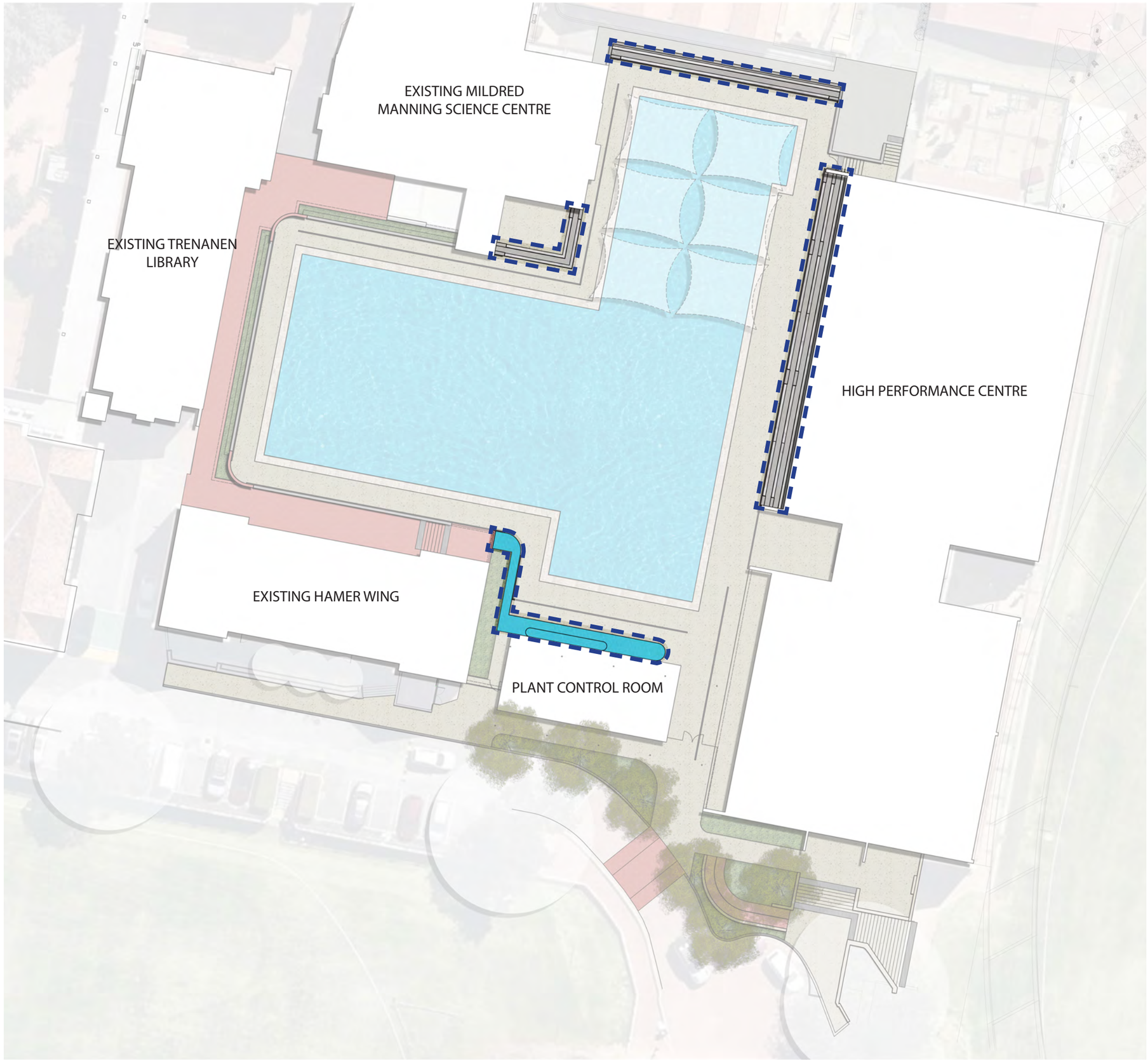
EXISTING POOL

PROPOSED POOL

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025

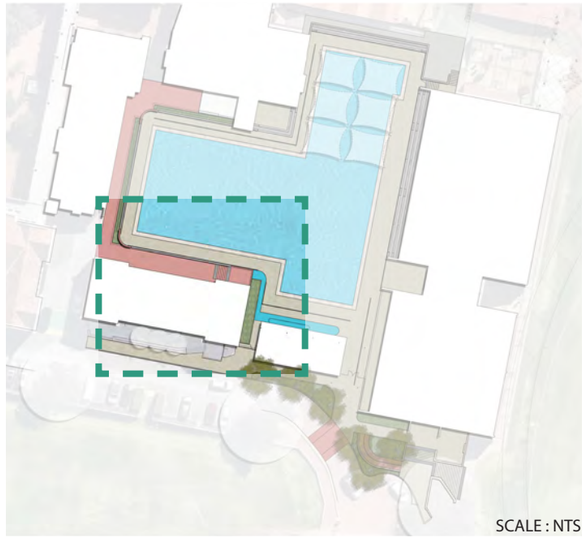


SEATING ALCOVES

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

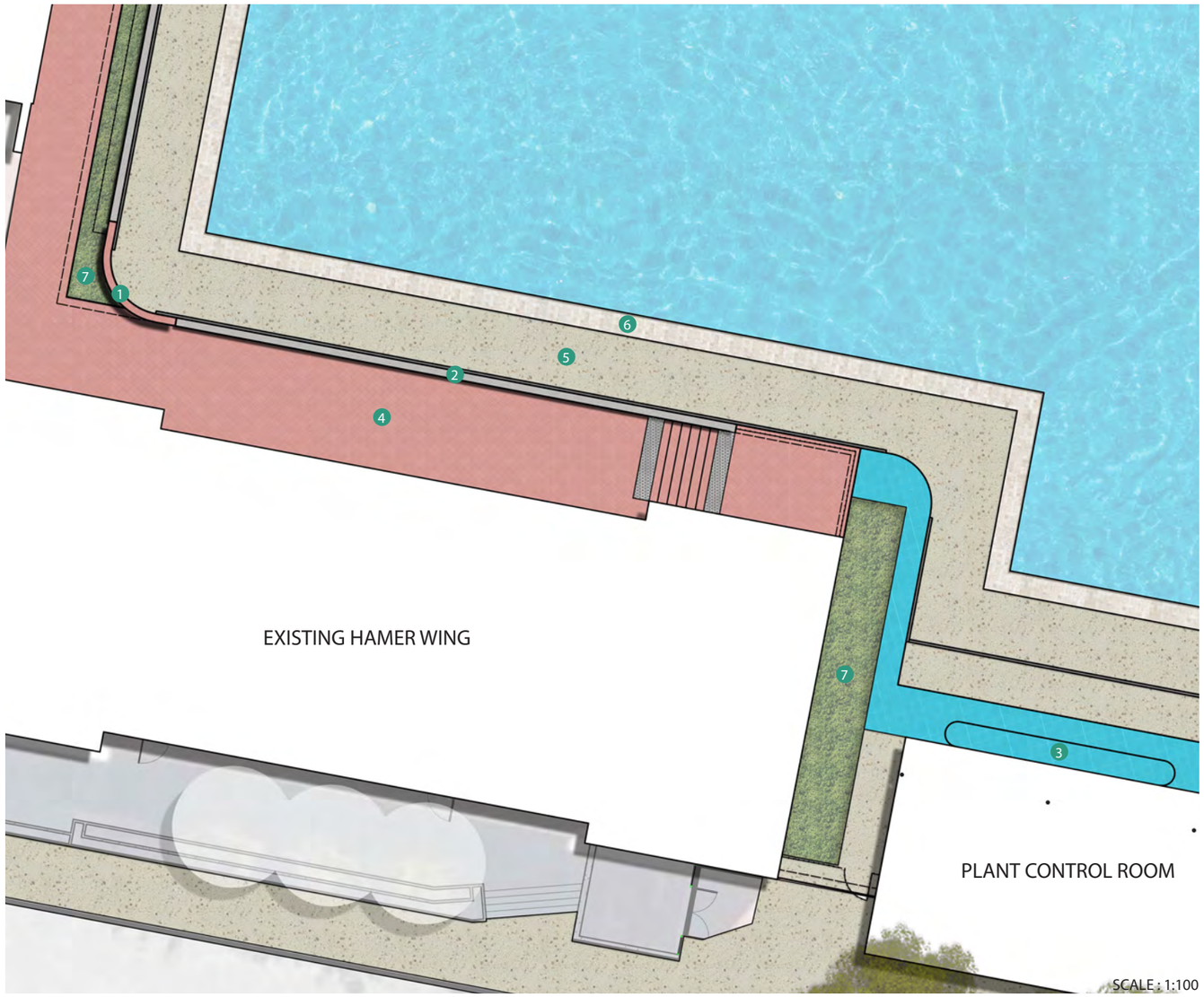
Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



SCALE : NTS

LEGEND

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



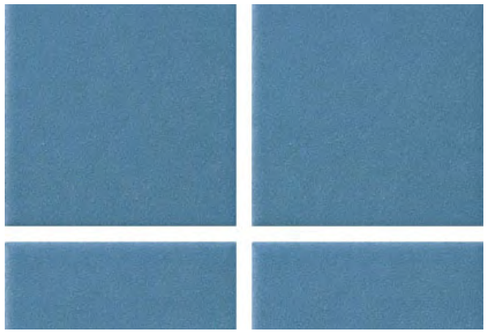
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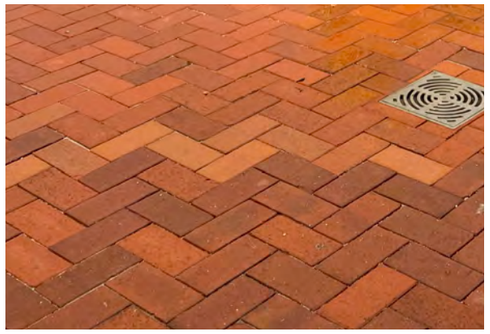
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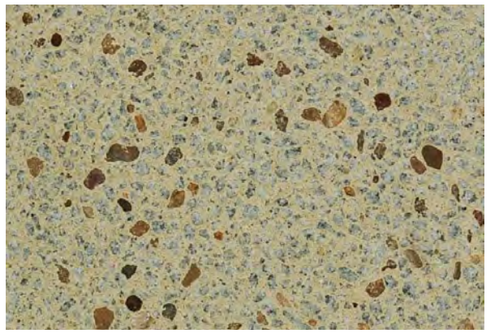
2 CONCRETE WALL



3 MOSAIC TILE



4 RED BRICK PAVER



5 EXPOSED AGGREGATE CONCRETE PAVER



6 FEATURE PAVER



7 IRRIGATED SHRUB PLANTING

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

Document Set ID: 1123612
Version: 1, Version Date: 13/05/2025



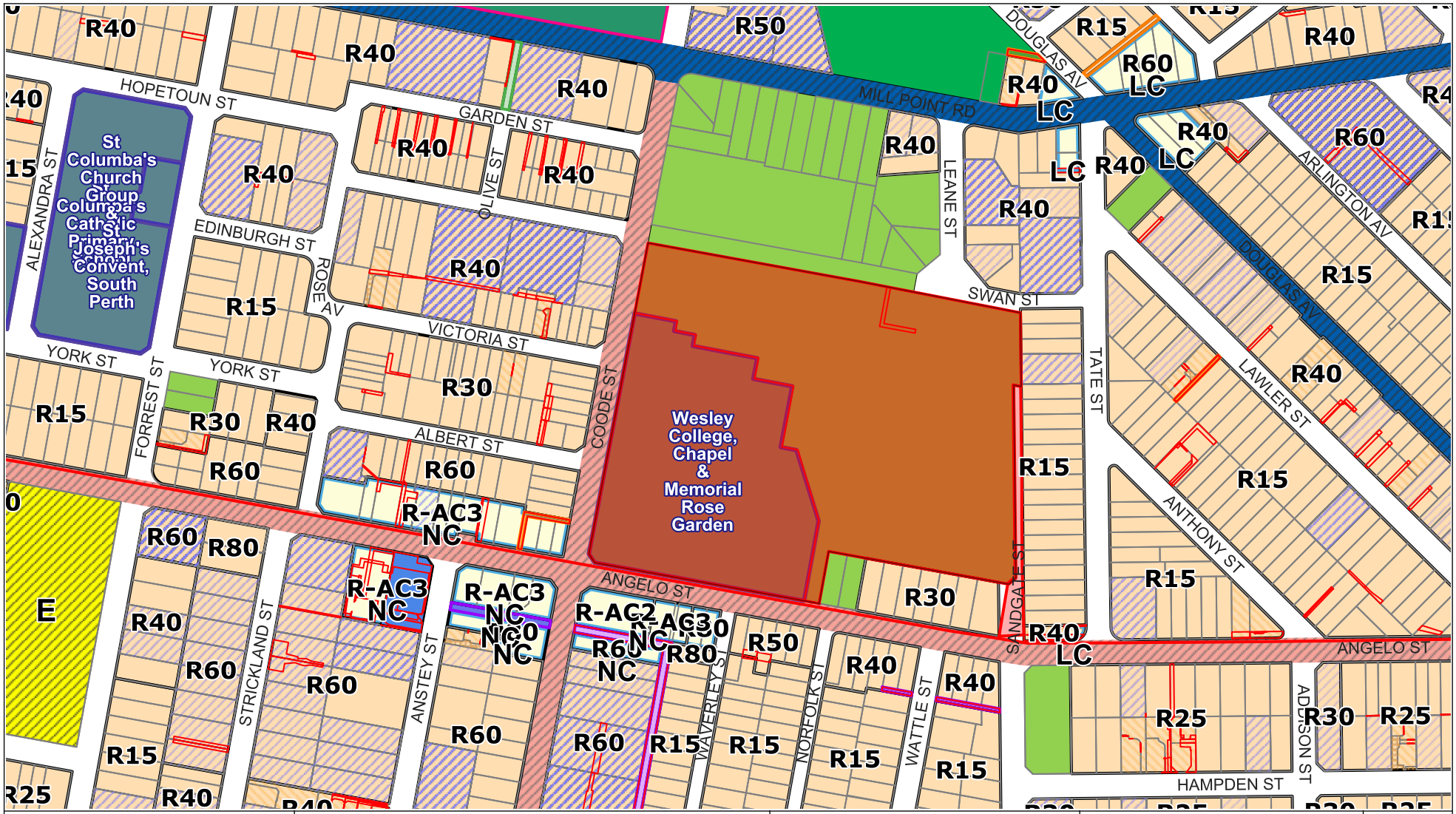
City of South Perth

The City of South Perth accepts no responsibility whatsoever for the accuracy or otherwise of any information within this application. The IntraMaps pages are amended regularly to provide the latest and most accurate information available. Some information may, however, not be current. Viewers must take account of these facts when reading the data.

