Metro Inner Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 13 June 2024; 9.30am
Meeting Number: MIDAP/18
Meeting Venue: 140 William Street, Perth
Public Observing: Online

A live stream will be available at the time of the meeting, via the following link:
MIDAP/18 - 13 June 2024 - City of Canning

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 CANNING

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
   - 3.1 Lot 340 (71) Alexandra Place, Bentley - Proposed Residential Building (Community Housing) – DAP/24/02632
   - 3.2 Lot 414 (N0. 13-15) Vinnicombe Drive, Canning Vale - Light Industry (Commercial Laundry) – DAP/24/02680
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. General Business
3. 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

DAP Members

Clayton Higham (Presiding Member)
Lindsay Baxter (Deputy Presiding Member)
Brian Curtis (Specialist Member)

Part B – City of Canning
Mayor Patrick Hall (Local Government Member, City of Canning)
Cr Ben Kunze (Local Government Member, City of Canning)

Minute Secretary

Tenielle Brownfield (DAP Secretariat)

Officers in Attendance

Ashlee Kelly (DAP Secretariat)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being recorded and livestreamed on the DAP website in accordance with regulation 40(2A) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the DAP website.

PART B – CITY OF CANNING

1. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

2. Disclosure of Interests

Nil.

3. Form 1 DAP Applications

3.1 Lot 340 (71) Alexandra Place, Bentley - Proposed Residential Building (Community Housing) – DAP/24/02632

3.2 Lot 414 (N0. 13-15) Vinnicombe Drive, Canning Vale - Light Industry (Commercial Laundry) – DAP/24/02680

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

ITEM 3.1 - Lot 340 (71) Alexandra Place, Bentley – Proposed Residential Building (Community Housing)

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner Development Assessment Panel	
Local Government Area:	City of Canning	
Applicant:	Uniting WA	
Owner:	Uniting Church in Australia Property Trust WA	
Value of Development:	$2.2 Million ☐ Mandatory (Regulation 5) ☒ Opt In (Regulation 6)	
Responsible Authority:	City of Canning	
Authorising Officer:	Austin Donaghey, Manager City Planning	
LG Reference:	105.1849	
DAP File No:	DAP/24/02632	
Application Received Date:	18 January 2024	
Report Due Date:	31 May 2024	
Application Statutory Process Timeframe:	113 Days 90 Day Standard Timeframe with additional days as follows (Cl. 76 (c)): • Excluded Holiday Period – (Easter Holiday Period) for 7 days. • Agreed Extension of Time for 30 days (01/05 until 31/05).	
Attachment(s):	1. Location Plan 2. Development Plans 3. Applicant's Planning Report 4. Schedule of Submissions and Applicant's Response 5. Landscaping Plan 6. Arborist Report 7. Applicant's SPP7.0 Assessment 8. Transport Noise Assessment 9. Stormwater Management Plan 10. Operational Management Plan 11. Waste Management Plan	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro-Inner Development Assessment Panel (DAP) resolves to:

1. **Approve** DAP Application reference DAP/24/02632 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 Canning Local Planning Scheme No. 42, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the *Metropolitan Region Scheme*, this approval is deemed to be an approval under clause 24(1) of the *Metropolitan Region Scheme*.

2. The development is to comply in all respects with the stamped approved plans.

3. This decision constitutes planning approval only and is valid for a period of 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.

Administrative and Legal

4. The use of the approved Residential Building must conform to the Residential Design Codes, Volume 1 definition which states:

   "*Residential Building: A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:*

   - *Temporarily by two or more persons; or*
   - *Permanently by seven or more persons, who do not comprise a single family,*

   but does not include a hospital or sanatorium, a prison, a hotel, a motel, or a residential school."

   A change of use from that outlined above may require further development approval of the City.

5. Prior to the initial occupancy or use of the development, a notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificate(s) of title of the subject lot. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:

"This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected, by transport noise. Transportation noise controls and Quiet House design strategies at potential cost to the owner may be required to achieve an acceptable level of noise reduction. Further information is available on request from the relevant local government offices."

Drainage

6. Storm water from all roofed and paved areas must be collected and contained on-site via soakwells. Storm water must not affect or be allowed to flow onto or into any other property, including the adjoining Albany Highway and Leach Highway Road Reservations. Drainage systems must be in accordance with the Building Code of Australia.

Landscaping

7. The street tree annotated on the approved plans is to be retained and protected. In the event the tree health is compromised by the proposed crossover and is required to be removed, the landowner is to compensate the City for the cost of the:

    - Removal of the street tree abutting the proposed crossover;
    - Amenity Value of the tree(s) in accordance with Clause 8. (3) of *Policy ET525 - Management of Trees in Streets, Thoroughfares and Public Open Space (May 2024);* and
    - Provision and installation of a new replacement street tree in an alternative location on the verge abutting the subject property.

8. With exception to the street tree identified in Condition 7, all other street trees located in verge areas adjoining the subject lot/s are to be retained and protected. Prior to the commencement of any site works, fencing is be installed to protect the street tree/s throughout the construction phase and until the initial occupation or use of the development, to the satisfaction of the City.

9. Prior to the initial occupancy or use of the development, landscaping is to be installed in accordance with the Landscape Plan hereby approved. Once implemented in full, the landscaping provided in the Landscaping Plan shall be maintained for the life of the development.

10. The tree(s) indicated on the approved Landscaping Plan for retention are to be retained as part of the development, in accordance with *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* and *AS 4373-2007 Pruning of Amenity Trees*, or, as otherwise informed in the 'Stage 1: Preliminary Tree Survey Report' prepared by The Arbor Centre Consultancy, dated January 2024 (ref: Q007833), to the satisfaction of the City.

    Prior to the commencement of any site works, fencing is be installed to protect the trees identified for retention throughout the construction phase and until the initial occupation or use of the development, to the satisfaction of the City.

Noise

11. Prior to the issue of a Building Permit, a revised Acoustic Report prepared by an accredited acoustic consultant is to be submitted for the City for approval. The revised Acoustic Report must amend the existing report to address the following:

    - Noise modelling and treatment recommendations are to be amended for the correct road surface inputs (dense graded asphalt) for both Leach Highway and Albany Highway;
    - Table 4-1 is to be amended to refer to 2043 predicted noise levels in lieu of 2041 predicted noise levels; and
    - The "External Glazing" Section in Table 5-1 is to be amended to "External Glazing and Doors".

    Once approved, the revised Acoustic Report is to be implemented in full thereafter for the life of the development.

12. Prior to the initial occupancy or use of the development, certification from a suitably qualified acoustic consultant shall be submitted to the City of Canning, confirming that all recommendations made in the revised Acoustic Report approved under Condition 11 have been implemented in full.

Operations and Waste

13. Prior to submission of an application for Building Permit Application or any siteworks (whichever occurs first), a Construction Management Plan in accordance with the requirements of *Australian Standard AS 1742.3* is to be submitted to the City for assessment and approval. Once approved, the Construction Management Plan is to be thereafter implemented and adhered to during the construction stage of the development.

14. Prior to the initial occupancy or use of the development, a revised Operational Management Plan is to be submitted for the City for assessment and approval. Once approved, the Operational Management Plan is to be implemented thereafter for the life of the development and to the satisfaction of the City.

15. All provisions and recommendations identified in the Waste Management Plan prepared by Uniting WA and dated 29 April 2024, which include recycling measures and management of residential waste, are to be implemented for the duration of the development, to the satisfaction of the City.

16. The bin store shall be provided with a water supply; have impervious walls and floor, a floor graded to a floor waste gully connected to sewer, have a gate and be of sufficient size to accommodate the intended number of bins required for the residents on-site. Details of all screening devices, gates and fencing for the bin store shall be provided as part of the required Building Permit Application.

Parking and Vehicle Access

17. Redundant vehicle crossover(s) are to be removed and the kerbing, verge, and footpath (where relevant) reinstated with grass or landscaping, to the specifications of the City.

18. Prior to the initial occupancy or use of the development, all parking and manoeuvring areas, including vehicular crossovers and pedestrian pathways, shall be installed in accordance with the approved plans and AS2890.1, to the City's specifications. The parking bays, pedestrian pathways, and crossover, once constructed, must be maintained for the life of the development.

19. Unless otherwise approved, no walls, fences, letterboxes, or other structures above 0.75 metres in height to be constructed within the 1.5 metre width x 1.5 metre depth triangular area of where:
    a) Walls, letterboxes, or fences adjoin vehicular access points to the site, or
    b) A driveway meets a public or private street, or
    c) Two different street fronts intersect, or
    d) A driveway meets a right of way.

Utilities, Facilities and External Fixtures

20. Prior to the issue of a Building Permit, detailed plans are to be provided to the City for assessment which demonstrates suitable lighting provided to communal outdoor areas for the safety and security of residents, to the satisfaction of the City.

    The installation of outdoor lighting shall be in accordance with the requirements of *Australian Standard AS 4282 - 2019 - Control of the Obtrusive Effects of Outdoor Lighting*.

21. Prior to the initial occupancy or use of the development, the bicycle racks, clothes lines and solar panels as indicated on the stamped plans are to be installed for its intended use. Once installed, these fixtures are to be maintained for the life of the development, to the satisfaction of the City.

22. All services and service related hardware, including clothes drying areas, antennae, satellite dishes and air conditioning units, being suitably located away from public view and/or screened to the satisfaction of the City.

Advice Notes

1. Where an approval has so lapsed, no development must be carried out without the further approval of the City of Canning having first being sought and obtained.

2. This approval does not authorise the demolition of the existing buildings on site. A Demolition Permit must be obtained from the City prior to the removal/demolition of the existing buildings including any septic waste disposal system(s).

3. This approval does not authorise the commencement of any building works. The applicant is advised that a building permit must be obtained prior to the commencement of any works. To obtain a building permit it will be necessary to submit documentation in compliance with the Building Regulations, including plans incorporating all conditions of this approval, specifications, and structural drawings.

4. This Development Application does not authorize any works within the road reserve. An application to construct a crossover and the concrete bin pad must be made to the City on the prescribed form, accompanied by a site plan clearly showing the design, dimensions and specifications of the proposed crossover and an application fee. Please go to the City's website for more information or contact the City's Development Engineer.

5. It is an offence under Part 4 of the City of Canning's *Local Government Property and Public Places Local Law 2021* to damage, prune or remove a street tree.

   A Verge Permit must be applied for if materials are proposed to be stored on the verge. As part of the Verge Permit a protective fence must be installed around the street tree(s) with a minimum clearance of 2 metres from the trunk of the street tree(s) and is to be maintained for the duration of any works on the adjoining lot.

6. Please be advised that minor amendments to the approved Landscaping Plan and Waste Management Plan can be considered without a further amendment to the development application, in writing and to the discretion of the City of Canning.

7. With respect to Condition 13, the owner/developer is to include information such as:
   a. the route that construction vehicles will take to and from the site;
   b. the temporary realignment of pedestrian access ways (if applicable);
   c. vehicular access to the site during construction;
   d. the location of unloading and loading areas, including delivery and pick up/drop off times;
   e. the location and method of waste disposal;
   f. the location on site of building materials to be stored;
   g. the provision of safety and security fencing, including the establishment of tree protection zones where applicable;
   h. the location of sanitary facilities for workers; and
   i. other details as required by the City and under *Australian Standard AS 1742.3* to minimise the temporary impact to the locality.

8. With respect to Condition 14, the owner/developer is to update the Operational Management Plan prior to the initial occupancy of the development to ensure contact information and intended management practices are up to date, if and when the development commences.

   The Operational Management Plan is to be updated annually to ensure operations are consistent with the development approved.

9. The applicant is advised that permission to develop on or near the lot boundary does not grant permission to use the adjoining property or to remove the dividing fence without neighbour's consent. Dividing fences are controlled through the *Dividing Fences Act 1961*. Accordingly, owners should liaise with the adjoining landowner if there is an intention to remove or replace any portion of fencing.

10. The development is to comply at all times with the *Environmental Protection (Noise) Regulations 1997*. In this regard, air conditioning systems, and other plant and equipment that may emit excessive noise are to be designed and located so that noise emissions, when received at neighbouring lots are compliant with the Regulations.

    To ensure compliance the City of Canning recommends the applicant engage the services of an accredited acoustic consultant to provide further advice with regard to the final placement of all plant and equipment and compound construction.

11. The Water Corporation has provided the following advice:

    a. The site is available to connect to reticulated water and sewerage. Please note the development must connect to these utilities,
    b. Any works carried out in proximity to Water Corporation assets must receive prior approval by application for an Asset Protection Risk Assessment (APRA). To assess whether the proposed development will require an APRA, details of the Prescribed Proximities and relevant legislation are available in the Water Corporation Guidelines, and
    c. The applicant is required to submit a Single Residential Application by using the Water Corporation Online Portal: BuilderNet. Attachments required for approval will include the final Construction Site & Architectural Floor Plans.

12. Please be advised that an existing Fire Hydrant is located where the proposed crossover is shown on the approved plans. The applicant is advised to make suitable arrangements with the Water Corporation to relocate the existing fire hydrant to accommodate the new crossover.

13. Main Roads WA have advised that: the applicant is required to submit an Application form to undertake works within the road reserve, prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website > Technical & Commercial > Working on Roads.

14. 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.

15. If the landowner wishes to amend or cancel the development application, they may lodge an application with the City of Canning, in accordance with clause 77 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

Details: outline of development application

Region Scheme	Metropolitan Region Scheme (MRS)
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	City of Canning Local Planning Scheme No. 42 (LPS42)
Local Planning Scheme - Zone/Reserve	Residential – Restricted Use Zone 2 (R2)
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Residential Building – Discretionary 'A' Use
Lot Size:	771m^2
Existing Land Use:	Single House
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:

The proposal seeks to construct a 'Residential Building' to provide for a community housing facility. The Residential Building is intended to be utilised for the semi-independent, specialised, and temporary care for individuals identified as part of the Uniting WA's Aspiration Housing Program.

Built Form and Intended Use

The works proposed include the erection of 3 buildings, comprising of 7x 1-bedroom, 1-bathroom (1x1) units with communal facilities, inclusive of a detached laundry building. The built form presents as if it were grouped dwellings with varied heights, setbacks, and articulation to the street. The proposal is inclusive of ancillary works to support the intended use of the property, including landscaping, parking, and communal areas, and facilities.

Future residents are identified as part of existing social housing programs undertaken by the Applicant and would have the opportunity to reside at the subject site on a 'medium to long term' basis, prior to progressing to a more independent and long term housing arrangement by other means or programs.

Staff attend the premises on a regular basis to provide care for the residents and to assist in the overall management of the subject site. It is otherwise intended staff will not be required to be present unless required as a higher duty of care is not required for the operation.

Background:

The subject site is nestled at the end of Alexandra Place, bound by Leach Highway to the south-east and Albany Highway to the west. The immediate locality is flat with an existing slope of roughly 1m from the site to the road-level of Albany Highway.

A natural earth bund segregates the property from Albany Highway and the Leach Highway north-east on ramp. This provides an ad-hoc barrier from the noise and visual impacts near the significant traffic route. Figure 1 below demonstrates the local context of the area and its constraints:



Figure 1: Aerial Image of Subject Site and Adjoining Properties and Roads

Site Characteristics

The subject site consists of an existing Single House, with incidental structures such as an existing patio and carport. This is to be demolished should the application for the Residential Buildings be approved.

One of the site's best features is the existing mature trees and vegetation which attributes to the local tree canopy cover in the locality. To assist in the assessment of the vegetation on-site, an Arborist Report has been provided under Attachment 6, which details the species and quality of trees retained as part of the proposed development.

Local Context

The locality was established during the 1980s with some development occurring in the early to mid-2000s. The subject site is located at the end of a cul-de-sac, and it is well serviced with footpath access along Albany Highway, a local park approximately 100m north-northwest (Alexandra Park) and with high frequency bus routes on Albany Highway.

Alexandra Place is characterised by a mix of residential and industrial development. The adjoining properties to the subject site consist of single storey dwellings and an established residential streetscape. Alexandra Place feeds into Davies Lane approximately 300m north-northeast of the subject site, which consists of industrial-scaled Warehouses opposite low-scale residential dwellings.

Bentley Plaza, a significant District Centre, is approximately 385m of the subject site and is serviced with the local footpath network along Albany Highway, which connects the subject site to the Centre.

Vehicular access to the District Centre is via Davies Lane; which is the sole access road to Alexandra Place and services both residential and industrial traffic to the surrounding road network. Bentley Hospital is within close proximity to the site but is segregated by Leach Highway. Figure 2 below articulates the local context and distances to notable sites within proximity to the development:



Figure 2: Locality Context

Planning Framework

The subject site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS) and 'Residential' under the City of Canning's *Local Planning Scheme No. 42* (LPS42), with an added Restricted Use (RU2) and to a residential density code (R-Code) of R100.

The objectives of the 'Residential' zone are as follows;

- *'To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complimentary to residential development'.*

The details for Restricted Use Area 2 (RU2) are found within Schedule C – Restricted Uses within LPS42 are as follows:

No.	Description of Land	Restricted Use	Conditions
2	Albany Highway Corridor as depicted on the Scheme Map.	Land use permissibility within the R80 and R100 coded areas is as follows: Multiple dwelling – 'D' pursuant to clause 3.3.2. Single house – 'X' pursuant to clause 3.3.2. Grouped dwelling – 'X' pursuant to clause 3.3.2. All other land uses – in accordance with Table 3, unless otherwise specified in Schedule B or Schedule C.	Access requirements should generally be in accordance with the City approved local planning policy for Albany Highway. Development fronting Albany Highway, Leach Highway and Welshpool Road is to comply with the requirements of State Planning Policy No. 5.4 - Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

Both Albany Highway and Leach Highway are reserved as 'Primary Regional Road' reserves under the MRS, whereas Alexandra Place is a Local Access Road for the purposes of the Scheme.

The Restricted Use provisions of LPS42 has been in effect since the gazettal of LPS42 in May 2020. Prior, the area was zoned Residential R40 and had been the predominate density in the last decade. Figures 3 and 4 below articulate the planning framework under the MRS and LPS42:

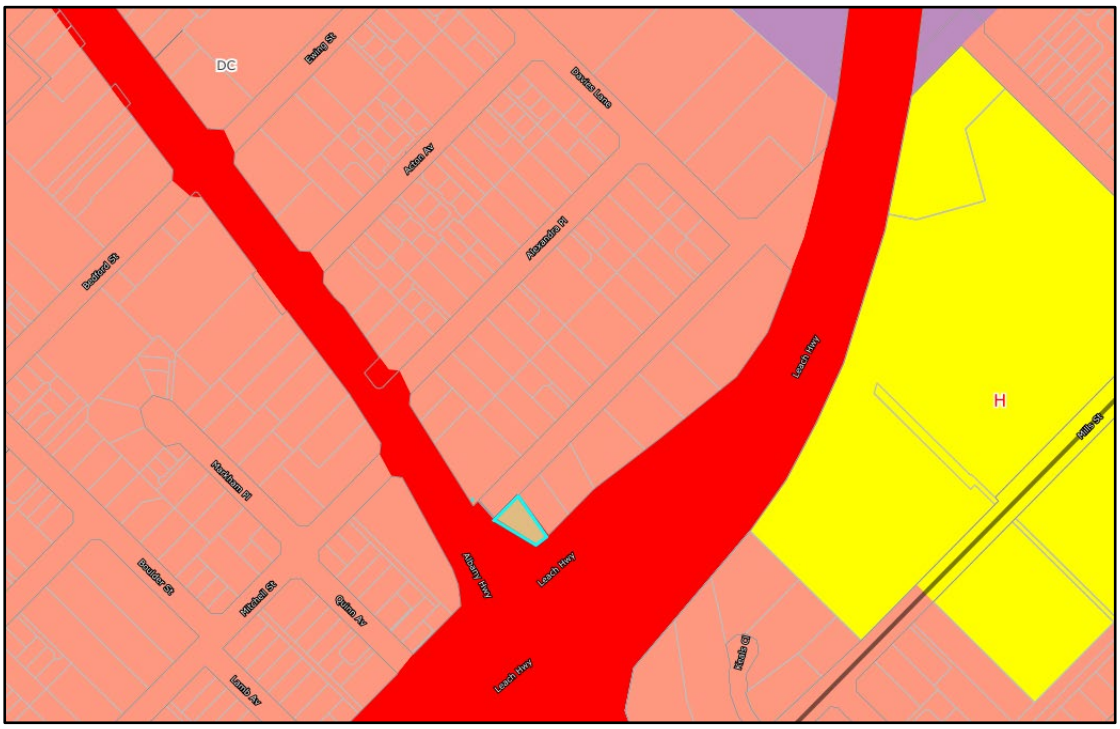


Figure 3: Metropolitan Region Scheme Map (Subject Site in Cyan Blue)

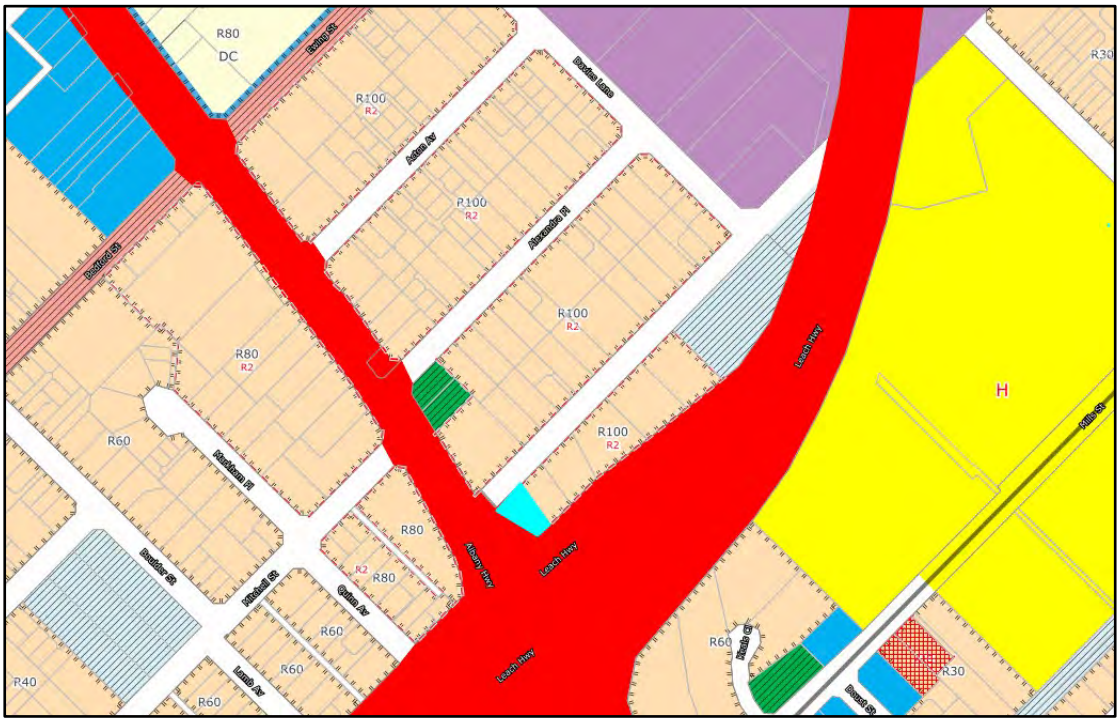


Figure 4: City of Canning Local Planning Scheme Map (Subject Site in Cyan Blue)

Legislation and Policy:

Legislation

Planning and Development (Local Planning Schemes) Regulations 2015

Development approval is required in accordance with Clause 60 of Schedule 2 ('Deemed Provisions') of the *Planning and Development (Local Planning Schemes) Regulations 2015* (*the Regulations 2015*); unless it is expressed not to require development approval under Clause 61 of the *Regulations 2015*.

Clause 61 does not identify the development (use and works) associated with this proposal being "exempt" from the requirement of development approval. Clause 67 (2) identifies what is to be given due regard when considering an application for development approval.

Planning Codes – Residential Design Codes Volume 1 and Volume 2 (the R-Codes)

As part of a further 'regulation' endorsed under the Act, the *Planning and Development (Planning Codes) Regulations 2024 (the* Planning Codes Regulations), gazetted on 1 March 2024, resulted in the creation of 'Planning Codes' within Western Australia. The Planning Codes Regulations includes the '*proposed R-Codes Amendment'* which has turned the previous State Planning Policy 7.3 – Residential Design Codes into a 'Planning Code' for the purposes of the Act.

City of Canning Local Planning Scheme No. 42 (LPS42)

The City's *Local Planning Scheme No. 42* sets out the matters in which development should be considered within the Scheme Area (the Canning municipality). There are no exemptions available under LPS42 for this development.

As the R-Codes are to be read as part of the Scheme as subsidiary legislation, the definitions found in Appendix 1 of the R-Codes, Volume 1, are to be carried forward and applied where relevant in LPS42. Particularly, in this case, the 'Residential Building' land use is defined in the R-Codes, but not within Part 6.2 – Land Use Terms Used in LPS42.

The application has been considered with regard to the following parts and provisions of LPS42:

- Part 3 – Zones and Use of Land (Residential Zone Objectives); and
- Part 4 – General Development Requirements;
    - Part 4.10 - 4.13;
    - Part 4.16 – Residential Zone Development Requirements; and
    - Part 4.24 – Variations to Site and Development Requirements.

Further information on this regard is provided in the 'Planning Assessment' section of this report.

State Planning Strategies

Perth and Peel @ 3.5 Million 2018 (Perth and Peel @ 3.5 Million)

The City of Canning falls within the Central sub-region identified in Perth and Peel @ 3.5 Million. Of note, the subject site falls within an Urban Corridor (Albany Highway) which is generally encouraged for infill development.

The Central Sub-Regional Planning Framework, Part 4.2 – Urban Corridors further explains the need and benefits of Urban Corridors and particularly notes the benefit of "increased residential densities, with potential for mixed land uses where appropriate".

Figure 5 below articulates the subject site falling within the Albany Highway Urban Corridor between the Bentley Plaza District Centre and Westfield Carousel Cannington Activity Centre, in the wider planning context:

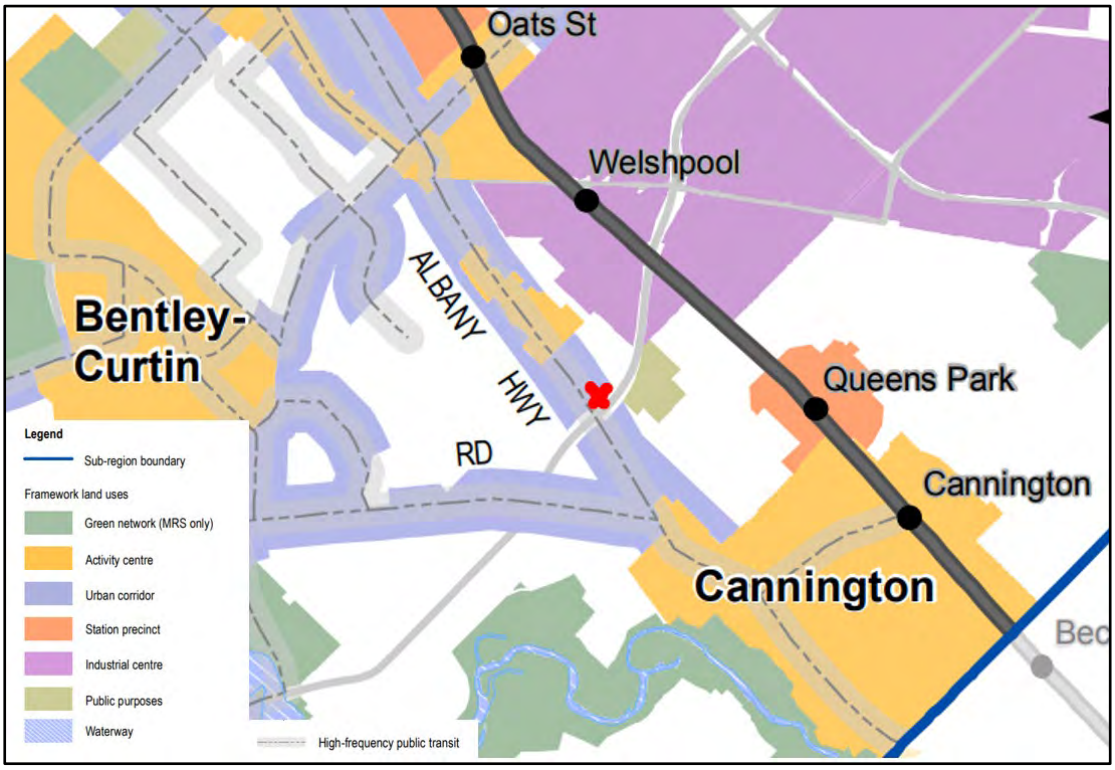


Figure 5: Central Sub-Regional Planning Framework – Except from Perth and Peel @ 3.5 Million (Subject Site in Red)

State Government Policies

State Planning Policy 5.4 – Road and Rail Noise (SPP5.4)

This policy applies to all development deemed "noise sensitive" within proximity to major strategic transport routes, including high-order roads and railway lines. The Applicant has provided a site-specific Noise Assessment in Attachment 8, to address what noise attenuation methods would be best suited for this development, given its proximity to Albany Highway and Leach Highway.

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

This policy is aimed at providing criteria to promote good quality built form outcomes. A detailed response to the "10 Design Principles" of SPP7.0 has been provided as part of the lodgement of this proposal in Attachment 7.

Local Planning Strategies

City of Canning Local Planning Strategy 2017 (LPS 2017)

A Local Planning Strategy was endorsed by the Western Australian Planning Commission in 2017 to guide the preparation of the LPS42 and to set out key objectives and direction for planning matters in the area.

Of note, the Strategy reaffirms the direction for the Albany Highway Corridor and sets an action (for LPS42) to "*Examine an increase in residential density for all residential properties identified in the Local Housing Strategy Map… subject to existing physical conditions (such as lot orientation and boundaries, road layout, and easements)".* The findings of the LPS 2017 are informed by an adopted Local Housing Strategy.

Local Policies

Local Planning Policy 02 – Public Consultation of Planning Proposals (LP.02)

The objective of the policy is to provide a consistent approach for consulting the public for planning proposals submitted for the City's consideration or determination. It is noted the policy requirements are in addition to that of Part 64 of *the Regulations 2015*.

Local Planning Policy 06 – Design Review Panel and Assessment of Significant Developments (LP.06)

LP.06 provides clear guidance on the parameters and protocols for a Design Review Panel (DRP) assessment process. As part of the City's assessment, it was identified that the development does not fall under the category of a 'Significant Development' for the policy and did not require a referral to the City's DRP.

Local Planning Policy 09 – Tree Retention and Planting – Development (LP.09)

LP.09 provides the parameters for the assessment of trees with significant environmental, social, and economic values and seeks to encourage their preservation and to enhance the City's tree canopy cover. In the absence of specific requirements for landscaping, the policy provides the minimum tree planting requirements for the development. Suitable regard is also given to the Residential Design Codes Volume 1, as explained in the Planning Assessment section of this report.

Consultation:

Public Consultation

Public consultation with surrounding and potentially affected landowners was undertaken as the land use is identified as a discretionary 'A' land use in the Residential zone in LPS42.

The application was advertised for 14 days and to a radius of 150m to landowners and occupiers in vicinity of the subject site. The advertising period commenced from the 26 February and ended on the 11 March 2024.

Following the closure of the public consultation period, a total of 20 submissions were received. The submissions comprised of:

- 3 submissions in support of the proposal;
- 16 in objection of the proposal; and
- 1 submission in objection of the proposal but received outside of the public consultation period.

A 'Schedule of Submissions' was forwarded to the applicant for consideration. The applicant's response to the matters raised during the public consultation period are detailed in Attachment 3.

The City's response to the issues raised during public consultation are listed below:

Issue Raised	**Officer comments**
The development will exacerbate or worsen existing traffic issues to Alexandra Place.	The impacts of traffic, inclusive of the means of access to and egress from the subject site, the likely amount of traffic generated by the development, and the availability of supplementary access arrangements or services are considered to be valid planning considerations. This matter is discussed further in the 'Planning Assessment' section of this report.
The development will create additional parking issues to Alexandra Place.	As a result of submissions made by the community, amended plans were received which demonstrates the minimum required parking bays required under LPS42. This matter is discussed further in the 'Planning Assessment' section of this report.
The development will create safety issues for the wider locality, including but not limited to, anti-social behaviour and criminal activity.	The concerns and fears regarding physical incivilities, criminal activity and potential safety issues are noted. This matter is discussed further in the 'Planning Assessment' section of this report.
The development presents safety, security, and well-being concerns to children in locality.	The concerns are noted.
The development will not have suitable waste collection facilities and will not be able to be collected on-street.	A Waste Management Plan has been provided by the applicant in Attachment 11. The Management Plan is recommended to be conditioned as part of this proposal to ensure its long-term implementation for the life of the development. This matter is discussed further in the 'Planning Assessment' section of this report.

The development is not in keeping with the future amenity and character of the area.	This matter is discussed further in the 'Planning Assessment' section of this report.
The development will create more impacts, including noise pollution and water usage, than expected for this site.	This matter is discussed further in the 'Planning Assessment' section of this report.
The development is not eligible to be considered by the DAPs.	The application has been accepted as a DAP application. The development has achieved the minimum opt-in threshold for a DAP application as the proposal has an estimated cost above the opt-in DAP threshold of $2 million for all applications.
Not all residents were contacted or notified as part of the City's consultation process.	The proposal was advertised in excess of the minimum requirements of LP.02 – Public Consultation for Planning Proposals and was advertised to all owners and occupiers within 150m of the site.
The development will decrease property values and disincentivise investment in the area.	The concerns regarding the decrease in property value are considered non-valid planning considerations.
There are too many social or community housing facilities in Bentley.	The number of social housing developments are considered non-valid planning considerations.
It is unclear how or what measures will be in place to ensure the development adheres to its proposal or does not change following an approval.	Suitable conditions have been recommended by the City to control the development if the DAPs result to support the proposal. Should the proposal change, further approvals may need to be obtained prior to any development(s) taking place.
The development has too many trees retained, which will compromise or damage adjoining properties.	The City's position under the City's Local Planning Policy LP.09 – Tree Retention and Planting – Development, encourages the retention of trees and vegetation where possible. Several trees will be removed as part of the development and a Detailed Landscaping Plan has been provided under Attachment 5. An Arborist Report submitted by the applicant in Attachment 6 also affirms which trees are suitable for retention and will be retained as part of the development.

Referrals/consultation with Government/Service Agencies

The subject site is bound by both Leach Highway and Albany Highway which warranted a referral to Main Roads WA, for advice and recommendations.

Main Roads WA advised they have no objections to the proposal on the condition that minor amendments are made to the submitted Transport Noise Assessment in Attachment 8. A suitable condition is recommended to address the concerns raised in this referral.

The Water Corporation were consulted due to an existing Fire Hydrant located in the verge area impacted by the proposal.