01/07/2025

1:4514

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City of South Perth

The City of South Perth accepts no responsibility whatsoever for the accuracy or otherwise of any information within this application. The IntraMaps pages are amended regularly to provide the latest and most accurate information available. Some information may, however, not be current. Viewers must take account of these facts when reading the data.

01/07/2025

1:4514

Department of Planning, Lands and Heritage
GOVERNMENT OF WESTERN AUSTRALIA

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

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

Attention: Remajee Narroo

Dear Sir

WESLEY COLLEGE, SOUTH PERTH

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

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

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

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

Findings

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

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

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

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

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

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

Yours faithfully



Liza Mathews
Assistant Manager
Historic Heritage Conservation

4 June 2025

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

Document Set ID: 1148451
Version: 1, Version Date: 05/06/2025

Development Services
629 Newcastle Street Leederville WA 6007
PO Box 100 Leederville WA 6902
T (08) 9420 2099
F (08) 9420 3193

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

29 May 2025

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

Attention of: Remajee Narroo

Re: 40 COODE ST SOUTH PERTH LOT 504

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

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

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

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

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

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

Attachments required for approval will include:

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

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

Kind regards

K Moore

Kerry Moore

A/Advisor - Building Services
Development Services
Assets Planning & Delivery Group
E building.services@watercorporation.com.au
T 13 13 95



watercorporation.com.au

ROWE GROUP

Level 3
369 Newcastle Street
Northbridge 6003
Western Australia

p: 08 9221 1991
f: 08 9221 1919
info@rowegroup.com.au
rowegroup.com.au

Job Ref: 9353
9 May 2025

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

Attention: Ms Courtney Wynn, Coordinator Urban Planning

Dear Courtney

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

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

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

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

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

Site Details and Location

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

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

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Version: 1, Version Date: 13/05/2025

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

See **Figure 1 – Aerial Site Photo**.

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

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

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

Proposed Development

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

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

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

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

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

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Figure 1 - Wesley College Aerial Site Photo



Landgate © 2025 Western Australian Land Information Authority nearmap © Nearmap 2025

Created by Lena Jaetschmann (Client)
9th May 2025 at 10:05am (GMT+8) by MNG.

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Pre-Lodgement Engagement

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

Planning Considerations

City of South Perth Local Planning Scheme No. 7

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

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

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

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

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

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

Heritage

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

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

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

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

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

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

Conclusion

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

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

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

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

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

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

Yours faithfully,



Lena Jaetschmann
Town Planner

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Attachment One

Certificate of Title

Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
2653	**885**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 504 ON DEPOSITED PLAN 27361

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

WESLEY COLLEGE OF 40 COODE STREET, SOUTH PERTH

(AF K126748) REGISTERED 20/3/2007

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

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

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

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

STATEMENTS:

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

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

LANDGATE COPY OF ORIGINAL NOT TO SCALE 01/05/2025 01:14 PM Request number: 68132356

Landgate

www.landgate.wa.gov.au

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Attachment Two

Development Proposal Plans

Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025

Wesley College
Aquatic Centre Project

Development Application
Revision A

May 2025
Traditional Owners: Noongar/Bibbulmun people

WESLEY COLLEGE
By daring & by doing

TRCB.

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

EXISTING SITE PLAN

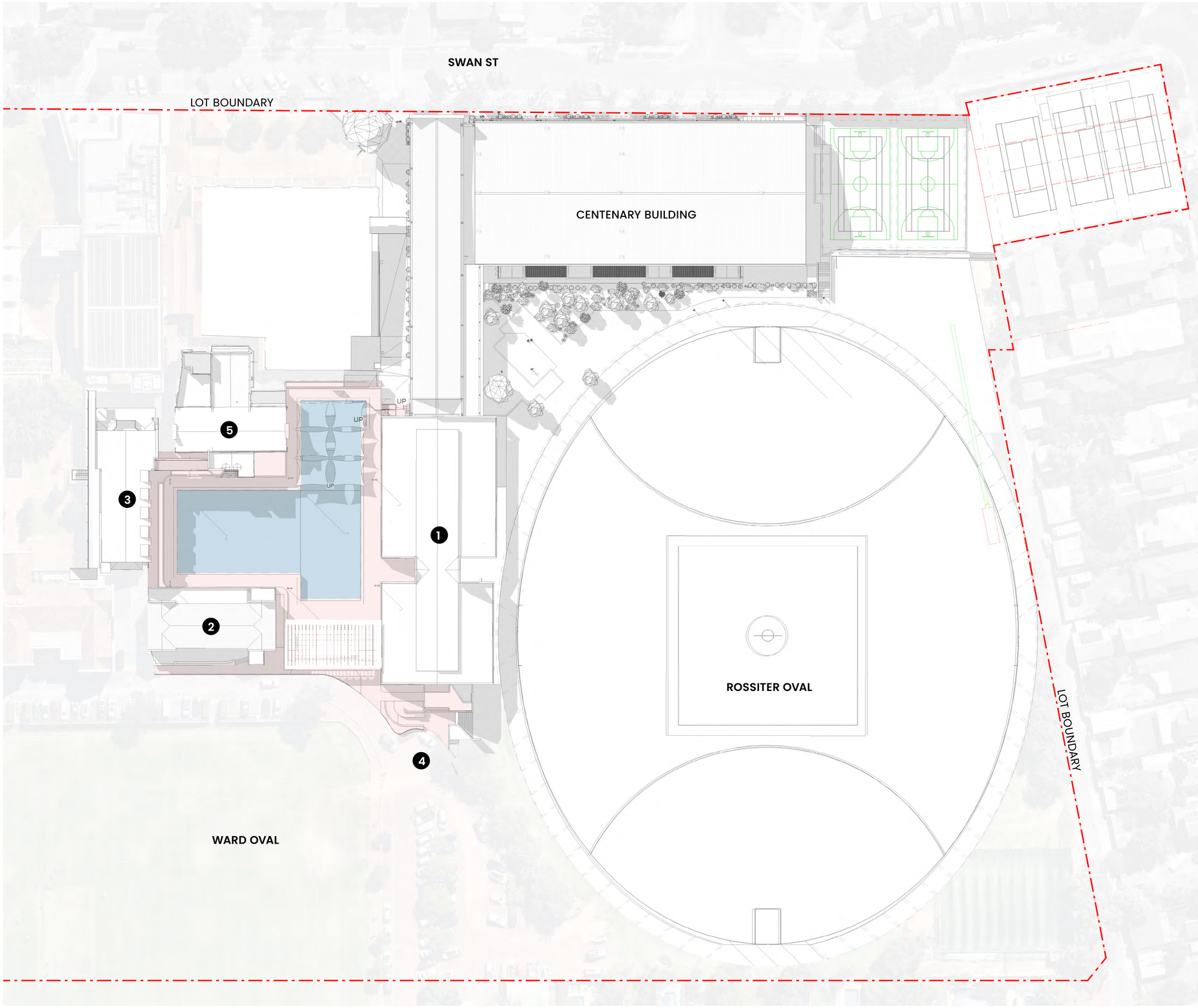
DEVELOPMENT APPLICATION

Rev A

DA01

TRCB.

Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025





High Performance Centre



Hamer Building



Trenamen Library





Science Building

23097

1:500 @ A1 / 1:1000 @ A3

0 0.5 1 1.5 2 2.5 5m

WESLEY COLLEGE AQUATIC CENTRE PROJECT

SITE PLAN

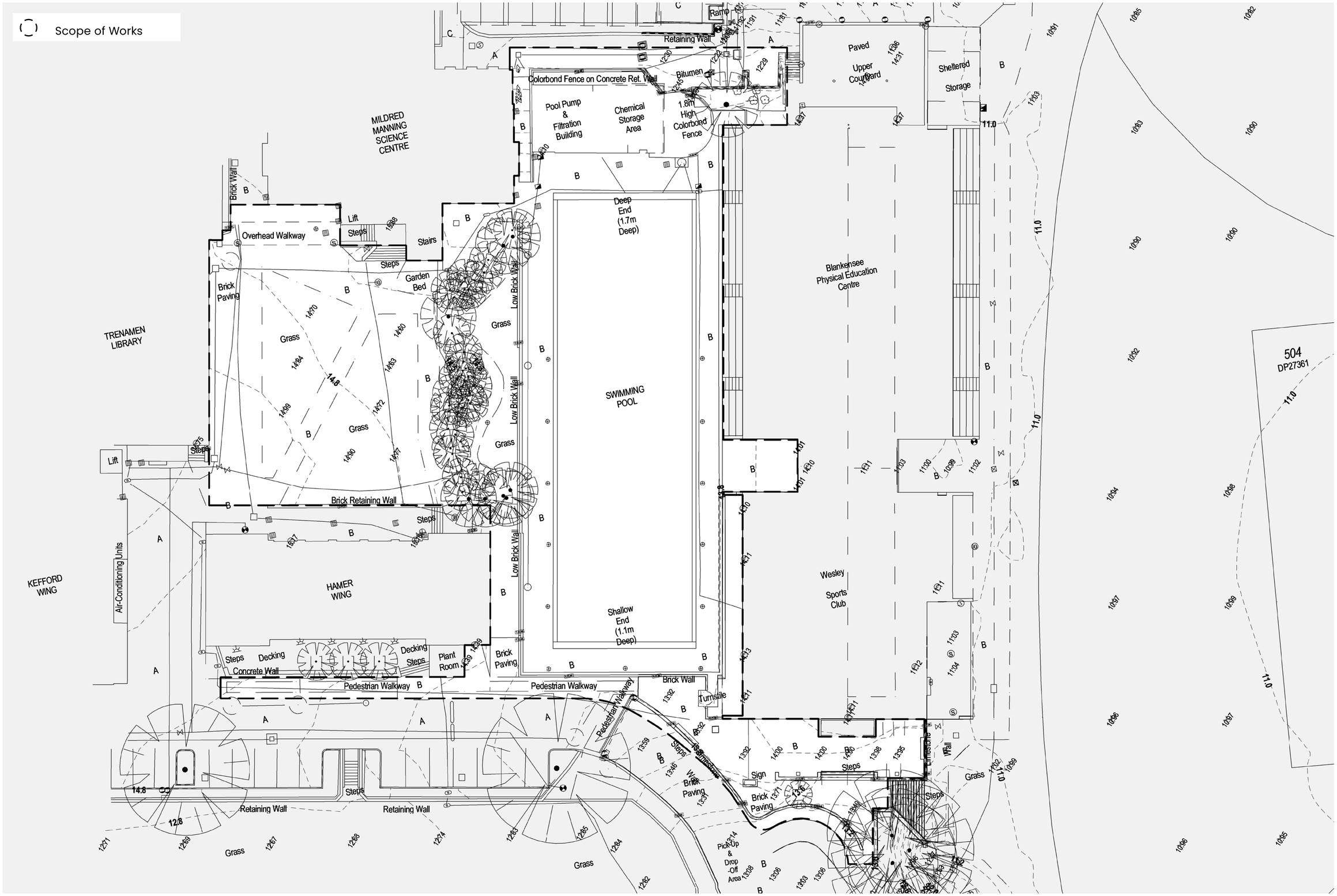
DEVELOPMENT APPLICATION

Rev A
DA01-00

TR CB.