The Water Corp advised they have no objections to the proposal and advised the applicant is to seek further approvals through their approval process. Their advice is recommended to be included as advice notes for the applicant's future reference.

Design Review Panel Advice

The proposal was not required to be reviewed by the City's Design Review Panel in accordance with *LP.06 – Design Review Panel and Assessment of Significant Developments (LP.06).*

An assessment against the 10 Design Principles of *SPP7.0 – Design of the Built Environment* was undertaken by the City to ensure the development is of high quality design. The applicant's justification against SPP7.0 is found in Attachment 7.

As part of the sustainability incentives provided for the development, a condition of approval is recommended to require the provision of solar panels and bicycle parking bays prior to the initial occupancy of the development.

City of Canning Internal Referrals

The application was referred to internal business units at the City of Canning during the assessment process. All concerns were addressed with the submission of amended plans and reports and with suitable conditions being imposed as part of the development.

The City's Park Services have identified the street tree retained abutting the crossover may not be suitable for retention. The setback being less than 2m from the future crossover, the age of the tree and the need to prune the canopy above the tree has been raised as a potential issue for the longevity of the tree.

A condition of approval is recommended to allow for the retention of the tree, with the provision that should the tree be required to be removed in future due to the construction of the crossover, all costs associated with its removal will be paid by the landowner.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of LPS42, State and Local Planning Policies outlined in the Legislation and Policy section of this report. The following matters have been identified as being key considerations for the determination of the application:

Local Planning Scheme No. 42

The subject land is located within the 'Residential' zone of LPS42. The objectives of the 'Residential' zone are outlined below:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complimentary to residential development.*

The subject site is zoned with a residential density of R100 but is restricted with a Restricted Use provision in LPS42. To understand if the development is consistent with the objectives of the Residential zone, an assessment is required on its merits in an orderly and proper manner.

The concept of 'development', in the context of town planning, has two limbs: the physical development of land and the use of land (including, or absent to, physical development).

A preliminary issue identified is with respect to the intended land use and if it can be considered in the Restricted Use (R2) zone of LPS42.

Land Use Permissibility

The application has been lodged under the land use of a 'Residential Building'. The R-Codes are treated as subsidiary legislation and the definitions of the R-Codes are therefore to be read as part of LPS42, where referenced. The R-Codes defines a Residential Building as follows:

"A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted, or designed to be used for the purpose of human habitation:

- *Temporarily by two or more persons; or*
- *Permanently by seven or more persons, who do not comprise a single family,*

but does not include a hospital or sanatorium, a prison, a hotel, a motel, or a residential school."

Upon consideration of the proposal's merits, the City determines the land use classification of a Residential Building is the 'best fit' land use classification under LPS42 for this proposal, due to the following reasons:

- The facility is proposed to be used for the purpose of human habitation permanently by 7 persons who do not comprise a single family. These people will come from Uniting WA's transitional housing and prison re-integration program via a referral pathway;
- The landowners (Uniting WA) intend to retain ownership, management, and control of the whole site as a registered Community Housing provider;

- While 7 “units” compromise the development, the communal aspects of the development and holistic management of the site separates the use from a standard residential development;
- The residents occupy the premises beyond a “short-term” basis but are expressed to not be long-term dedicated residents under the Operational Management Plan (OMP). The intention for medium-to-long term supports the residents being on-site only on a “temporary” basis; and
- The owners provide a service and care for residents through a “light-touch” support program to reintegrate residents from various backgrounds.

While a ‘Dwelling’ under the R-Codes could permit single persons or up to 7 residents, when reviewing the development as a whole, the intended land use lends itself as a ‘Residential Building’ in lieu of a ‘Single’ or ‘Grouped’ Dwelling.

A ‘Residential Building’ is a discretionary ‘A’ use under LPS42 and capable of approval after exercising discretion, after the proposal is advertised pursuant to Clause 64 of the *Deemed Provisions.*

While the land use is one limb of development, the physical development of land (works) is to be considered in an orderly and proper manner. Part 1.4 of the R-Codes Volume 1 identifies that the R-Codes applies to *“all residential development throughout Western Australia”*. ‘Residential Development’ is defined in the R-Codes as follows:

“development of permanent accommodation for people, and may include all dwellings, the residential component of mixed use development, and residential buildings proposing permanent accommodation”.

When exercising discretion on this regard, the R-Codes is to be applied to the proposal as the prevailing and comprehensive basis for the control of Residential Development.

Built Form

The R-Codes has been utilised to assess the built form of this proposal. When utilising the R-Codes, Part 1.4 identifies that the R-Codes applies to ‘Single Houses’, ‘Grouped Dwellings’ and ‘Multiple Dwellings’ subject to Parts B and C. Parts A and D apply to “all residential development” but do not provide specific development requirements beyond that needed for site area under Part D.

Appendix G1 of the R-Codes Volume 1 Explanatory Guidelines identifies that for ‘Residential Buildings’:

“the extent of which the provisions of the R-Codes should be applied to the development of the building will be determined by the Scheme (LPS42) and the relevant provisions under the Health Act 1911, relating to residential buildings or lodging houses”.

In both the *Health Act 1911* and LPS42, no specific built form provisions apply for the development of ‘Residential Buildings’. Notwithstanding this, to understand the impact of the built form in the surrounding context and to ensure it is sympathetic to the street and adjoining properties, the City has utilised the R-Codes Part C as if the development were ‘Grouped Dwellings’ in a R100 zoned area.

In considering the proposal on this regard, the following variations to the deemed-to-comply requirements identified below have the potential to impact the streetscape and adjoining properties:

Deemed-to-Comply Provisions	Variations
Part 1.2 – C1.2.4 - Minimum trees and deep soil area in accordance with Tables 1.2a & 1.2b.	Trees are provided throughout the site, but the deep soil area (DSA) requirements are not achieved. A suitable landscaping plan has been submitted for consideration, with species provided. This demonstrates the DSAs will not pose an impact to adjoining properties and will be capable of growth.
Part 2.1 – C2.1.9 – Storage requirements in Table 2.1b	All units have internal cabinetry and amenities in lieu of a dedicated storage area. Given the development is pre-furnished and managed by Uniting WA, it is unlikely that future residents would require additional storage areas on-site.
Part 2.5 – C2.5.1 and C2.5.2 – Utilities are to be appropriately located on-site.	No details of future utility locations have been provided as part of this development, with exception to clothes drying areas to the rear of the site. A suitable condition is recommended to ensure utilities are appropriately located and screened from public view.
Part 2.6 – C2.6.1 – Outbuilding Requirements	The rear laundry facility is considered as an 'Outbuilding' for the purposes of the R-Codes. The building is not setback to the rear street boundary in lieu of the 1m setback required to secondary street frontages. The development is screened by a natural earth bund and vegetation to the Leach Highway on-ramp. The reduced setback will have no visible impact to the street but is otherwise complementary in colours and materials.
Part 3.3 – C3.3.1 – All buildings to be setback to the street.	The front 3 units are setback 1.1m in lieu of 2m and the rear Laundry (outbuilding) is nil setback (0m) in lieu of 1m. The rear setback has been addressed under Part 2.6 – C2.6.1. The reduced street setback is unlikely to have an adverse impact to adjoining properties and will positively contribute to the existing and desired streetscape. Several other properties on the street have reduced setbacks to Alexandra Place. Notwithstanding the 1m reduction, the buildings are designed to complement and do not present an excessive building bulk to the street. The units include several major openings and primary access to the street

	and accommodates the retention of street trees and providing other landscaping features.
Part 3.4 – C3.4.1 – All buildings to be setback from lot boundaries.	A small portion of one unit is setback 0.5m in lieu of 1m and extends to a setback greater than 1m. The reduced setback only impacts a wall of 1.7m in width. The variation is considered "technical" in nature as a compliant boundary wall could be erected on the same boundary. The wall is not consistently setback from the east lot boundary impacted. The reduced setback is unlikely to present an adverse impact to the adjoining landowner. The portion of building less than 1m setback is 1.7m and includes an open courtyard with some screen fencing.
Part 3.6 – C.3.6.7 and C3.6.9 – Fencing to the primary and secondary street.	The proposed bin store will not be visually permeable, as required for front fences above 1.2m in height. The fence and the existing secondary fence to Albany Highway will not be upgraded to comply as a 'front fence'. The width of this fence is minimal and only occupies 2.7m to a 20m+ frontage. The fence does not obstruct the view of the dwelling(s) to the street. The fence is otherwise of alternative materials that complement the building(s) and the street.

Without a clear framework for assessing the design and built form of a Residential Building, Part 1.3 of the R-Codes identifies that all assessments and determinations for 'Residential Development' is to have regard to the General Objectives of the R-Codes and the objectives of LPS42. In addition to these requirements, an assessment against *SPP7.0 – Design of the Built Environment* may be acceptable to guide the built form outcomes of the development, which has been demonstrated in Attachment 7.

The general objectives of the R-Codes are consistent with the objectives of LPS42 and are particularly related back to facilitating residential development that is sustainable, diverse and will provide a high amenity, liveability and presentation to development sites and the local context.

Objectives of the Residential Zone

It is considered that the development is consistent with the objectives of the Residential zone under LPS42, due to the following reasons:

- The Residential Building use is inherently different to the predominate housing typology in the area;
- The density of the development is in keeping with the current and future character of the locality;
- The development is necessary for the needs of the community and to assist those who are in need of a non-standard housing arrangement;

- The built form presents a high quality and unique design to Alexandra Place, which is complementary to existing development and the street;
- The development is best suited in this format given the constraints identified to the locality; and
- On its merits, the development is in keeping with the provisions of the Residential Design Codes.

To reaffirm the last remaining objective of the R-Codes, a review of the existing and desired future character of the area is necessary to ensure the development will be responsive and contributory to the expectations of the locality.

Amenity

Amenity is defined in the *Deemed Provisions* as *".... all those factors which combine to form the character of an area and include the present and likely future amenity".*

The development is considered unlikely to have a detrimental impact on the amenity of the wider locality as the scale will not create any adverse or seen impacts to the surrounding neighbourhood. The crucial aspect is how the local amenity, particularly on Alexandra Place, will be impacted by the proposal.

In determining the likely future character of the locality, it is important to note the restrictions and development provisions applicable to the Albany Highway Corridor, as explained in the 'Legislation and Policy' section of this report.

The table below outlines how the City's planning framework will shape the future character of the locality:

Legislation and Policy	**Intended Future Character for Albany Highway Corridor**
State Planning Strategy (Perth and Peel @3.5m and the Central Sub-Regional Planning Framework)	Part 4.2 - Urban corridors should be examined for opportunities to increase residential and mixed-use densities. High density is encouraged subject to the local context, function of the corridor and balance of other land activities.
City of Canning Local Planning Strategy 2017 (LPS 2017)	Section 4.1.1.8 - Examine an increase in residential density for all properties identified in the Albany Highway Urban Corridor (in keeping with the Local Housing Strategy). Section 4.1.1.9 – Minimum density provisions encouraged. Section 4.1.3.1 – Examine and develop mechanisms to deliver affordable dwellings within the Albany Highway Corridor, with multiple dwelling typologies encouraged.
State Planning Policy 5.4 – Road and Rail Noise (SPP5.4)	All development is to consider the impacts of noise to major transport routes. The policy intends to ensure transport infrastructure and land-use can mutually exist within urban corridors.

	There is a general presumption to not use discretion for sites subject to higher-level noise exposure. The risk and impact to future residents need to be balanced with the benefits and competing interests in planning policies and strategies.
City of Canning Local Planning Scheme No. 42 (LPS42)	Schedule C – Restricted Use Area 2: Albany Highway Corridor has prohibited future single house and grouped dwelling land uses for the Residential zoned areas. Further, the corridor is up coded to R100. All development is to have access in accordance with *LP.13 – Albany Highway Access Network* (LP.13) and development fronting Albany Highway, Leach Highway and Welshpool Road is to comply against *State Planning Policy 5.4 – Road and Rail Noise* (SPP5.4). Non-residential development is to be compatible and complementary to the residential area by way of built form and scale.
Planning Codes – Residential Design Codes Volume 1 and Volume 2 (the R-Codes)	Considering single house and grouped dwellings developments are now prohibited in the area, the likely future built form would be akin to Multiple Dwellings as informed under the R-Codes Volume 2, Table 2.1 – Primary Controls Table. Further, all other residential development may be subject to the general objectives of the R-Codes and the applicable objectives in a Scheme.

When considering the current planning framework for the locality, it is clear increased density should be supported where practical. To summarise the future character of Alexandra Place, it should be expected that increased density and a preference for Multiple Dwelling developments will occur. This may result in increased heights, increased numbers of residents and more activity in the area.

As prescribed under the R-Codes Volume 2, Table 2.1, it is acceptable for Multiple Dwellings to be developed to a height of 4 stories, within minimal setbacks to the street and side boundaries for a R100 zoned property. A plot ratio area of 1.3 is considered acceptable for a R100 coded property. While the R-Codes Volume 2 refers back to a design-based and outcomes approach, it is clear the future character will be changed from the current extent of units and single-detached dwellings.

The fault in using the parameters of the R-Codes Volume 2 is that it would be quite unrealistic for the street to be entirely transformed to this scale. Further, looking at what residential development types could be considered under LPS42 paints an unrealistic and unreasonable picture for Alexandra Place, as explained below:

- Lot amalgamation is necessary to obtain the anticipated and accepted heights and scale of development to the Urban Corridor. Given the pocket of R100 areas are privately owned, have reduced lot sizes, and have housing stock of various age and quality, there may not be a clear timeframe if and when this would occur;
- There are several constraints to the locality that would discourage this form of development from occurring:
    - Industrial development to the north-east of Alexandra Place may be seen as competing and conflicting to the densification of the locality; and
    - The major transport routes of Albany Highway and Leach Highway add further burden to residential development, particularly if development occurs to heights as expected for Multiple Dwellings under the R-Codes Volume 2.
- A strict limitation to Multiple Dwellings may be seen as contrary to the objectives of the Residential zone, in relation to the provision of housing diversity and choice for the community and its needs.

Noting the above, the subject site is one of the more constrained and restricted sites in the locality based on lot size and its location. Given the proposal is not for a Multiple Dwelling land use, it is privy to understand how the development can be complementary to adjoining or nearby sites that have greater potential than the subject site.

Given the community benefit received from the development, the change and diversity in the built form product with the articulated heights, in summary, the development is best suited for this site given its constraints on the Albany Highway Corridor.

In all, the development will be complementary and compatible to the future amenity of the area and is aligned with the objectives of the City's *Local Planning Strategy 2017,* by providing additional and more diverse housing in a consolidated urban form.

Traffic and Parking

It is considered that there is adequate capacity on the existing road network and on Alexandra Place to accommodate the development. The anticipated vehicle trips in the peak hour periods of any given day for a residential dwelling are already low in comparison to Commercial or Industrial activities.

The initial plans provided identified 2 car parking bays on-site. LPS42 identifies the need for car parking to a ratio of 0.5 car parking bays per bedroom. In total, 4 car bays (3.5 rounded up) are required under LPS42 for the development. Amended plans have been prepared in Attachment 1 that has updated the amount of parking bays to be compliant with LPS42.

Safety

As part of the Public Consultation process, submissions raised concerns regarding public safety and security as a result of this development. While many concerns raised are non-valid planning considerations, the impact of the development on the community as a whole and the potential benefit of the development could provide some scope to allow for these concerns to be addressed.

The applicant has demonstrated in a submitted Operational Management Plan under Attachment 10 that future residents will be screened and selected in order to reside at the development site. Further, professional health specialists, security assistance and support workers are available to assist the management of the site.

A condition of approval is recommended for an updated Operational Management Plan to be submitted and approved by the City. This plan will be conditioned to be implemented for the life of the development.

Waste

As part of the Public Consultation process, concerns were raised regarding the availability for on-street waste collection and if the development had adequately been designed to address the collection of waste. A Waste Management Plan has been lodged as part of this application under Attachment 11 and is supported by the City to mitigate any future concerns.

To remediate these concerns, the City has recommended a condition of approval to ensure compliance with the Waste Management Plan for the life of the development and for suitable bin pads to be provided within the abutting verge.

Conclusion:

The application for a Residential Building has been thoroughly assessed against the City's planning framework. It is considered that with suitable conditions, the development will provide a positive contribution to the community.

The development is considered compatible and consistent to the objectives of the Residential zone. The proposal will provide for a new dwelling typology (in its built form and operation) for those in need and has been found to be of a high quality design. After using the R-Codes as the basis for the assessment process, the development is considered to be suitable and complimentary to its intended land use.

The development is unlikely to pose any impact on the amenity of the locality and is consistent with the objectives of the Residential zone and will provide for a range of housing to meet the needs of the community.

The proposal is acceptable as it responds to the context of the subject site and has been appropriately designed to provide high quality built form. The Residential Building provides an articulated façade, varying finishes and landscaping that will integrate the development within the existing Alexander Place streetscape.

It is recommended that the DAP approve the application subject to conditions.

Alternatives

Nil



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Location Plan - DAP/24/02632 - 71 Alexandra Place, Bentley WA 6102

31/05/2024

1:2500

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Location Plan - DAP/24/02632 - 71 Alexandra Place, Bentley WA 6102

31/05/2024

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CITY OF CANNING
01/05/2024

AMENDED PLAN

UNITING BENTLEY

71 ALEXANDRA PLACE, BENTLEY

DRAWING No.	DESCRIPTION	REV
DA000	COVER SHEET	D - WIP
DA001	EXISTING CONDITIONS / DEMO	D - WIP
DA002	SITE PLAN	D - WIP
DA100	FLOOR PLAN	D - WIP
DA400	ELEVATIONS	D - WIP
DA600	LANDSCAPE PLAN	D - WIP
DA601	FURNISHED PLAN	D - WIP

NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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- ANY CHANGES MADE SHALL BE DOCUMENTED AND FORWARDED TO THIS OFFICE FOR APPROVAL.
- VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THIS OFFICE IMMEDIATELY OF ANY DISCREPANCIES.
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DRAWING TITLE
COVER SHEET

DRAWING # DA000
REV D - WIP

DRAWING ISSUE
DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE 1:1
PAGE A3
DRAWN JK
DATE 22/4/2024

CITY OF CANNING
01/05/2024

AMENDED PLAN

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257450 257425 257400 257375

100 111 110 3037 340

ALEXANDRA PLACE

9001
DS Bit
RL 12.226

9000
DS Bit
RL 11.885

FL 12.47

Single Storey Brick & Tile House

Single Storey Brick & Tile House

Single Storey Brick & Tile House

Brick Pillar Fence

1.8m Fibre Fence

1.8m Colourbond Fence

Ridgeline RL 16.4

Well

Brick Paving

Shed

Grass Area

Thick Bush

Underground services have been compiled from information obtained from a Dial-Before-You-Dig search. Service locations have not been verified by MNG. Alignments are indicative only. Prior to demolition, excavation or construction, users should satisfy themselves to the currency of services, which may have been altered or new services installed on or near the subject site. Refer to the date and method of acquisition. This note is an integral part of this plan.

This survey has been completed to CLASS 2/3 Accuracy
Hard Stand Areas are to Class 2 Accuracy
Horizontal Accuracy ± 20mm
Vertical Accuracy ± 20mm
All other Areas are to Class 3 Accuracy
Horizontal Accuracy ± 30mm
Vertical Accuracy ± 50mm
This note is an integral part of this plan.

Surface features and levels have been surveyed to meet the requested scope of works accuracy. The surface may be contoured to depict topography or defined only by spot heights. For clarity on hard copy some level information is not shown, refer to 3D digital file. Above ground indicators (markers) of underground services are located where visible. Third parties utilising this information should confirm the capture accuracies meet requirements prior to use. This note is an integral part of this plan.

Rev.	Description	Drawn	Date	Checked
A	Initial Issue	JPJA	09/09/2021	KRS

Surveyor:- JPJA
Survey Date:- 08/09/2021
Precal/Cad:- 06/09/2021

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0 5 10
ALL DISTANCES ARE IN METRES
For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

Lot 340 (#71) Alexandra Place
Bentley
Detail Survey

CLIENT:
Uniting WA

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

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Project Mngr.	Ken Sellers	Datum	PCG94 / AHD

104353 - DE - 001 - A
Job Number | Type | Plan Number | Revision

CITY OF CANNING
01/05/2024

AMENDED PLAN

ROAD FEATURES
- Traffic Junction Box
- Traffic Signals - 1 Aspect
- Traffic Signals - 2 Aspect
- Traffic Signals - 3 Aspect
- Traffic Signals - 4 Aspect
- Pedestrian Signals
- Sign On One Pole
- Sign Multiple Poles
- Overhead Sign
- Traffic Controller Box
- Finger Sign (F SIGN)
- Traffic Earth Pit
- Police Traffic Camera
- Guide Post
- Km Marker (SLKP)
- Traffic Count

ELECTRICAL
- Earth Pit (Earth)
- Electrical Pillar (E)
- Electrical Dome (WP)
- Light Pole - Directional
- Power Pole
- Transformer Single Pole
- Stay Pole
- Steel Wire Anchor
- High Mast Lighting (HL)
- Electrical Cable Marker (E)
- MRWA Cable Marker (M)
- MRWA Electrical Cable Box (MR)
- Electrical Cable Pit/Box (E)
- MRWA Distribution Board (EDB)
- High Tension Power Pole (PP)
- Electrical Supply Pole (EP)
- Ground Floodlight (GFL)
- MRWA Electrical Manhole
- Meter Box (MB)
- Power Meter Box
- Electrical Transformer
- MRWA Light Pole
- MRWA Multiple Light Pole

COMMUNICATION
- Telstra Pit (T)
- Telstra Pillar (T)
- Telstra Marker (T)
- Telstra Pole
- Telephone Booth (T)
- Emergency Phone (TEL)
- Antenna
- Telstra Elevated Joint (TEJ)
- Cable Marker (Optus)
- Telstra Tower
- Communication Manhole

WATER
- Water Meter (WM)
- Water Stop Valve (WA)
- Hydrant (Ground Level) (G.HYD)
- Hydrant (Pillar) (FH)
- Water Bore (WB)
- Stand Pipe
- Reticulation Sprinkler
- Reticulation Control Valve (WA)
- Well (WELL)
- Water Main Marker (W)
- Water Tap
- Flushing Point (WFP)
- Air Valve (WAV)
- Peizometer (P)
- Hydrant Booster Box

GAS
- Gas Marker (G)
- Gas Valve (GV)
- Gas Test Valve (GTV)
- LPG Tank (LPG)
- Gas Test Pit (Gas Pit)
- Gas Manhole

DRAINAGE
- Invert Level (IL)
- Overt Level (OL)
- Flood Level (FL)
- Water Line (WL)
- Flood Level Indicator (FL)
- Storm Water Grate
- Drainage Gully
- Drainage Manhole
- Drainage Headwall

SEWER
- Sewer Vent (SV)
- Sewer Line Marker (S)
- Sewer Inspection Shaft (IS)
- Sewer Inspection Opening (IO)
- Sewer Manhole

RAIL
- Rail Traffic Signals (RAIL)
- Rail Traffic Control Box (RAIL)
- Rail Telephone Box
- Rail Cable Pit (RAIL)
- Rail Cable Marker (R)
- Rail SLK Post (SLKP)
- Manhole - Rail Cable (RC)

STRUCTURE
- Deck Level (D.L.)
- Floor Level (FL)
- Column Centre

GENERAL
- Clothes Hoist
- Air Conditioner
- Marker Unk/Undefined (M)
- Undefined Manhole
- Control Of Access Sign
- Count Station
- Advertising Sign (AD)
- Windmill
- Stock Trough (TROUGH)
- Litter Bin (BIN)
- Mail Box (MAIL)
- Parking Meter (PM)
- Bus Stop (BUS)
- Ticket Machine (T)
- Borehole (BORE)
- Flag Pole (FLAG)
- Bollard
- Fuel Bowser
- Underground Filler (UTF)
- Diesel Tank (D)
- Oil Main Marker (M)
- Security Post (P)
- Tank (TANK)

GROUND FEATURES
- Natural Surface (12.34)
- Aerial Survey Marker

VEGETATION
- Tree Details - Canopy & Trunk
- Tree 0.1m-0.3m Trunk Diameter
- Tree 0.3m-0.5m Trunk Diameter
- Tree 0.5m-1.0m Trunk Diameter
- Tree > 1.0m Trunk Diameter
- Bush
- Die Back Area - Marker
- Nesting Tree
- Tree Trunk / Stump
- Grass Tree

SURVEY CONTROL
- Star Iron Picket
- Trig Point
- SSM
- Bench Mark (BM)
- Photo Point
- Cadastral Peg/Post (CP)
- Reference Peg (R.PEG)
- Alignment Control
- Spring Head Nail
- Spike (SP)
- TBM
- Peg Placed / Found

ROAD FEATURES
- Edge Of Bitumen
- Road Shoulder
- Edge Of Unsealed Road
- On Road
- Centre Of Road
- Kerb Top
- Kerb Bottom
- Cattle Grid
- Centre Of Driveway
- Edge Of Driveway
- Pedestrian Ramp
- Pedestrian Crosswalk
- Track
- Parking Bay
- Line Markings 1m Line & 1m Gap
- Line Markings 1m Line & 3m Gap
- Line Markings 3m Line & 9m Gap
- Lane Marking (9m*3m GAP)
- Lane Markings - Audible
- Shared Pathway - Guide Line 900mm*300mm GAP
- Footpath/Shared Path - Give Way 200mm*200mm GAP
- Giveway/Hold/Turn Lines 600mm*600mm GAP
- Double Barrier Line
- Overtaking Lane Left
- Overtaking Lane Right
- Single Solid Line
- Arrow Straight
- Arrow Straight/Left
- Arrow Straight/Right
- Arrow Left
- Arrow Right
- Arrow 3 Ways
- Arrow Right & Left
- Arrow U-Turn
- Arrow Merge
- Painted Lettering On Seal
- Painted Bicycle Traffic Signal Detector
- Guardrail - W Beam
- Guardrail - Thrie
- Barrier Concrete
- Barrier Steel Rope
- Barrier - Single Rail
- Barrier - Double Rail
- Barrier Triple Rail
- Bridge Barrier - (All Types)
- Bridge Expansion Joints
- Bridge - Outside Of Deck
- Soffit String

STRUCTURE
- Bridge
- Abutment
- Columns
- Piers
- Underpass
- Ramp
- Steps/Stairs
- Edge Of Concrete
- Bus Shelter
- Memorial
- Ruin
- Building / Structure
- Awning
- Shed
- Verandah
- Door Opening
- Window
- Roof Gutter Line
- Roof Ridge Line
- Top Of Wall
- Brick Wall
- Concrete Wall
- Livestock Grid

GENERAL
- Swimming Pool
- Tank Perimeter
- Mine Shaft
- Mine Workings
- Koppa Logging Fence
- Fence/Gate
- Wall
- Top Of Barrier / Wall etc
- Retaining Wall
- Boundary Line
- Footpath
- Gas Cylinder/Tank
- Brick Paving
- Bike Rack
- Bench Seating
- Handrail

GROUND FEATURE
- Major Contour (10)
- Minor Contour
- Bank Bottom
- Bank Top
- Line Of Levels
- Levee Top
- Levee Bottom
- Rock Outcrop
- Ridge Line
- Borrow Pit
- Earthworks Area
- Ground Subsidence
- Rock Pitching

VEGETATION
- Tree Line/Canopy
- Bush Line
- Hedge
- Garden Bed
- Lawn Area
- Vineyard
- Plantation
- Orchard
- Nursery
- Market Garden
- Recreational Area
- Trunk Circumference Circle
- Tree-line Face Of Trunks

CADASTRAL
- MNG Precal/Re Established
- (SCDB) - State Cadastral Data Base
- Cadastre By Others

ELECTRICAL
- Varible Message Sign
- Electrical Structure String
- Overhead Powerlines - Null Height
- Overhead Powerlines - True Height
- High Tension Power Lines - Null Height
- High Tension Power Lines - True Height

COMMUNICATION
- Unidentifed Service Pit
- Telstra Cable (T)
- Amcom Cable

WATER
- Water Pipe (W)

GAS
- Gas Line (G)

DRAINAGE
- Drainage Pipe (D)
- Drainage Culvert
- Floodway
- Drain
- Edge Of Drain
- Sump
- Waters Edge
- Swamp
- Dam
- Edge Of Creek/Water
- Centre Of Channel
- Wet Area
- Flood Level Line
- Waterways Cross Section

SEWER
- Sewer Pressure Main (PM)
- Sewer Pipe (S)

RAIL
- Railway Platform
- On Rail
- Rail Boom Gate
- Rail Underground Cable
- Dual Gauge Rail
- Narrow Gauge Rail
- Cross Setion - Rail
- Standard Gauge Rail
- Rail U/G Cable

UNDERGROUND SERVICES - DIRECT MEASUREMENT - CLASS A
- (PQA) Underground Amcom/Vocus Cable
- (PQC) Underground Drainage Pipe
- (PQE) Underground Electrical Cable
- (PQF) Underground Western Power Comms
- (PQG) Underground Gas Line
- (PQH) Underground MRWA Comms
- (PQI) Underground MRWA Power
- (PQJ) Underground NBN Comms
- (PQK) Underground TPG /Pipe Networks
- (PQN) Underground Next Gen Comms
- (PQO) Underground Optus Fibre_Optic
- (PQP) Underground Optus Copper
- (PQR) Underground Rail Services
- (PQS) Underground Sewer Pipe
- (PQT) Underground Telstra Copper
- (PQU) Underground Unknown Service
- (PQV) Underground Telstra Optic_Fibre
- (PQW) Underground Water Pipe
- (PQX) Underground Reticulation Pipe

(MAIN ROADS - SURFACE LOCATION) - CLASS B
POINT MEASRUED AT GROUND LEVEL DIRECTLY ABOVE TRACED SERVICE
- (HA) (HA) AMCOM/VOCUS Cable - Surface Location
- (HC) (HC) Drainage Pipe / Stormwater - Surface Location
- (HE) (HE) Electrical Cable - Surface Location
- (HF) (HF) Western Power Communication - Surface Location
- (HG) (HG) Gas Line - Surface Location
- (HH) (HH) MRWA Communication - Surface Location
- (HI) (HI) MRWA Power - Surface Location
- (HJ) (HJ) Underground NBN Fibre - Surface Location
- (HK) (HK) Underground TPG/Pipe Networks Surface Location
- (HN) (HN) Next Gen Communication - Surface Location
- (HO) (HO) Optus Optic_Fibre - Surface Location
- (HP) (HP) Optus Copper - Surface Location
- (HR) (HR) Rail Services - Surface Location
- (HS) (HS) Sewer Pipe - Surface Location
- (HT) (HT) Telstra Copper - Surface Location
- (HU) (HU) Unknown Service - Surface Location
- (HV) (HV) Telstra Optic_Fibre - Surface Location
- (HW) (HW) Water Pipe - Surface Location
- (HX) (HX) Reticulation - Surface Location
- (PZS) Located Point Using Indirect Measure

(MAIN ROADS - UNVERIFIED, NO MEASURMENT) DBYD COMPILED - CLASS C AND D
- (QA) AMCOM/VOCUS Cable - Unverified, No Measurement
- (QC) Drainage Pipe / Stormwater - Unverified, No Measurement
- (QE) Electrical Cable - Unverified, No Measurement
- (QF) Western Power Communication - Unverified, No Measurement
- (QG) Gas Line - Unverified, No Measurement
- (QH) MRWA Communication - Unverified, No Measurement
- (QI) MRWA Power- Unverified, No Measurement
- (QJ) Underground NBN Comms - Unverified, No Measurement
- (QK) Underground TPG/Pipe Networks - Unverified, No Measurement
- (QN) Next Gen Communication - Unverified, No Measurement
- (QO) Optus Optic_Fibre - Unverified, No Measurement
- (QP) Optus Copper - Unverified, No Measurement
- (QT) Telstra Copper - Unverified, No Measurement
- (QV) Telstra Optic_Fibre - Unverified, No Measurement
- (QR) Rail Services - Unverified, No Measurement
- (QS) Sewer Pipe - Unverified, No Measurement
- (QU) Unknown Service - Unverified, No Measurement
- (QW) Water Pipe - Unverified, No Measurement
- (QX) Reticulation - Unverified, No Measurement

Rev.	Description	Drawn	Date	Checked
E	Underground Services Updated	SAH	11/02/2020	TKI
D	Cadastre Added	SAH	7/11/2019	DRD
C	Underground NBN Fibre Added	SAH	12/03/2018	TKI
B	Feature Codes Revised	SAH	22/08/2017	DCK
A	Initial Issue	SAH	30/06/2016	SAH

SCALE 1:1000 @ A3

0 25 50

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Surveyor:- MNG
Survey Date:- 22/08/2017
Precal/Cad:- N/A

bsi. FS 565311 ISO 9001 Quality Management AS/NZS 4801:2001 Occupational Health and Safety Management OSH 591267