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Version: 1, Version Date: 13/05/2025

Scope of Works



23097

1:200 @ A1 / 1:400 @ A3

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

EXISTING SURVEY

DEVELOPMENT APPLICATION

Rev A

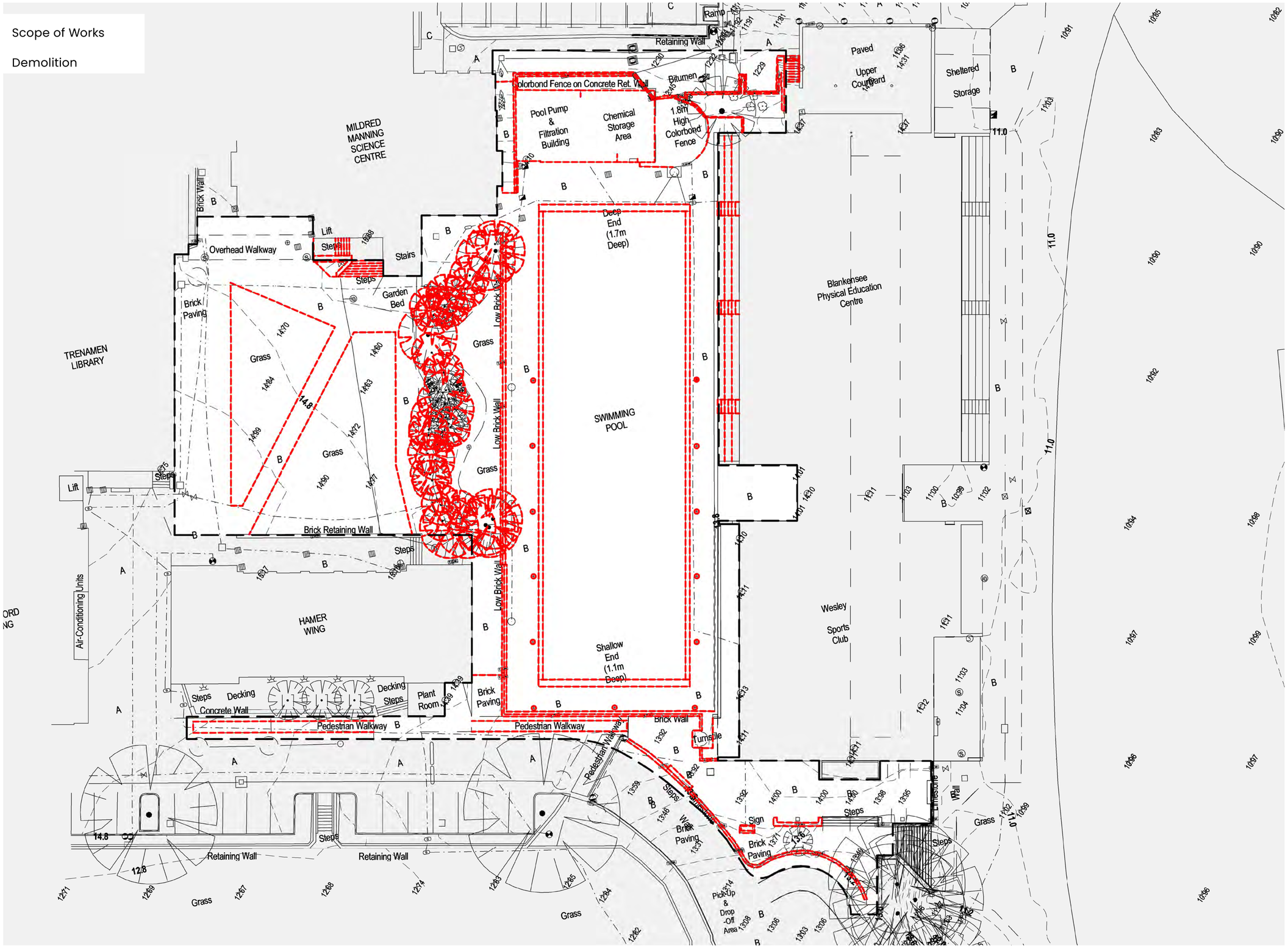
DA01-01

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Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025

Scope of Works

Demolition



23097

1:200 @ A1 / 1:400 @ A3

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

DEMOLITION GROUND FLOOR PLAN

DEVELOPMENT APPLICATION

Rev A

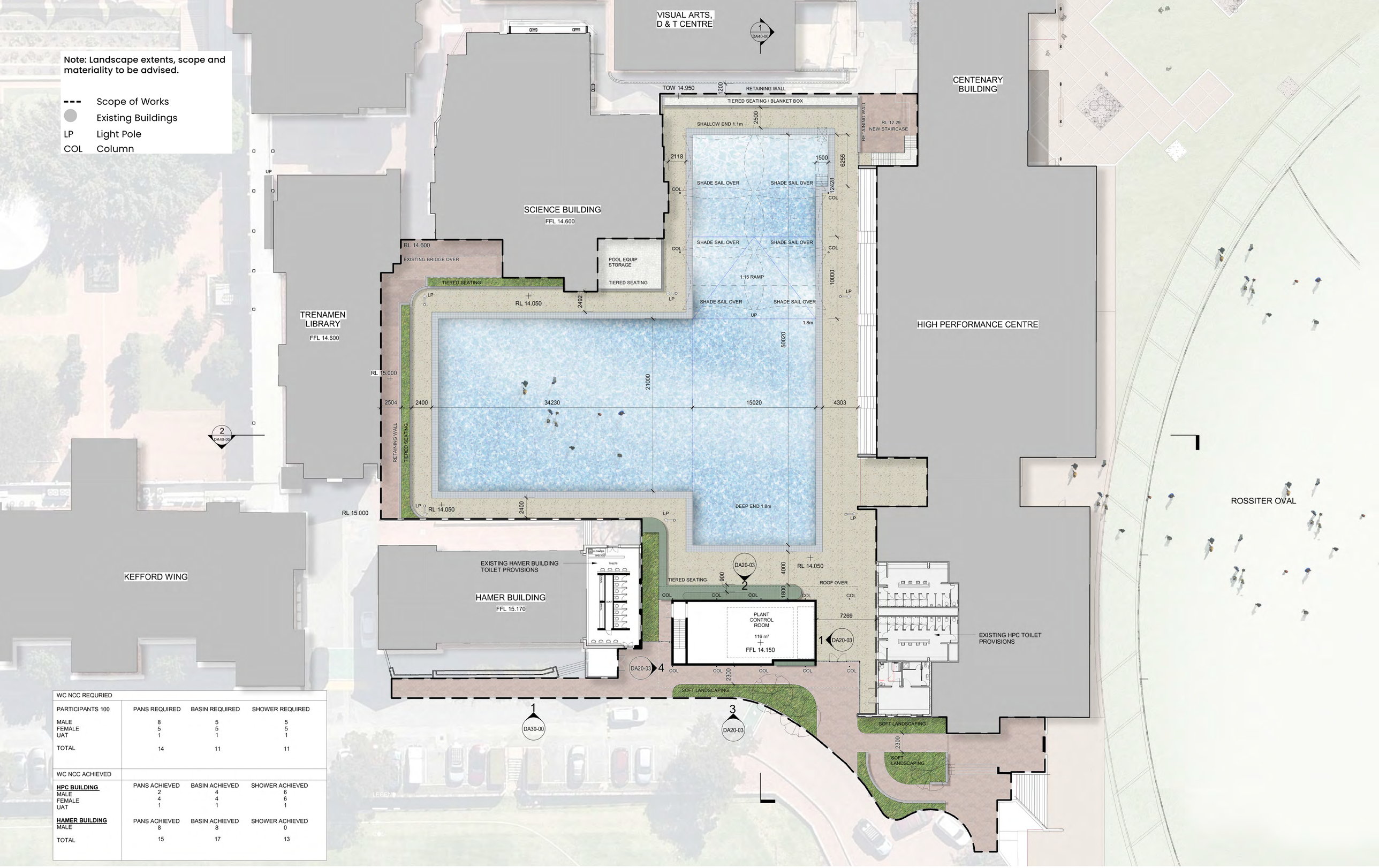
DA01-02

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Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025

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

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



WC NCC REQURIED			
PARTICIPANTS 100	PANS REQUIRED	BASIN REQUIRED	SHOWER REQUIRED
MALE	8	5	5
FEMALE	5	5	5
UAT	1	1	1
TOTAL	14	11	11

WC NCC ACHIEVED			
HPC BUILDING	PANS ACHIEVED	BASIN ACHIEVED	SHOWER ACHIEVED
MALE	2	4	6
FEMALE	4	4	6
UAT	1	1	1
HAMER BUILDING	PANS ACHIEVED	BASIN ACHIEVED	SHOWER ACHIEVED
MALE	8	8	0
TOTAL	15	17	13

23097

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

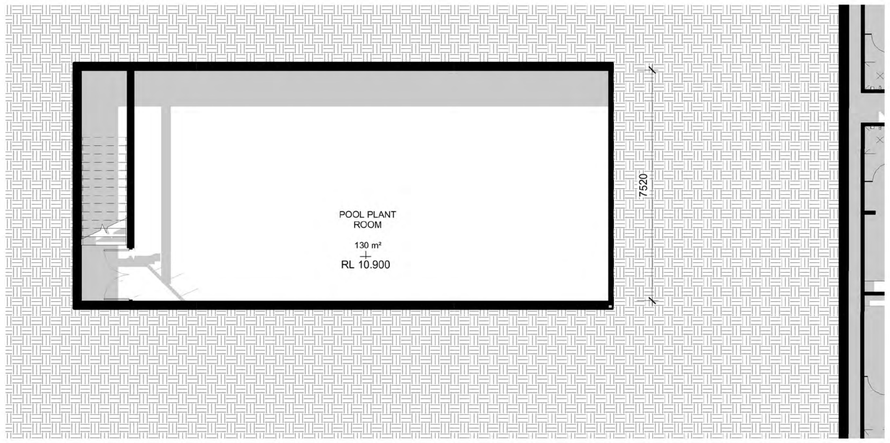
GROUND FLOOR PLAN - POOL DECK

DEVELOPMENT APPLICATION

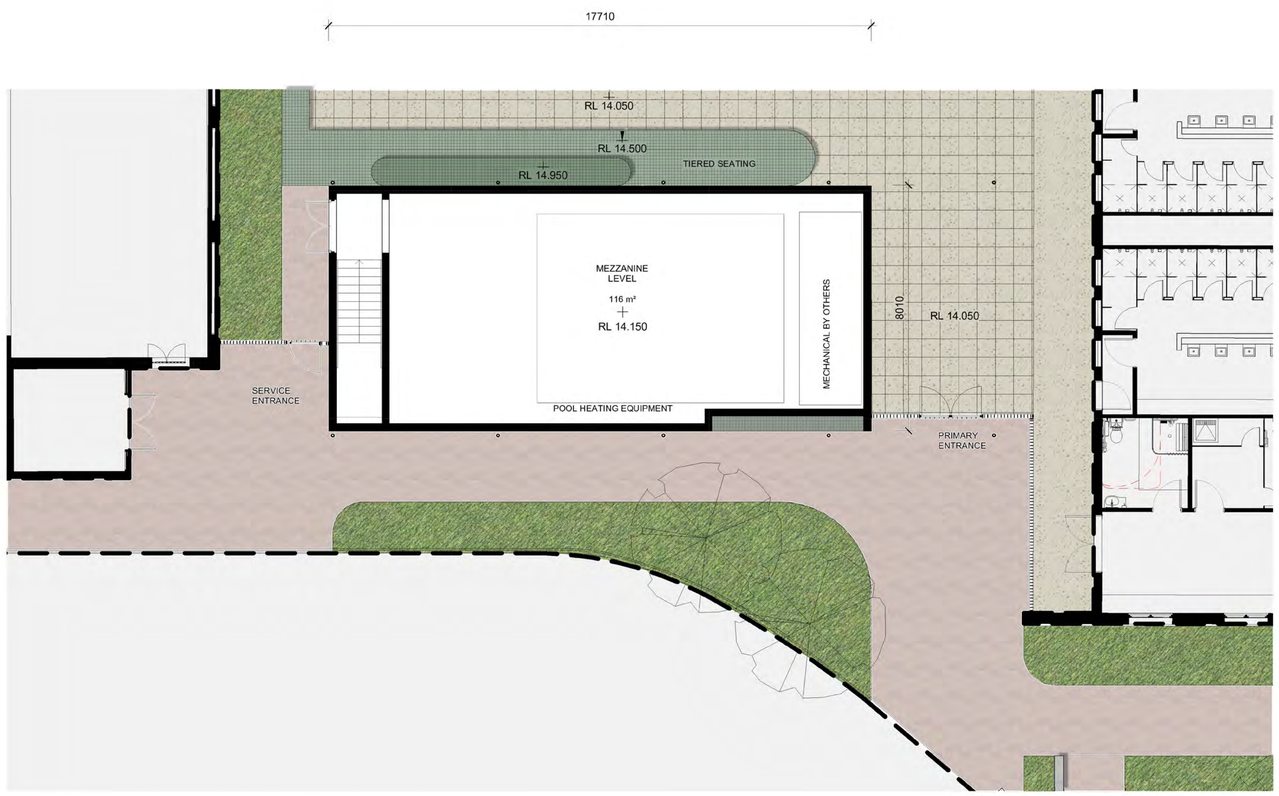
Rev A
DA20-01

TRCB.

Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025



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



1 DA20-03 POOL CONTROL ROOM - POOL DECK LEVEL
SCALE 1 : 100

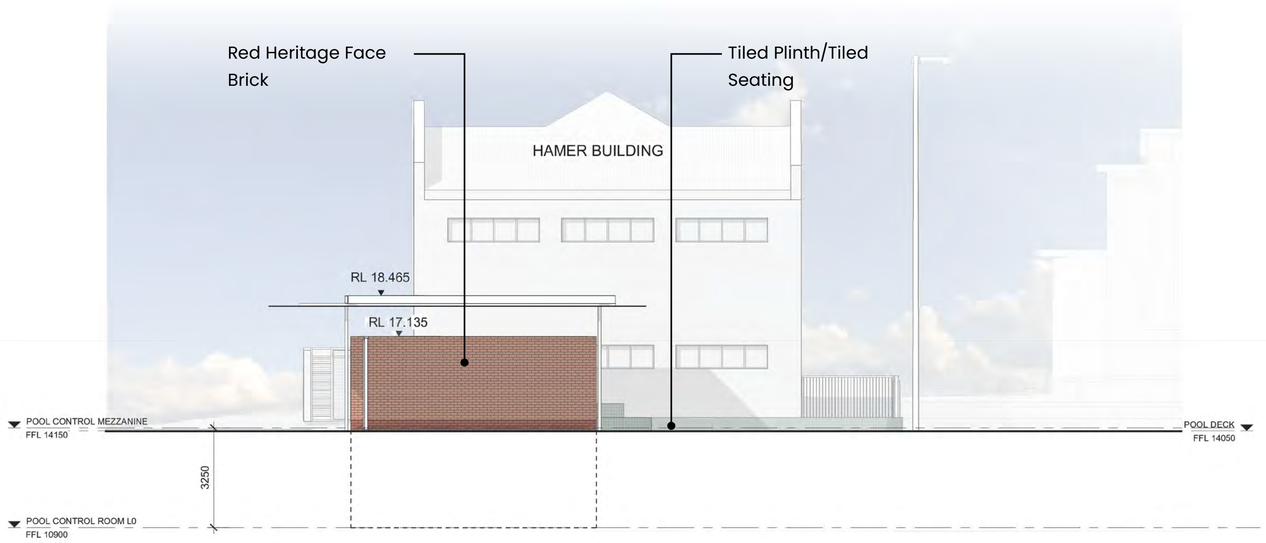
23097
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WESLEY COLLEGE AQUATIC CENTRE PROJECT
POOL CONTROL ROOM – PLANS
DEVELOPMENT APPLICATION

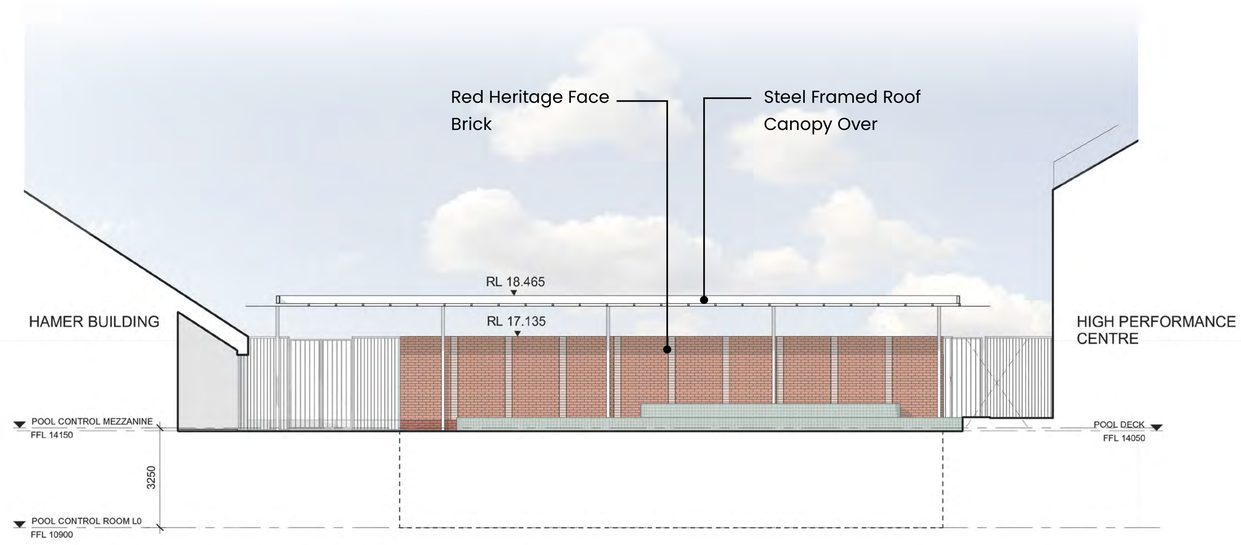
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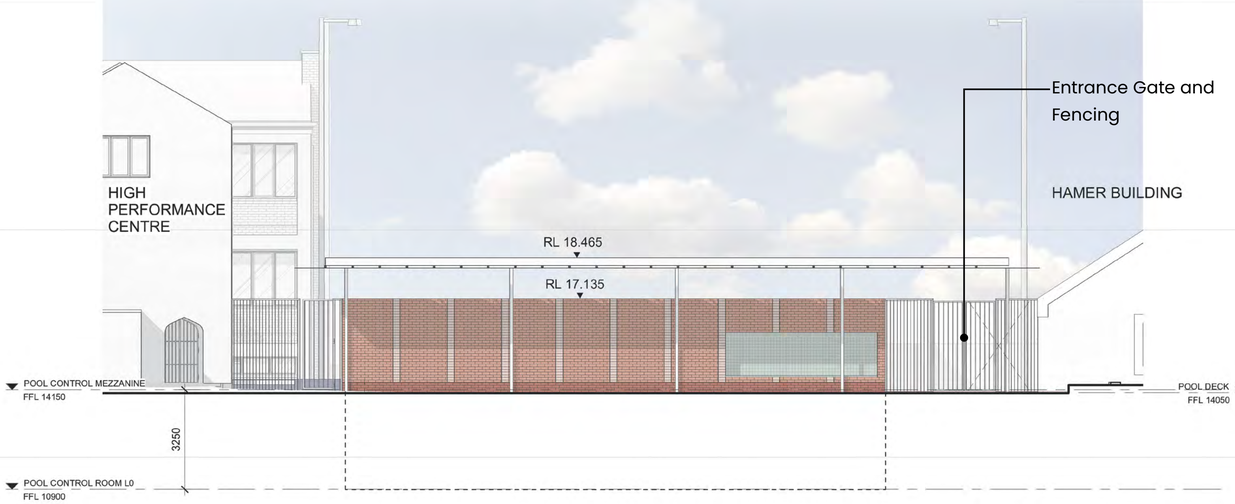
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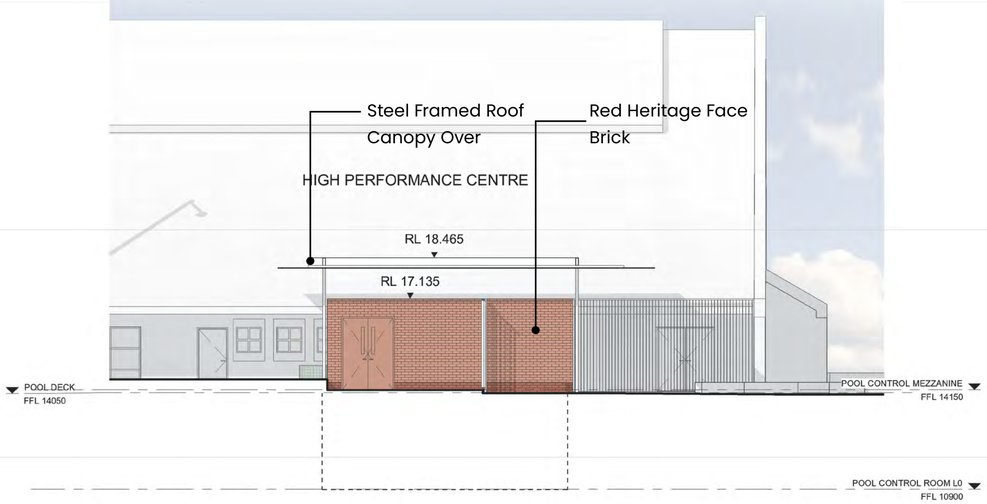
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WESLEY COLLEGE AQUATIC CENTRE PROJECT

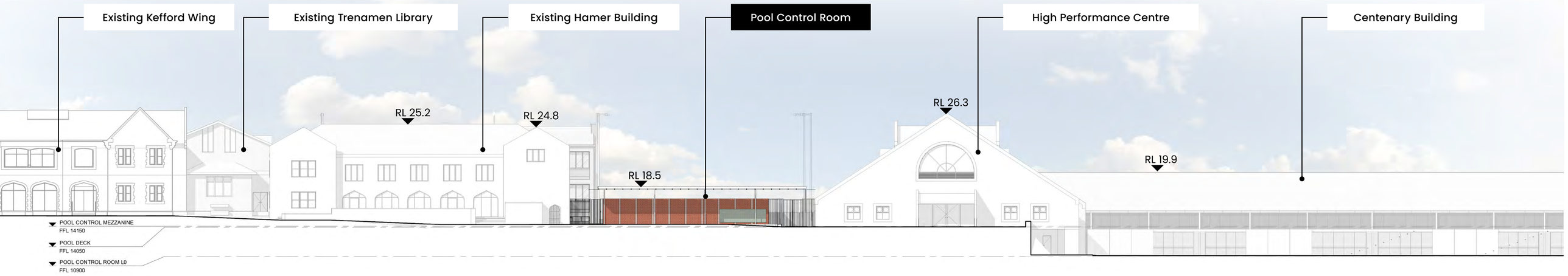
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DEVELOPMENT APPLICATION

Rev A
DA20-03

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Version: 1, Version Date: 13/05/2025



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WESLEY COLLEGE AQUATIC CENTRE PROJECT

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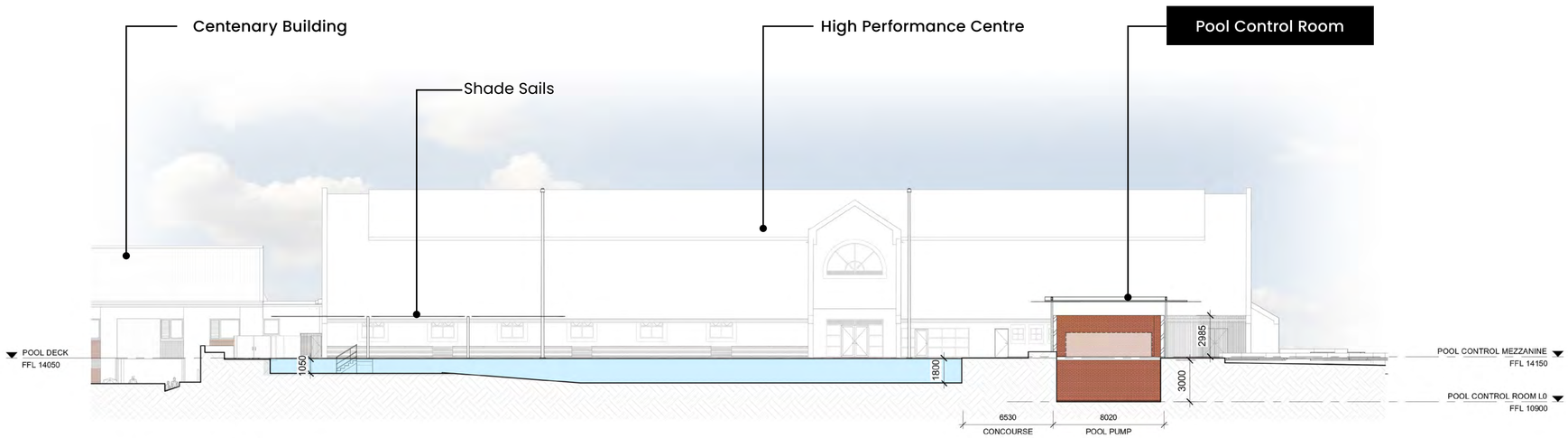
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Rev A

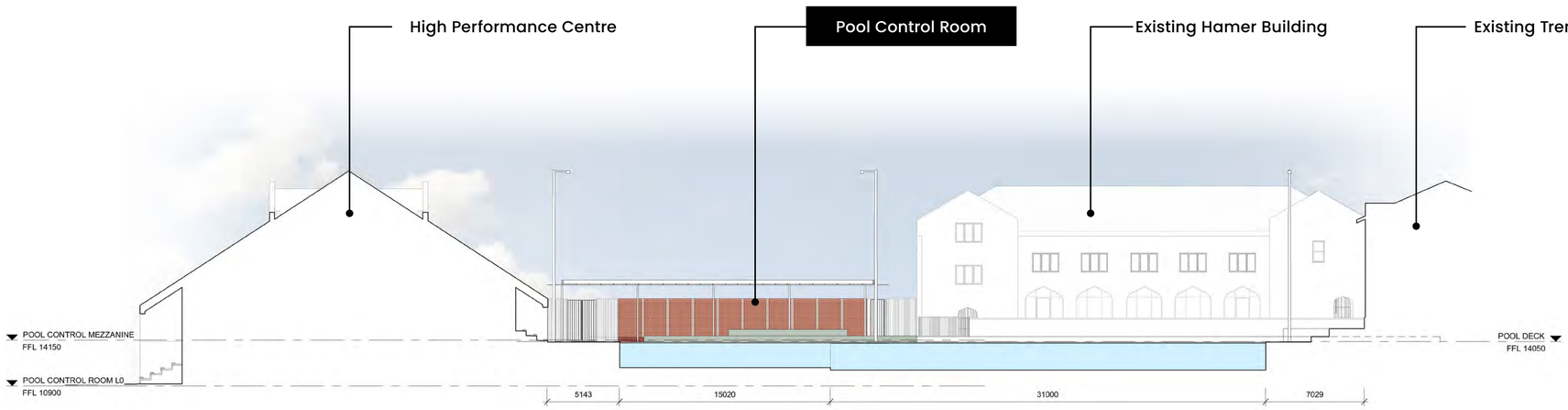
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Version: 1, Version Date: 13/05/2025



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2 DA20-01 POOL SECTION B
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WESLEY COLLEGE AQUATIC CENTRE PROJECT

POOL SECTIONS

DEVELOPMENT APPLICATION

Rev A
DA40-00

TRCB.