N

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

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McMULLEN NOLAN GROUP
FEATURE SURVEY - GENERAL LEGEND

CLIENT: N/A

Project Mngr	MNG	Datum	LOCAL

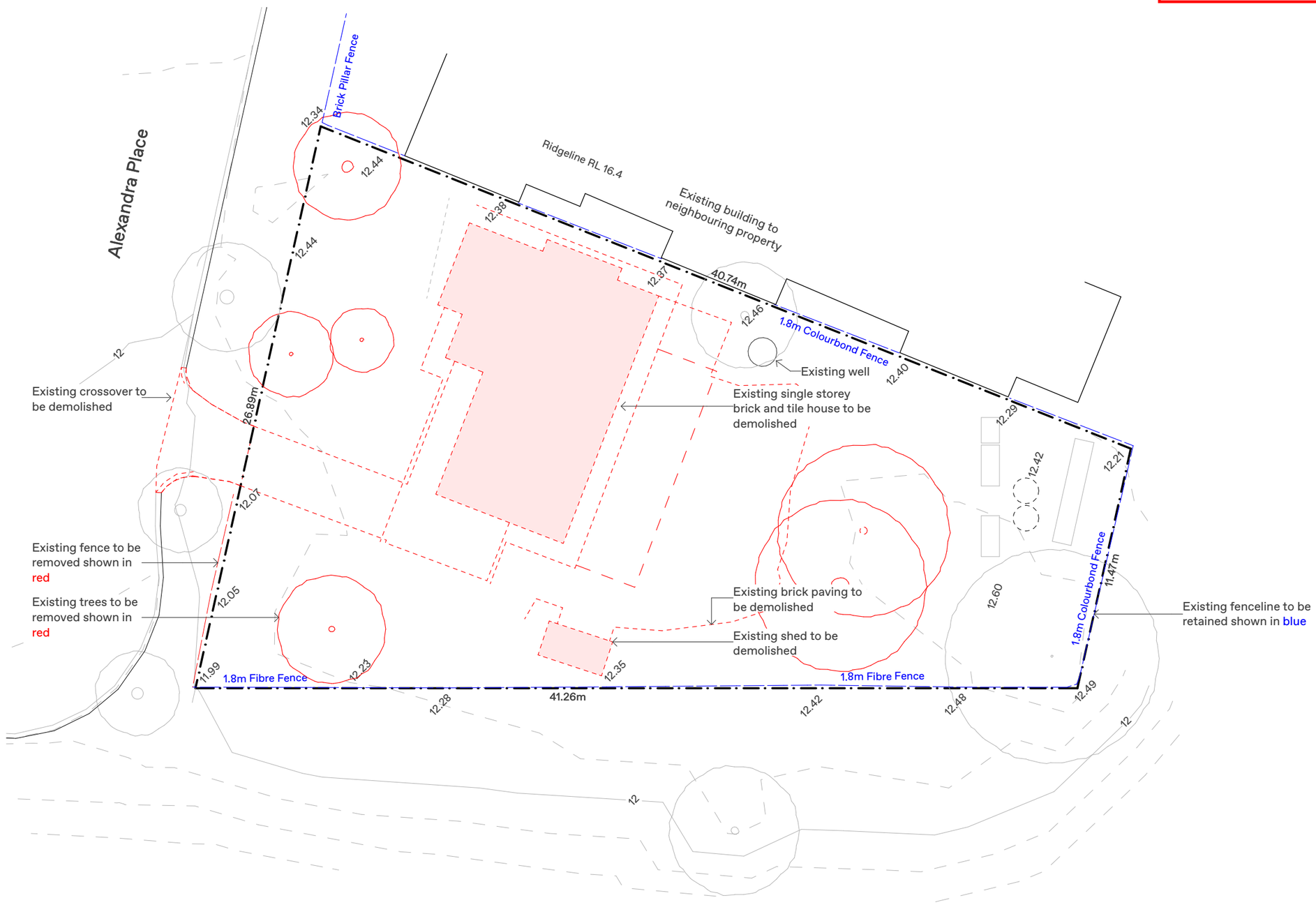
95465 - DOC-012 - E

CITY OF CANNING
01/05/2024

AMENDED PLAN

Notes:

Refer to Site Feature Survey for verge details including any street trees, power poles, stay wires, bus stops, footpath signs, manholes, pram ramps, street signs and drainage pits



NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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PROJECT # 192_B

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DRAWN	JK
DATE	22/4/2024

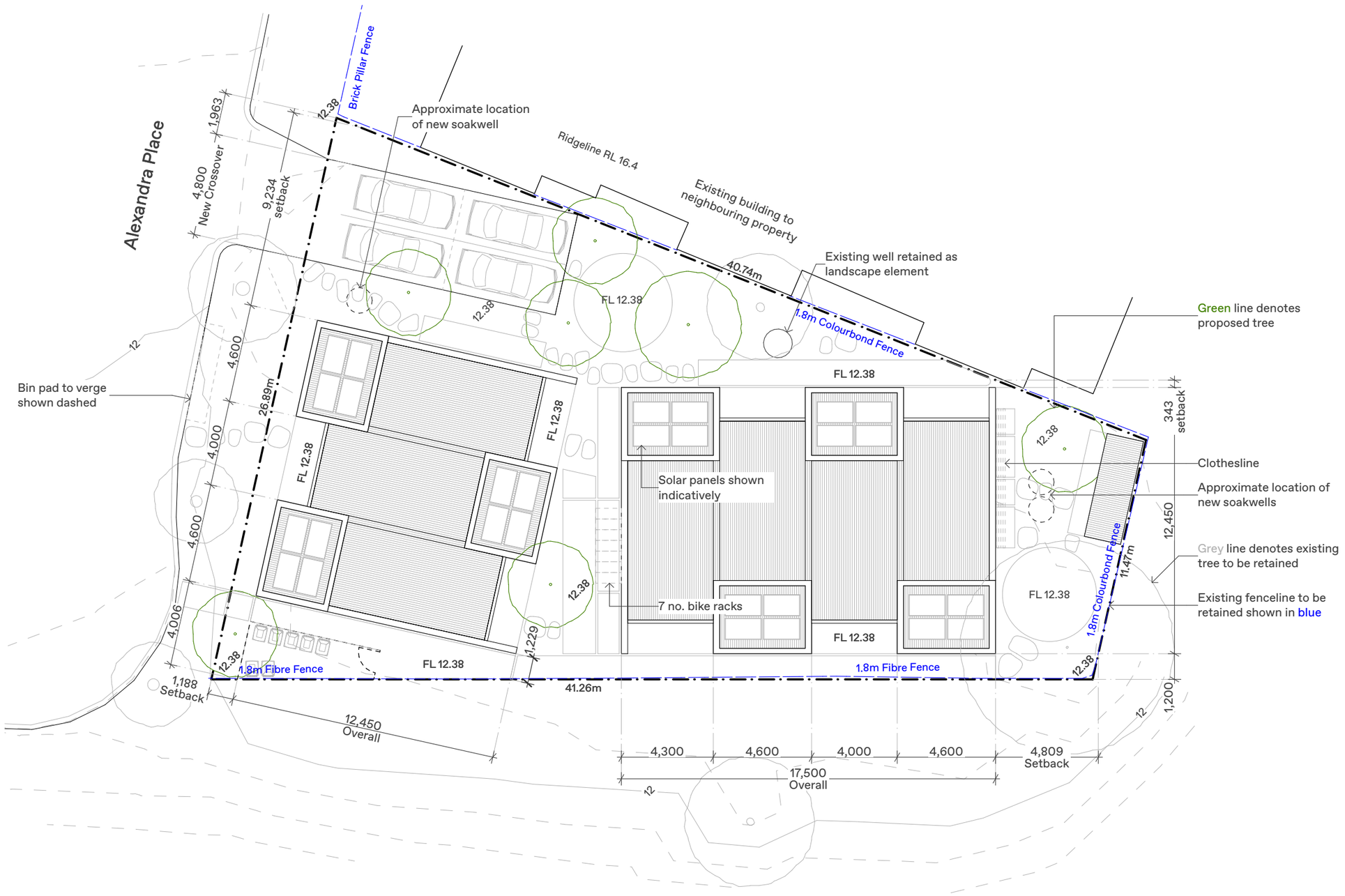
CITY OF CANNING
01/05/2024

AMENDED PLAN

Notes:

Refer to Site Feature Survey for verge details including any street trees, power poles, stay wires, bus stops, footpath signs, manholes, pram ramps, street signs and drainage pits

Site Area:	771m²
Site Coverage:	388m²
Site Coverage:	50%



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CITY OF CANNING
01/05/2024

AMENDED PLAN

Notes:

Refer legend below.

Legend:

1 New Crossover
2 Outdoor Living
3 Living / Dining
4 Kitchen
5 Bathroom
6 Bedroom
7 BBQ & Shared Facility
8 Communal Garden
9 Car Bay (4)
10 Bin Store
11 Bike Racks
12 Communal



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FLOOR PLAN

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01/05/2024

AMENDED PLAN

Notes:

Trees are shown indicative only.
High level windows have no overlooking aspect, windows are >1600mm above FFL.

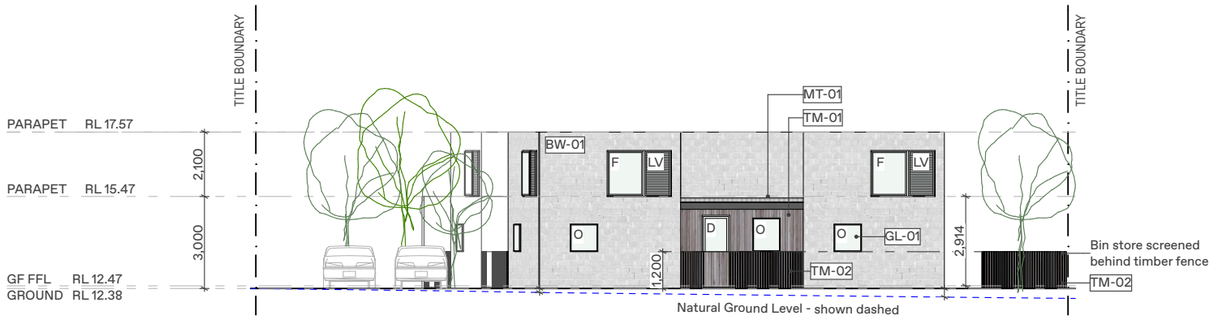
Legend:

Materials:

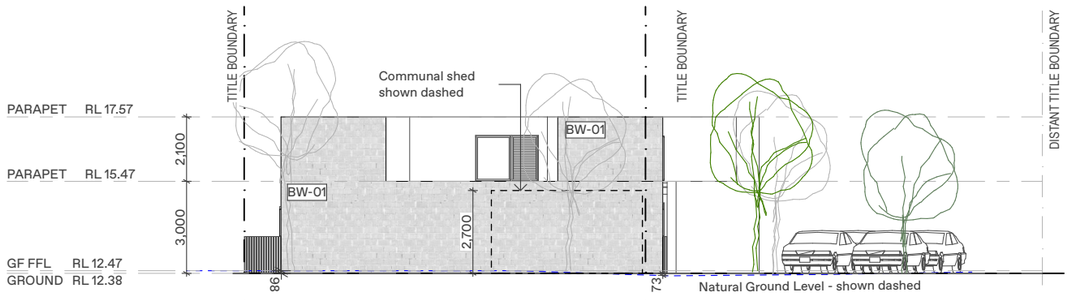
BW-01	Masonry Blockwork / Parchment or Grey TBC
TM-01	Timber Fence & Gate
TM-02	Timber Cladding
GL-01	Clear Glazing / Aluminium Frame
MT-01	Galvanised Roof Sheeting
FC-01	Fibre Cement Sheet, Paint finish

Doors & Windows:

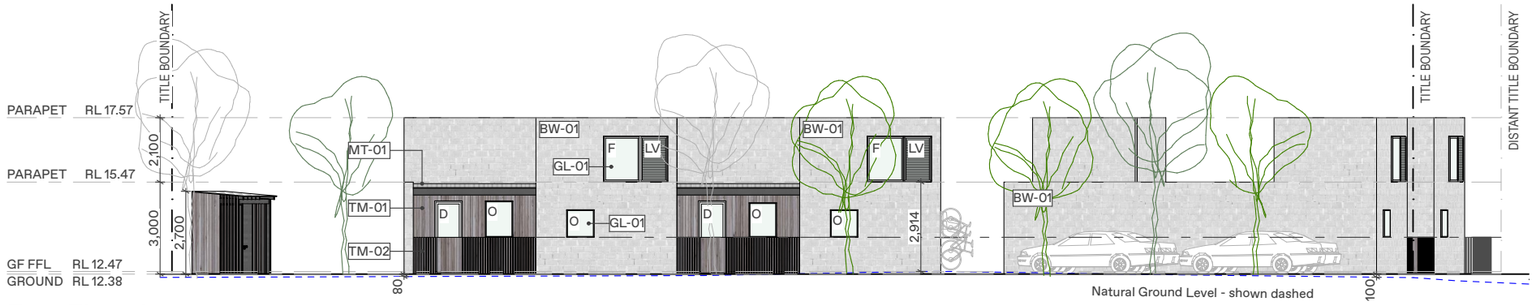
F	Window / Fixed Glazing
LV	Window / Louvres
O	Window / Operable
D	Door



North Elevation



South Elevation



East Elevation



West Elevation

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01/05/2024

AMENDED PLAN



N

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FURNISHED PLAN

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DEVELOPMENT APPLICATION

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PLANNING REPORT

UNITING WA- ASPIRATIONS HOUSING

LOT 340 (NO. 71) ALEXANDRA PLACE, BENTLEY



PROJECT REF: 1839

DYNAMIC PLANNING AND DEVELOPMENTS

Prepared for
UNITING WA
GPO BOX P74 PERTH WA 6838

History and Status of this Document

Revision	Date issued	Prepared by	Reviewed by	Revision type
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PLANNING REPORT

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DYNAMIC PLANNING AND DEVELOPMENTS

1.0 Introduction

Dynamic Planning and Developments acts on behalf of Uniting WA, the proponent Lot 340 (No. 71) Alexandra Place, Bentley (herein referred to as the 'subject site').

This planning report has been prepared in support of an Application for Planning Approval for a proposed 'Residential Building' at the subject site. The planning report contains the following pertinent details of the proposal relevant to the assessment of the proposed application:

- Details of the proposal;
- Detailed assessment of the proposal against the relevant planning provisions applicable under City of Canning Local Planning Scheme No. 42 and any relevant Local Planning Policies; and
- Detailed justification of any variations sought.

In addition to this planning report, the following documentation has been provided in order to assist the City of Canning in determining the proposed application:

- Relevant development plans (**Appendix 1**).
- Operational Management Plan (**Appendix 2**).
- Acoustic report (**Appendix 3**).
- State Planning Policy 7.0 – Design of the Built Environment Assessment (**Appendix 4**).
- Written Planning Advice (**Appendix 5**).

It will be demonstrated in subsequent sections of this submission that the proposed development is entirely appropriate for approval.

2.0 Site Details

2.1 Legal Description

The subject site is legally described as:

Lot	Plan	Volume	Folio	Street Address
340	058019	1569	340	71 Alexandra Place, Bentley

The area of the subject site is 772m².

A copy of the Certificate of Title pertinent to the subject site is provided as part of the application package.

2.2 Locational and Land Use Context

2.2.1 Regional and Local Context

The subject site is located within the City of Canning municipal area within the suburb of Bentley. The site is located in very close proximity to Albany Highway and Leach Highway which are classified as Primary Regional Roads under the Metropolitan Regional Scheme (MRS).

The existing development is a single storey, single house, located at the end of a cul-de-sac with access occurring via Alexadra Place. The broader area is characterised by an established residential area within a walkable distance to shopping centres, public transport and other local amenities.

Figures 1 and 2 depict the subject site in its regional and local context, respectively.

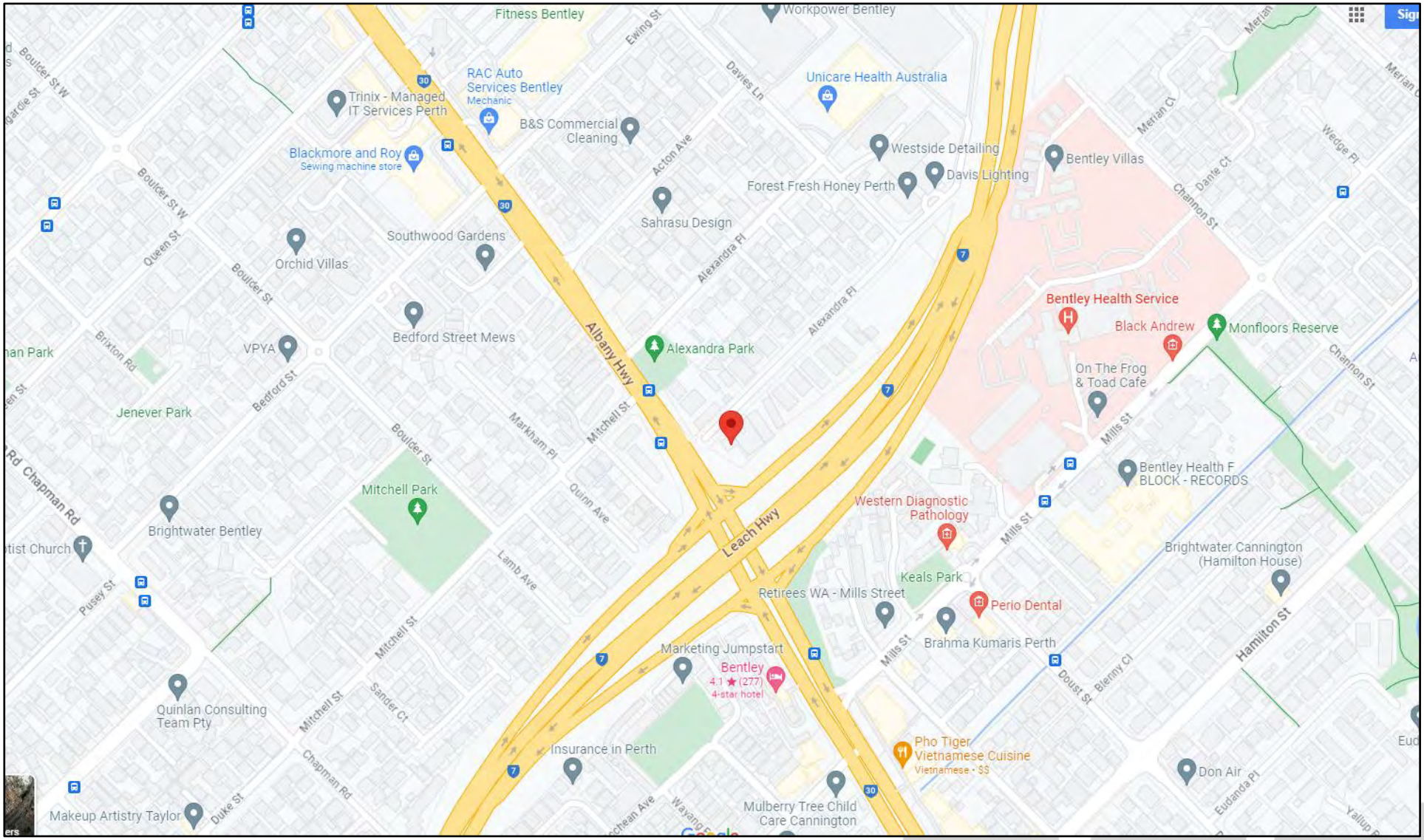


Figure 1 – Regional Context

DYNAMIC PLANNING AND DEVELOPMENTS



Figure 2 – Local Context

3.0 Planning Framework

3.1 City of Canning Local Planning Scheme No. 42

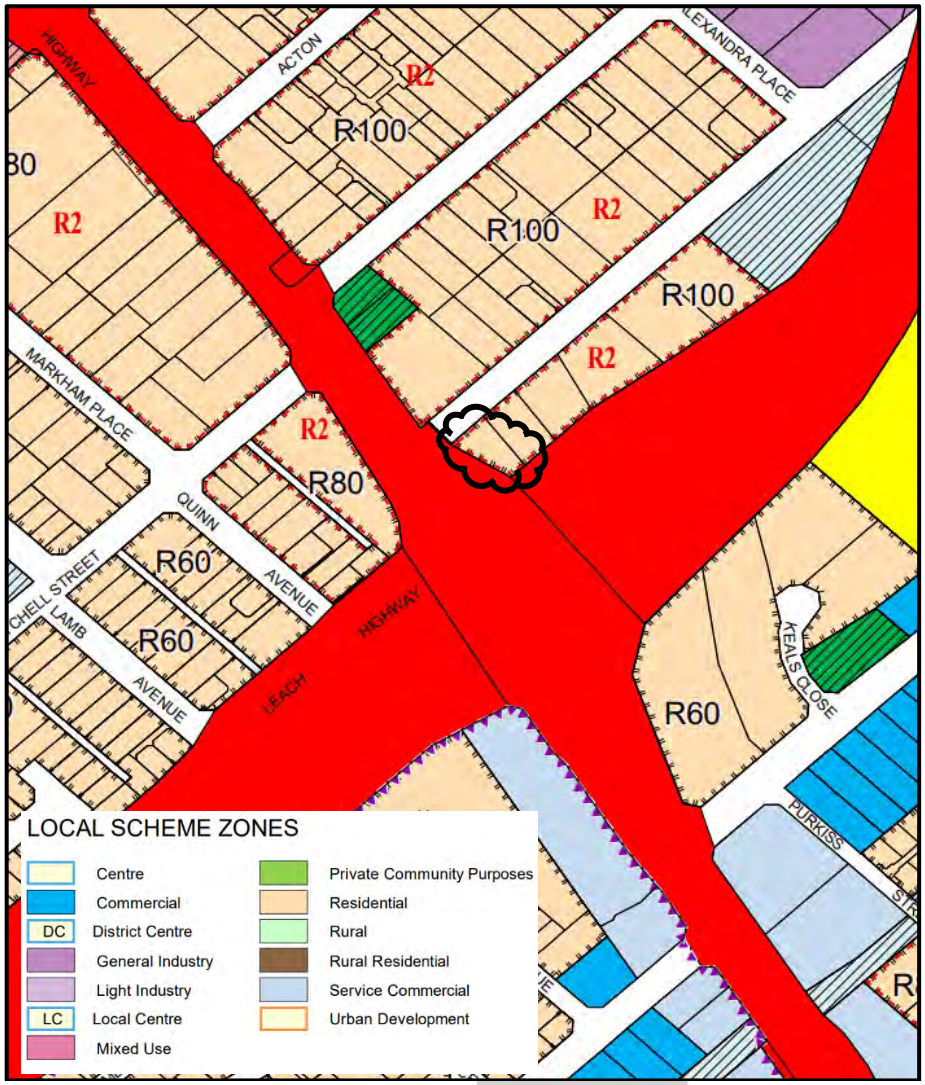
The subject site is zoned 'Residential' under the provisions of LPS No. 42 with an applicable density coding of R100. The objectives of the 'Residential' zone are as follows:

a) *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
b) *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
c) *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

The site is also subject to a 'Restricted Use' provision which prohibits the development of single house and grouped dwellings at the subject site.

Land use permissibility in the 'Residential' zone is determined having regard to Table 3 in LPS No. 42. An assessment against the zone objectives, land permissibility and other relevant scheme provisions has been provided in Section 5 of this report.

An extract of LPS No. 42 is provided in Figure 3.



4.0 Proposal Details

Uniting WA proposes to develop a community housing facility on Lot 340 (71) Alexandra Place Bentley, with 'light touch' support delivered to the residents by Uniting WA. The innovative design by Nic Brunsdon Architects will deliver a purpose-built, dignified, safe and sustainable housing facility in an established residential area, with self-contained accommodation and communal outdoor spaces designed to improve the health and wellbeing of residents.

The proposed development seeks approval for a 'Residential Building' at the subject site in order to support the Uniting WA Aspirations Housing program which seeks to provide long term, safe and supportive accommodation to individuals over the age of 18 who have come from Uniting's transitional housing programs via a referral pathway, and require ongoing support to maintain a tenancy.

A summary of the development and operational details has been provided below.

4.1 Development Details

- The development will be single storey built form with a portion of the development having ceiling heights commensurate with a two storey building in order to improve access to natural light and ventilation.
- There will be two separate built form components and a significant amount of open space, communal amenities and landscaping.
- There will be provision for only two car bays to service staff as residents are unlikely to own a vehicle and visitor numbers are anticipated to be low.
- The development will incorporate a mix of masonry blockwork, timber gladding and glazing with aluminium framing.
- The development will retain a number of mature trees.
- A communal bin store will be provided with staff and/or residents available to transport bins to the verge for collection each week.

4.2 Operational Details

- The development will accommodate seven (7) residents with each able to access light touch support from Uniting WA staff that will allow them to live more independently, build social connections and have access to employment, training and leaning opportunities.
- Key staff will visit each resident at the site for up to 3 hours per week between 9am and 5pm Monday to Friday. On call staff will be available after hours, weekends and public holidays.
  Uniting WA will maintain property tenancy and management for the life of the development.
- The development will operate and function in accordance with a comprehensive Operational Management Plan which is included in in Appendix 2.

5.0 Assessment

The statutory provisions applicable to the subject site require assessment of the proposal to be undertaken against the requirements noted in the following documents:

- City of Canning Local Planning Scheme No. 42
- State Planning Policy 5.4 – Road and Rail Noise
- State Planning Policy 7.0 – Design of the Built Environment.
- State Planning Policy 7.3 – Residential Design Codes [Volume 1] (SPP7.3).
- Local Planning Policy 09 – Tree Retention and Planting – Development.

The below sections will address the relevant land use permissibility, planning considerations and development requirements outlined in the abovementioned statutory planning documents.

5.1 Land Use Permissibility

The proposed development seeks approval for a 'Residential Building' at the subject site. The 'Residential Building' land use definition is defined in State Planning Policy 7.3 – Residential Design Codes (Volume 1) as:

Residential building - A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- *temporarily by two or more persons; or*
- *permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.*

In examining the nature of the Aspirations Housing development defined in Section 4 above, it is evident that the 'Residential Building' land use definition is most appropriate as:

- The development will accommodate ~~10~~ seven or more persons on a permanent basis who do not comprise a single family.
- The nature of the Proposed Development is a facility (being managed by Uniting WA, subject to an Operational Management Plan), rather than discrete dwellings.
- Uniting WA will maintain management of the facility as a registered Tier 2 Community Housing Provider and in accordance with the Community Housing Regulatory Framework obligations.
- The facility will have communal outdoor living spaces and the Residents will be required to contribute to the maintenance of the property and its gardens.
- The Residents will have access to 24/7 on-call support services and will have regular, weekly visits from case workers.

It is also commented that written planning advice was obtained prior to lodgement which confirmed the proposed development is most appropriately classified as a 'Residential Building'. This advice is contained in Appendix 5.

In accordance with the 'Residential' zoning, the 'Residential Building' land use is a 'Discretionary (A)' land use meaning approval is possible subject to compliance with the relevant development requirements and advertising to surrounding properties.

The development is also considered to provide housing choice to vulnerable members of the community who are in desperate need of support in high quality, safe, affordable and sustainable housing that will enable their long term independence. The facility has been specifically designed to meet the needs of the people who live there and be complimentary to the surrounding residential context. With this in mind, the proposed development is considered to meet the objectives of the 'Residential' zone.

5.2 State Planning Policy 5.4 – Road and Rail Noise

As the subject site is located within a trigger distance of both Leach Highway and Albany Highway under State Planning Policy 5.4 – Road and Rail Noise (SPP5.4), Lloyd George Acoustics were engaged to examine the implications of traffic noise on the proposed development and what implications this may have on the proposed development. In particular what construction requirements might be necessary to ensure compliance with the assigned noise levels in SPP5.4. A copy of the acoustic report prepared has been included in Appendix 3 of this report with the main findings being:

- The proposed development is able to achieve the assigned noise levels in SPP5.4 provided the construction requirements noted in Section 5 are complied with.

Ultimately, approval for the proposed development can be conditioned to ensure compliance with the acoustic report and consequently compliance with SPP5.4.

5.3 State Planning Policy 7.0 – Design of the Built Environment

As part of designing the proposed development State Planning Policy 7.0 – Design of the Built Environment (SPP7.0) was a critical consideration. It was important that through the design process that a high quality built form outcome was produced that remained low cost and affordable given the demographic it was being designed for.

How the development addresses SPP7.0 is outlined in a design presentation prepared by Nic Brunsdon Architects which is included in Appendix 4 of this report.

5.4 Development Requirements

The proposed development requires consideration and assessment against the requirements outlined in the below mentioned documents:

- State Planning Policy 7.3 – Residential Design Codes [Volume 1] (SPP7.3).
- City of Canning Local Planning Scheme No. 42 (LPS42).
- Local Planning Policy 09 – Tree Retention and Planting – Development.

State Planning Policy 7.3 – Residential Design Codes [Volume 1]

It is commented that as the proposed development seeks approval for a 'Residential Building' not all elements of SPP7.3 warrant consideration. In this regard the below table provides a summary of the developments compliance with the relevant deemed to comply provisions.

Part 5.1 – Context	R-Codes
5.1.2 Street Setback	✓
5.1.3 Lot Boundary Setback	✓
5.1.4 Open Space	✓
5.1.6 Building Height	✓

Part 5.2 – Streetscape	R-Codes
5.2.3 Street Surveillance	✓
5.2.4 Street Walls and Fences	✓
5.2.5 Sight Lines	✓

Part 5.3 – Site Planning and Design	R-Codes
5.3.2 Landscaping	✓
5.3.4 Design of Car Parking Spaces	✓
5.3.5 Vehicular Access	✓
5.3.7 Site Works	✓
5.3.9 Stormwater Management	✓

Part 5.4 – Building Design	R-Codes
5.4.1 Visual Privacy	✓
5.4.2 Solar Access for Adjoining Sites	✓
5.4.4 External Fixtures	✓

Evidently the proposed development complies with all relevant deemed to comply provisions.

City of Canning Local Planning Scheme No. 42 (LPS42)

The only relevant development in LPS42 relates to car parking and a provision of 0.5 spaces per bedroom. As the proposed development provides 7 bedrooms a total of 3.5 or 4 bays are required. Whilst the development only provides two (2) bays, this provision of parking is considered sufficient as the residents will not have cars and the bays will only be used by staff, with no more than two staff on site at any one time.

The above will be enforced through an Operational Management Plan (Appendix 2) which will become a condition of planning approval should the City resolve to approve the application.

City of Canning Local Planning Policy 09 – Tree Retention and Planting

Relevant to the consideration of the proposed development is Local Planning Policy 09 – Tree Retention and Planting. In this regard the below table provides an assessment of the proposed development against the provisions of this policy.

Local Planning Policy 09 – Tree Retention and Planting	
When the City receives a Development Applications (DAs) the plans are to accurately and fully indicate the location of all trees worthy of retention on site and all trees within adjacent road reserves, including identification of trunk diameter at 1.4m above ground level, canopy spread, species and ground levels at the base of each tree.	All existing trees have been identified on a site survey. The trunk width is noted on the survey.
In considering an application for development approval, the City may require the retention of any tree on site, pursuant to Clause 67 (p) of the Planning and Development (Local Planning Scheme) Regulations 2015.	The proposed development is retaining all verge vegetation and three of the more significant trees on site.
In determining a development proposal which is likely to result in the removal or significant pruning of a tree worthy of retention, the City will assess the retention value of the tree, based on the following criteria: i. The number of trees on the site and the ability to achieve the minimum tree provision rates identified in Table 1; ii. The location of the tree on the development site and the potential opportunities available to retain the tree on the periphery of the site, within the front setback areas, private open space or common property areas; iii. The location of the tree in relation to any conservation areas or ecological corridors; iv. If the site is located within a designated bushfire prone area, tree removal may be supported if required under an approved Bushfire Management Plan (BMP) or Bushfire Attack Level (BAL) Assessment; v. Potential safety risks associated with tree retention; and vi. The amount of auxiliary works required to retain and protect the tree.	• The proposed development exceeds the number of trees required in accordance with Table 1. • All opportunities have been explored to retain existing vegetation and the design has been successful in retaining three trees. • The site is not in a conservation area or bushfire prone area. • There is no safety risk to retain the trees and there will be limited auxiliary works required to protect the trees identified for retention.
In respect to the planting of trees on development sites, all developments are to provide trees in accordance with Table 1 – Tree Provision Rates, through the retention of existing trees, or the planting of advanced trees. It is the City's practice that the number of trees required in Table 1 shall be rounded to the nearest whole number. This means that:	In accordance with Table 1 the proposed development requires 1 tree with 3 being retained and an additional 8 trees being proposed.

i. Where 0.49 or less is required, the number is to be rounded down (i.e. 2.01 to 2.49 trees = 2 trees); and ii. Where 0.5 or high is required the number is to be rounded up (i.e. 2.5 to 2.99 trees = 3 trees)	

6.0 Conclusion

Based on the contents of this planning report, it is clear that the project proposal is appropriate for approval as it delivers a supportive community housing product to vulnerable members of the community in desperate need of safe, affordable and stable accommodation. The design of the proposed development is of a high quality and achieves a number of sustainable design outcomes to minimise running costs. The proposed development is also largely compliant with the applicable planning framework and will be run by a reputable not for profit organisation that has considerable and demonstrated experience in this space.

With the above in mind, the proposed development warrants approval.

Appendices

DYNAMIC PLANNING AND DEVELOPMENTS

APPENDIX 1 – Development Plans

DYNAMIC PLANNING AND DEVELOPMENTS

60075 60100 60125

257450 257450

257425 257425

257400 257400

257375 257375

100 111 110 3037 340

PLACE ALEXANDRA

9001
DS Bit
RL 12.226

9000
DS Bit
RL 11.885

FL 12.47

Single Storey
Brick & Tile
House

Single Storey
Brick & Tile
House

Single Storey
Brick & Tile
House

Brick Pillar Fence

1.8m Colourbond Fence

1.8m Fibre Fence

1.8m Fibre Fence

1.8m Colourbond Fence

Ridgeline RL 16.4

Well

Brick Paving

Shed

Grass Area

Thick Bush

QS QW G:HYD TBM E WA WS

Underground services have been compiled from information obtained from a Dial-Before-You-Dig search. Service locations have not been verified by MNG. Alignments are indicative only. Prior to demolition, excavation or construction, users should satisfy themselves to the currency of services, which may have been altered or new services installed on or near the subject site. Refer to the date and method of acquisition. This note is an integral part of this plan.

This survey has been completed to CLASS 2/3 Accuracy
Hard Stand Areas are to Class 2 Accuracy
Horizontal Accuracy ± 20mm
Vertical Accuracy ± 20mm
All other Areas are to Class 3 Accuracy
Horizontal Accuracy ± 30mm
Vertical Accuracy ± 50mm
This note is an integral part of this plan.

Surface features and levels have been surveyed to meet the requested scope of works accuracy. The surface may be contoured to depict topography or defined only by spot heights. For clarity on hard copy some level information is not shown, refer to 3D digital file. Above ground indicators (markers) of underground services are located where visible. Third parties utilising this information should confirm the capture accuracies meet requirements prior to use. This note is an integral part of this plan.

Rev.	Description	Drawn	Date	Checked
A	Initial Issue	JPJA	09/09/2021	KRS

Surveyor:- JPJA
Survey Date:- 08/09/2021
Precal/Cad:- 06/09/2021

IS O 9001 - AS/NZS 4801 - ISO14001
Global-Mark.com.au ®

N

Lot 340 (#71) Alexandra Place
Bentley
Detail Survey

CLIENT:
Uniting WA

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

SCALE 1:250 @ A3
0 5 10
ALL DISTANCES ARE IN METRES
For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

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Offices in: Perth | Melbourne | Kimberley| South West WA

Project Mngr.	Ken Sellers	Datum	PCG94 / AHD

104353 - DE - 001 - A
Job Number | Type | Plan Number | Revision

ROAD FEATURES

- Traffic Junction Box
- Traffic Signals - 1 Aspect
- Traffic Signals - 2 Aspect
- Traffic Signals - 3 Aspect
- Traffic Signals - 4 Aspect
- Pedestrian Signals
- Sign On One Pole
- Sign Multiple Poles
- Overhead Sign
- Traffic Controller Box
- Finger Sign (F SIGN)
- Traffic Earth Pit
- Police Traffic Camera
- Guide Post
- Km Marker (SLKP)
- Traffic Count

ELECTRICAL

- Earth Pit (Earth)
- Electrical Pillar (E)
- Electrical Dome (WP)
- Light Pole - Directional
- Power Pole
- Transformer Single Pole
- Stay Pole
- Steel Wire Anchor
- High Mast Lighting (HL)
- Electrical Cable Marker (E)
- MRWA Cable Marker (M)
- MRWA Electrical Cable Box (MR)
- Electrical Cable Pit/Box (E)
- MRWA Distribution Board (EDB)
- High Tension Power Pole (PP)
- Electrical Supply Pole (EP)
- Ground Floodlight (GFL)
- MRWA Electrical Manhole
- Meter Box (MB)
- Power Meter Box
- Electrical Transformer
- MRWA Light Pole
- MRWA Multiple Light Pole

COMMUNICATION

- Telstra Pit (T)
- Telstra Pillar (T)
- Telstra Marker (T)
- Telstra Pole
- Telephone Booth (T)
- Emergency Phone (TEL)
- Antenna
- Telstra Elevated Joint (TEJ)
- Cable Marker (Optus)
- Telstra Tower
- Communication Manhole

WATER

- Water Meter (WM)
- Water Stop Valve (WA)
- Hydrant (Ground Level) (G.HYD)
- Hydrant (Pillar) (FH)
- Water Bore (WB)
- Stand Pipe
- Reticulation Sprinkler
- Reticulation Control Valve (WA)
- Well (WELL)
- Water Main Marker (W)
- Water Tap
- Flushing Point (FP)
- Air Valve (AV)
- Peizometer (P)
- Hydrant Booster Box

GAS

- Gas Marker (G)
- Gas Valve (GV)
- Gas Test Valve (GTV)
- LPG Tank (LPG)
- Gas Test Pit (Gas Pit)
- Gas Manhole

DRAINAGE

- Invert Level (IL)
- Overt Level (OL)
- Flood Level (FL)
- Water Line (WL)
- Flood Level Indicator (FL)
- Storm Water Grate
- Drainage Gully
- Drainage Manhole
- Drainage Headwall

SEWER

- Sewer Vent (SV)
- Sewer Line Marker (S)
- Sewer Inspection Shaft (IS)
- Sewer Inspection Opening (IO)
- Sewer Manhole

RAIL

- Rail Traffic Signals (3)
- Rail Traffic Control Box (RAIL)
- Rail Telephone Box (T)
- Rail Cable Pit (RAIL)
- Rail Cable Marker (T)
- Rail SLK Post (SLKP)
- Manhole - Rail Cable (RC)

STRUCTURE

- Deck Level (D.L.)
- Floor Level (FL)
- Column Centre

GENERAL

- Clothes Hoist
- Air Conditioner
- Marker Unk/Undefined (M)
- Undefined Manhole
- Control Of Access Sign (⊘)
- Count Station
- Advertising Sign (AD)
- Windmill
- Stock Trough (TROUGH)
- Litter Bin (BIN)
- Mail Box (MAIL)
- Parking Meter (PM)
- Bus Stop (BUS)
- Ticket Machine (T)
- Borehole (BORE)
- Flag Pole (FLAG)
- Bollard
- Fuel Bowser
- Underground Filler (UTF)
- Diesel Tank (D)
- Oil Main Marker (M)
- Security Post
- Tank (TANK)

GROUND FEATURES

- Natural Surface (12.34)
- Aerial Survey Marker

VEGETATION

- Tree Details - Canopy & Trunk
- Tree 0.1m-0.3m Trunk Diameter
- Tree 0.3m-0.5m Trunk Diameter
- Tree 0.5m-1.0m Trunk Diameter
- Tree > 1.0m Trunk Diameter
- Bush
- Die Back Area - Marker
- Nesting Tree
- Tree Trunk / Stump
- Grass Tree

SURVEY CONTROL

- Star Iron Picket
- Trig Point
- SSM
- Bench Mark (BM)
- Photo Point
- Cadastral Peg/Post (CP)
- Reference Peg (R.PEG)
- Alignment Control
- Spring Head Nail
- Spike (SP)
- TBM
- Peg Placed / Found

ROAD FEATURES

- Edge Of Bitumen
- Road Shoulder
- Edge Of Unsealed Road
- On Road
- Centre Of Road
- Kerb Top
- Kerb Bottom
- Cattle Grid
- Centre Of Driveway
- Edge Of Driveway
- Pedestrian Ramp
- Pedestrian Crosswalk
- Track
- Parking Bay
- Line Markings 1m Line & 1m Gap
- Line Markings 1m Line & 3m Gap
- Line Markings 3m Line & 9m Gap
- Lane Marking (9m*3m GAP)
- Lane Markings - Audible
- Shared Pathway - Guide Line 900mm*300mm GAP
- Footpath/Shared Path - Give Way 200mm*200mm GAP
- Giveway/Hold/Turn Lines 600mm*600mm GAP
- Double Barrier Line
- Overtaking Lane Left
- Overtaking Lane Right
- Single Solid Line
- Arrow Straight
- Arrow Straight/Left
- Arrow Straight/Right
- Arrow Left
- Arrow Right
- Arrow 3 Ways
- Arrow Right & Left
- Arrow U-Turn
- Arrow Merge
- Painted Lettering On Seal
- Painted Bicycle Traffic Signal Detector
- Guardrail - W Beam
- Guardrail - Thrie
- Barrier Concrete
- Barrier Steel Rope
- Barrier - Single Rail
- Barrier - Double Rail
- Barrier Triple Rail
- Bridge Barrier - (All Types)
- Bridge Expansion Joints
- Bridge - Outside Of Deck
- Soffit String

STRUCTURE

- Bridge
- Abutment
- Columns
- Piers
- Underpass
- Ramp
- Steps/Stairs
- Edge Of Concrete
- Bus Shelter
- Memorial
- Ruin
- Building / Structure
- Awning
- Shed
- Verandah
- Door Opening
- Window
- Roof Gutter Line
- Roof Ridge Line
- Top Of Wall
- Brick Wall
- Concrete Wall
- Livestock Grid

GENERAL

- Swimming Pool
- Tank Perimeter
- Mine Shaft
- Mine Workings
- Koppa Logging Fence
- Fence/Gate
- Wall
- Top Of Barrier / Wall etc
- Retaining Wall
- Boundary Line
- Footpath
- Gas Cylinder/Tank
- Brick Paving
- Bike Rack
- Bench Seating
- Handrail

GROUND FEATURE

- Major Contour (10)
- Minor Contour
- Bank Bottom
- Bank Top
- Line Of Levels
- Levee Top
- Levee Bottom
- Rock Outcrop
- Ridge Line
- Borrow Pit
- Earthworks Area
- Ground Subsidence
- Rock Pitching

VEGETATION

- Tree Line/Canopy
- Bush Line
- Hedge
- Garden Bed
- Lawn Area
- Vineyard
- Plantation
- Orchard
- Nursery
- Market Garden
- Recreational Area
- Trunk Circumference Circle
- Tree-line Face Of Trunks

CADASTRAL

- MNG Precal/Re Established
- (SCDB) - State Cadastral Data Base
- Cadastre By Others

ELECTRICAL

- Varible Message Sign
- Electrical Structure String
- Overhead Powerlines - Null Height
- Overhead Powerlines - True Height
- High Tension Power Lines - Null Height
- High Tension Power Lines - True Height

COMMUNICATION

- Unidentifed Service Pit
- Telstra Cable (T)
- Amcom Cable

WATER

- Water Pipe (W)

GAS

- Gas Line (G)

DRAINAGE

- Drainage Pipe (D)
- Drainage Culvert
- Floodway
- Drain
- Edge Of Drain
- Sump
- Waters Edge
- Swamp
- Dam
- Edge Of Creek/Water
- Centre Of Channel
- Wet Area
- Flood Level Line
- Waterways Cross Section

SEWER

- Sewer Pressure Main (PM)
- Sewer Pipe (S)

RAIL

- Railway Platform
- On Rail
- Rail Boom Gate
- Rail Underground Cable
- Dual Gauge Rail
- Narrow Gauge Rail
- Cross Setion - Rail
- Standard Gauge Rail
- Rail U/G Cable

UNDERGROUND SERVICES

UNDERGROUND SERVICES - DIRECT MEASUREMENT - CLASS A

- (PQA) Underground Amcom/Vocus Cable
- (PQC) Underground Drainage Pipe
- (PQE) Underground Electrical Cable
- (PQF) Underground Western Power Comms
- (PQG) Underground Gas Line
- (PQH) Underground MRWA Comms
- (PQI) Underground MRWA Power
- (PQJ) Underground NBN Comms
- (PQK) Underground TPG /Pipe Networks
- (PQN) Underground Next Gen Comms
- (PQO) Underground Optus Fibre_Optic
- (PQP) Underground Optus Copper
- (PQR) Underground Rail Services
- (PQS) Underground Sewer Pipe
- (PQT) Underground Telstra Copper
- (PQU) Underground Unknown Service
- (PQV) Underground Telstra Optic_Fibre
- (PQW) Underground Water Pipe
- (PQX) Underground Reticulation Pipe

(MAIN ROADS - SURFACE LOCATION) - CLASS B
POINT MEASRUED AT GROUND LEVEL DIRECTLY ABOVE TRACED SERVICE

- (HA) (HA) AMCOM/VOCUS Cable - Surface Location
- (HC) (HC) Drainage Pipe / Stormwater - Surface Location
- (HE) (HE) Electrical Cable - Surface Location
- (HF) (HF) Western Power Communication - Surface Location
- (HG) (HG) Gas Line - Surface Location
- (HH) (HH) MRWA Communication - Surface Location
- (HI) (HI) MRWA Power - Surface Location
- (HJ) (HJ) Underground NBN Fibre - Surface Location
- (HK) (HK) Underground TPG/Pipe Networks Surface Location
- (HN) (HN) Next Gen Communication - Surface Location
- (HO) (HO) Optus Optic_Fibre - Surface Location
- (HP) (HP) Optus Copper - Surface Location
- (HR) (HR) Rail Services - Surface Location
- (HS) (HS) Sewer Pipe - Surface Location
- (HT) (HT) Telstra Copper - Surface Location
- (HU) (HU) Unknown Service - Surface Location
- (HV) (HV) Telstra Optic_Fibre - Surface Location
- (HW) (HW) Water Pipe - Surface Location
- (HX) (HX) Reticulation - Surface Location
- (PZS) Located Point Using Indirect Measure

(MAIN ROADS - UNVERIFIED, NO MEASURMENT) DBYD COMPILED - CLASS C AND D

- (QA) AMCOM/VOCUS Cable - Unverified, No Measurement
- (QC) Drainage Pipe / Stormwater - Unverified, No Measurement
- (QE) Electrical Cable - Unverified, No Measurement
- (QF) Western Power Communication - Unverified, No Measurement
- (QG) Gas Line - Unverified, No Measurement
- (QH) MRWA Communication - Unverified, No Measurement
- (QI) MRWA Power- Unverified, No Measurement
- (QJ) Underground NBN Comms - Unverified, No Measurement
- (QK) Underground TPG/Pipe Networks - Unverified, No Measurement
- (QN) Next Gen Communication - Unverified, No Measurement
- (QO) Optus Optic_Fibre - Unverified, No Measurement
- (QP) Optus Copper - Unverified, No Measurement
- (QT) Telstra Copper - Unverified, No Measurement
- (QV) Telstra Optic_Fibre - Unverified, No Measurement
- (QR) Rail Services - Unverified, No Measurement
- (QS) Sewer Pipe - Unverified, No Measurement
- (QU) Unknown Service - Unverified, No Measurement
- (QW) Water Pipe - Unverified, No Measurement
- (QX) Reticulation - Unverified, No Measurement

Rev.	Description	Drawn	Date	Checked
E	Underground Services Updated	SAH	11/02/2020	TKI
D	Cadastre Added	SAH	7/11/2019	DRD
C	Underground NBN Fibre Added	SAH	12/03/2018	TKI
B	Feature Codes Revised	SAH	22/08/2017	DCK
A	Initial Issue	SAH	30/06/2016	SAH

SCALE 1:1000 @ A3

0 25 50

ALL DISTANCES ARE IN METRES

For a true to scale reproduction of this plan, plot it to A3 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

Surveyor:- MNG
Survey Date:- 22/08/2017
Precal/Cad:- N/A

bsi. FS 565311 ISO 9001 Quality Management AS/NZS 4801:2001 Occupational Health and Safety Management OSH 591267

N

The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

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McMULLEN NOLAN GROUP
FEATURE SURVEY - GENERAL LEGEND

CLIENT: N/A

Project Mngr	MNG	Datum	LOCAL

95465 - DOC-012 - E

UNITING BENTLEY

71 ALEXANDRA PLACE, BENTLEY

DRAWING No.	DESCRIPTION	REV
DA000	COVER SHEET	A
DA001	EXISTING CONDITIONS / DEMO	A
DA002	SITE PLAN	A
DA100	FLOOR PLAN	A
DA400	ELEVATIONS	A
DA600	LANDSCAPE PLAN	A

NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

DISCLAIMER

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY CHANGES MADE SHALL BE DOCUMENTED AND FORWARDED TO THIS OFFICE FOR APPROVAL.
- VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THIS OFFICE IMMEDIATELY OF ANY DISCREPANCIES.
- SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO MANUFACTURE
- CONTRACTOR TO ENSURE THAT DRAWING IS CURRENT ISSUE BEFORE COMMENCEMENT OF WORK

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DRAWING TITLE
COVER SHEET

DRAWING # DA000
REV A

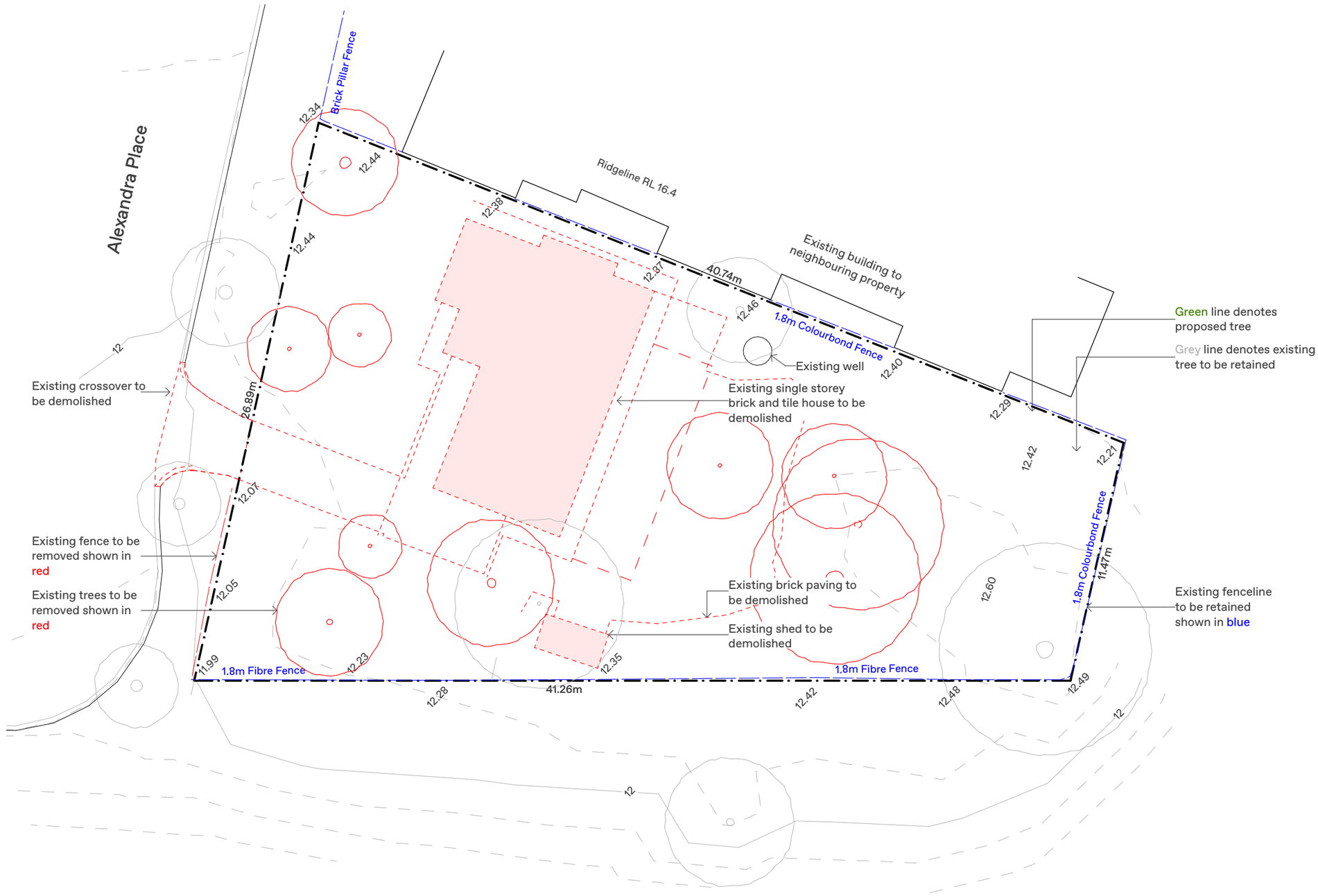
DRAWING ISSUE
DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE 1:1
PAGE A3
DRAWN JK
DATE 20/12/2023

Notes:

Refer to Site Feature Survey for verge details including any street trees, power poles, stay wires, bus stops, footpath signs, manholes, pram ramps, street signs and drainage pits



NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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DRAWING TITLE
EXISTING CONDITIONS / DEMO

DRAWING # DA001

REV A

DRAWING ISSUE
DEVELOPMENT APPLICATION

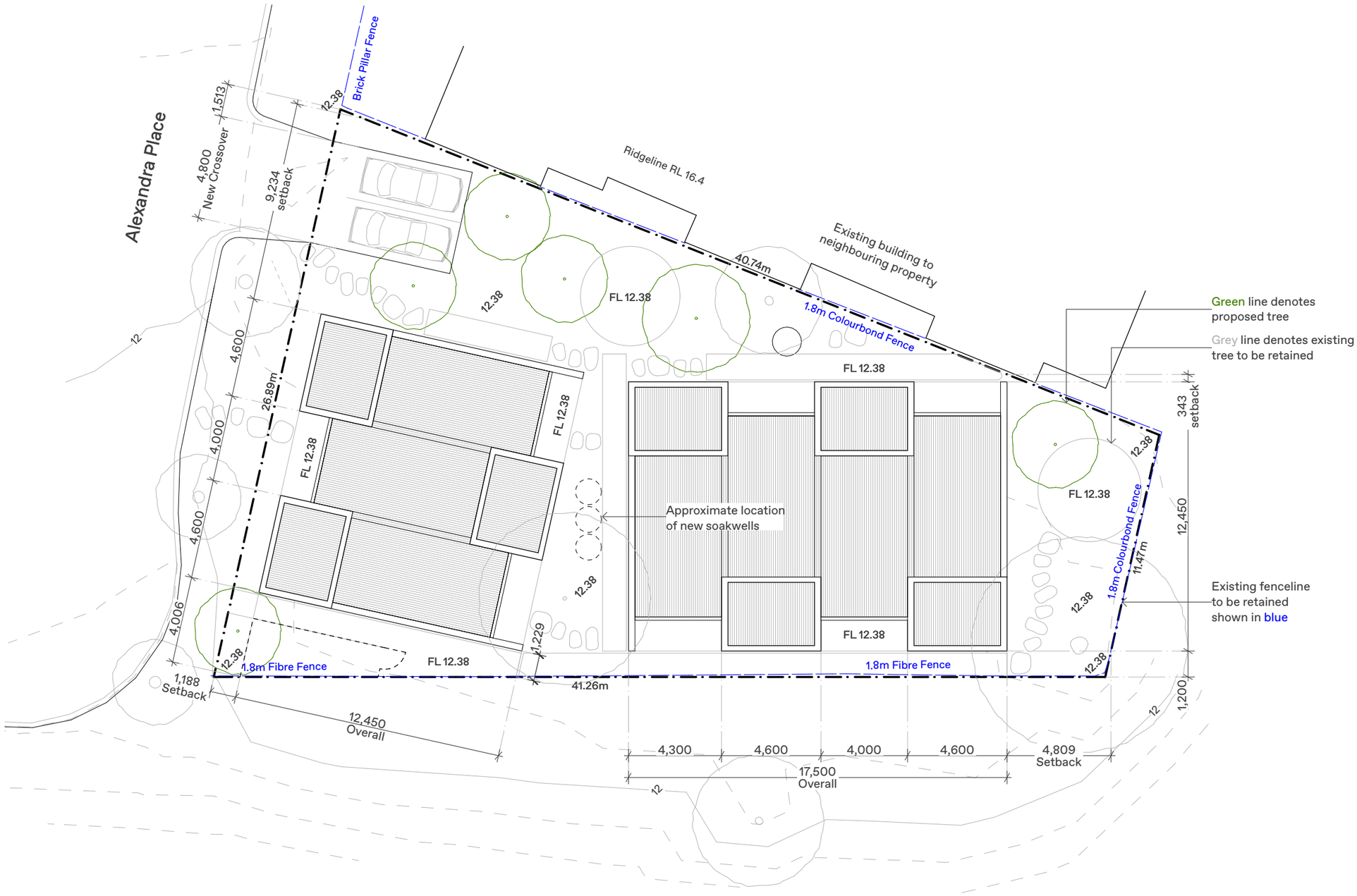
PROJECT # 192_B

SCALE	1:200
PAGE	A3
DRAWN	JK
DATE	20/12/2023

Notes:

Refer to Site Feature Survey for verge details including any street trees, power poles, stay wires, bus stops, footpath signs, manholes, pram ramps, street signs and drainage pits

Site Area:	771m²
Site Coverage:	382m²
Site Coverage:	49%



NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

DISCLAIMER

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DRAWING TITLE
SITE PLAN

DRAWING # DA002
REV A

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DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE	1:200
PAGE	A3
DRAWN	JK
DATE	20/12/2023

Notes:

Refer legend below.

Legend:

1 New Crossover
2 Outdoor Living
3 Living / Dining
4 Kitchen
5 Bathroom
6 Bedroom
7 BBQ & Shared Facility
8 Communal Garden
9 Car Bay (2)
10 Bin Store



N

NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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FLOOR PLAN

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REV A

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DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE 1:200
PAGE A3
DRAWN JK
DATE 20/12/2023

Notes:

Trees are shown indicative only.
High level windows have no overlooking aspect, windows are >1600mm above FFL.

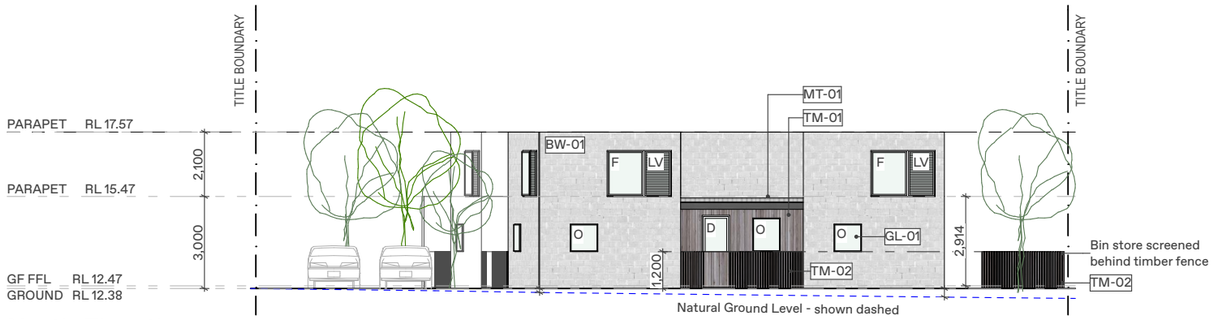
Legend:

Materials:

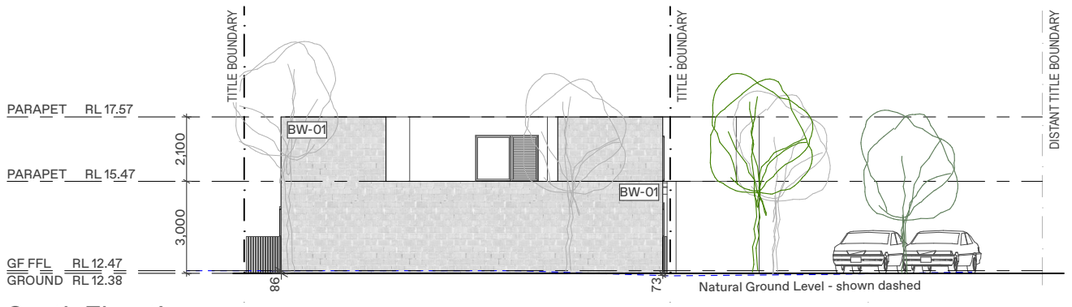
BW-01	Masonry Blockwork / Parchment or Grey TBC
TM-01	Timber Fence & Gate
TM-02	Timber Cladding
GL-01	Clear Glazing / Aluminium Frame
MT-01	Galvanised Roof Sheeting

Doors & Windows:

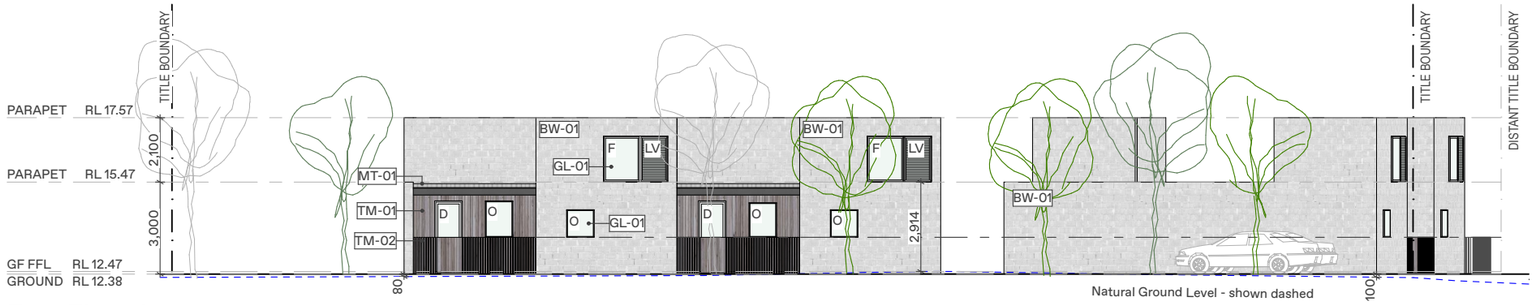
F	Window / Fixed Glazing
LV	Window / Louvres
O	Window / Operable
D	Door



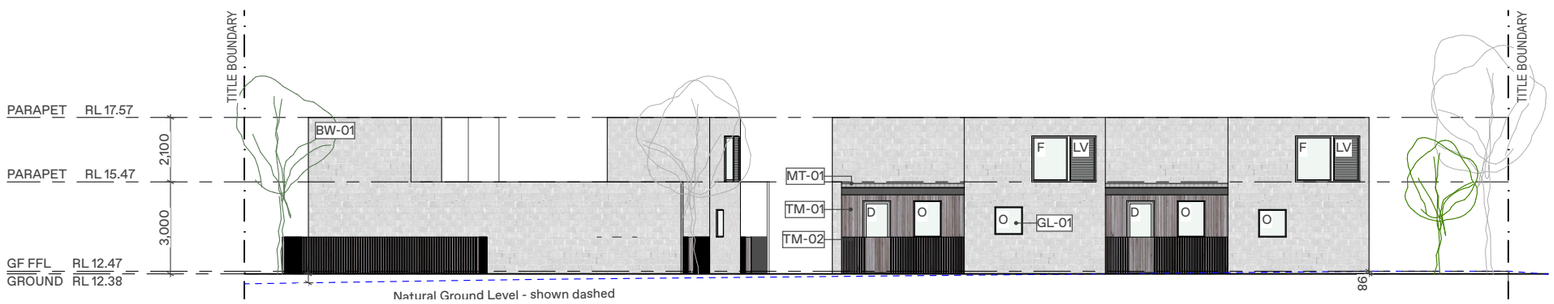
North Elevation



South Elevation



East Elevation



West Elevation

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71 ALEXANDRA PLACE, BENTLEY

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ELEVATIONS

DRAWING # DA400
REV A

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DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE	1:200
PAGE	A3
DRAWN	JK
DATE	20/12/2023

Notes:

Planting areas shown indicatively.
Refer below for indicative species list:

Larger trees:
Eucalyptus todtiana
Eucalyptus marginata
Corymbia calophylla

Medium trees:
Eucalyptus websteriana
Eucalyptus rhodantha
Eucalyptus synandra

Small trees:
Banksia grandis
Banksia menziesii
Banksia attenuata

Shrubs:
Verticordia densiflora
Banksia dallanneyi
Xanthorrhoea preissii
Hypocalymma robustum
Acacia iasiocarpa

Herbs:
Conostylis aculeata
Anigozanthos manglesii
Chrysocephalum apiculatum

Rushes & Grasses:
Juncus kraussii
Poa poliformis
Pennisetum basedowii



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LANDSCAPE PLAN

DRAWING # DA600
REV A

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DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE 1:200
PAGE A3
DRAWN JK
DATE 20/12/2023

APPENDIX 2 – Operational Management Plan

DYNAMIC PLANNING AND DEVELOPMENTS

Aspirations Housing

Operations Management Plan

December 2023

1. Introduction

This Operations Management Plan provides logistical detail relating to the day-to-day operation of Uniting WA's proposed Aspirations Housing Service (**Service**), to be delivered out of 71 Alexandra Place, Bentley (**Property**), including the following key components:

- The Service Model
- Target Cohort
- Staffing Arrangements
- Hours of Operation
- Safety and Security
- Property Management
- Uniting Contact Information

2. Background

Uniting WA (**Uniting**) is a leading Western Australian community services organisation. Uniting is part of the UnitingCare Australia network, the country's largest community service provider network, which employs over 50,000 staff, supported by more than 30,000 volunteers. Uniting is registered with the Department of Communities as a Tier 2 Community Housing Provider and manage housing assets in accordance with the Community Housing Regulatory Framework obligations.

Uniting has identified a gap in the housing continuum where people exiting Uniting's transitional housing facilities have limited opportunities to access permanent, safe, secure, affordable, and sustainable housing that facilitate their long-term independence. As a result, these individuals are at high risk of returning to homelessness and are more likely to become trapped in an ongoing cycle of disadvantage – at significant and economic cost to the individual, the Government and the broader community.

Uniting's Aspirations Housing project seeks to address this gap in the housing continuum, with provision of long-term supportive housing for people who face challenges maintaining traditional tenancies.

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Uniting's Aspirations Housing project stands as a proactive response to bridging gaps in the housing continuum. This initiative is dedicated to providing long-term supportive housing solutions for individuals facing challenges in maintaining traditional tenancies. Recognising the diverse needs of its residents, Aspirations Housing goes beyond merely offering shelter, aiming to create a nurturing environment that fosters stability and empowerment. By addressing the specific hurdles faced by individuals in sustaining conventional housing arrangements, Uniting contributes to enhancing the overall well-being and resilience of the community. Through a commitment to long-term support, the Aspirations Housing project aligns with Uniting's mission to create inclusive and sustainable solutions that positively impact the lives of those in need.

3. The Service Model

The purpose of the Aspirations Housing Service (**Service**) is to provide long term, safe, secure, and stable accommodation for seven adults (**residents**) who have experienced homelessness or are at risk of homelessness, with individualised supports to be provided by Uniting to ensure the residents can maintain their tenancies and live more independently. The Service is designed to support people exiting transitional housing facilities who have demonstrated their potential to live independently and sustain a long-term tenancy with access to minimal support. Aspirations Housing sits between Transitional Accommodation placements and Community and Public Housing (refer to **Figure 1** below).

The Service model is based on 'Housing First' principles, whereby people who have experienced homelessness or are at risk of homelessness are offered an affordable, appropriate, and safe home permanently. By integrating housing and support services, tenants are supported and helped to sustain their tenancies. The Service will offer efficient and coordinated support for people with complex needs and assists low-income households by preventing housing stress.

Uniting's flexible and tailored two-part Aspirations service structure combines a supportive landlord approach (the landlord being Uniting WA) with 'light touch' supports, which are flexible and tailored to the unique needs of each individual accessing the service. These supports are recovery and strengths focused to restore dignity and hope and could include assistance with sustaining the independent living skills acquired during their stay in transitional housing facilities, including budget management, support to attend appointments, gain access to learning and employment opportunities, and build social connections with other residents and the surrounding community.

The 'light touch' supports within Aspirations Housing are intentionally designed as a seamless extension of existing programs like Uniting's Homeless Accommodation Support Services (HASS), recognising that certain individuals may

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require persistent assistance to maintain a tenancy and prevent a return to homelessness. The overarching goal is to offer stable accommodation for a duration sufficient for individuals to recover and achieve independence, with the anticipation that some residents will transition to fully independent living. While acknowledging that specific tenants may continue to benefit from ongoing Aspirations support, the service program remains adaptable. This flexibility enables residents to age in place, treating their Aspirations residence as a permanent home that caters to their evolving needs. By accommodating varying levels of support, the program seeks to strike a balance that empowers individuals to thrive independently while ensuring ongoing assistance for those who require it to sustain lasting stability.

It is intended the Service accepts referrals from other relevant services operated by Uniting WA and other community services organisations.

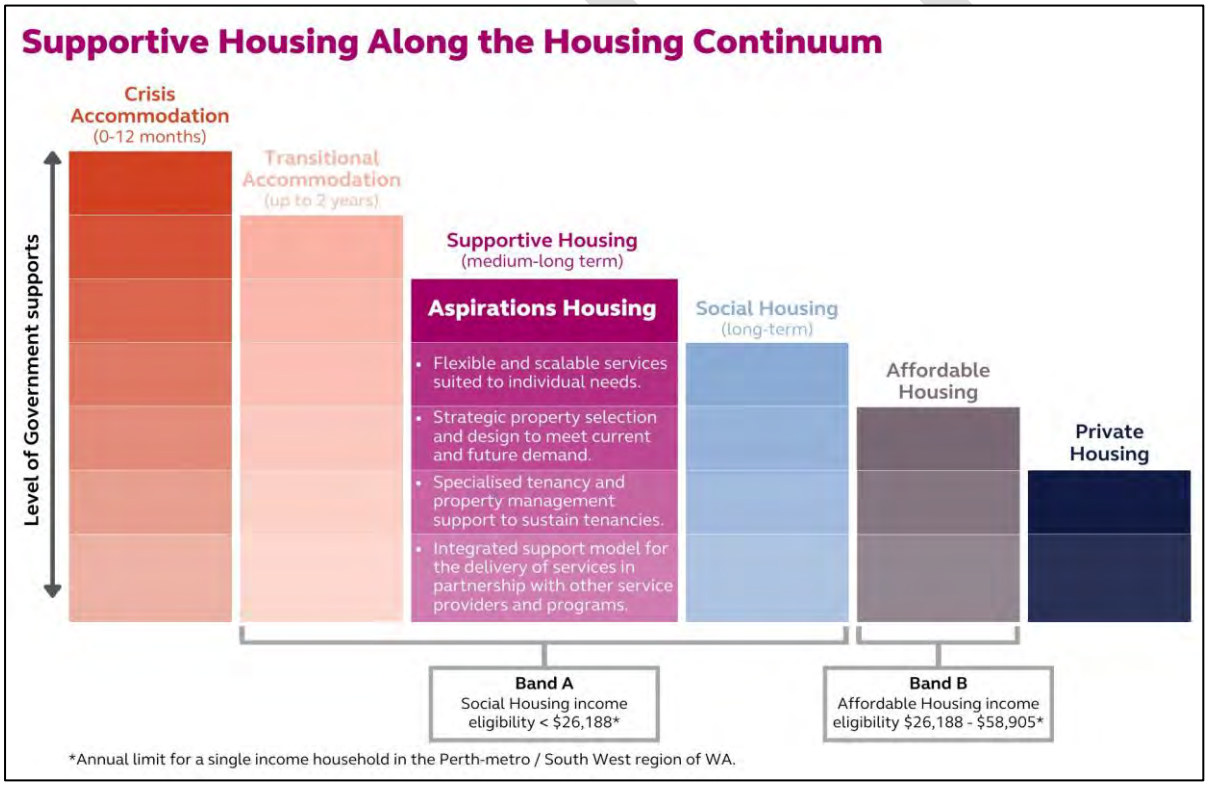


Figure 1: Supportive housing along the housing continuum with WA Government's income limits

4. Target Cohort

Aspirations Housing will support:

- Individuals over the age of 18 who have experienced homelessness or at risk of homelessness, and are exiting a transitional housing facility;
- Require support to maintain long term tenancies; and
- Eligible for Band A Social Housing and on a very low income.