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Version: 1, Version Date: 13/05/2025



WESLEY COLLEGE AQUATIC CENTRE PROJECT

VIEW OF POOL CONTROL ROOM

DEVELOPMENT APPLICATION

Rev A

DA60-00

TRCB.

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

VIEW OF POOL CONTROL ROOM

DEVELOPMENT APPLICATION

Rev A

DA60-01

TRCB.

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

VIEW OF POOL CONTROL ROOM

DEVELOPMENT APPLICATION

Rev A
DA60-02

TRCB.

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WESLEY COLLEGE AQUATIC CENTRE PROJECT

PRIMARY ENTRY TO AQUATIC CENTRE

DEVELOPMENT APPLICATION

Rev A

DA60-03

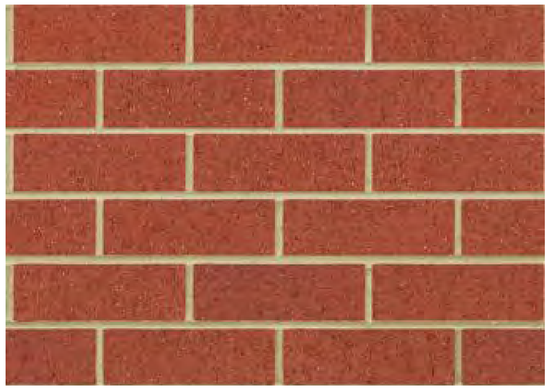
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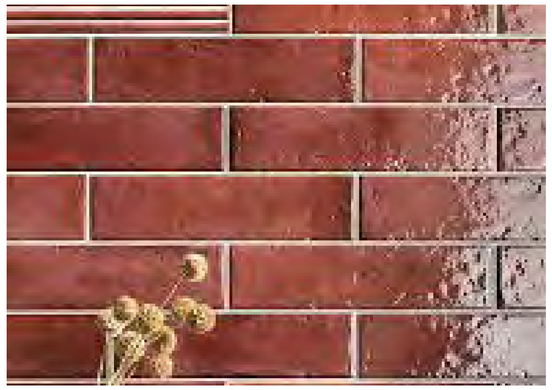
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Traditional red brick, gabled roof forms and white detailing are the hallmarks of the ‘distinctly Wesley’ campus buildings.

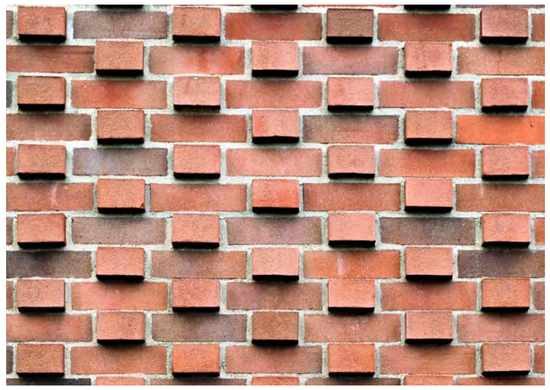
These historic architectural elements guide the form and material choices for the new buildings.



Red Heritage Face Brickwork



Glazed Brickwork



Feature Brick Patterning



Aluminium Batten Fencing



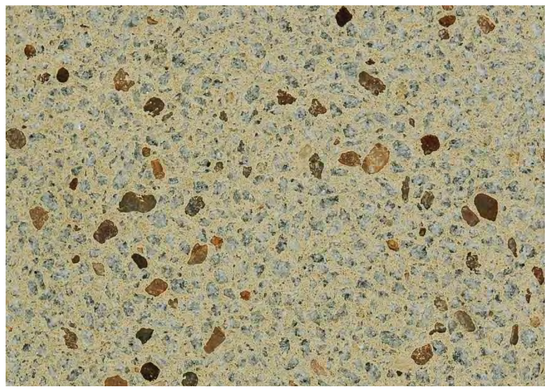
Mosaic Tiles



Painted Steel Members



Powder-Coated Aluminium Roof Sheeting



Exposed Aggregate Paving

WESLEY COLLEGE AQUATIC CENTRE PROJECT
MATERIAL SELECTIONS
DEVELOPMENT APPLICATION

Rev A
DA60-04

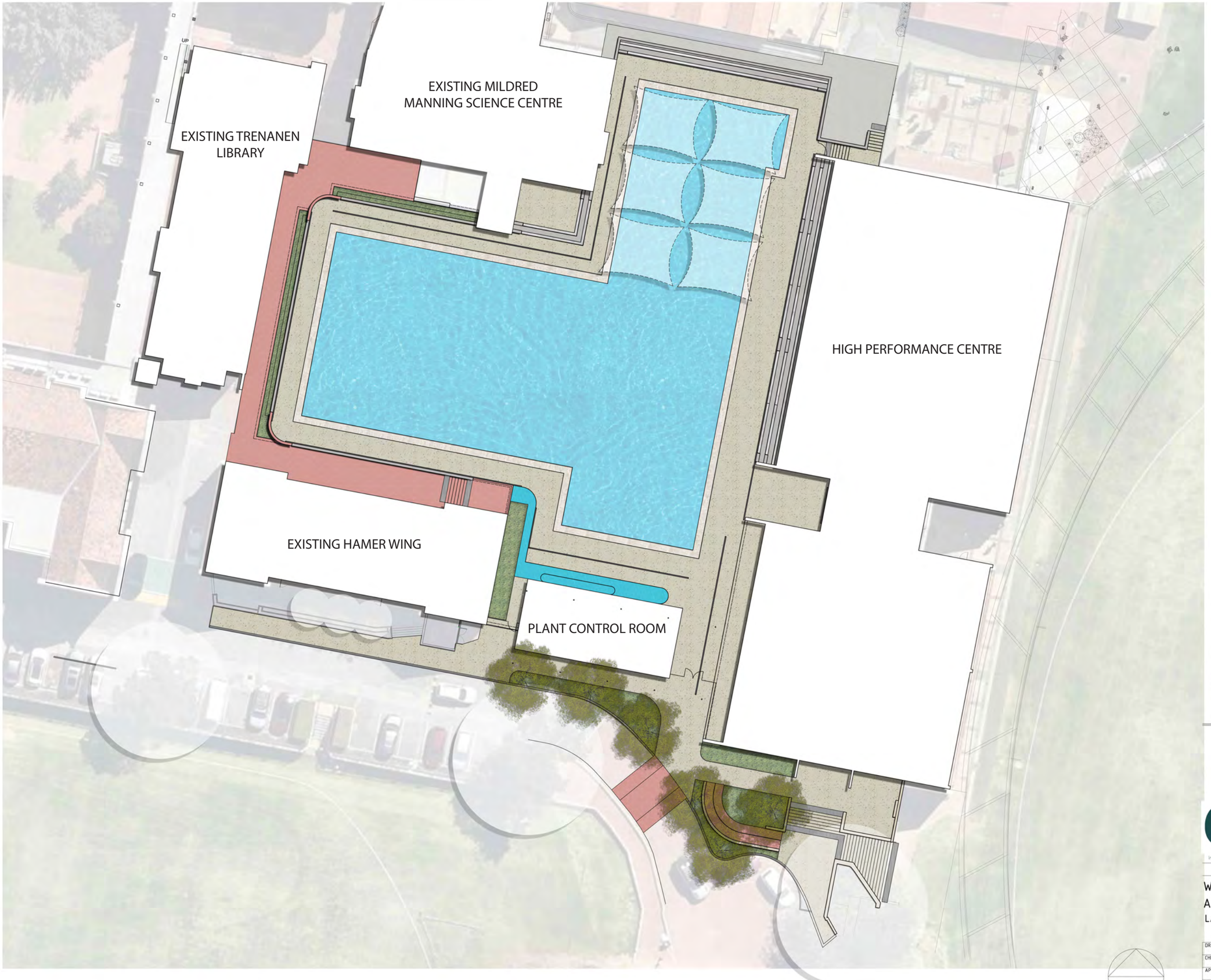
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WESLEY COLLEGE - AQUATIC CENTRE
LANDSCAPE DEVELOPMENT APPLICATION REPORT

MAY 2025

Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025



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

TR
CB.

four LANDSCAPE STUDIO

info@fouris.com.au ph:(08) 9286 4900 11/34 Eighth Avenue, Maylands, WA

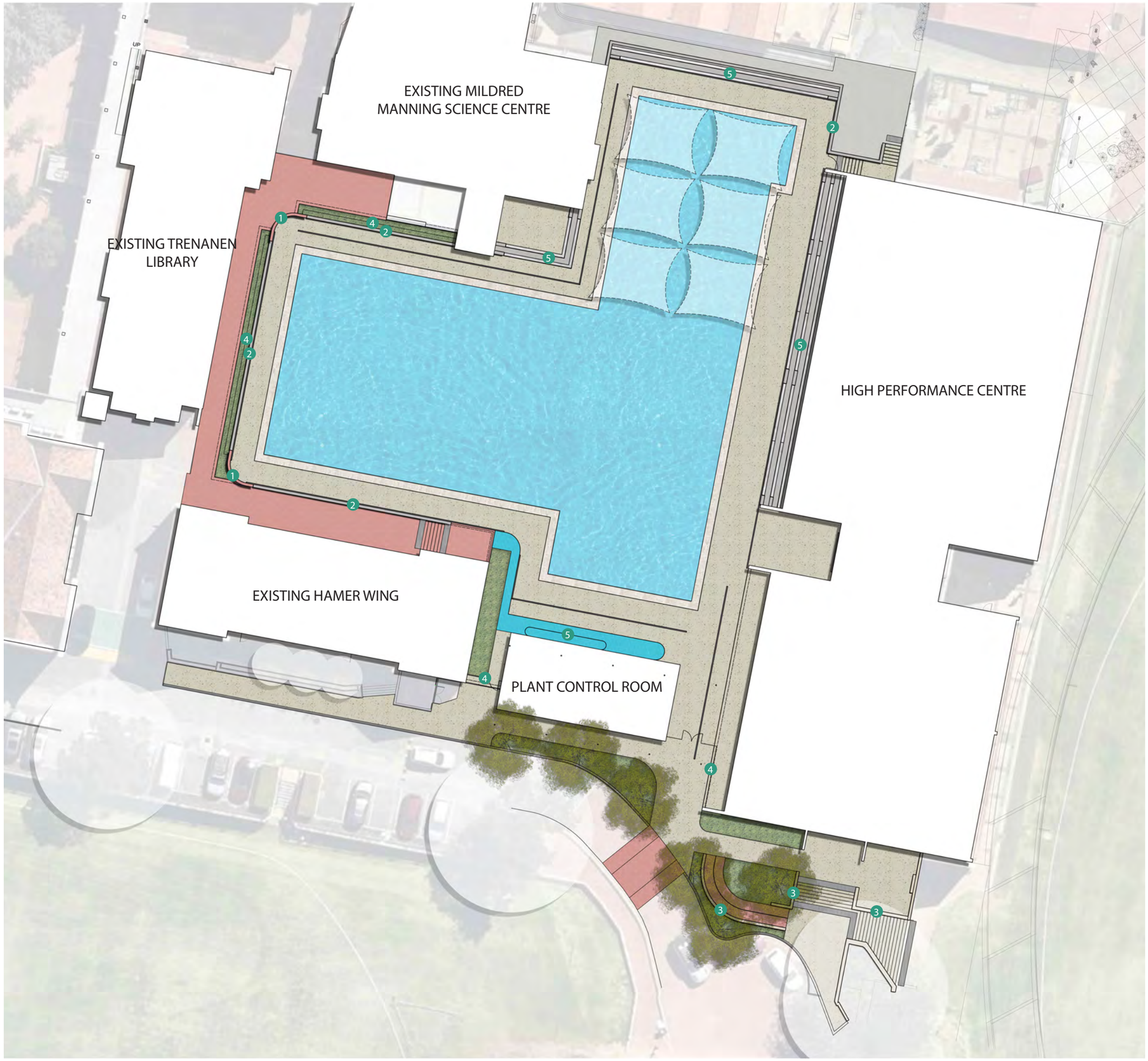
DEVELOPMENT APPLICATION

WESLEY COLLEGE
AQUATIC CENTRE
LANDSCAPE SITE PLAN

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APPROVED	AT			
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4LS PROJ NO. FOUR0424				

THIS IS A CADD DRAWING
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Version: 1, Version Date: 13/05/2025



LEGEND

1. PROPOSED RED BRICK WALL
2. PROPOSED CONCRETE WALL
3. PROPOSED LIMESTONE WALL
4. PROPOSED FENCE
5. PROPOSED TIERED SEATING

EXISTING TREES

PROPOSED NEW TREES

PROPOSED EXPOSED AGGREGATE CONCRETE PAVING

PROPOSED RED BRICK PAVING

PROPOSED POOL EDGE PAVING

PROPOSED TIERED SEATING WITH MOSAIC TILE

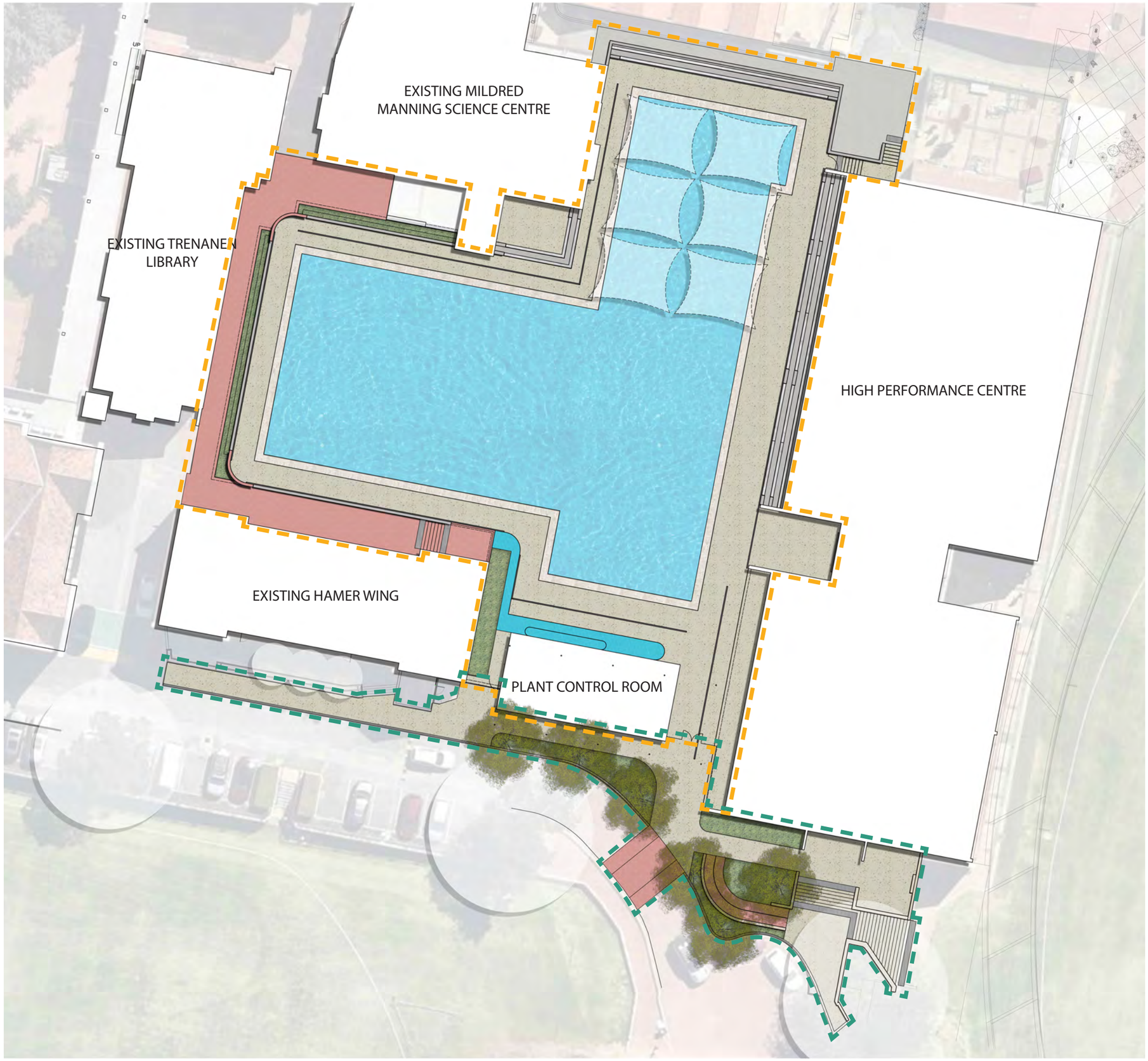
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PROPOSED IRRIGATED SHRUB PLANTING

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

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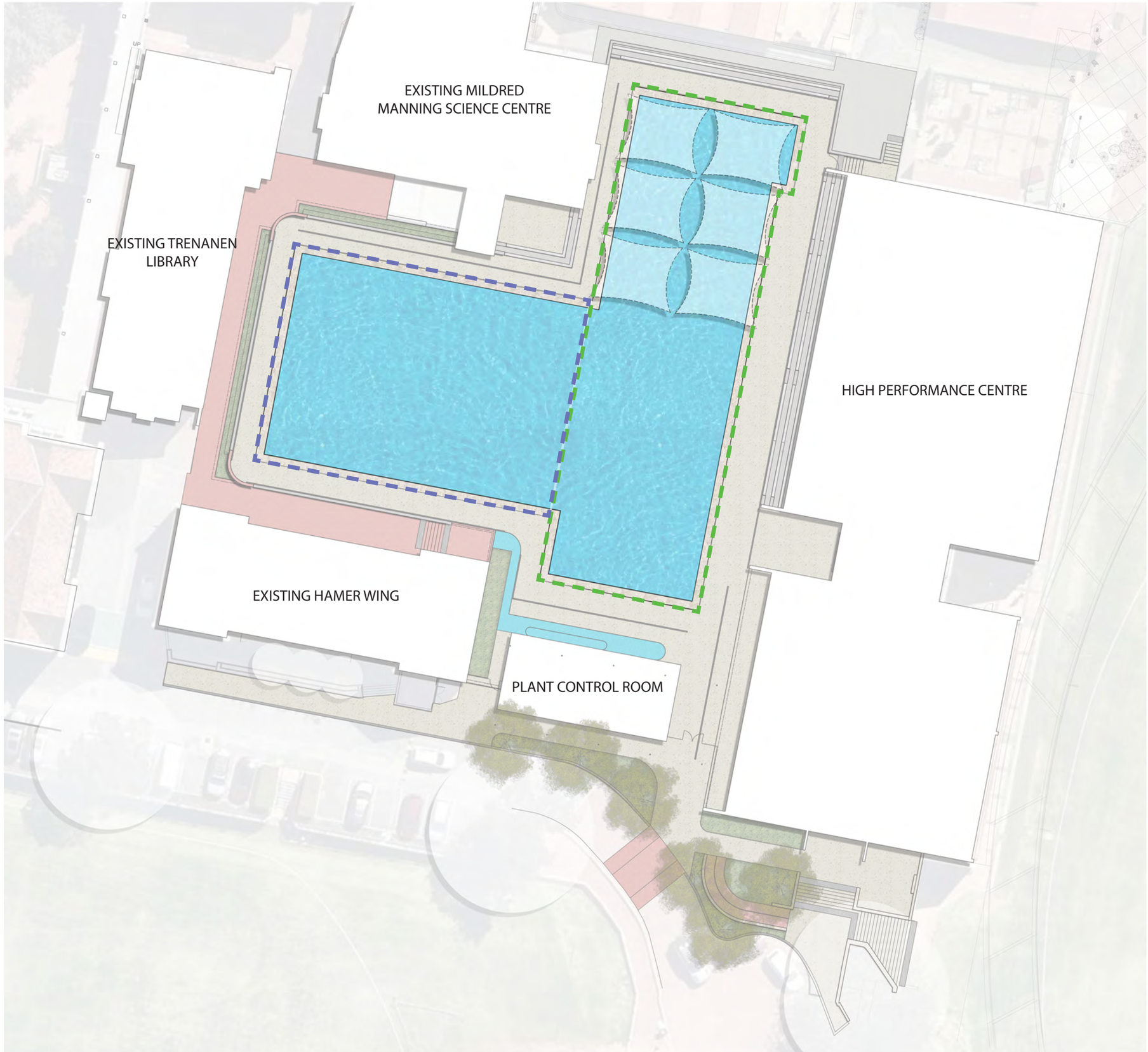
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EXTENT OF WORKS - HPC ENTRANCE

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

Document Set ID: 1123615
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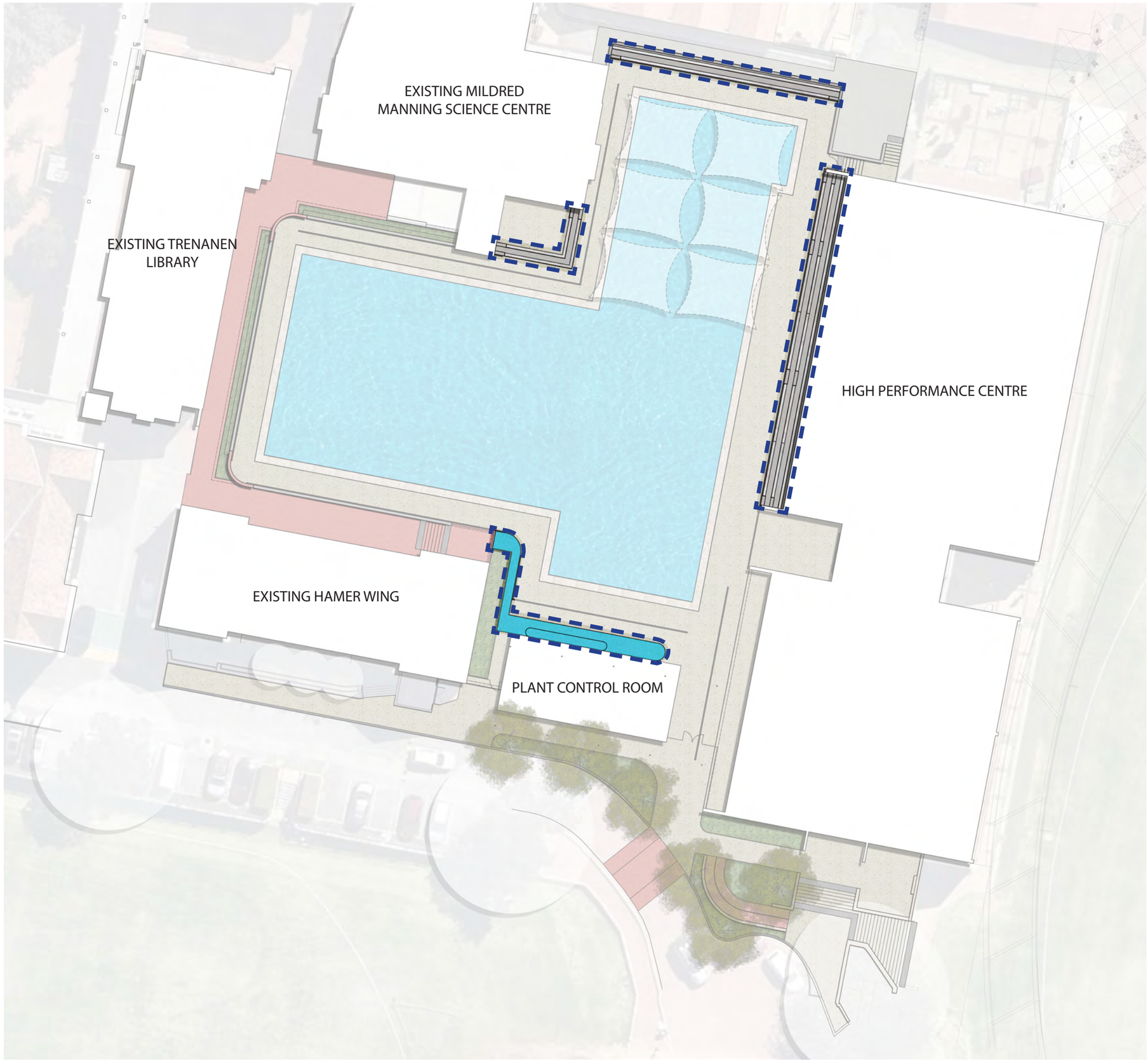
EXISTING POOL