5. Staffing Arrangements

The Aspirations Housing operational team includes the following roles:

Senior Manager is responsible for the implementation of Uniting's service strategies. The Senior Manager ensures the services delivered across the support service pathways, including those delivered by the Aspirations Housing Program, are of high quality, and align to contemporary best practice.

Operations Lead provide management support to both Uniting's Transitioning from homelessness and reintegration services. The Operations Lead provides clear vision and direction on service delivery, creates and manages a work plan that enables high performance, and defines and measures key performance outcomes in partnership with the team to improve service outcomes.

Case Workers serve as a crucial link between residents and the resources available to them. Beyond merely securing stable housing, the case worker's responsibilities extend to understanding the unique needs and challenges of each individual, fostering a trusting relationship, and collaboratively developing tailored plans which promote long-term, sustained success. This can include connecting residents to other community services, mental health resources, employment opportunities and educational programs. The Case Worker's ability to provide empathetic guidance, encouragement, and advocacy plays a pivotal role in empowering individuals to rebuild their lives. This 'light touch' approach ensures that residents receive the necessary support level that matches their current circumstances while fostering a sense of autonomy and self-sufficiency.

Tenant Support Worker provides a supportive landlord approach to tenancy management, ensuring the social impact is at the forefront of decision making while managing tenancy debt, damages, and neighbour complaints. The one point of contact for all housing related needs via the Tenant Support Worker ensures a holistic approach and helps foster meaningful relationships with tenants and services.

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6. Hours of Operation

Case Workers will be rostered to visit each resident on site for up to three hours per week (per resident), between 9.00am and 5.00pm Monday to Friday.

On-call staff are available after hours, weekends and public holidays. The primary contacts for after hours are Uniting Senior Manager and Operations Lead (refer to contact details below).

7. Parking

Off-street parking is provided on-site for staff and visitors. Demand for parking remains very low, with residents unlikely to own a vehicle due to low-income status, being subject to Band A Social Housing income restrictions. Visitor numbers are also anticipated to be low based on the prevalence of social isolation of the people anticipated to benefit from this service.

8. Intake and Case Management

It is intended residents will be referred from Uniting's transitional housing programs and other service providers. Referrals are discussed with the Case Workers at the Aspirations Housing Property to ascertain if they are suitable. A comprehensive assessment is conducted by the Case Worker to ensure the person's individual needs, risks, and complexities are discussed.

Once the intake assessment has been completed, and the person is considered a good fit for the Aspirations Housing Property, the Case worker will work alongside the resident to transition them into the Property.

Case Management will utilise the 'Outcomes Star' framework, specifically the Tenancy Star, which serves as a comprehensive tool for case management within a housing support program, especially for individuals transitioning from homelessness. The Tenancy Star focuses specifically on the key aspects related to tenancy sustainment. It provides a structured framework to assess and measure an individual's progress in areas such as maintaining a safe and stable living environment, managing finances, building positive relationships with neighbours, and accessing community resources. In the context of case management, the Tenancy Star becomes an invaluable guide for both case workers and clients. Through regular assessments and goal-setting sessions, case workers can identify specific challenges clients may face in maintaining their tenancy and develop targeted interventions accordingly. The visual nature of the star chart makes it accessible and engaging for clients, fostering a collaborative and transparent relationship. By utilising the Tenancy Star in case management, Aspirations Housing can not only track the progress of individuals but also tailor interventions to address specific needs, thereby increasing the likelihood of sustained housing stability for those who have experienced homelessness.

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An important focus of the Service is building the capacity of residents to secure and maintain independent and stable long term accommodation and build positive connections within the community.

During their residency, residents are expected to actively contribute to the upkeep of the property/gardens. Residents are also expected to allocate a percentage of their income toward rent. These expectations align with the assumption that individuals may have already honed such skills during previous stays in transitional housing, and these practices are further encouraged and sustained through their tenure at Aspirations Housing. The emphasis is on fostering a collaborative community where residents willingly engage in the maintenance of their living environment and contribute to the financial aspects of their housing, contributing to the overall well-being of the community.

Ensuring the safety and delivering high-quality services is crucial for the success of the program. Every resident is expected to sign and adhere to a Residential Tenancy Agreement underscoring the commitment to maintaining a secure and effective service delivery environment.

9. Safety and Security

Staff will utilise Uniting's security company's mobile service if there are issues or incidents relatively close to the property, noting that Uniting's staff and security are only able to assist with matters directly relating to the Aspirations Housing residents and property. The local authority and neighbours will be provided with Uniting's staff and security contact details if requested.

10. Incidents

Uniting investigates all serious incidences occurring at our properties, or as requested by external stakeholders. As per the *Uniting Practice Guideline to Incident Management, Reporting and Investigation*, Uniting shall:

- Investigate the incident
- Implement risk mitigation strategies to prevent recurrence
- Debrief staff and encourage the utilisation of Employee Assistance Program (EAP) services
- Communicate the outcomes of an investigation to an external stakeholder as necessary and within privacy requirements

11. Property and Facility Management

The Uniting housing team manages all maintenance tasks relating to the Property. Maintenance tasks include preventive, reactive and life-cycle maintenance, cyclical testing, and certification to Local Government and Australian Standards.

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Uniting maintains records relating to maintenance tasks.

The Uniting housing team plays a pivotal role in overseeing the comprehensive spectrum of maintenance tasks associated with the property. This encompasses a proactive approach with preventive maintenance, addressing issues before they escalate, as well as reactive maintenance to promptly respond to unexpected challenges. Additionally, life-cycle maintenance is systematically managed, ensuring that all components and systems within the property are sustained over the long term. The team conducts cyclical testing and certification processes in alignment with both Local Government regulations and Australian Standards to uphold the highest safety and quality standards. In this meticulous approach, Uniting not only addresses immediate needs but also ensures the sustained functionality and compliance of the property. Furthermore, the team diligently maintains detailed records documenting all maintenance tasks, contributing to transparency, accountability, and a thorough historical perspective for future planning and decision-making processes.

12. Waste Management

Property waste management is via bin waste services offered by the local authority, with general waste and recycling bins to be collected weekly / fortnightly as per the scheduled waste collection services for the area.

All bins to be stored in the bin store area on the Property, which is located along the street front boundary to allow for accessible waste collection.

13. We are Uniting – About Us

Uniting WA provide community services including children, family and foster care services, NDIS disability, advocacy, and mental health services, as well as financial wellbeing, homelessness, and housing support.

The Uniting team supports people experiencing complex challenges throughout the Perth metro area and in the Great Southern.

You can find out more about us on our website – www.unitingwa.org.au

14. Key Contacts

Please contact us if you have any questions, or concerns arising during business hours, to the key contacts below:

Name	Position	Email / Mobile Phone
Emma White	Senior Manager, Transitioning from Homelessness	Email: emma.white@unitingwa.org.au Mobile: 0420 433 175
Danni Evans	Operations Lead, Transitioning from Homelessness	Email: danni.evans@unitingwa.org.au Mobile: 0427 615 025

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15. Variations

This Operations Management Plan is scheduled for annual review by Uniting WA. Uniting WA reserves the right to vary or change this plan from time to time.

16. Authorisation

Approver's Signature

Date

17. Version Control

Version No.	Review Date	Reviewers	Comments
0	20.12.2023	Jennifer Snell, General Manager - Service & Quality Michael Chester, Co-CEO	Approved for DA submission. Recommend review prior to occupation.
1			
2			
3			

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APPENDIX 3 – Acoustic Report

DYNAMIC PLANNING AND DEVELOPMENTS

Lloyd George Acoustics
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www.lgacoustics.com.au

Transportation Noise Assessment

Lot 340 (#71) Alexandra Place, Bentley

Reference: 23058119-01

Prepared for:
Uniting WA

Reference: 23058119-01

Lloyd George Acoustics Pty Ltd
ABN: 79 125 812 544

PO Box 717
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P:	0410 107 440	0420 364 650	0438 481 207	0448 912 604

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Date	Rev	Description	Author	Verified
10-Nov-23	0	Issued to Client	Hao Tran	Terry George

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1. INTRODUCTION

Uniting WA is proposing to construct 7 grouped dwellings at Lot 340 (#71) Alexandra Place, Bentley - refer *Figure 1-1*. The proposed dwellings are single storey, with the plans provided in *Appendix A*.



Figure 1-1: Subject Site Location (Source: DPLH PlanWA)

The proposed development is approximately 20 metres from Albany Highway and 55 metres from Leach Highway and 20 metres from the Leach Highway on-ramp. Albany Highway is considered an 'Other Significant Freight / Traffic Route' and Leach Highway is considered a 'Strategic Freight/Major Traffic Route' as shown on the PlanWA Maps and the subject site is within the trigger distance (refer *Table 1-1* and *Figure 1-2*), such that a noise assessment is required in accordance with *State Planning Policy No. 5.4 Road and Rail Noise*, being the subject of this report.

Table 1-1: Transport Corridor Classification and Trigger Distances

Transport Road Classification	Trigger Distance	Distance Measured From
Strategic Freight and Major Traffic Routes Roads as defined by Perth and Peel Planning Frameworks and/or roads with either 500 or more Class 7 to 12 Austroads vehicles per day, and/or 50,000 per day traffic volume	300 metres	Road carriageway edge
Other Significant Freight/Traffic Routes These are generally any State administered road and/or local government road identified as being a future State administered road (red road) and other roads that meets the criteria of either ≥ 100 Class 7 to 12 Austroads vehicles daily or ≥ 23,000 daily traffic count (averaged equivalent to 25,000 vehicles passenger car units under region schemes)	200 metres	Road carriageway edge



Figure 1-2: Subject Site Locality in Relation to Road (Source: DPLH PlanWA)

Appendix B contains a description of some of the terminology used throughout this report.

2. CRITERIA

The criteria relevant to this project is provided in *State Planning Policy No. 5.4 Road and Rail Noise* (hereafter referred to as SPP 5.4) produced by the Western Australian Planning Commission (WAPC). SPP 5.4 is supported by the *Road and Rail Noise Guidelines* (the Guidelines) and the Department of Planning, Lands and Heritage mapping. The objectives of SPP 5.4 are to:

- Protect the community from unreasonable levels of transport noise;
- Protect strategic and other significant freight transport corridors from incompatible urban encroachment;
- Ensure transport infrastructure and land-use can mutually exist within urban corridors;
- Ensure that noise impacts are addressed as early as possible in the planning process; and
- Encourage best practice noise mitigation design and construction standards.

Table 2-1 sets out noise targets that are to be achieved by proposals under which SPP 5.4 applies. Where the targets are exceeded, an assessment is required to determine the likely level of transport noise and management/mitigation required.

Table 2-1: Noise Targets for Noise Sensitive Land-Use

Scenario	Outdoor Noise Target		Indoor Noise Target	
Noise-sensitive land-use and/or development	55 dB $L_{Aeq(Day)}$	50 dB $L_{Aeq(Night)}$	40 dB $L_{Aeq(Day)}$ (Living and Work Areas)	35 dB $L_{Aeq(Night)}$ (Bedrooms)

Notes:

- Day period is from 6am to 10pm and night period from 10pm to 6am.
- The outdoor noise target is to be measured at 1-metre from the most exposed, habitable[1] facade of a noise sensitive building.
- For all noise-sensitive land-use and/or development, indoor noise targets for other room usages may be reasonably drawn from Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* (as amended) for each relevant time period.
- Outdoor targets are to be met at all outdoor areas as far as is reasonable and practicable to do so using the various noise mitigation measures outlined in the Guidelines.

The application of SPP 5.4 is to consider anticipated traffic volumes for the next 20 years from when the noise assessment has been undertaken.

In the application of the noise targets, the objective is to achieve:

- Indoor noise levels as specified in *Table 2-1* in noise-sensitive areas (e.g. bedrooms and living rooms of houses); and
- A reasonable degree of acoustic amenity for outdoor living areas on each residential lot.

[1] *A habitable room is defined in State Planning Policy 3.1 as a room used for normal domestic activities that includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, gymnasium, fully enclosed swimming pool or patio.*

3. METHODOLOGY

Noise measurements and modelling have been undertaken in accordance with the requirements of SPP 5.4 and associated Guidelines, as described in *Section 3.1* and *Section 3.2*.

3.1. Site Measurements

Noise monitoring was undertaken on site using a Rion NA-28 (S/N: 991186) sound level meter (refer *Figure 3-1*). This meter complies with the instrumentation requirements of *Australian Standard 2702-1984 Acoustics – Methods for the Measurement of Road Traffic Noise*. The meter was field calibrated before and after the measurement session and found to be accurate to within ± 1 dB. Lloyd George Acoustics holds a current laboratory calibration certificate for the meter.

The microphone was approximately 1.4 metres above existing ground level and approximately 15 metres from the edge of Albany Highway main carriageway. The measurements were recorded on 20 September 2023, between 1.00pm – 2.00pm.



Figure 3-1: Photograph of Sound Level Meter on Site

From the one-hour measurement, a relationship between noise levels and the hourly traffic volumes can then be derived to determine the existing $L_{Aeq(Day)}$ and $L_{Aeq(Night)}$ at the measurement location.

3.2. Noise Modelling

The computer program *SoundPLAN 8.2* was utilised incorporating the *Calculation of Road Traffic Noise* (CoRTN) algorithms, modified to reflect Australian conditions. The modifications included the following:

- Vehicles were separated into heavy (Austroads Class 3 upwards) and non-heavy (Austroads Class 1 and 2) with non-heavy vehicles having a source height of 0.5 metres above road level and heavy vehicles having two source heights at 1.5 metres and 3.6 metres above road level;
- A -0.8 dB correction has been applied to the lower level heavy vehicle noise source and -8.0 dB to the higher level noise source based on the *Transportation Noise Reference Book*; Paul Nelson (1987), so as to provide consistent results with the CoRTN algorithms.

Predictions are made at heights of 1.4 metres above floor level and at 1-metre from various rooms of the proposed dwelling, resulting in a + 2.5 dB correction due to reflected noise.

Various input data are included in the modelling and these are discussed in *Section 3.2.1* to *Section 3.2.5*.

3.2.1. Ground Topography

Topographical data was taken from publicly available sources (e.g. *Google*) in the form of spot heights. This was combined with the proposed dwelling and existing neighbouring dwellings to create a 3D noise model.

3.2.2. Road Surface

The corrections applied for different road surface finishes are provided in *Table 3-1*.

Table 3-1: Noise Relationship Between Different Road Surfaces

Chip Seal				Asphalt			
14mm	10mm	5mm	Slurry	Dense Graded	Novachip	Stone Mastic	Open Graded
+3.5 dB	+2.5 dB	+1.5 dB	+1.0 dB	0.0 dB	-0.2 dB	-1.5 dB	-2.5 dB

The existing road surfaces are dense graded asphalt (DGA) for Albany Highway and open graded asphalt for Leach Highway (part of on ramp is DGA) and assumed to remain unchanged into the future for both.

3.2.3. Vehicle Speed

The existing posted speed are 60 km/hr for Albany Highway and 80 km/hr for Leach Highway and assumed to remain unchanged into the future for both.

3.2.4. Traffic Volumes

Existing traffic volumes were obtained from Main Roads WA Traffic Map. A modelled Validation Plot and Forecast 2043 traffic volumes were obtained from Main Roads WA (Scott Hazebroek, Traffic Modelling Analyst, Reference: #42720). The validation plot allows the forecast volumes to be calibrated with *Table 3-2* providing the traffic volumes used in the noise modelling. Note that the percentage heavy vehicles are assumed to be the same in the future as existing.

Table 3-2: Traffic Information Used in Noise Modelling

Parameter	Scenario			
	Existing – 2021/22		Future – 2043	
	Northbound/Eastbound	Southbound/Westbound	Northbound/Eastbound	Southbound/Westbound
Albany Highway				
24-hour Volume	21,094	18,822	25,200	22,100
% Heavy	6.6	6.6	6.6	6.6
Leach Highway				
24-hour Volume	18,253	19,702	39,700	38,700
%Heavy	10.1	10.1	10.1	10.1

3.2.5. Ground Attenuation

The ground attenuation has been assumed to be 0.0 (0%) for the roads and 0.5 (50%) outside of the roads, noting that 0.0 represents hard reflective surfaces such as water and 1.0 represents absorptive surfaces such as grass.

4. RESULTS

4.1. Noise Monitoring

The results of the hourly noise level measurements, in free-field conditions, were:

- 20 September 2023: 1.00pm – 2.00pm – 62.8 dB $L_{Aeq,1hour}$.

Combining the measured noise level with the corresponding hourly traffic volume, as shown in *Figure 4-1*, results in 62.7 $L_{Aeq(Day)}$ and 56.3 $L_{Aeq(Night)}$. Based on these results, the $L_{Aeq(Day)}$ is more critical than the $L_{Aeq(Night)}$ since their difference is greater than 5 dB (refer *Section 2*).

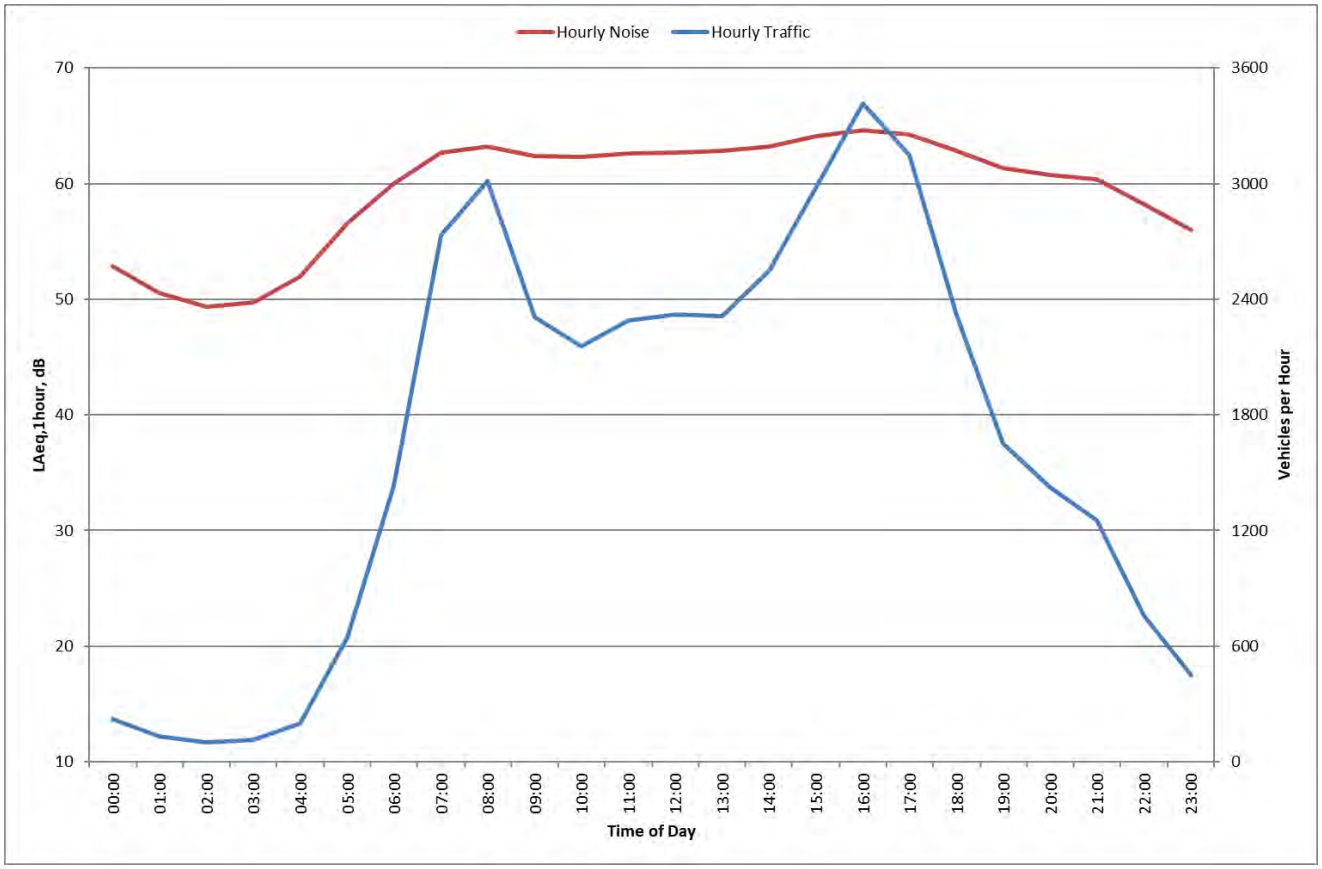


Figure 4-1: Noise Level Relationship to Hourly Traffic Volumes

4.2. Noise Modelling

The noise model was initially set-up for existing conditions and calibrated to the noise measurement location. The model is then updated to include the proposed building and future traffic volumes, maintaining the same model calibration. *Table 4-1* provides the predicted outdoor $L_{Aeq(Day)}$ noise levels to the façade of each habitable room.

Table 4-1: Predicted Future (2041) $L_{Aeq(Day)}$ Outdoor Noise Levels

Unit No.	Room	$L_{Aeq(Day)}$, dB
Unit 1	Bedroom	58
	Living/Dining	55
	Outdoor Living	55
	Entry	55
Unit 2	Bedroom	60
	Living/Dining	55
	Outdoor Living	55
	Entry	56

Unit No.	Room	$L_{Aeq(Day)}$, dB
Unit 3	Bedroom	60
	Living/Dining	60
	Outdoor Living	58
	Entry	59
Unit 4	Bedroom	56
	Living/Dining	62
	Outdoor Living	59
	Entry	64
Unit 5	Bedroom	66
	Living/Dining	54
	Outdoor Living	53
	Entry	53
Unit 6	Bedroom	55
	Living/Dining	63
	Outdoor Living	59
	Entry	65
Unit 7	Bedroom	67
	Living/Dining	55
	Outdoor Living	55
	Entry	54
Shared Facility	BBQ	54

5. ASSESSMENT

Where the outdoor noise targets of *Table 2-1* are achieved, no further controls are necessary. As such, *Table 5-1* provides the minimum construction recommended for those areas requiring upgrades.

Table 5-1: Minimum Construction Requirements

Element	Unit No.	Room	Minimum Construction
External Glazing	Unit 1	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 27, likely achievable using 6mm thick glass in fixed/awning style frame with acoustic seals.
	Unit 2	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 28, likely achievable using 6.38mm thick laminated glass in fixed/awning style frame with acoustic seals.
	Unit 3	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 28, likely achievable using 6.38mm thick laminated glass in fixed/awning style frame with acoustic seals.
		Living/Dining	Glazing is approximately 38% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 26, likely achievable with 6mm thick glass in fixed/awning style window frame with acoustic seals. Door to be minimum 35mm thick solid, timber core door with full perimeter acoustic seals. Any small glass inserts to be minimum 6.38mm thick laminated. Alternative door to be $R_w + C_{tr}$ ≥ 28.
	Unit 4	Bedroom	Window approximately 27% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 25, likely achievable using 5mm thick glass in fixed/awning style frame with acoustic seals.
		Living/Dining	Glazing is approximately 38% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 28, likely achievable with 6.38mm thick laminated glass in fixed/awning style window frame with acoustic seals. Door to be minimum 35mm thick solid, timber core door with full perimeter acoustic seals. Any small glass inserts to be minimum 6.38mm thick laminated. Alternative door to be $R_w + C_{tr}$ ≥ 28.
	Unit 5	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 33, likely achievable using 10.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals. Consider reducing window size to 2.0 m^2 so that performance requirement reduces to $R_w + C_{tr}$ ≥ 30, achievable using 6.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals.
	Unit 6	Living/Dining	Window approximately 27% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 30, likely achievable using 6.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals. Door to be minimum 40mm thick solid, timber core door with full perimeter acoustic seals. Any small glass inserts to be minimum 6.38mm thick laminated. Alternative door to be $R_w + C_{tr}$ ≥ 31.

Element	Unit No.	Room	Minimum Construction
External Glazing	Unit 7	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr} \geq 33$, likely achievable using 10.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals. Consider reducing window size to 2.0 m^2 so that performance requirement reduces to $R_w + C_{tr} \geq 30$, achievable using 6.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals.
External Walls	Unit 1	All	Double brick cavity 90/50/90.
	Unit 2	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive.
		All Others	Double brick cavity 90/50/90
	Unit 3	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive.
		All Others	Double brick cavity 90/50/90
	Unit 4	Living/Dining	Double brick cavity 90/50/90.
		All Others	Double brick cavity 90/50/90.
	Unit 5	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive. Anti-vibration ties used with minimum 25 mm thick, 24 kg/m^3 fibrous cavity insulation.
		All Others	Double brick cavity 90/50/90.
	Unit 6	Living/Dining	Double brick cavity 90/50/90 with 13mm cement render to one leaf and anti-vibration ties.
		All Others	Double brick cavity 90/50/90.
	Unit 7	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive. Anti-vibration ties used with minimum 25 mm thick, 24 kg/m^3 fibrous cavity insulation.
		All Others	Double brick cavity 90/50/90.
Roof / Ceiling	Unit 6 & 7	Bedroom	Metal roof with *Anticon 60*. Ceiling to be 13mm thick sound-rated plasterboard on furring channels (or 2x13mm thick sound-rated plasterboard direct fixed) with R4 fibrous insulation above.
	All Others	Package A Living	Metal roof with *Anticon 60*. Ceiling to be 10mm thick plasterboard with R3 fibrous insulation above
Outdoor Living	Unit 3, 4 & 6	Alfresco	Noise levels are above noise target. Alternative areas are available on the property (shared facility) that are below the outdoor noise target and therefore considered compliant.

Element	Unit No.	Room	Minimum Construction
Ventilation	All	Rooms Requiring Upgraded Glazing	Fresh air requirements to be satisfied on the basis of windows closed to affected rooms when occupied. Builder to confirm how this will be achieved. Any ducted fresh air intakes are to be on the side of the house opposite the corridor.
Notification	All	Lot	As per SPP 5.4 requirements.

By implementing the *Table 5-1* construction recommendations, noise levels are calculated to comply with the indoor noise target of SPP 5.4. Alternative constructions can be accepted provided these are supported by a laboratory certificate.

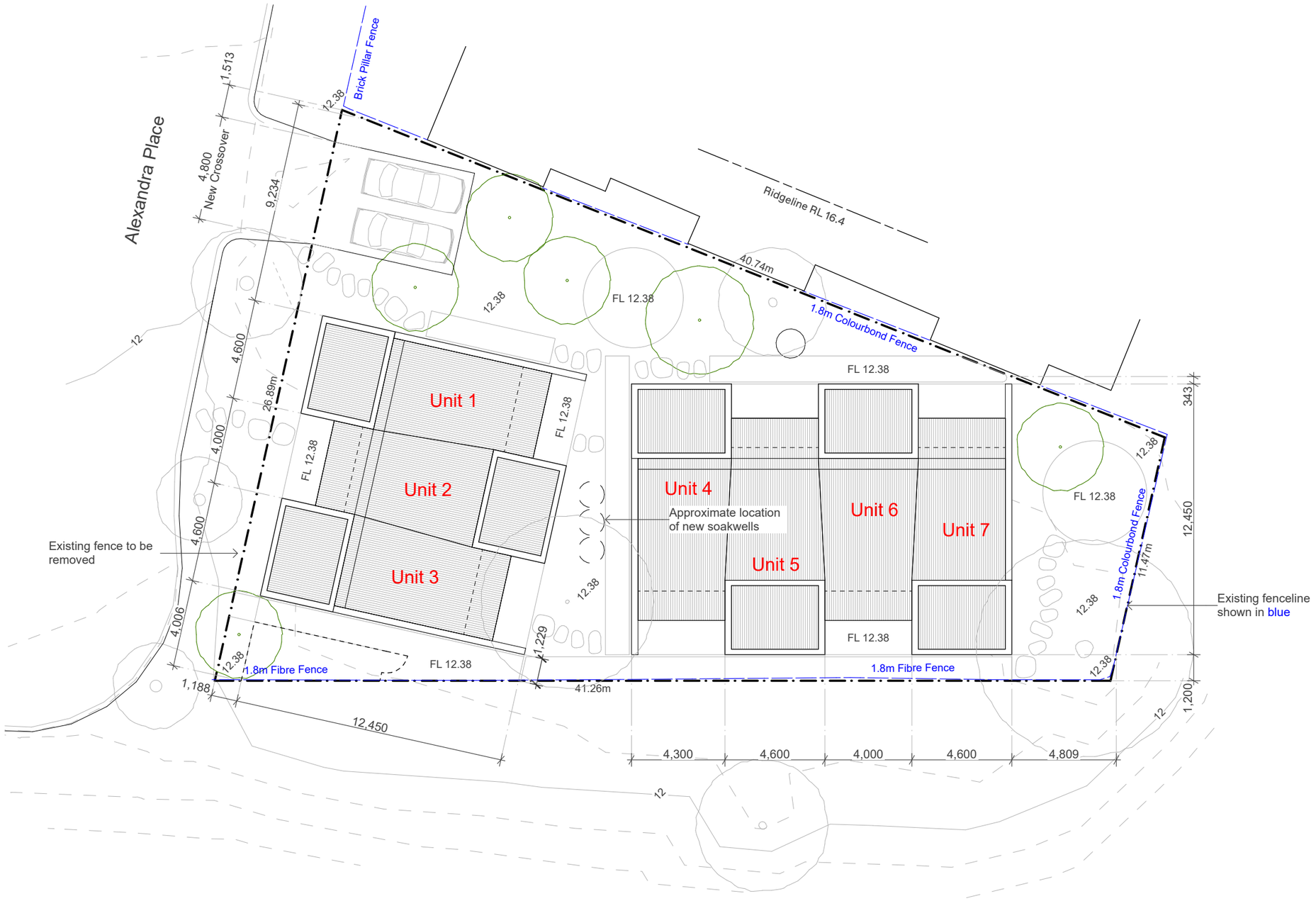
It should be noted that the recommendations are to comply with the minimum standard of SPP 5.4. Compliance with the indoor noise target does not result in all residents considering the noise level as acceptable, since this is a subjective response. Where a resident is particularly sensitive to noise, they may wish to consider additional upgrades.

Appendix A – Proposed House Plans

Notes:

Refer to Site Feature Survey for verge details including any street trees, power poles, stay wires, bus stops, footpath signs, manholes, pram ramps, street signs and drainage pits

Site Area:	771m^2
Site Coverage:	382m^2
Site Coverage:	49%



NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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DRAWING TITLE
SITE PLAN

DRAWING ISSUE
DEVELOPMENT APPLICATION

PROJECT # 192_B

DRAWING #	REV
DA002	A - WIP

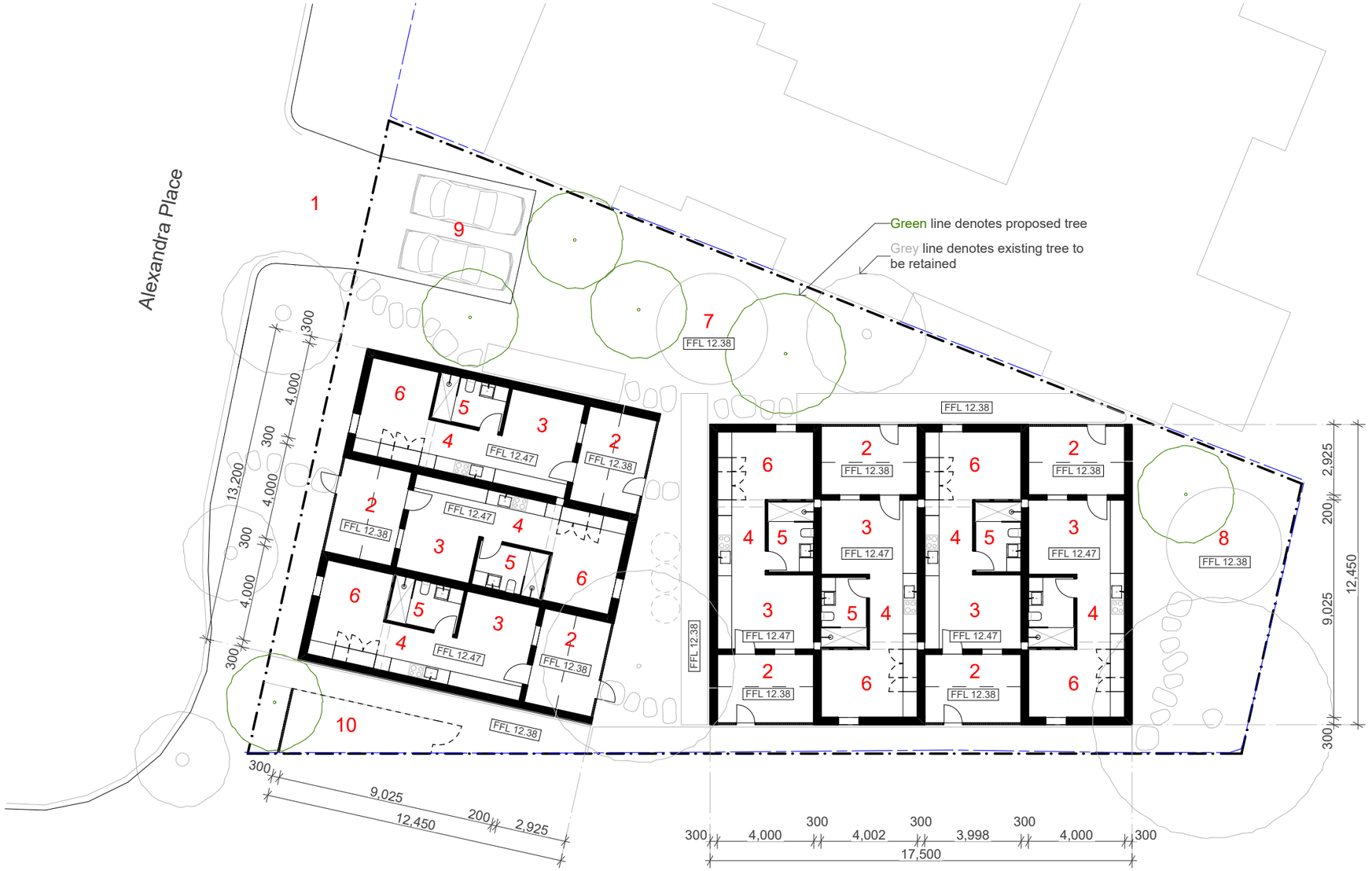
SCALE	1:200
PAGE	A3
DRAWN	JK
DATE	2023

Notes:

Refer legend below.