PROPOSED POOL

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025

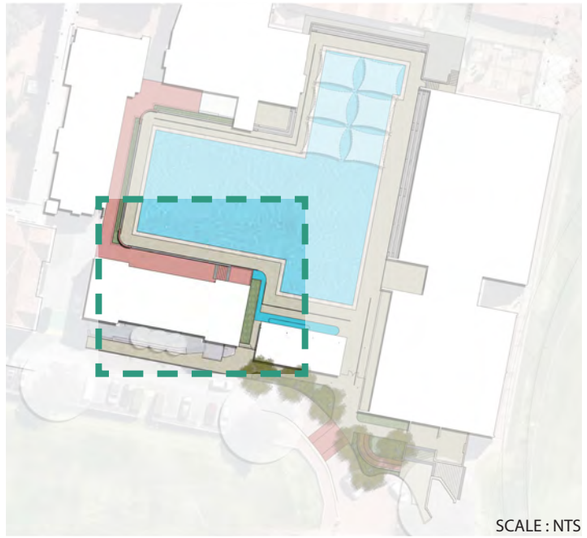


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WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

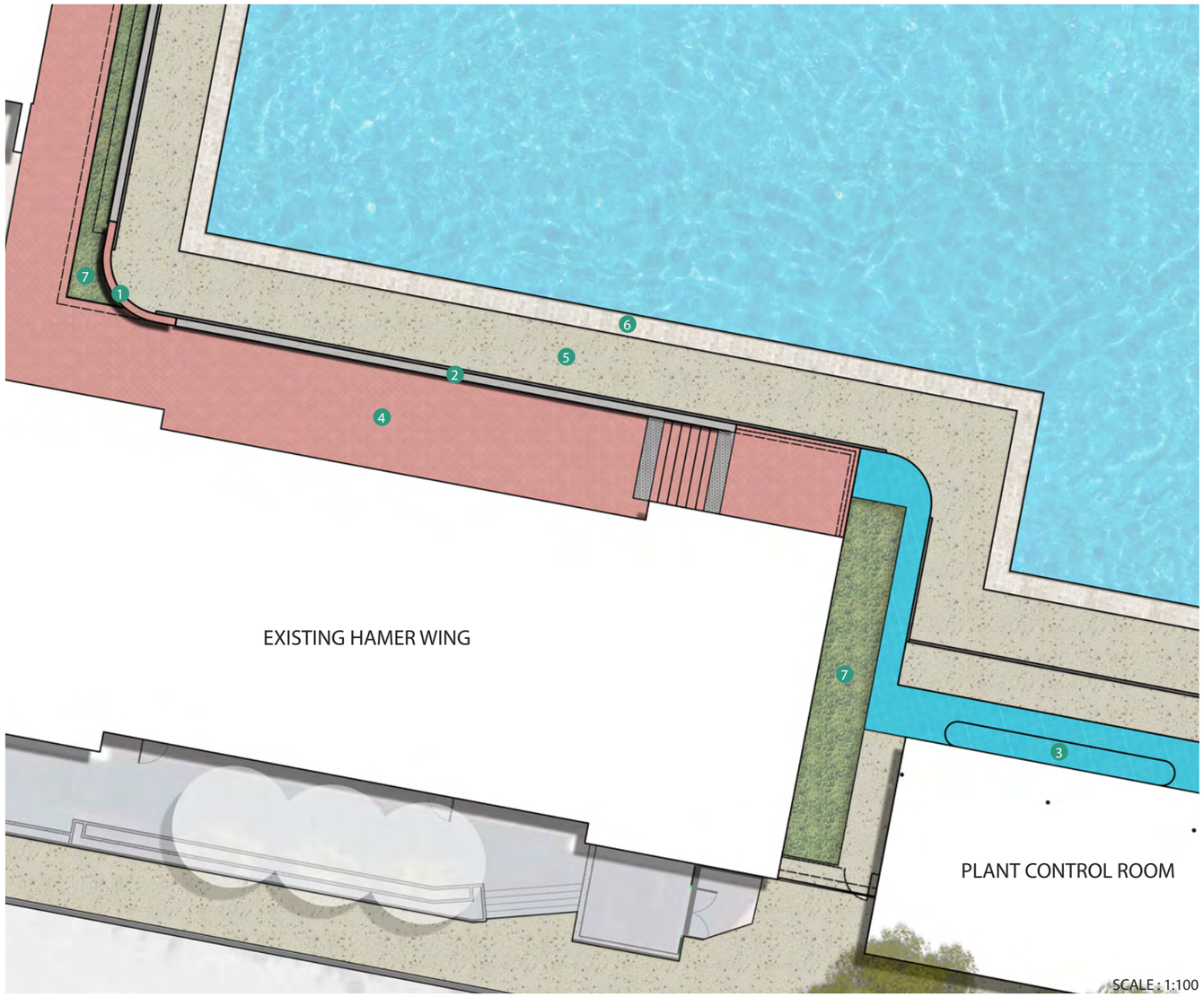
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LEGEND

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



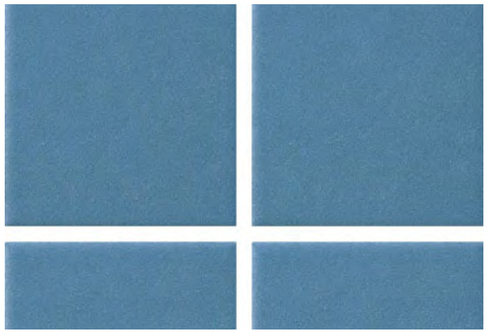
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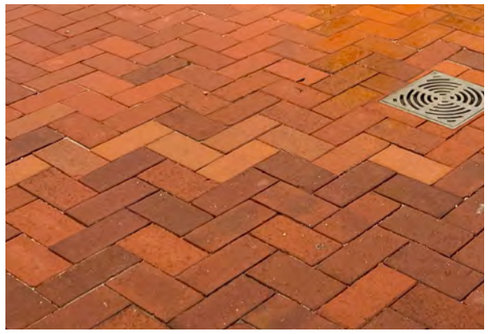
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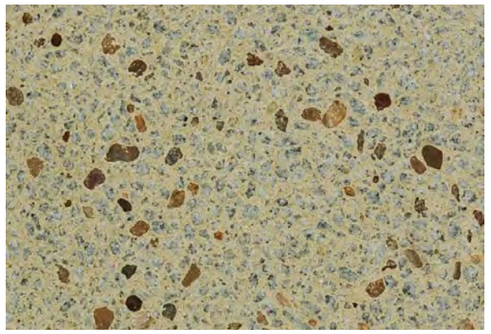
2 CONCRETE WALL



3 MOSAIC TILE



4 RED BRICK PAVER



5 EXPOSED AGGREGATE CONCRETE PAVER



6 FEATURE PAVER



7 IRRIGATED SHRUB PLANTING

WESLEY COLLEGE AQUATIC CENTRE
REV A _ MAY 2025

four LANDSCAPE STUDIO

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Attachment Three

Heritage Impact Statement

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Version: 1, Version Date: 13/05/2025



P2379 Wesley College

20 Coode St, South Perth

Application for new Aquatic Centre

Heritage Impact Statement

Prepared for

Wesley College and Encon

By

HOCKING HERITAGE + ARCHITECTURE

March 2025

Document Set ID: 1123615
Version: 1, Version Date: 13/05/2025

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

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HHA Job No. 202507

Rev No	Author	Reviewer	Date
-	Prue Griffin, HH+A	Luke Brunner, Encon Dayan Raghvani, Encon	February 2025
A	Prue Griffin, HH+A		

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1. Introduction

1.1 Background

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

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

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

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

1.2 Methodology

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

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

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

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

1.3 Subject Site

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

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

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

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



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

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

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1.4 Supporting Documentation

The HIS has been informed by the following:

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

1.5 Heritage Listing

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

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

1.6 Statement of Significance

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

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

> the place illustrates aspects of the development of education in Western Australia and is valued by the community of South Perth, the Methodist community and the wider community for its contribution to the education of generations of boys;
>
> Wesley College Old Boys' Memorial Chapel is a fine representative example of Post War Ecclesiastical style, featuring innovative design and building techniques through the use of reinforced concrete ring beams and precast concrete walls and slabs, built to an award-winning 1960 design by Ross Chisholm;

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

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

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

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

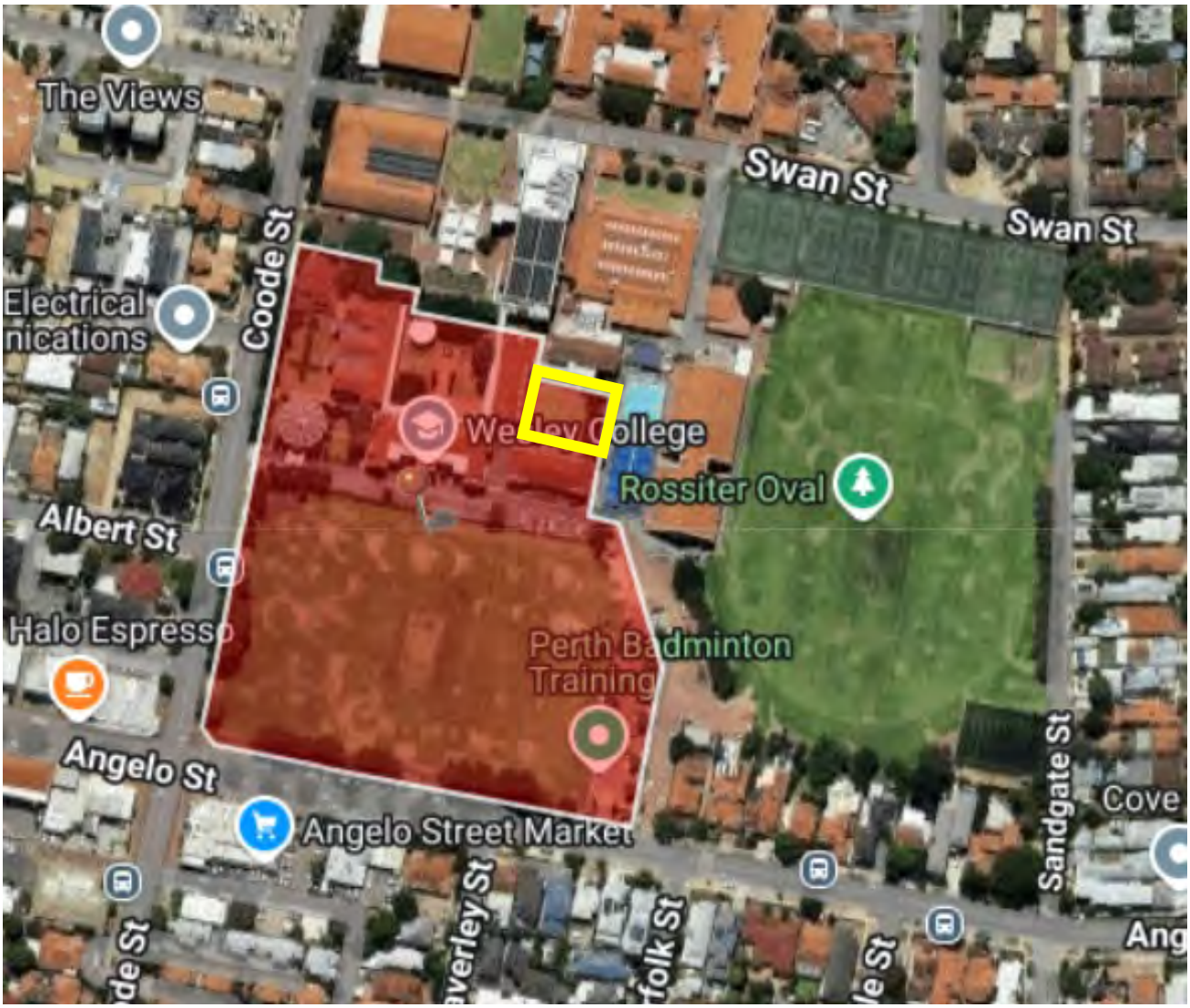


Figure 4 Curtilage of Wesley College included in the State Register of Heritage Places overlaid with development site in yellow.
Courtesy inHerit database, Department of Planning, Lands and Heritage.

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2. Subject Property

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



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

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

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

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

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Figure 6 View to future Aquatic Centre from car park.



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

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



Figure 9 Hamer Wing and retaining wall to be removed.

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Figure 10 View across face of Hamer Wing to west.



Figure 11 Trenamen Library

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



Figure 13 View across face of Hamer Wing to west.

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



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

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Figure 16 View across quadrangle to Mildred Manning Science Centre.



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

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Figure 18 Looking east across swimming pool to Gymnasium beyond.



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

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3. Brief Historical Background

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

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

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

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

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

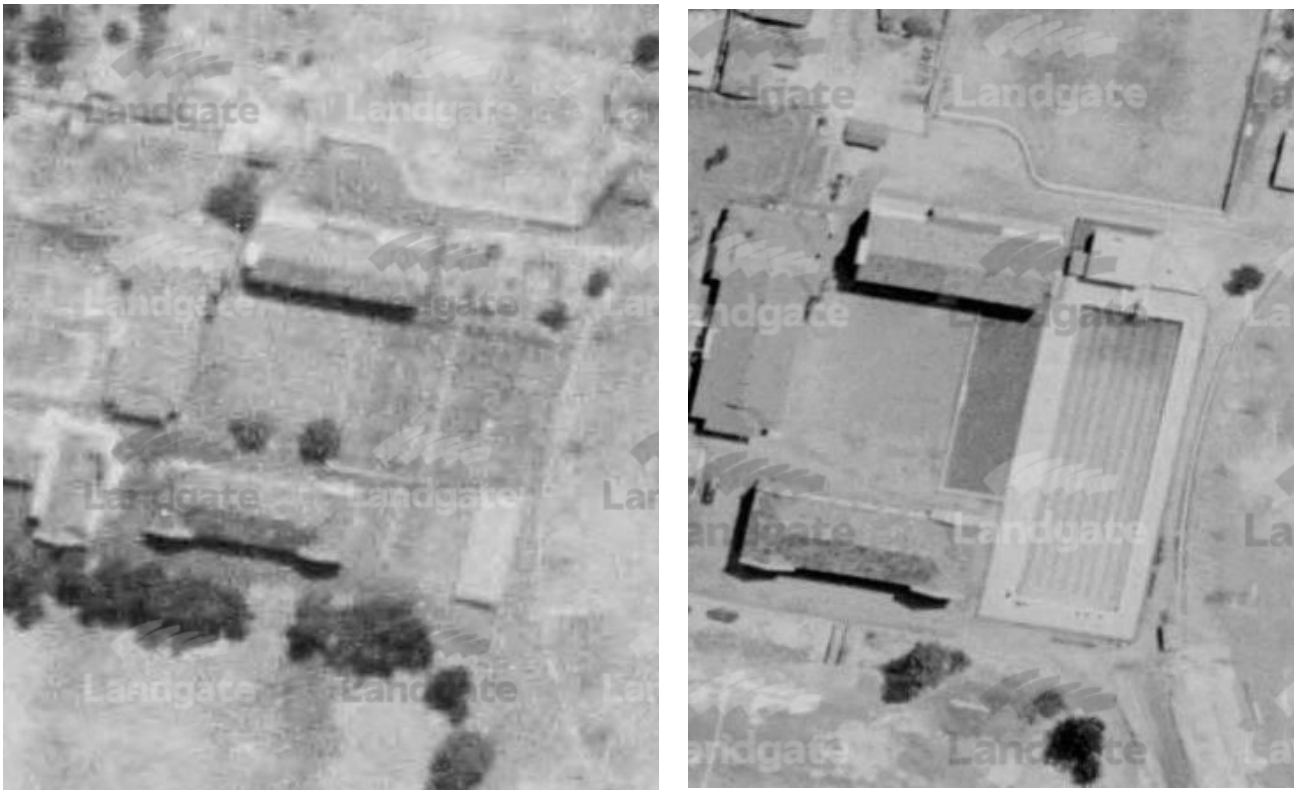


Figure 20 Aerial photographs of the site, March 1961at left and October 1963 at right.
Courtesy Landgate

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

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4. Proposed Development



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

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

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

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

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

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

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

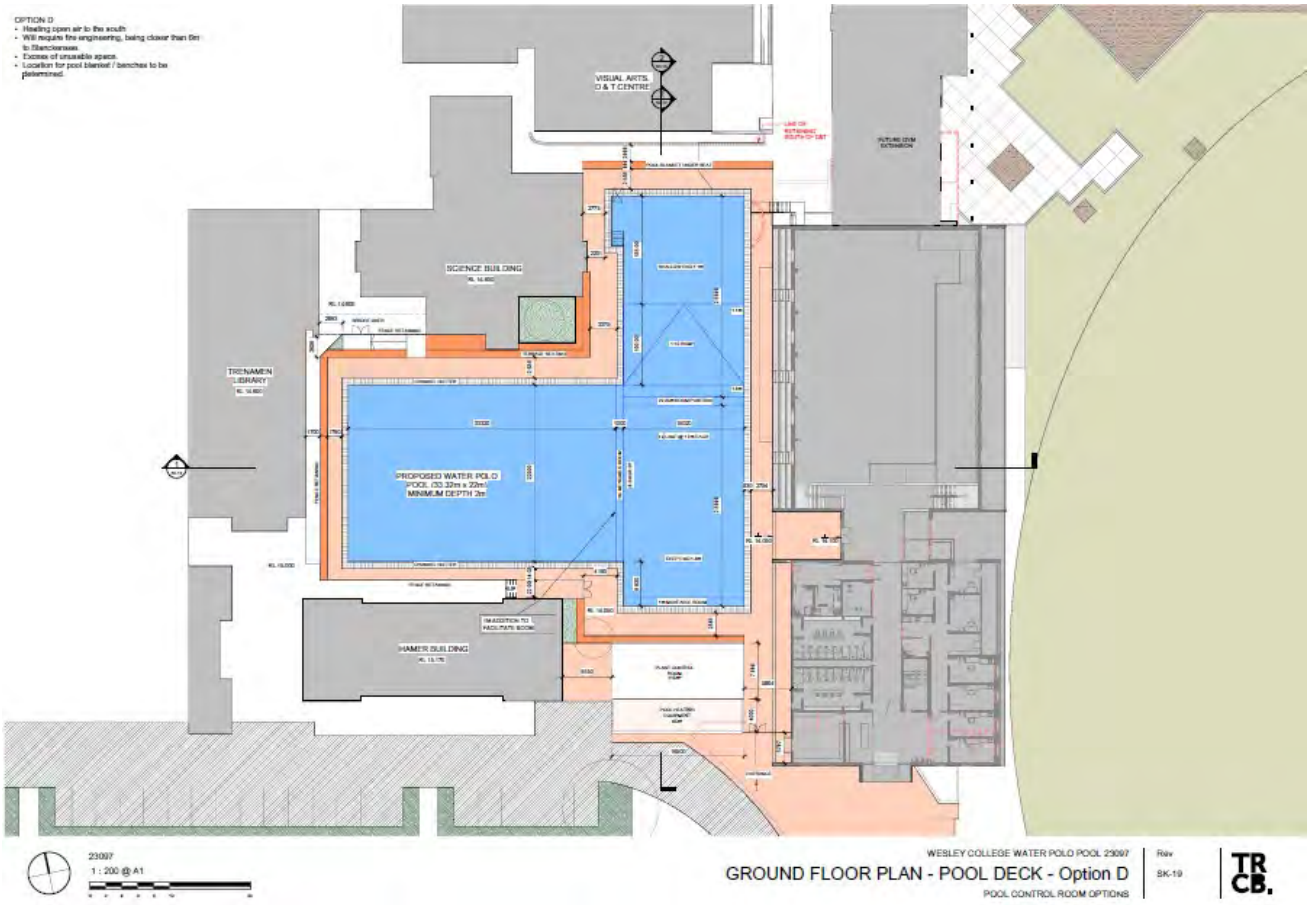


Figure 23 Plan of proposed Aquatic Centre.
Courtesy TRCB architects and Encon.

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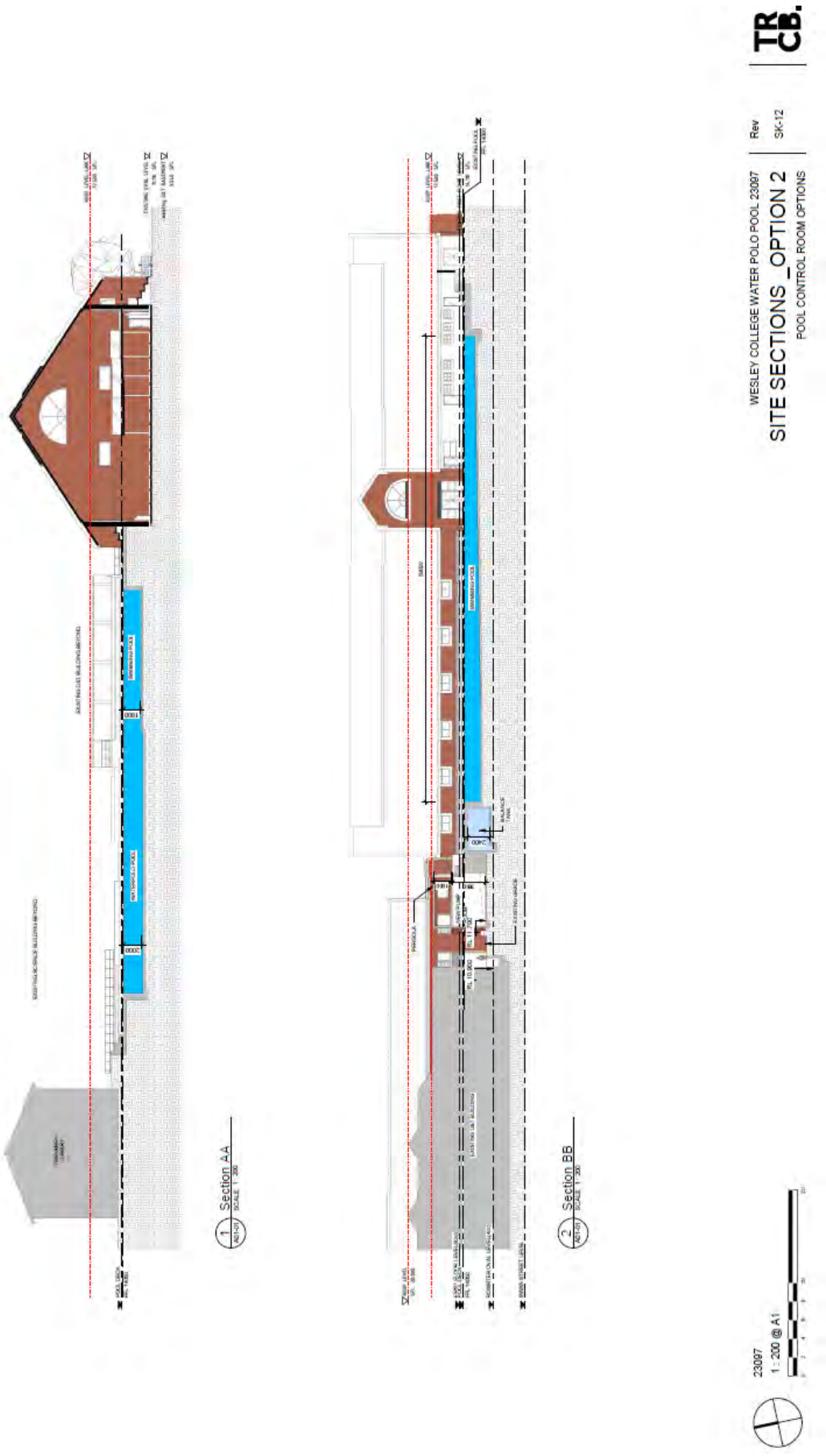


Figure 24 Sections of proposed Aquatic Centre.
Courtesy TRCB architects and Encon.

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5. Analysis of Development

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

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

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

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

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

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

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6. Assessment of Impact

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

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

Statement of Significance	• the place illustrates aspects of the development of education in Western Australia and is valued by the community of South Perth, the Methodist community and the wider community for its contribution to the education of generations of boys; • Wesley College Old Boys' Memorial Chapel is a fine representative example of Post War Ecclesiastical style, featuring innovative design and building techniques through the use of reinforced concrete ring beams and precast concrete walls and slabs, built to an award-winning 1960 design by Ross Chisholm; • the place is a cohesive complex of educational buildings, developed from the 1920s to the present (2007) in a manner which, on the whole is architecturally sympathetic to earlier elements; • the place contributes to the community's sense of place as it has been in the same locality and performing similar educational functions since 1923, during which time the suburb of South Perth has developed around the school and the place has become an intrinsic part of the streetscape and community; and, • the individual elements of the place collectively form an attractive cultural landscape of significant buildings and structures set within an accessible, inviting and pleasing landscape.
Potential Impacts	The construction of the new Aquatic Centre comprising the two pools and the Plant and Pool Heating building need to consider the setting and context. Changes in views to Hamer Wing and Trenamen Library will be altered because of the changes in level at the pool deck and the proximity of the new building.
Amelioration of Adverse Impacts	Construction of the new Water Polo Pool in the grassed quadrangle will be undertaken with appropriate care and attention to the structural integrity of the adjacent buildings to retain the heritage fabric. The use of red brick in the retaining walls and the new building consistent with the existing building stock will diminish the impact on the views and setting.
Conservation Benefits	The views obtained across the pools to the heritage buildings (Hamer Wing and Trenamen Library) which had previously been obscured by planting will provide an additional opportunity to view the buildings by the public using the pool.

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

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

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

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

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7. Conclusion

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

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

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

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

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

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PART D – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

2. Meeting Closure