Legend:

1 New Crossover
2 Outdoor Living
3 Living / Dining
4 Kitchen
5 Bathroom
6 Bedroom
7 BBQ & Shared Facility
8 Communal Garden
9 Car Bay (2)
10 Bin Store



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71 ALEXANDRA PLACE, BENTLEY

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DRAWING TITLE
FLOOR PLAN

DRAWING # DA100
REV A - WIP

DRAWING ISSUE
DEVELOPMENT APPLICATION

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DATE 2023

Notes:

Trees are shown indicative only.
High level windows have no overlooking aspect, windows are >1600mm above FFL.

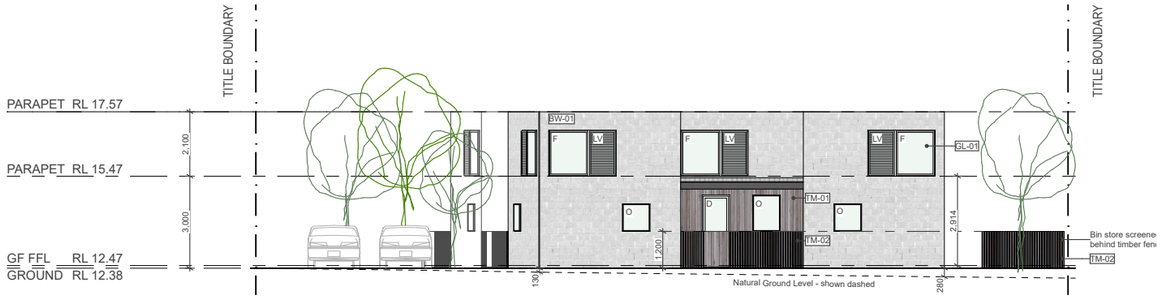
Legend:

Materials

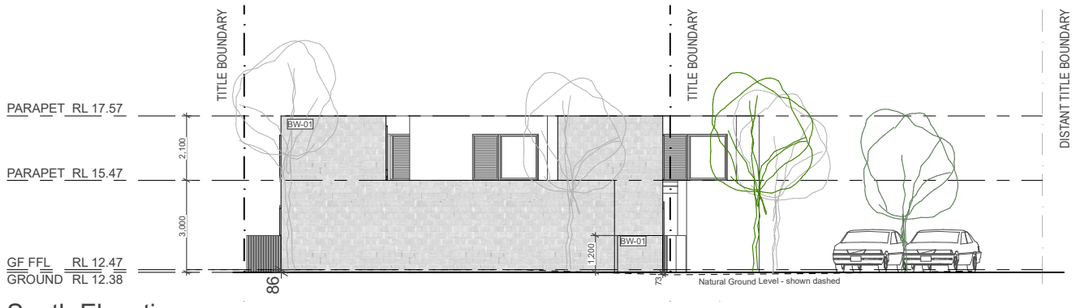
BW-01	Masonry Blockwork / Paint Finish
TM-01	Timber Fence & Gate
TM-02	Timber Cladding
GL-01	Glazing / Aluminium Frame

Doors & Windows

F	Window / Fixed Glazing
LV	Window / Louvres
O	Window / Operable
D	Door



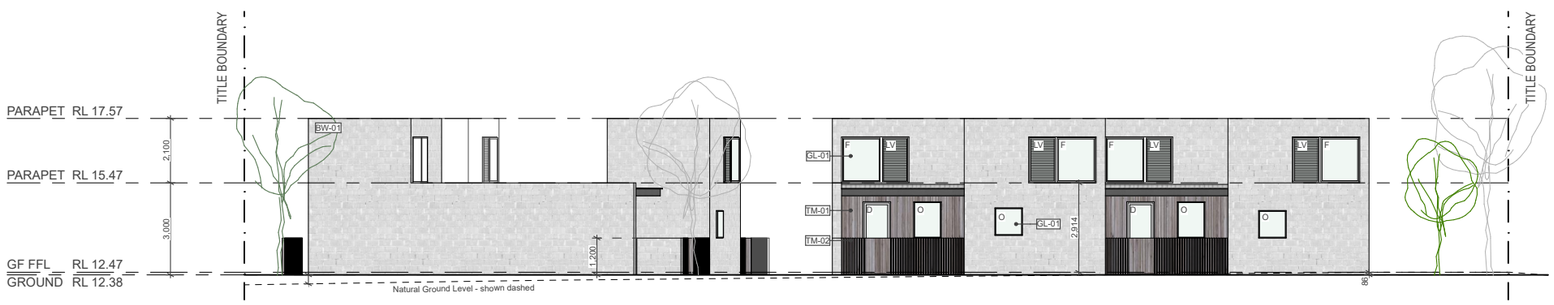
North Elevation



South Elevation



East Elevation



West Elevation

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71 ALEXANDRA PLACE, BENTLEY

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DRAWING TITLE
ELEVATIONS

DRAWING # DA400
REV A - WIP

DRAWING ISSUE
DEVELOPMENT APPLICATION

PROJECT # 192_B

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DATE 2023

Appendix B – Terminology

The following is an explanation of the terminology used throughout this report:

- **Decibel (dB)**

The decibel is the unit that describes the sound pressure levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

- **A-Weighting**

An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as L_A, dB.

- **L_{eq}**

The L_{eq} level represents the average noise energy during a measurement period.

- **$L_{Aeq(Day)}$**

The $L_{Aeq(Day)}$ level is the logarithmic average of the L_{Aeq} levels from 6.00am to 10.00pm.

- **$L_{Aeq(Night)}$**

The $L_{Aeq(Night)}$ level is the logarithmic average of the L_{Aeq} levels from 10.00pm to 6.00am.

- **Noise-sensitive land use and/or development**

Land-uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

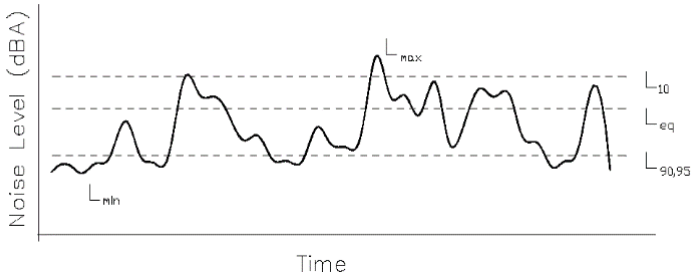
- **R_w**

This is the weighted sound reduction index. It is a single number rating determined by moving a grading curve in integral steps against the laboratory measured transmission loss until the sum of the deficiencies at each one-third-octave band, between 100 Hz and 3.15 kHz, does not exceed 32 dB. The higher the R_w value, the better the acoustic performance.

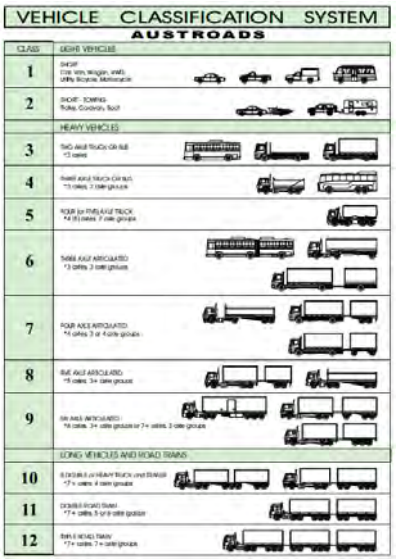
- **C_{tr}**

This is a spectrum adaptation term for airborne noise and provides a correction to the R_w value to suit source sounds with significant low frequency content such as road traffic or home theatre systems. A wall that provides a relatively high level of low frequency attenuation (i.e. masonry) may have a value in the order of – 4 dB, whilst a wall with relatively poor attenuation at low frequencies (i.e. stud wall) may have a value in the order of -12 dB.

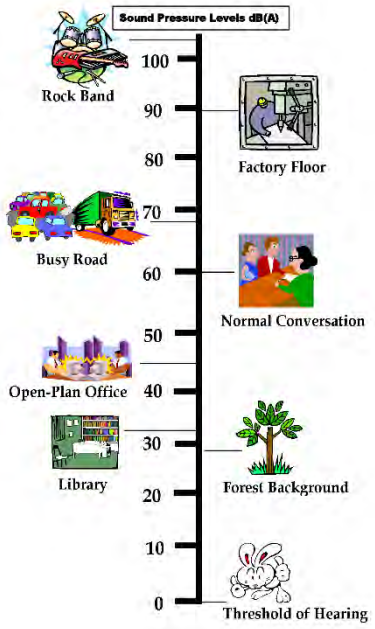
- **Chart of Noise Level Descriptors**



- **Austroads Vehicle Class**



- **Typical Noise Levels**



APPENDIX 4 – State Planning Policy 7.0 – Design Presentation

DYNAMIC PLANNING AND DEVELOPMENTS

10 PRINCIPLES DESIGN REPORT

71 Alexandra Place
Bentley

Prepared for
Uniting WA
Design Review Package

Project Number: 192
December, 2023

NIC BRUNSDON

Acknowledgment

The Project Team acknowledges the Traditional Custodians of the land and pays respect to the Elders, past, present and future.

We honour Australian Aboriginal and Torres Strait Islander peoples' primary cultural and spiritual relationship to place and their rich contribution to our society.

To that end, all our work seeks to uphold that we care for Country, it will care for us.

Contents & Register

INTRODUCTION

Project Team
Project Overview

SPP 7 DESIGN OF THE BUILT ENVIRONMENT

1 Context & Character
2 Landscape Quality
3 Built Form & Scale
4 Functionality & Build Quality
5 Sustainability
6 Amenity
7 Legibility
8 Safety
9 Community
10 Aesthetics

Project Team

NIC BRUNSDON

Nic Brunsdon is recognised as one of Australia's leading architects. In 2015 Nic was the sole winner of the Australian Institute of Architects Emerging Architect Award, firstly for Western Australia and then nationally. His studio works throughout Australia and South-East Asia regions through its offices in Perth, Melbourne, and Denpasar.

The studio's work has recently received recognition at the World Architecture Festival, Dezeen Awards, Houses Awards, INDE awards, and Australian Institute of Architects Awards programs, most notably winning both the public vote and master jury awards at the prestigious Dezeen Awards for the world's best hospitality project.



Uniting

Uniting WA is a provider of Person-Centred Supportive Accommodation services which includes the provision of tenancy management, property management and the delivery of wrap around support services for tenants. The delivery of support services are funded through the Department of Communities and Department of Justice.

Uniting WA supports people experiencing complex challenges brought on by intergenerational trauma or situational crisis, including people who may be experiencing domestic violence, financial hardship or homelessness, mental illness or disability and people reintegrating into the community.



Project Grounding



FILLING THE GAP IN SUPPORTED HOUSING

A housing gap has been identified when a participant exits Uniting's supported accommodation programs and is unable to secure a lease agreement in the private market.

Our model seeks to provide sustainable accommodation to alleviate the pressure placed on participants leaving Uniting's supported accommodation services and ending up on the Public Housing wait list.



TRANSITIONAL ACCOMMODATION BOTTLENECK

Upon graduating from either of Uniting's two specific Transitional Accommodation services participants are required to move into Social housing or market rentals at which point the support services provided by Uniting also ceases.

This model introduces flexibility into Uniting's stock when considering short term accommodation and allows Uniting to continue to support individuals while they explore and secure longer term housing.



'LIGHT TOUCH' SUPPORT

Our model will deliver medium to long term independent housing with 'light touch' drop in support, a familiar point of contact with Uniting team members, aimed at reducing the likelihood of re-offending or returning to homelessness.

Guiding Principles (Transitional Housing)

+ Provides support and sustainable accommodation
+ Medium to long-term housing facility
+ 'Light touch' support program with Uniting members
+ Introduce flexibility to existing operational constraints
+ Individuals re-entering the community
+ Promote positive mental health with build materiality and colours
+ Passive security surveillance by design
+ Robust finishes, easy care, easy clean
+ Environmental sustainability strategies
+ Natural light and air ventilation
+ Communal and intimate landscape areas
+ Spaces that encourage and facilitate social connection

Planning Considerations

+ Proposed land use - 'Residential Building'

A building or portion of building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

+ Temporarily by two or more persons; or
+ Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

+ State Planning Policy 5.4 - Road & Rail Noise

+ Operation of the proposed development will be governed by a overarching Operational Management Plan, conditioned as part of the planning approval.

+ State Planning Policy 7.3 - Residential Design Codes (Volume 1) - Primary Development Controls.

(Project Overview)

PROJECT OVERVIEW

ADDRESS	71 ALEXANDRA PLACE, BENTLEY
LOCAL COUNCIL	CITY OF CANNING
SITE AREA	771m²

SITE AREA

771m²

SITE COVERAGE

382m²

SITE COVERAGE

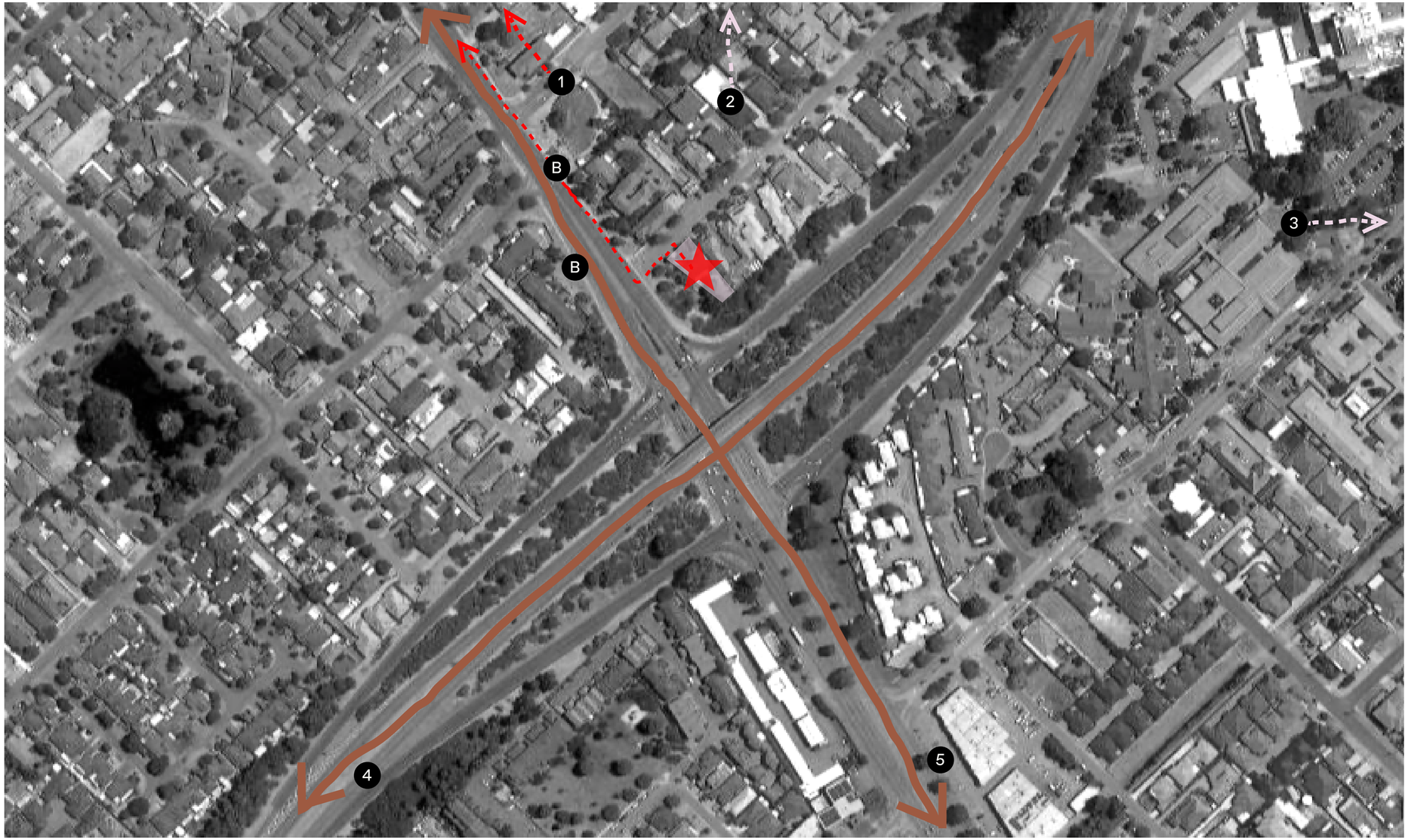
49%

PRINCIPLE 1
CONTEXT & CHARACTER

Responds to and enhances the unique characteristics of a local area, contributing to a sense of place

Local Context

The site is situated on major transport roads of Albany Hwy and in close proximity to the anticipated Queens Park Metronet station. The site is well connected within the City of Canning area, with 350 kilometers of footpaths and shared paths that link key amenities.

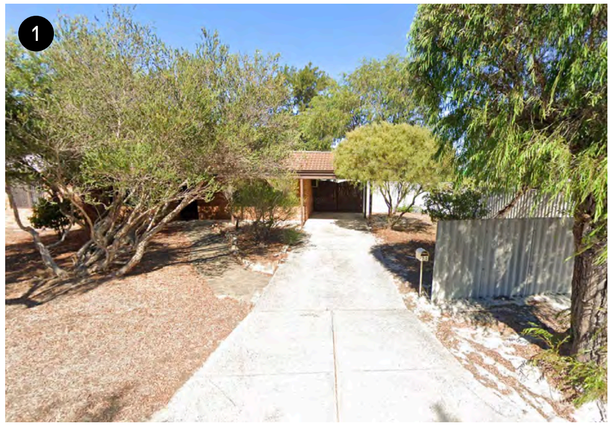


- B Bus Stop
- 1 Shopping Centre / 650m
- 2 Welshpool Station / 1.8km
- 3 Queens Park Station / 3.2km
- 4 Leach Highway
- 5 Albany Highway

N

Site Conditions

1. Existing crossover
2. Street context / looking East
3. Street context / neighbouring building
4. Existing street trees
5. Cul-de-sac
6. Albany Highway













Site Conditions



1. Significant existing tree
2. Well established street trees
3. Existing dwelling
4. Albany Highway

N

Site Response

1 Face the sun and address the street. Prioritise living spaces with access to natural light.

2 Reduce presence of cars on site, prioritise pedestrian movement.

3 Retain all existing street trees, green buffer to soften streetscape interface.

4 Retain as many existing on-site trees as possible, deliver more use-able green space and maximise deep soil opportunities.

5 Prioritise cross ventilation for comfortable living and reduction in energy bills.



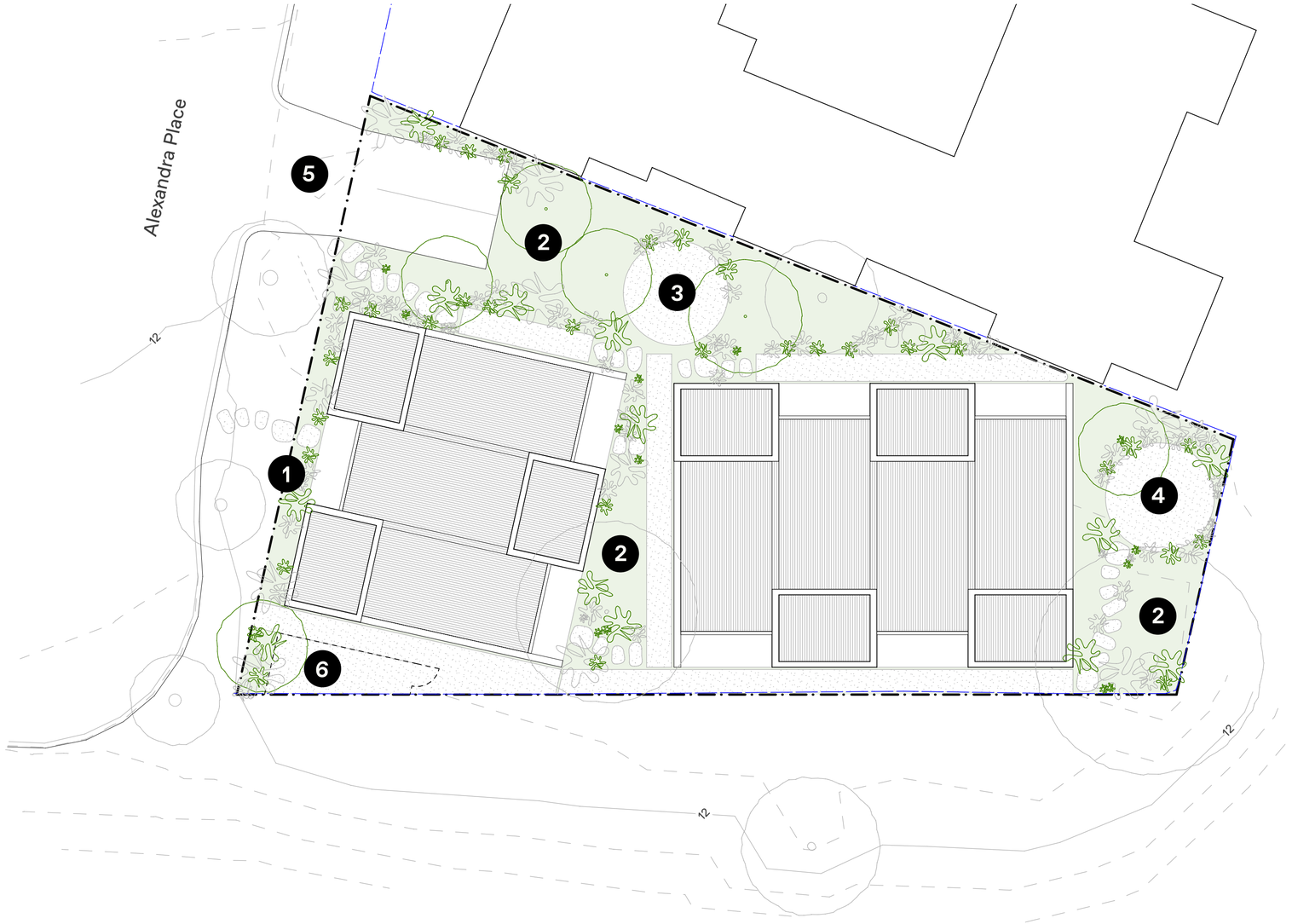
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PRINCIPLE 2
LANDSCAPE QUALITY

Operates as an integrated and sustainable system, within a broader ecological context

Landscape Plan

1. Green buffer to soften streetscape interface
2. Deep soil planting opportunity
3. Shared outdoor space / communal BBQ
4. Shared outdoor space / communal garden
5. Vehicle crossover - planting to soften hardscape edges, permeable ground treatment to car bays
6. Bin store - planting to add further screening & green buffer

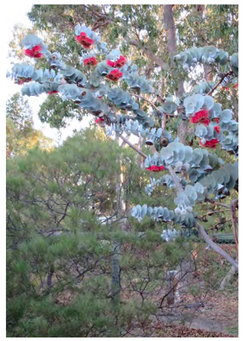


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Indicative Planting Palette

Streetscape & pathways

A palette connecting the road reserve with streetcape planting extending into pathways to dwelling. Connecting the site to the neighbourhood whilst contributing to the native biodiversity.



Eucalyptus rhodantha
Rose mallee



Eucalyptus websteriana
Webster's mallee



Conastylis candicans
Cotton heads



Myoporum parvifolia
Creeping boobialla



Lomandra Tanika



Banksia petiolaris



Anigozanthos "Big Red'

Communal garden

A robust mix of shrubs that open and close view lines and a deepening palette of natives.



Lomantra wingarra



Correa alba



Hardenbergia meema
Meema



Eucalyptus Kruseana



Banksia Menziesii Dwarf



Ficus pumila
Climbing fig



Banksia Nivea
Honeypot banksia

Shaded garden

A darker palette of shade loving plants with interesting foliage and contrasting forms.



Dichondra silver falls



Alpinia caerulea



Cytathea Australis
Australian tree fern



Pteridium esculentum
Kangaroo Vine



Austral bracken
Bracken



Liriope emerald cascsade
Weeping grass

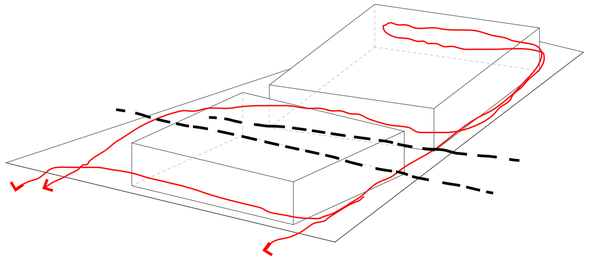


Boronia heterophylla
Magenta stars

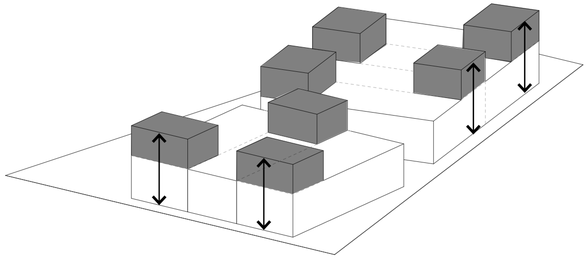
PRINCIPLE 3
BUILT FORM & SCALE

Shapes, massing and height that is appropriate to the setting, and negotiates existing and future context

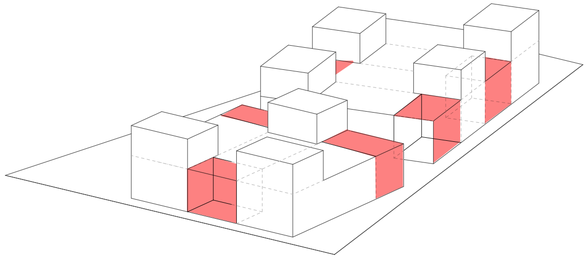
Built Form Strategy



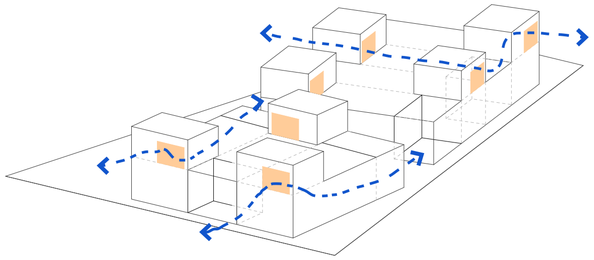
Split mass for better permeability, access and circulation.



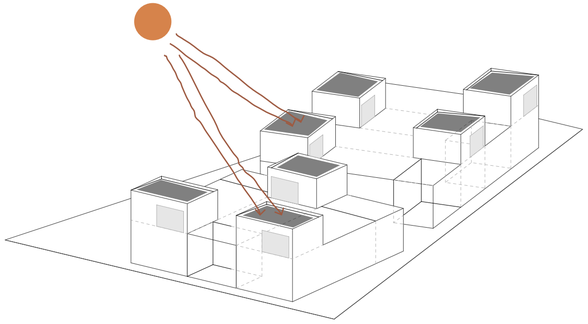
Add volume / elevated ceiling spaces internally to mitigate heat gain.



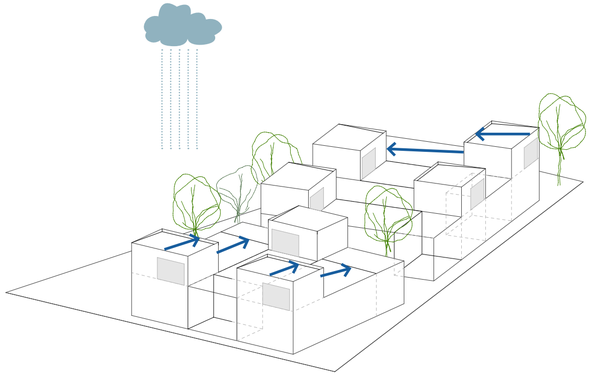
Subtract volume to create private outdoor spaces.



Add high level openings to allow good cross ventilation.



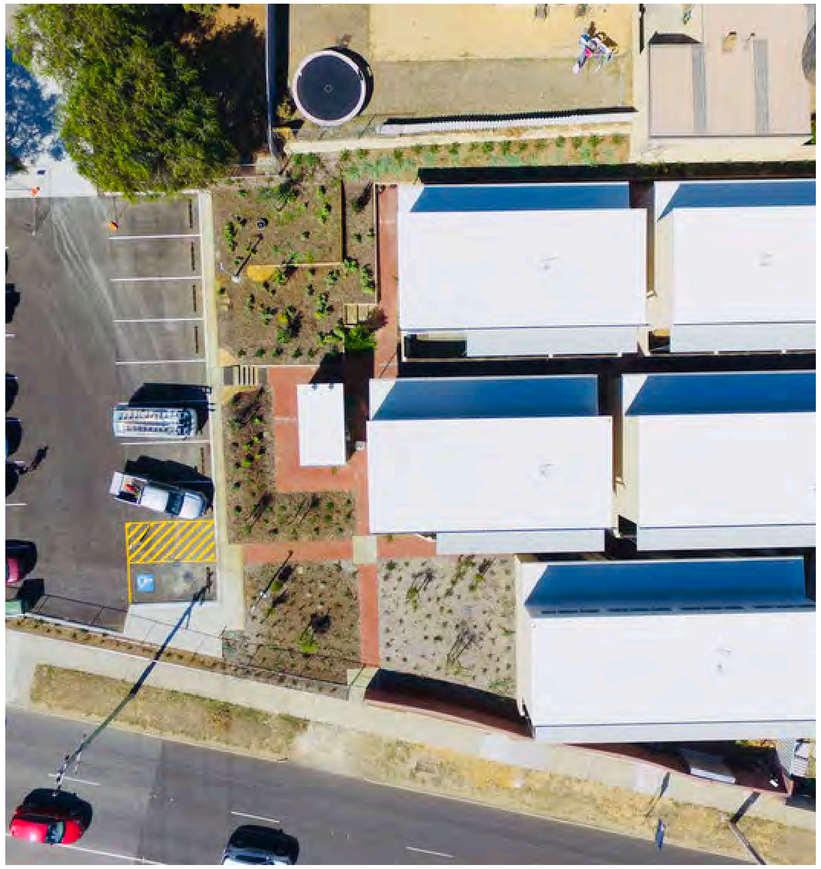
Solar array on roof, solar collection for on-site use or feed back to grid if in excess.



Rainwater to be harvested and re-used on site.

Built Form Exemplars

South Street Community Housing / BERNARD SEEBER







Built Form Exemplars

Women's Housing Project / STUDIO BRIGHT



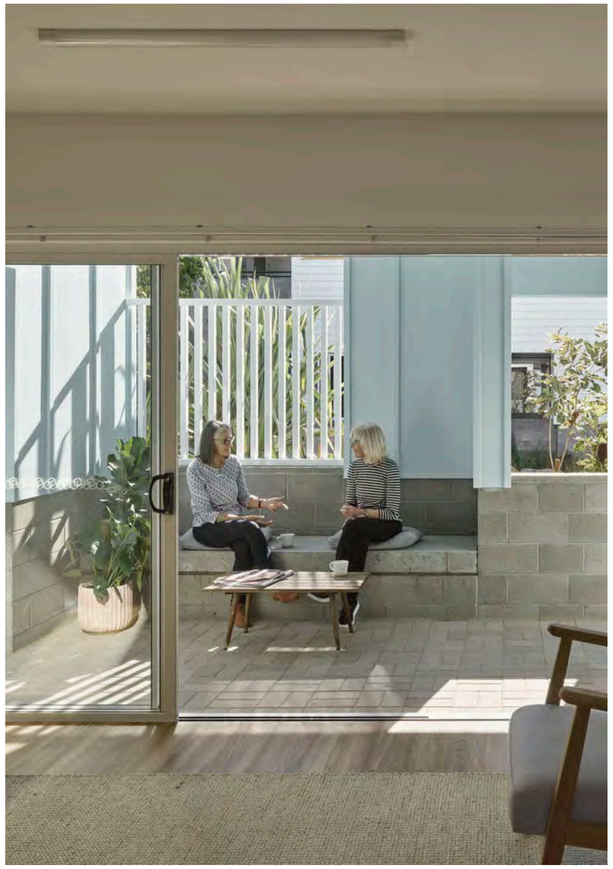




Built Form Exemplars

Anne Street Garden Villas / ANNE O'GORMAN







Built Form Exemplars

Oolite Arts, Miami / BAROZZI VEIGA



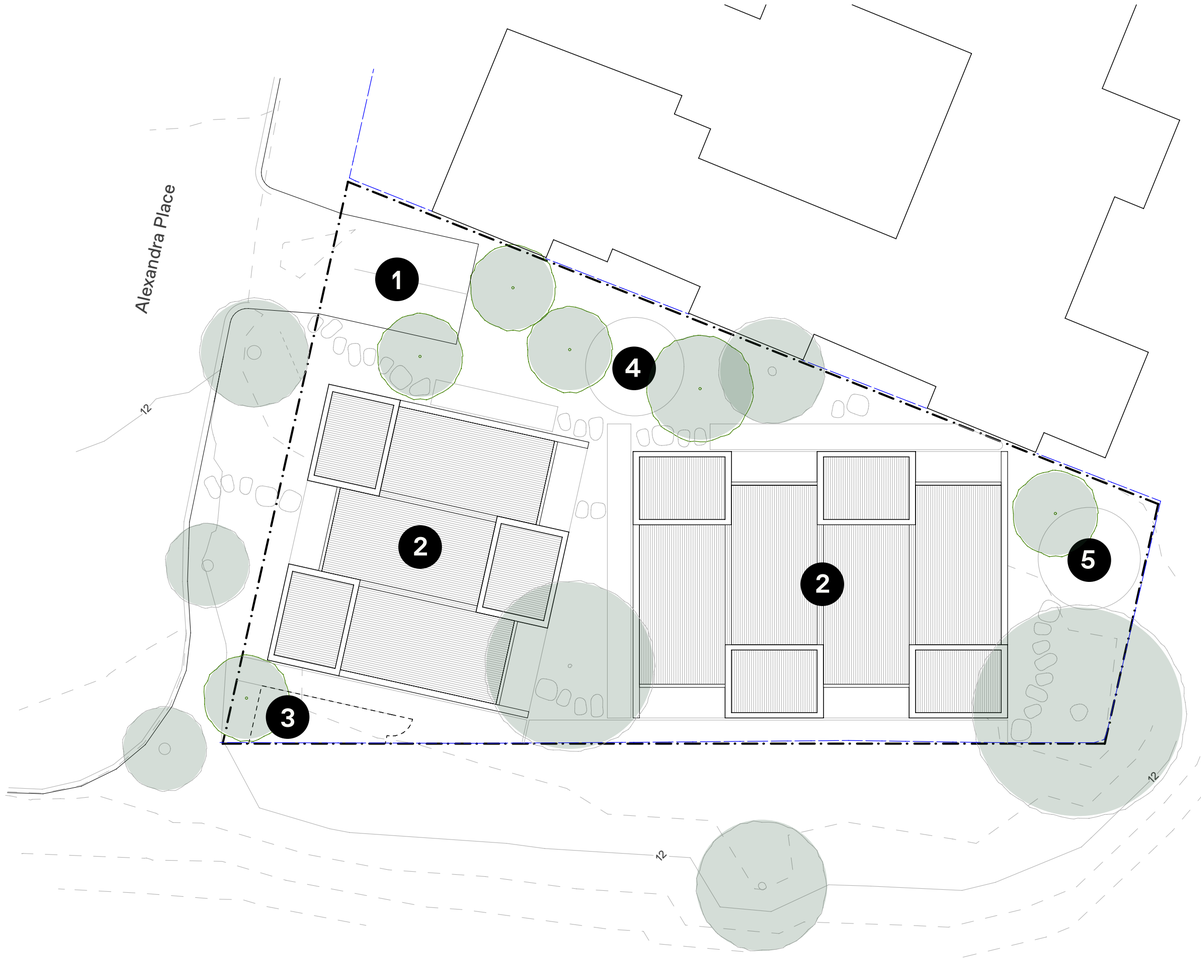




Built Form Mapping

1. New vehicle crossover & car parking (2 bays)
2. New build
3. Bin store
4. Shared outdoor space / communal BBQ facility
5. Communal garden

Existing & proposed trees



N

Built Form Materiality

SIMPLE MATERIAL PALETTE



MASONRY BLOCKWORK / LIGHT TONE



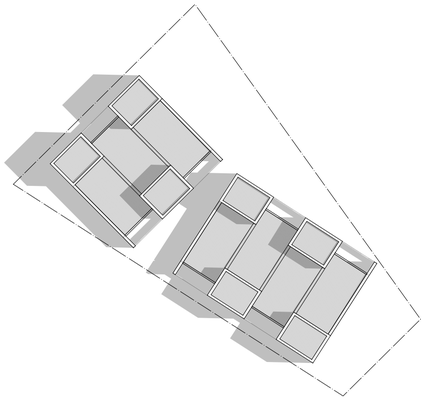
VISUALLY PERMEABLE TIMBER SCREENING



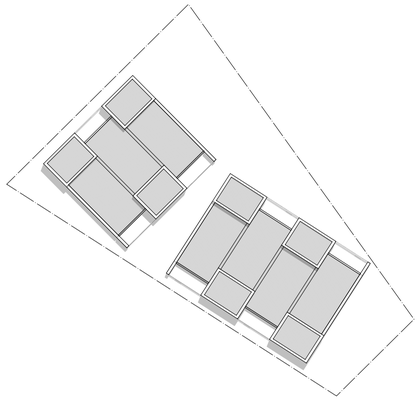
METAL ROOFING / LIGHT TONE



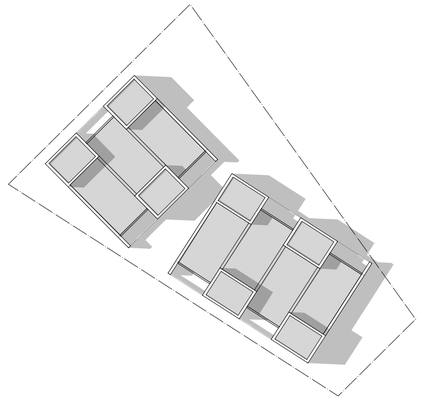
Shadow Study



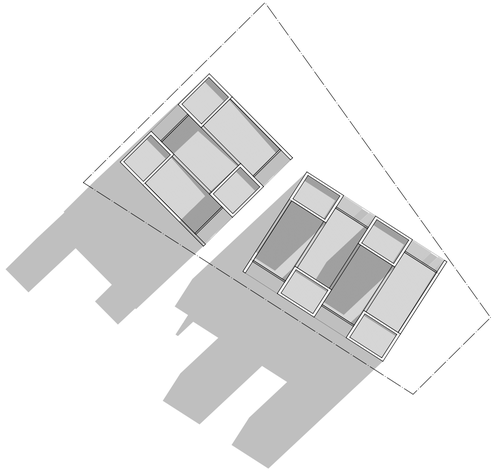
Summer solstice - 9am



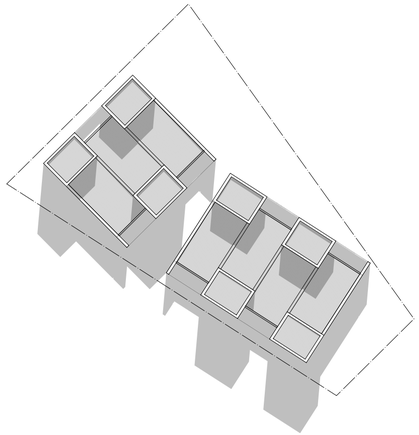
Summer solstice - 12 noon



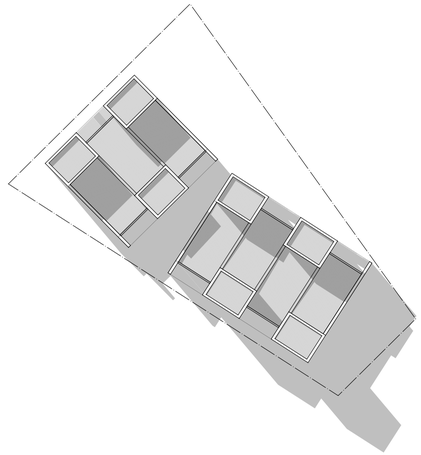
Summer solstice - 3pm



Winter solstice - 9am



Winter solstice - 12 noon



Winter solstice - 3pm

PRINCIPLE 4
FUNCTIONALITY & BUILD QUALITY

Meets the needs of users while efficiently and effectively balancing functional requirements

Functionality Plan

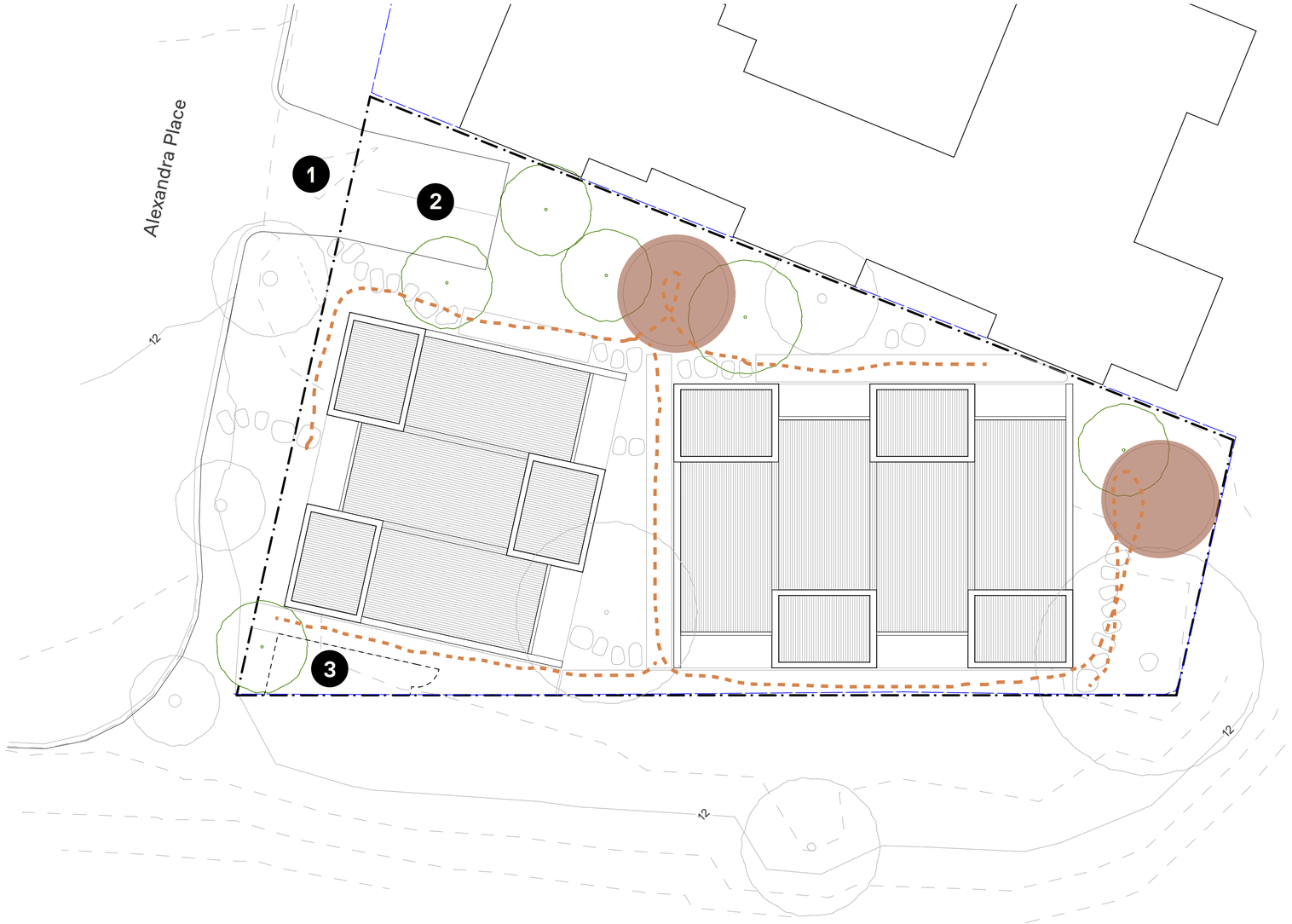
Functionality Principles:

+ Well connected, flexible and adaptable communal outdoor spaces to maximise utilisation and accommodate future user requirements.
+ Durable materials, finishes and elements, easy to maintain.
+ Service accommodated in an integrated and considered manner.

1. Vehicle crossover
2. Car parking (2 bays)
3. Bin store

Communal outdoor spaces

Circulation between communal spaces



N

PRINCIPLE 5
SUSTAINABILITY

Optimises sustainability to deliver positive environmental, social and economic outcomes

Sustainability

PERIMETER GREENING



Retaining existing mature trees where possible.

Maximise deep root planting opportunities across the site.

Landscaping around built form.

Soften arrival and integrate building within broader context.

WATER-WISE PLANTING



Minimum 60% indigenous flora species.

Water-wise and drought-resistant planting.

Permeable ground treatment to minimise run-off.

WATER EFFICIENCY



Efficient tapware and appliance specifications.

Rainwater collected & used on site where possible.

NO GAS



All electric operations to minimise greenhouse gas operations where possible.

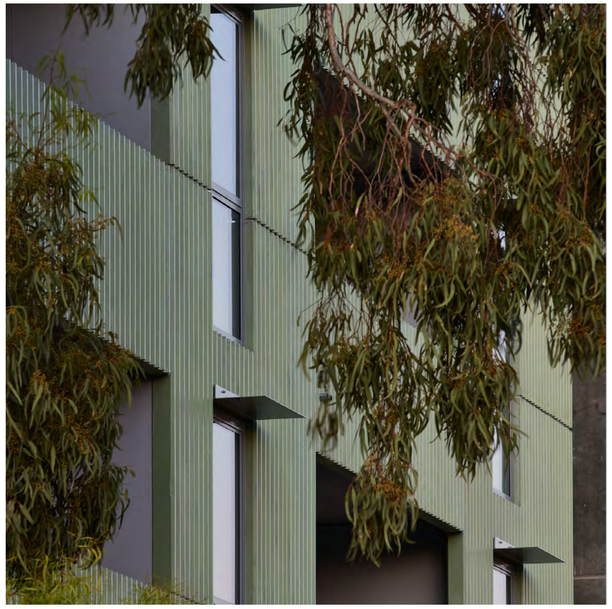
Sustainability

SOLAR



Solar Canopy / Array on Rooftop to maximise solar gain.

CONSTRUCTION



Do more with less.

Efficient construction framework.

Repetition & Modularity.

RECYCLE & REUSE



Waste reduction and recycling.

Salvage and reuse material where possible.

90% construction waste diverted from landfill

MATERIALITY



Sustainable, low carbon and low VOC material selection.

Robust Materiality.

PRINCIPLE 6
AMENITY

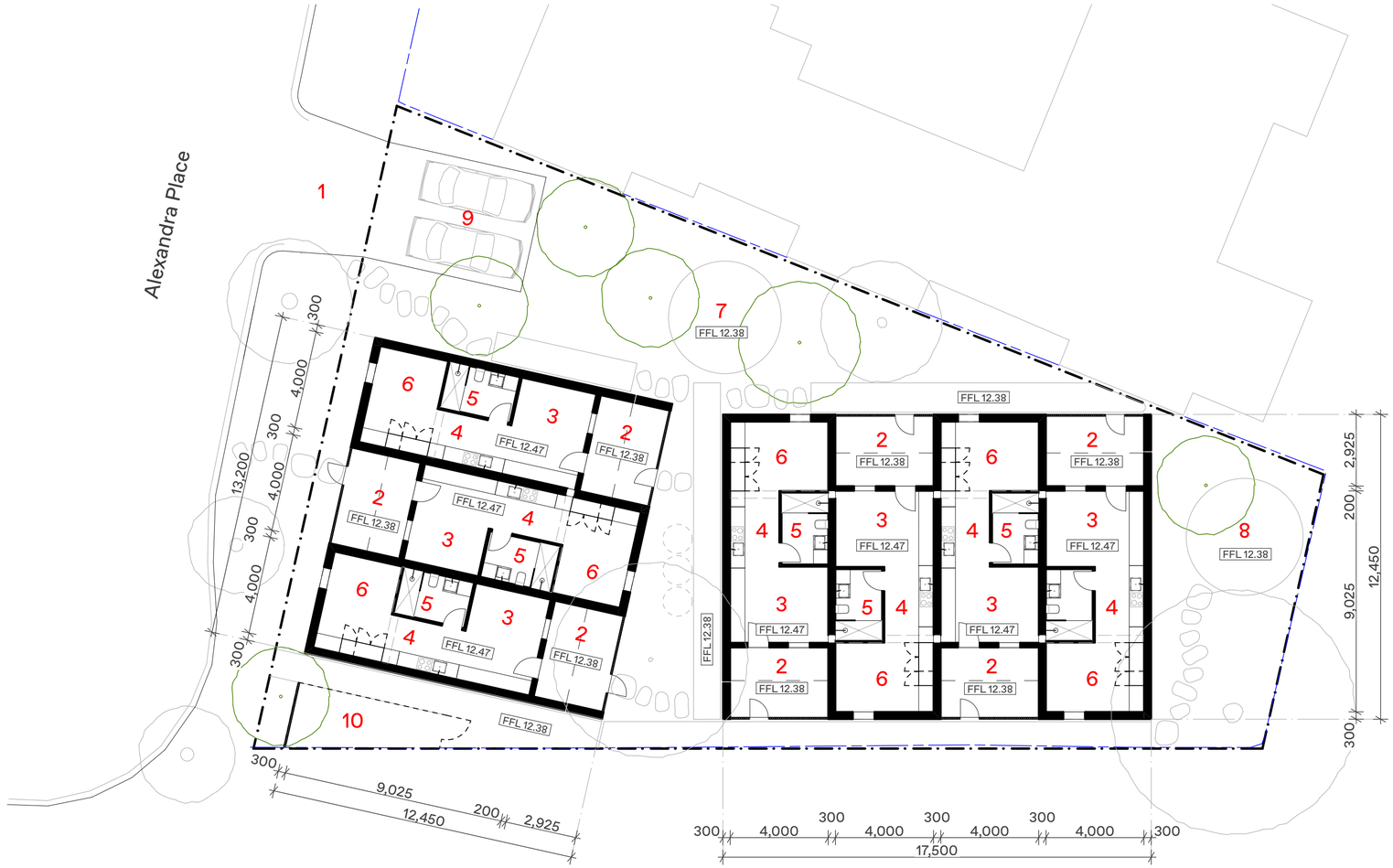
Contributes to comfortable and productive environments through internal and external amenity

Amenity

Amenity Principles:

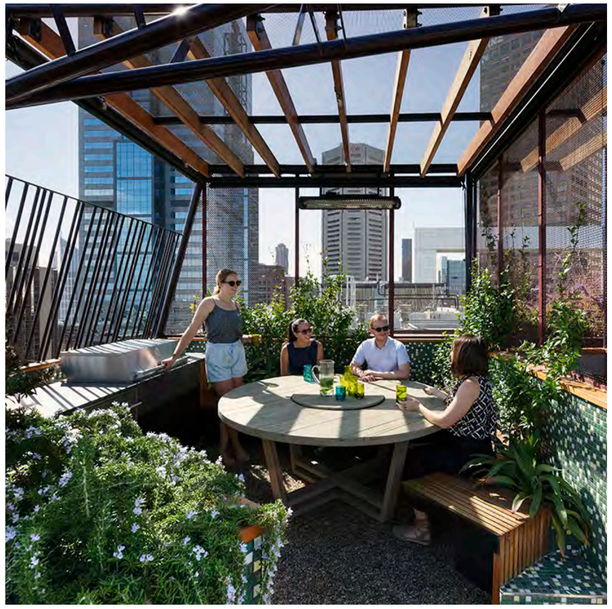
+ Well-designed external spaces providing welcoming & comfortable environments that are universally accessible and effectively shaded.
+ Mitigate negative impacts on surrounding buildings and places including overshadowing, overlooking, glare & noise.
+ Internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook.
+ Internal rooms to be delivered with appropriate levels of acoustic protection, visual privacy and ease of access for all.

1 New Crossover
2 Outdoor Living
3 Living / Dining
4 Kitchen
5 Bathroom
6 Bedroom
7 BBQ & Shared Facility
8 Communal Garden
9 Car Bay (2)
10 Bin Store



Amenity

OUTDOOR GATHERING SPACES



Well designed external spaces that are inviting, comfortable and universally accessible.

HARD & SOFT LANDSCAPING



Optimise external amenity for occupants, visitors and neighbours.

PRODUCTIVE GARDEN



A productive & healthy environment, responding to the diversity of the local community and its culture.

Activities that contribute to the vitality of the place.

PRIVATE & COMMUNAL BALANCE



Appropriate levels of acoustic protection and visual privacy.

PRINCIPLE 7
LEGIBILITY

Contains clear connections and memorable elements to help people find their way around

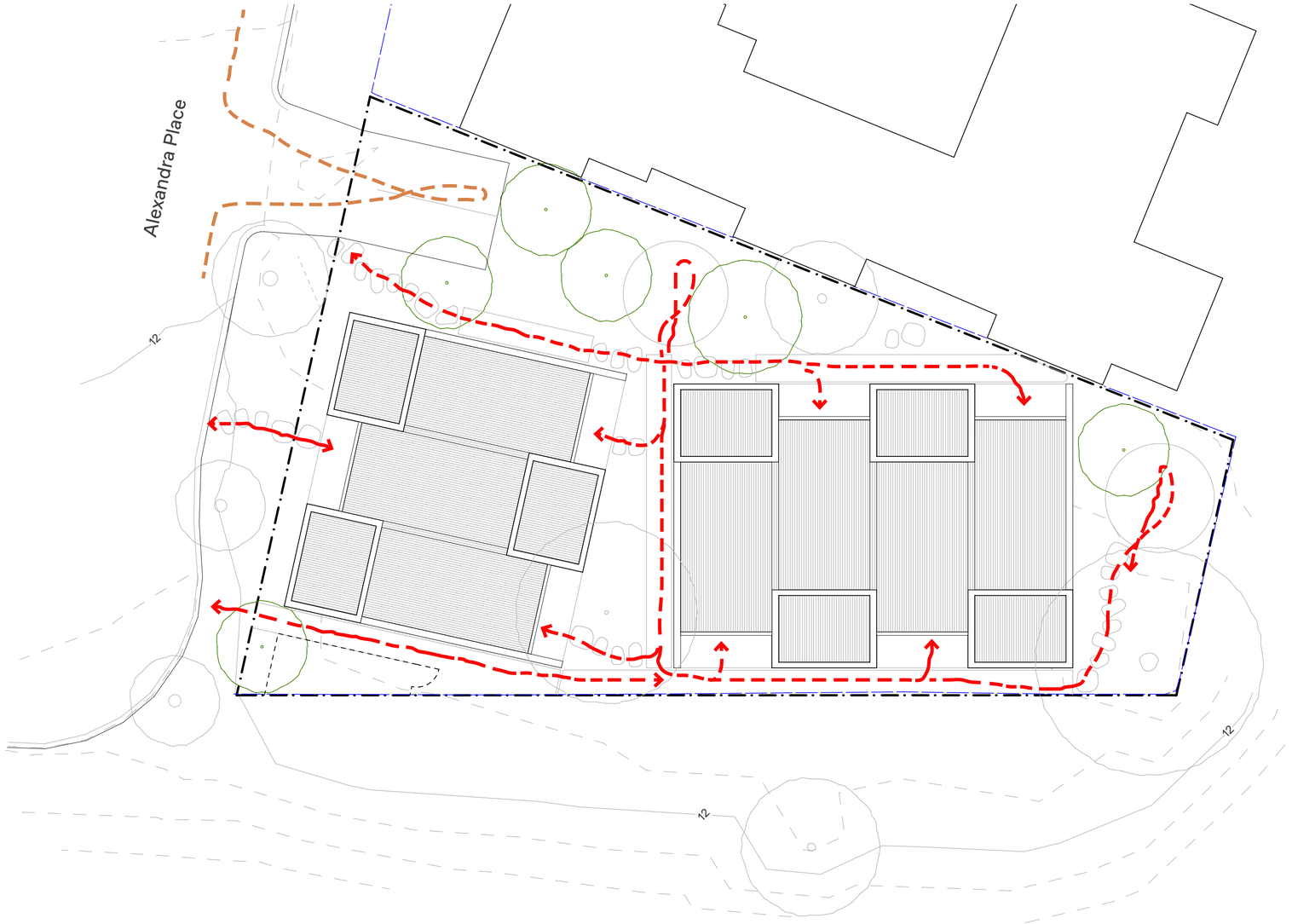
Legibility

Legibility Principles:

+ Ease of movement across site with priority given to pedestrian movement over vehicular movement.
+ Built form split into two 'masses' to allow effective access and circulation as well as permeability through building mass.
+ Legible building entrance points and clear distinction between public and private spaces.

Vehicular arrival / exit

Pedestrian circulation



N

PRINCIPLE 8
SAFETY

Optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use

Safety Principles

VISUAL & ACOUSTIC PRIVACY



Green buffer planting to provide additional visual and acoustic privacy.

LIGHTING & SIGHTLINES



Well-lit, secure access points.

Maximising opportunities for passive surveillance of public and communal areas.

WAYFINDING & SIGNAGE



Clearly defined relationship between public and communal areas.

Clear wayfinding and identifiable entry points.

PHYSICAL & IMPLIED BARRIERS



Integrated landscape to assist pedestrian movement across site.

Vehicle crossover / car parking safely integrated to minimise negative impacts on pedestrian amenity.

PRINCIPLE 9
COMMUNITY

Responds to community needs as well as the wider social context, supporting diversity and social interaction

Key Metrics

CONTEXTUALLY RESPECTFUL



Medium to long-term housing facility with spaces that facilitate and encourage social connection.

Scale of building appropriate to neighbouring context.

A VIBRANT ENVIRONMENT



Provides 'light touch' support & sustainable accommodation for individuals while they explore and secure long term housing.

Create a vibrant environment that is complementary to street & community.

AGILE & ADAPTIVE



Design that is flexible and able to adapt and serve changing social housing needs into the future.

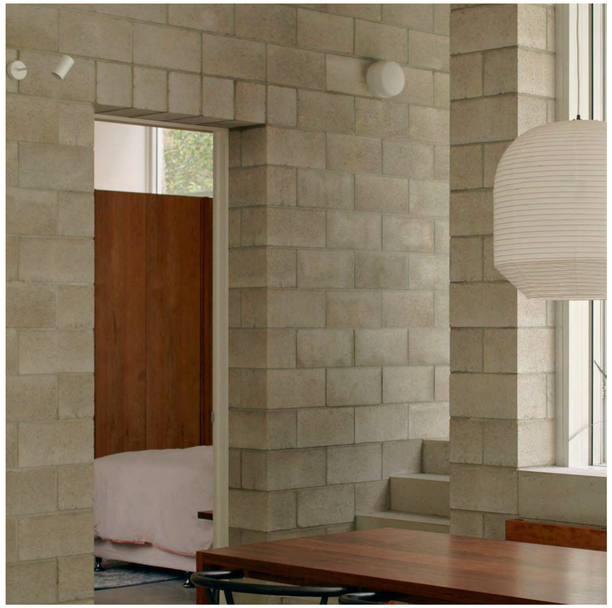
PRINCIPLE 10
AESTHETICS

Creates attractive and inviting spaces and places that engage the senses

Aesthetics (Material Reference)

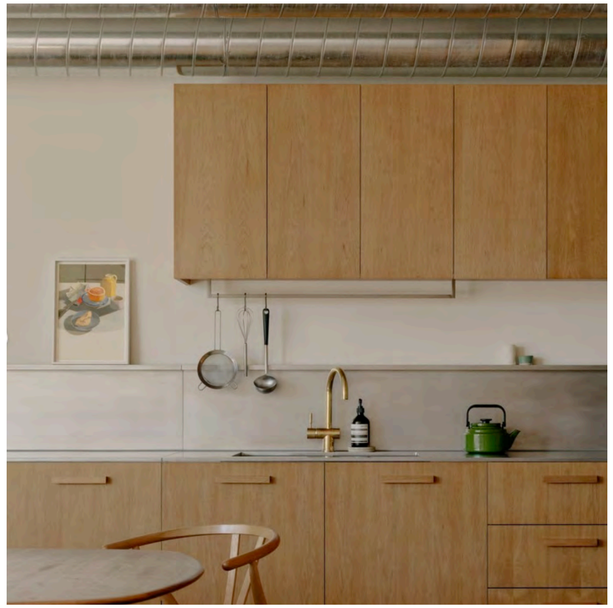
ROBUST MATERIALS

Materials easily transition from outside to inside



SIMPLE INTERIORS

Minimal, healthy interior spaces



ENDURING LANDSCAPE

Uncomplicated, engaging, endemic



3D Representation (Streetscape)



3D Representation (Communal Outdoor)



3D Representation (Between Buildings)



3D Representation (Overall / Streetscape)



Let’s make something wonderful together.

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B
Corporation
This company meets the highest standards of social and environmental impact

NIC BRUNSDON

APPENDIX 5 – Written Planning Advice

DYNAMIC PLANNING AND DEVELOPMENTS

CITY OF CANNING

17 April 2023

71 Alexandra Place BENTLEY WESTERN AUSTRALIA 6102
Lot 340 D 58019
Application Date: 13/04/2023 1:24:40 PM
Application No.: 105.1366

Dear Sir/ Madam,

Written Planning Advice – 71 Alexandra Place, Bentley (Council Ref: 105.1366)

Thank you for your request for written planning advice received on 13 April 2023 for the abovementioned site. We understand your question(s) are as follows:

"We are seeking written planning advice in relation to Uniting WA's proposed 'Aspirations Housing' facility development on 71 Alexandra Place, Bentley, being consistent with the definition of a 'residential building' land use, as that phrase is defined in the R-Codes."

Town Planning Scheme Considerations

Applicable Town Planning Scheme	Local Planning Scheme No. 42
Zone and R-code	Residential – R100
Restriction	R2 (Refer to LPS 42)

Use Class Consideration

Consideration of the submitted plans and documentation has been undertaken. Based on the information provided, the City considers the applicable use class for the proposal is 'Residential Building' as defined in Residential Design Codes – Volume 1 (SPP 7.3). It is noted that should the purpose or operation of the proposal change, this may impact the use class.

Residential Building Definition

A building or portion of a building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- Temporarily by two or more persons; or
- Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

General Comments

A full assessment has not been undertaken and the following comments are intended to guide and give advice in relation to the proposal.

Parking

Configuration of parking should be reviewed to reduce the crossover width. It is unlikely the current configuration would be supported.

Site Plan

- Provide site plan showing finished levels, and all survey levels of the lot and of adjacent lots.
- Site plan to show crossover compliant with City's crossover specifications.
- Plan to show dimensions of car bays.

Storm water

Provide a storm water management plan with the development application. If the finished lot levels are 300mm higher than the road level, provide stormwater plan for 1 in 20 year ARI otherwise provide stormwater plan for 1 in 100 year ARI, in which case the plan has to be certified by an engineer.

Waste

Further information on waste management such as bin locations and collection method are to be provided with the future development application.

Street Trees

Applicant to be advised that all three street trees are to be retained and protected. Should a future crossover be approved that requires removal and replacement of a street tree, the tree is to be retained pending submission of a Building Permit or Crossover application to the City when fees will apply. Removal and replacement of the tree is undertaken by the City.

Trees on Site

Where possible it is recommended that mature trees be retained on site.

CITY OF CANNING

Other policy implications

State Planning Policy 5.4 – Road and Rail Noise

The subject lot adjoins Albany and Leach Highway. Accordingly, State Planning Policy 5.4 – Road and Rail Noise is applicable. A link to the policy is provided below:

https://www.wa.gov.au/government/publications/state-planning-policy-54-road-and-rail-noise

A full assessment has not been undertaken and the advice specifically relates to the land use classification. We reserve the right to request additional information should we consider it necessary at the time that a complete assessment is undertaken.

If you wish to discuss any of the above further, please contact Senior Statutory Planning Officer, Martin Urbanski on (08) 9231 0606 or email martin.urbanski@canning.wa.gov.au.

Yours faithfully,

Martin Urbanski
Senior Statutory Planning Officer

CITY OF CANNING

Submission Table – Residential Building – 105.1849 – 71 Alexandra Place, Bentley

Objections to Development Proposal		
No.	Submission Content	Applicants 's Response
1.	I am writing to express my concerns regarding the proposed community housing project referenced as 105.1849, particularly in relation to the safety and well-being of the residents in our neighbourhood, especially the children, and the impact on the already congested and unsafe conditions on Alexandra Street. As a resident of Alexandra Street, I am deeply concerned about the potential risks associated with the proposed housing project, especially considering the high density of traffic and the existing safety issues on our street. The increased presence of vehicles and foot traffic due to the community housing project poses a significant safety threat to the young children who reside in this area. Furthermore, the busy road adjacent to the proposed project raises additional concerns about the safety of both residents and pedestrians, particularly given the lack of clarity regarding the impact of the nearby train service on traffic flow and safety measures. Additionally, our street already faces challenges with unauthorized motorcyclists using the front grass area, further exacerbating safety concerns and contributing to the deteriorating condition of our neighbourhood. In light of these concerns, I urge the council to reconsider the decision to proceed with the community housing project at the proposed location. It is imperative that the safety and well-being of our community, especially our children, are prioritized in any development plans. I kindly request that the council conduct a thorough assessment of the potential impacts of the proposed project on traffic safety, pedestrian access, and overall neighbourhood well-being before moving forward with any further decisions. Thank you for your attention to this matter. I trust that the council will take our concerns seriously and work towards finding a solution that prioritizes the safety and welfare of all residents in our community.	It is not anticipated the proposed development will have any significant impact on the amenity of Alexandra Place or surrounding community. In relation to traffic, it is not anticipated the residents will own a car due to their low-income status, or have many visitors except for Uniting staff who will be making regular visits to the site (noting that there is unlikely to be any more than two staff on site at any one time). The development provides 4 car parking bays on site which is sufficient to service the anticipated demand, and complies with the City's parking requirements. Based on the above, it is not anticipated the traffic associated with the development will have any significant impact on road safety or traffic congestion in the area. It is also not anticipated the proposed development will have any adverse impacts on the amenity or wellbeing of the surrounding community. The proposal comprises an architecturally designed community housing facility, that will provide much needed supportive accommodation to vulnerable people in the community. The residents will be supported by Uniting WA with a person-centred support program that is designed to meet their individual needs, and will help them to live independently, maintain their tenancy, gain access to learning and employment opportunities, and contribute positively to the local community.

		Uniting WA is a leading Western Australian community service organisation and registered Tier 2 Community Housing Provider, who manages its housing assets in accordance with the Community Housing Regulatory Framework obligations. Uniting manages over 300 social housing properties across Perth utilising a supportive landlord approach. Uniting has the capacity, capability, and commitment to delivering high quality services to the community, and working positively and proactively with our clients, state and local governments, and local communities. The proposed facility, if approved, will be subject to an approved Operations Management Plan, to be implemented by Uniting for the life of the development/use of the property as a community housing facility. Residents will also be required to sign a Residential Tenancy Agreement that will be enforced by Uniting staff. It is noted that Uniting has an existing supportive housing facility in Fremantle that accommodates eight adult residents, where the residents have developed positive relationships with neighbours and local community. Uniting has not received any complaints from neighbours since operations commenced there in 2017, and the facility operations is strongly supported by the City of Fremantle. This purpose-built facility is an exemplar of how community housing facilities should be run and can make a positive contribution to local communities. Uniting will manage the proposed community housing facility in Bentley to the same standard and quality.
2.	In regards to the proposed development for 71 Alexandra Place Bentley, we have the below concerns/ issues. Our residence is currently occupied by my 22 year old daughter for the purpose of attending Curtin University.	Refer to response above addressing safety and amenity concerns.

	My daughter currently lives alone and we are located in Kalgoorlie, we have significant concerns that the proposed development will increase anti-social behaviour and safety risks in the immediate area due to the intended residents and associated non-residents that the development will attract. • What is in place to ensure the proposed number of residents remains at the maximum level of seven residents? I am concerned that there is the possibility for the number of residents to be increased from seven permanent residents after the development has been approved. • The Operational Management Plan states that the intended residents will be referred from Uniting's transitional housing programs and other service providers. Who are the "Other Service providers?" Is there a possibility that potential residents referred from other service providers, may have previously been charged with serious crimes or sexual assault crimes? • What systems will United WA have in place to prevent the residents family, friends or associates from staying at the residence for any period of time? The main concern is that there is a high potential for Anti-social behaviour, crime and Drug use to increase in the area from non-residents that are associated directly with the residents. • What systems will United WA have in place for local residents to report anti-social incidents by the residents? The Operational Management Plan has on-call staff and security available but what is the expected response times if there are issues? • What systems will United WA have in place to remove residents that are involved in reported Anti-social incidents? The listed Tenancy Star program states that the residents are expected to sign and adhere to a Residential Agreement, but what is the process if this is not adhered to? • The development location is in a Cul-de-sac with only one vehicle entry/ exit road, potentially resulting in additional road traffic in the adjoining roads that are accessing Albany highway and Ewing Street. • The development will only have two parking bays, based on the assumptions that residents will not have vehicles and visitor numbers will be low, what will occur in regards to additional parking if this assumption is incorrect and there are resident vehicles, visitor vehicles as well as staff vehicles? • The Bentley/ St James area already has high Anti-social, property crime and drug use, there are concerns this development will attract and increase these types of crimes in the localised area.	In relation to the number of residents, this will be limited to 7 adults. The support program to be delivered at the site will be for single people and the funding will be tied to this. The proposed facility is also specifically designed to accommodate single persons who will come from existing transitional housing facilities via a referral pathway, meaning only residents that have met certain assessment criteria and demonstrated their suitability for this housing facility in this location (an established residential area), can reside here. Referrals from 'other service providers' (unconfirmed at this stage) will be subject to Uniting's review and assessment of suitability for this facility, ensuring the people who live there are suitably matched. Uniting's support staff will undertake regular site visits to provide support to the residents, and ensure the residents are complying with the residential tenancy agreements and any other rules that will be in place for residents. This includes limitations on who can stay there and behaviour standards. These agreements will be enforced by Uniting staff. The development, if approved, will be subject to a condition of approval requiring the Operational Management Plan to be approved by the City and implemented for the life of the development (or for a period the Council deems appropriate). This means the facility operations will be subject to Council approval and compliance and any complaints will be actioned accordingly. Once operational, the contact details of Uniting's support manager and security staff will be provided to the City of Canning and adjoining neighbours on request. Staff and/or security will be contactable 24/7 to report any issues.

3.	We are residents of Alexandra Place. We are writing to express my concerns regarding the proposal for the community housing project at 71 Alexandra Place, Bentley, referenced as 105.1849. We are concerned that the proposal of the community housing project will cause high density of traffic and unsafe conditions on Alexandra Place. We just bought our Bentley property in November 23, mainly because the street is quiet and a no through road. Please note that there are many young children who reside in this area. There is a small playground near our house – Alexandra Park. However, there is no shade or much play equipment available for children to play. Therefore, some children play in their front yard instead of the playground, particularly the residents who lived in units. We have sent our request for more play equipment and shade at Alexandra Park in November 23. Unfortunately, our request cannot be fulfilled in this year's or next year's budget as per City of Canning. We understand that there is a budget from the Government for Playground Renewal Program. We just need to wait for this to come. There are many units in Alexandra Place. My neighbours are a shared equity housing with 8 units has put a strain on the street parking issue. The community housing project will raise additional concerns about the safety of residents, pedestrians, and young children. It increases the vehicles and foot traffic which poses a threat to our young children. In addition, we had issue with bin collection about a month ago. Our bin wasn't collected because there was an unknown car parked in front of the street which is too close to our bin. We had to contact the City of Canning to get our bin collected. I urge the City of Canning to reconsider the decision for this community housing project at the proposed location. It's at the end of cul de sac head which new residents will most likely park their car there or even in front of our yard. We will face the challenge of parking and bin collection. I trust that the council will take our concerns and prioritize the safety and well-being of our community in Alexandra Place.	Refer to responses provided above addressing these concerns (response to submitters 1 & 2)
4.	I am responding to your letter regarding the development at 71 Alexandra Place, Bentley WA 6102. In reviewing the plans I was disappointed to learn that a number of trees will be retained. The leaves from these trees have been causing damage to my gutters for many years. I have complained to the occupier/owner on many occasions however no action to remedy has ever been taken by them. Instead, I am constantly required	The trees proposed to be removed and retained are shown on the 'Current Conditions / Demo Plan' included in the set of Amended DA Plans provided. The development seeks to retain trees where possible as per the City's Tree Retention and Planting,

	to empty my gutters of the significant amount of debris'. I have also tried installing gutter guards however this is futile. The trees that appear to be causing the most damage is the one overhanging near my property as well as a large tree in the back right corner of 71 Alexandra. I am aware the unit in front of me (not sure the unit number but front right in our complex of 4 units) also has ongoing issues with the leaves from these trees and has also installed gutter guard in an attempt. I am more than happy for any new development to consider greenery, shrubs, gardens, etc. However, I do believe this should be contained within the premises of 71 Alexandra. Any existing trees should be trimmed back so that it does not cause falling leaves/debris/etc to land in neighbouring properties resulting in us requiring to clean up, maintain gutters and our gardens and incur expenses to try and minimise damage. I do note a number of new plants/trees are also planned to be planted. I hope the location and size of these are being considered to minimise damage - there seems to be some planned for the fence line.	Development Policy LP.09, recognising the benefit of retaining established trees for tree canopy and amenity of the subject site and surrounds. The Landscape Plan that forms part of this proposal has been prepared in accordance with the City's LP.09 and includes planting of local native tree species that are identified on the City's 'Native Gardens' webpage. The development, if approved, will be subject to a condition of approval requiring a detailed landscape plan to be prepared and approved by the City, prior to occupation. This will ensure the landscaping of the subject site will meet with City's requirements, including tree maintenance. Based on the above, the proposed landscaping plan is considered acceptable.
5.	I am against the proposed development at 71 Alexandra Place and have many concerns with the application submitted. I am confused as to how this development complies with the new zoning of R100/2 and how this proposed design is in sync with what the city envisioned for the area. I have had several conversations with the council when the rezoning happened, and I was told all builds would have to be apartments one on top of the other. Does this mean existing homeowners will also be able to build similar single-story builds, if so, the zoning should be changed to remove the current restrictions we currently have. I also have concerns with the application which states this is a $2million dollar build, it seems very expensive for what is shown in the plans? is this how it has been able to be lodged with the DAPs pathway instead of through the shire? I would think with that type of budget a 7-car carport/garage would at least be in the plans. The street already has parking issues as there is already a high-density complex and many units who do have allotted parking but visitors do use street park, the proposed location is a cul-de-sac location and cannot house more street parking without causing issues, they are allocating 7 rubbish bins for the units but there will be no	The proposal comprises a Residential Building land use and development, which is not subject to the density or height requirements of LPS 42 or the R-Codes. Importantly, the proposed use is capable of approval on the subject site and has been designed to complement the existing development in the area and contribute positively to the amenity of the streetscape. The estimated cost of construction exceeds $2 million, and has been calculated based on a construction cost estimate provided by a quantity surveyor, and current market conditions. It is noted that the recent reforms to the DAP system allow for any development by community housing providers to opt into the DAP system regardless of size or value (except single houses). This means the proposed development is now exempt from meeting the

	road area left to place these bins, and the trucks will not have access to collect the bins or even turn their truck around. I have recently and previously put in complaints with the parking situation in this pocket of Bentley. The location of this property is ideal for the visions the council had for the development of high density living, but this application falls short of this in my opinion and throws confusion into what is allowed to be built and by who. I have spoken to my neighbour who shares my concerns and also another neighbor who did not receive a letter and was not aware of the proposed application. Considering the rezoning R100/2 affected all property owners in the area It would be fair for all owners to be notified.	minimum $2million cost of development to opt in to the DAP application pathway. The development provides 4 car parking bays on-site in accordance with the City's requirements which exceeds anticipated demand for parking on the site. Refer to response provided above (to submitter no. 1), addressing traffic concerns. In relation to waste collection, the DA is supported by a Waste Management Plan that has been prepared in accordance with the City's requirements and is subject to approval by the City, ensuring the proposed waste management and collection plans are acceptable.
6.	Before providing my comments to this development, I had like to clarify that I do feel sympathy for people whom unfortunately find themselves in a difficult situation such that they are unable to find housing for various reasons, and my comments are not made to diminish the validity of such an issue in the community, but as to explain the concerns that such development would arise. Upon reviewing the plans of the proposal and articles about public housing, these are my following concerns as a nearby resident; Being in Bentley Village, we are directly in front of both bus stops, where we often hear 2-3 times per week individuals yelling along the road and nearby the bus stops, not to use prejudice, but it usually does appear to be non-working people. The noise itself, although often being for long periods of time causing nuisance and without any action having been taken can be acceptable to some degree, but the major concern is the safety of residents to be able to walk outside during these times which makes you think twice before heading out, especially if alone, and I am worried that this development being compromised by "people who face challenges maintaining traditional tendencies" could further increase this existing problem. It has also often been seen that housing facilities once built and in operation tend to be irregularly maintained, often appearing with broken windows, outdated appearance, and untidy exterior. In such an environment, that is not appropriately taken care of for years to come, it makes homeowners along the street question whether to put money in renovating the appearance of their homes, since houses nearby will not keep that standard, it could be seen as an investment not worth making.	Refer to responses provided above addressing these concerns (no. 1 & 2). It is noted that impact on property values is not a valid planning consideration.

	Lastly, through various research conducted it was noted that social housing facilities are also seen to drive a higher % of crimes, and as Bentley has a significant amount of people working full time this could be impacted as many don't find themselves home during the day, putting their belonging and valuable items at risk. These factors combined also play a significant role in driving the property value down, leading to potential new investors and families being driven away from residing in this street or area and looking for new places elsewhere as they see that putting such a large amount of their savings is better off elsewhere. I understand that there is a need for social housing and to offer as much help to those needing it the most, and its understandable, nonetheless it does raise some concerns that would negatively impact the rest of the residents nearby which I believe should be carefully considered.	
7.	Proposition increases population from 1 household to 7, larger noise pollution, water consumption and traffic with not enough parking. Significantly large security concerns. City of canning electorates proposed making the city safer. Presence of department housing will significantly reduce the value of the properties in the area.	Refer to responses provided above, confirming the proposed development is suitable for the location and will be appropriately managed.
8.	I object to the proximity of disadvantaged persons living in high density given the approved development of the area adjacent to Bentley 360. Enough is enough. Bentley is not the dumping ground for the disadvantaged. Other suburbs need to take their fair share. The value of property in Bentley remains low compared to adjacent suburbs due to the high level state housing already present.	Refer to responses provided above, noting that we strongly object to the notion this development seeks to use Bentley as a 'dumping ground' for disadvantaged persons. This language is extremely offensive and goes against the principles and values of Uniting WA, including who we are, how we operate, and the way we deliver our services. Vulnerable people in our community need support and access to supportive and affordable housing that will help them to live more independently and contribute positively to their local community. This is what Uniting is seeking to deliver with this supportive community housing facility in Bentley, at a time where there is an increasing need for more social housing in our communities.
9.	Victoria Park, St James, Bentley have ENOUGH department of housing complexes that ALREADY don't get maintained by the Government Authorities & are left looking like junk yards! Not to mention Shelters & Mental health facilities.	Refer to responses provided above.

	This area is becoming the pin point for these types of housing & I didn't pay what I did for my home 4yrs ago now to be surrounded & CONTINUED to be surrounded by these groups. STOP FLOODING our areas with this.	
10.	Concerned that having a community housing facility in the area may disturb the peace, invite undesirable tenants and also affect the future price of my property.	Refer to responses provided above, addressing these concerns.
11.	The area demographic is already poor and this development will only make it worse. The building has no character.	The proposal offers an improvement to the site and will provide supportive housing to vulnerable members of the community, in this way contributing positively to the community.
12.	Bentley has already become the dumping ground for the dept of communities. This type of development does not add to the amenity of the area which is already at crisis point for anti-social behaviour and crime. The area needs more quality residential housing to attract long term owners that will add to the area's community. The parking provided isn't R-Code compliant, any development should have to meet the standard of every other residential development. Nothing about a development of this nature lifts or enhances the area for the rest of the community.	Refer to responses provided above, addressing these concerns.
13.	The proposal makes it easy to infer the development may pose a security risk to surrounding residents. Trying to align details from the United WA website to the proposal, it seems most likely that the development will be for their lifelong term prison releases with minimal contact from United WA. The degree to which they are vague with the purpose in proposal leads me to believe if they are intentionally less forthcoming. I am concerned for the safety of my family and neighbours should this go ahead. No other part of United WA website seems to boast the proposal's spruiking of social integration, education and training aside from the prisoner releases. Having worked alongside prisoner pre-release programs, it does seem those who would require such housing are the most likely to reoffend. If United plans to house these people with "light touch" minimal contact hours, I also worry they will not get the support needed to adequately and safely reintegrate to society. Too much potential bad news for all.	Refer to responses provided above, addressing these concerns.
14.	While the concept of a Community Housing Facility to assist members of our city is a very worthwhile idea I, and other neighbours, feel that the addition of another social support service within our particular pocket of four streets in Bentley is potentially problematic. This is because it would increase the density of such services within the immediate area since the proposed facility would be in in addition to the existing mental health residential facility run by Southern Cross Care (WA)	Refer to responses provided above, addressing these concerns.

	as well as existing public housing. Therefore, while I am not opposed in principle to the development proceeding I, and other neighbours, would prefer it be located elsewhere within the City of Canning.	
15.	I believe with 7 dwellings so close together, that there should be a permanent caretaker to manage disturbances. I currently live nearby and have an out-care residence sharing a wall to my unit. Whilst I do not live there anymore, there were too many occasions where the "temporary" residents cause fear to myself and my since then, to my tenants.	The proposal will provide permanent supportive housing for 7 adults, not temporary accommodation. The proposal is supported by an Operations Management Plan to be approved by the City, and implemented for the life of the development/use.
16.	The immediate area surrounding Bentley area already comprises of an abundance of community housing in company with the nearby Bentley mental health facility. The introduction of such property will further impact the surrounding area in an adverse way reducing home prices and generate further anti-social behaviour in the Bentley area which is already impacting residents.	Refer to responses provided above, addressing these concerns.
17.	***LATE SUBMISSION – PLEASE NOTE*** I write to you to on behalf of myself and another owner at a neighbouring site, to express concern in regards to the property at 71 Alexandra Place, Bentley WA. We understand a new development is in early approval stages, some of the issues related to this potential development include: • Parking – 7 people with seven cars , there is already an issue with parking due to the high density of housing in the area. • Security – From literature sent to us it seems this will be a half way house for people with questionable backgrounds, this is often male occupants that we know in the past have approached neighboring women and children and creating a lot of insecurity for young families in the street along with more than our share of car break ins Increasing the current halfway house capacity to a residence for seven will do nothing to reduce the criminal element, as the City of Canning mentioned in our phone discussion earlier today this is a police matter, however it's still an issue. • Rubbish – often rubbish is left to blow around this current property as people are coming and going , there is little to no maintenance or pride shown in the residence, we believe this is due to	Refer to responses provided above, addressing these concerns.

	lack of interest from both the current authority running the residence and the demographics of tenants and we see nothing to say it would be any different with an expanded residency. • Property value – we as locals have substantial invested money in the area , halfway housing will only act as an impediment to maintaining this. • Noise and disturbance – currently already with people staying there with drugs both smoked and injected having been observed. Occasional domestic violence is also noted with verbal profanities all hours of the day. Nonresident visitors have at times heightened these issues, *We know this isn't something that Canning Council has any responsibility over however hope you can pass on these concerns to the responsible Authority.* • Trees currently on the property regularly infringe on their neighbors, the design we have seen intimates the problem will still be there after completion and given the standard of care seen in the last few years we don't believe having the same Authority expand the residence will lead to a better outcome. There is a very large tree in the back yard that continually sheds debris onto nearby roofs thus increasing damage and fire risk to neighbors, there is also a tree in the front yard growing into the Neighbors property. I have included a few screenshots of the property for your review. In the first photo below you can see the state of the yard and the Peppie tree hanging over the neighbors fence. In the background of the second pic, you can see the extremely large tree that drops debris all over the neighbors, unfortunately the screenshot doesn't do justice to the size of the tree. If this build goes ahead, we would be extremely relieved if that tree is removed completely.	

CITY OF CANNING

Non-Objections to Development Proposal		
No.	Submission Content	City's Response
1.	We support this development plan and welcome them.	The comments regarding the support for the proposal are noted.
2.	I don't object to the development as a whole as it will provide housing to vulnerable members of the community which is great. I also appreciate the level of design thinking and the 10 Principles Design Report, It also looks like a nice addition to a prominent corner lot, especially with the landscaping (if it gets looked after*). However, I wanted to comment on some potential issues. The development proposes 2 parking bays, and this is kind of justified on the planning report against LPS42 (which would require 3.514 for 7 bedrooms) and is argued for on more of a design principles basis with reference to operations of the facility. It is stated that the tenants are unlikely to own cars, but what if they do at some point in time? What if there are multiple visitors and on-site support workers at the residences? What about potential routine home visits by healthcare professionals for tenants? This cul-de-sac already has cars parked on the street, and this could amplify this issue. The 2-storey volume appearance for the bedrooms are interesting in that they help to distinguish the individual units and reference the double-storey development across the road. However, those high-level windows need to be considered from a practical standpoint. How will tenants open/shut the windows, or operate blinds? What if the tenant is an aged person with mobility issues?	
3.	I think its good.	

CITY OF CANNING
01/05/2024

AMENDED PLAN

Notes:

Planting areas shown indicatively.
Refer below for indicative species list:

Larger trees:
Eucalyptus todtiana
Eucalyptus marginata
Corymbia calophylla

Medium trees:
Eucalyptus websteriana
Eucalyptus rhodantha
Eucalyptus synandra

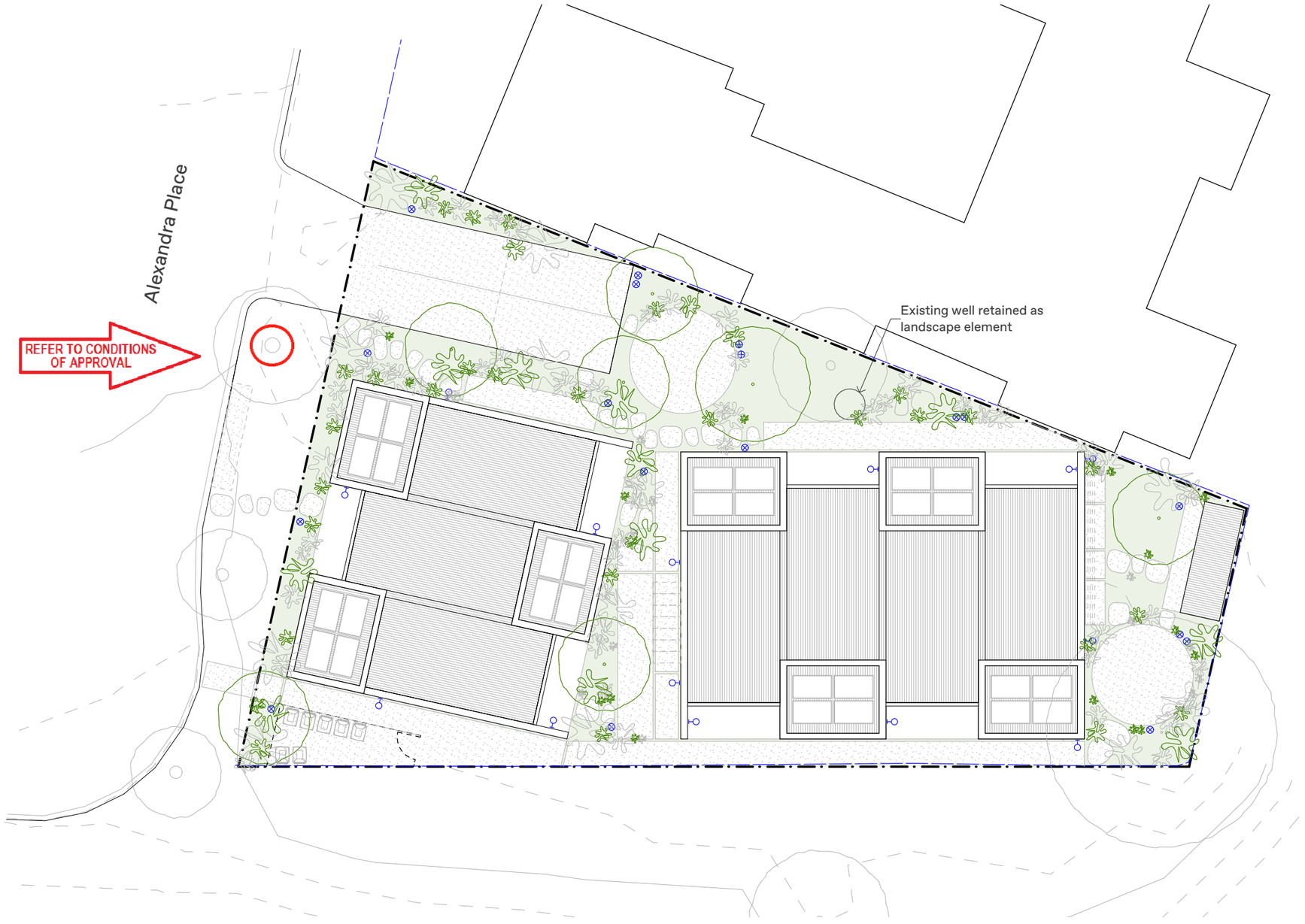
Small trees:
Banksia grandis
Banksia menziesii
Banksia attenuata

Shrubs:
Verticordia densiflora
Banksia dallanneyi
Xanthorrhoea preissii
Hypocalymma robustum
Acacia iasiocarpa

Herbs:
Conostylis aculeata
Anigozanthos manglesii
Chrysocephalum apiculatum

Rushes & Grasses:
Juncus kraussii
Poa poliformis
Pennisetum basedowii

Indicative Lighting:
⊗ Garden Light
○⊣ Wall Light



N

NIC BRUNSON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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Stage 1: Preliminary Tree Survey Report

71 Alexandra Place, Bentley, Western Australia

January 2024

Prepared for:

Uniting

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1. Purpose of this Report

To survey and inspect selected trees (x16) as identified within/adjacent 71 Alexandra Place in Bentley, Western Australia, to benchmark current health and structural status and identify preliminary management considerations in light of proposed construction works (refer Figure 1 and Appendix A for detail).



Figure 1. *Satellite image showing approximate area assessed at 71 Alexandra Place, Bentley, Western Australia (site boundary outlined in red and approximate area likely to be affected by future site works outlined in yellow). Image Source – www.NearMap.com, Image date December 8th, 2023*

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2. Background

2.1 Brief

At the request of Uniting WA, Arbor Centre has been engaged to undertake an Arboricultural inspection and review of the trees identified within/adjacent the proposed development at 71 Alexandra Place in Bentley, Western Australia, culminating in reporting as part of the development application process.

Arbor Centre's brief was to attend site to obtain and provide the following information:

- Identify genus, species and common name for each of the trees;
- Comment on current health, structure & age of the identified trees;
- Obtain height, canopy spread and trunk diameter measurements;
- Provide Tree Protection Zone (TPZ) & Structural Root Zone (SRZ) radii for each tree;
- Compile general information relevant for the individual specimens including if further specialist input may be required;
- Conclusions and Recommendations.

2.2 Arboricultural Inspection

Arbor Centre undertook an Arboricultural assessment of the x 16 trees situated within the site on the 18th of January 2024. The assessment was a visual inspection undertaken from ground level and did not incorporate any form of below ground or aerial inspection of the trees.

2.3 Limitations of this Report

The information contained within this Stage 1 Arboricultural Report is not intended, or suitable to be used as a final *'Arboricultural Management Plan'* for the trees proposed to be retained. Rather, is to provide guidance on how the subject trees currently present and to provide considerations and recommendations on how best to protect, manage and retain the trees throughout the proposed development project and over the longer term.

Further to the above, this assessment and report does not attempt to predict or quantify potential tree failures. The partial or complete failure of trees and/or tree parts is a natural part of any environment and may be influenced by a wide range of factors, including (but not limited to); tree age and condition, quality of previous remedial and Arboricultural works afforded, abrupt changes to the local growing environment, prior root zone incursion/impacts and high winds or other extreme climatic events.

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2.4 Achieving Successful Tree Retention

It is important to recognise early in the planning stage of a project that mature trees can and have been successfully retained into projects within the Perth Metropolitan area.

For successful tree retention to be achieved, appropriate and timely Arboricultural inputs are required into (but may not be limited to):

- Developing tree sensitive designs and works methodologies;
- Providing tree and project specific Tree Management Specifications into documentation that is applicable to implementation prior to, during and potentially post-project completion and;
- Undertaking ongoing tree monitoring and (where required) implementing Arboricultural remediation works.

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3. Summary of Arboricultural Survey & Assessment

A total of 16 trees were assessed and inspected within/adjacent the site. Each of the specified trees were visually inspected from ground level to assess and record the species; tree height and canopy spread; trunk diameter; age status; ULE, current tree health and structure and observations/comments relevant for the individual specimen - refer *Appendix B Table of Results* for detail.

Note: *4x stumps have been omitted from the below data for the sake of clarity, however some recommendations for their management have been included – see section 3.7 Preliminary Recommendations.*

3.1 Tree Species Diversity

The tree population within the area assessed contained 68.75% Endemic Western Australian species, 18.75% Introduced species, and 6.25% Native species.

A total of x 8 different species were assessed in the area at the time of inspection; 68.75% of the tree population was made up of x 3 species, with the other x 5 species making up the remaining 31.25%.

A breakdown of the species is as follows: -

- *Agonis flexuosa* (Weeping Peppermint Tree) x 6 (37.5%)
- *Callistemon viminalis (*Bottlebrush) x 3 (18.75%)
- *Corymbia ficifolia* (WA Red Flowering Gum) x 2 (12.5%)
- *Casuarina cunninghamiana* (River She-oak) x 1 (6.25%)
- *Cupressus sempervirens* (Pencil Pine) x 1 (6.25%)
- *Jacaranda mimosifolia* (Jacaranda) x 1 (6.25%)
- *Melaleuca nesophila* (Showy Honey Myrtle) x 1 (6.25%)
- *Metrosideros excelsa* (New Zealand Christmas Tree) x 1 (6.25%)

3.2 Tree Age and Useful Life Expectancy (ULE)

Of the 16 trees, 81.25% were assessed as mature and 18.75% were classified as semi-mature at the time of inspection.

The majority of trees (62.5%) were assessed to have an estimated useful life expectancy (ULE) of 40+ years, and the remaining 37.5% had a ULE of 10 - 40 years at the time of inspection.

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3.3 Tree Health

The majority of trees assessed displayed Good to Acceptable Health status (75%) at the time of assessment, while the remaining 25% of trees onsite displayed Questionable Health.

The signs/symptoms of reduced tree health observed may be attributed (but may not limited) to -

- Previous root loss/root zone impact (proximity trenching/excavations; demolition of previous structures; below ground service installations, changes to soil level; mechanical damage/root scalping; maintenance of walk paths; mechanical damage/root scalping that occurred as part of civils and road construction, etc.);
- The combination of excavations in close proximity to root zones (refer above point) and a lack of timely remedial work (that would have limited tree decline and stress);
- Mechanical damage to the trees conductive tissue (vehicle/machinery impacts; poor prior pruning practices; bird or fauna damage etc.);
- Competition and canopy suppression (lack of available above and below ground growing space);
- Environmental influences (poor seasonal rainfall, possible storm damage etc.);
- The influence of pests and/or disease;
- Natural senescence (old age);
- Potential soil issues (i.e., nutritional deficiencies or toxicities or the presence of a soil-borne disease etc.);
- Seasonal water table fluctuations;
- Potential pH (Potential Hydrogen) and/or EC (Electrical Conductivity) and/or nutritional toxicities of both the soil and or ground water.

Note: - *Consideration needs to be given to the sensitive nature and aversion of endemic trees to root zone impact and disturbance and that obvious canopy decline can manifest many years after the event.*

3.4 Tree Structure

The majority of the trees that were assessed have developed a Good to Acceptable structure (87.5%). Several structural issues were observed within the surveyed tree population including previously lopped stems, prior poor pruning practices, major canopy suppression, leggy structural form, and minor root infrastructure conflict (etc). These issues are however generally considered manageable within the scope of an ongoing, proactive tree management program.

12.5% of the trees assessed displayed Questionable above-ground structural form and will require further discussion with Arbor Centre to develop appropriate long-term tree management approaches or

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implement a remove-and-replace program – please refer *Appendix B – Table of Results Observations and Comments* for individual requirements.

3.5 Transplant Viability

The majority of the trees (81.25%) assessed are species considered viable for the transplant, but due to site circumstance or defects present are not recommended for this process, while 6.25% of the trees are species considered viable and recommended for transplanting. The remaining 12.5% of the tree population is considered intolerant of the transplant/relocation process predominantly due to their species.

Due to the significant and increasing loss of endemic vegetation within the greater Perth area, consideration should be given to the potential transplantation of any viable species (given the appropriate levels and standards of input and aftercare), through salvaging and utilising these trees elsewhere.
Preparation time for mature tree relocations can range from approximately 3 months to 12 months or longer depending on species' characteristics, individual tree- and site-specific details. Similarly, establishment post-transplant can range from 3 – 10 years. Monocots such as Palm Trees don't require advanced preparation prior to relocation and can re-establish in half the time of eudicots.

***Note**: Further specialist Arboricultural inputs will be required from Arbor Centre Tree Supply and Relocation Division in identifying, preparing, relocating and re-establishing trees that are proposed for potential relocation within and/or externally to the development site. See Appendix F for further details of Arbor Centre's Relocation process.*

3.6 Protection of Trees during Construction

Specialist Arboricultural input will be required to determine and incorporate protection and remedial measures into the construction 'specifications' for the development. This includes construction methodologies and measures to be actioned during project activities, in addition to recognising and quantifying unexpected damage as it occurs. This is to enable appropriate measures to be prescribed which help to offset the impacts of root loss or injury that may arise.
These processes are important in identifying measures that minimise tree root and canopy impact, which will be included into the project documentation for implementation during construction – *refer Appendix C. Overview of Australian Standards AS 4970, AS 4373 & AS 2303; Section 4 Preliminary Tree Preservation Considerations and Section 6. Recommendations for further detail.*

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3.7 Preliminary Recommendations

3.7.1 Retain (Conditional) x 3 Trees

x 3 trees have been identified as requiring further Arboricultural investigations to:

- Validate preliminary observations and/or;
- Discuss observations made at the time of inspection; and
- Subsequently provide more definitive recommendations regarding the nature of Arboricultural works and time frames that may apply (refer Appendix B Table of Results for further detail).

Investigations may include structural assessments and soil profile assessments to assess growing media and to determine possible remediation that may be required.

3.7.2 Consider Removal/Replacement x 4 Trees

x 4 of the assessed trees have been identified as Consider Removal/Replacement due to being confirmed as dead (i.e. no active conductive tissue – indicating recovery is impossible); poor health and/or structural status or having Known Weed Species status. Consideration should be given to the utilisation of branch and log sections and timber for habitat and /or dune protection – refer *Appendix B – Table of Results* for further detail.

3.7.3 Retain; Develop and implement tree retention specifications x 9 Trees

The remaining x 9 trees have all been identified as worthy of retention (or relocation) subject to being afforded the appropriate tree protection measures during the development process – this includes trees that have been marked for removal by others and is subject to verification of retention status based on the design implications.

Specialist Arboricultural input will be required for all trees that are considered for retention; to determine & incorporate protection and remedial measures into the final design specifications of the proposed development; construction methodologies and measures to be actioned prior to and during project activities.

This will ensure that measures to minimise tree root and canopy impact on specimens identified for retention can be included into the project specifications and documentation, as well as be implemented during construction (refer Appendix G for further detail).

Almost all trees will require ground works for the development of the interchange and subsequent PSP, to be undertaken within their nominal Tree Protection Zone's (TPZ), and for some trees within their

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nominal Structural Root Zone's (SRZ), it is because of this that the adoption of AS 4970 should be combined with Arbor Centre's expertise.

3.7.4 Consider Removal x 4 Remnant Stumps

x 4 stumps of previously removed trees were noted within the property at the time of inspection and included in Appendix B – Table of Results.

Arbor Centre recommends that the location of any trees pre-emptively incorporated into any current construction designs for this project be verified, as they may now be removed.

Complete removal of the stumps is recommended to prevent possible regrowth in the form of epicormic shoots. Stump Grinding by a qualified operator is recommended over extraction as the removal method to prevent possible upheaval/damage to the root systems of nearby retainable trees and various infrastructure above/below ground.

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4. Preliminary Tree Preservation Considerations

4.1 Introduction

Root zone impacts (and associated root loss) can negatively affect tree health and stability many years after the event. It is therefore essential for tree success that tree protection and remedial measures are factored into design refinements and works methodologies which are appropriately implemented. It is further essential that specific remedial measures are actioned and appropriately supervised to ensure that the potential longevity of retained trees can be realised.

Below is an outline of the matters that will need to be addressed as part of developing and implementing a Tree Retention Plan for the specimens proposed to be retained into the site at 71 Alexandra Place in Bentley, Western Australia.

4.2 Tree Preservation Considerations

- Refinement and further specialist Arboricultural input will be required to determine forward works/demolition and construction methodologies (and specifications) prior to finalising and implementing a design. This will minimise possible tree root and canopy impact in the project design.

  ***Note**: A collaborative review of proposed designs and works methodologies with Arbor Centre and other relevant parties is recommended to develop and implement modifications and refinements where required to reach a successful tree retention outcome for the project – Refer Appendix D, and E for preliminary considerations regarding design modifications.*

- Avoiding disturbance/ incursion into the Tree Protection Zone (TPZ) projections and that where encroachment into the TPZ area is unavoidable, Arbor Centre to provide inputs into appropriate works methodologies and/or remedial measures prior to any incursion occurring. Further, there may be a requirement for Arbor Centre to be present during the proposed works to assess tree impacts and prescribe and/or undertake necessary remedial works.

- The implementation of tree specific Tree Protection Zones (TPZ's) and the erection of approved protective fencing and identification signage to be installed prior to the commencement of the works period at the delineation of the TPZs (refer Appendix C – *Overview of Australian Standards AS 4373 & AS 4970* for a high-level overview of the tree retention process).

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- Any below ground services and infrastructure that are proposed to travel through/encroach within the identified TPZs i.e., crossovers, below ground infrastructure, pipe works, footings, water, power, gas, telecommunications, irrigation etc.., should be relocated/diverted to outside of the TPZ projection(s). This should be undertaken in conjunction with Arbor Centre to identify where new service alignments are best located to minimise impact on the subject trees - including methodologies associated with their installation.

- Where diversion of proposed below-ground services and/or other works within the TPZ is not achievable, Arboricultural input(s)/approval will be required prior to works occurring to; quantify potential root loss; limit unnecessary root or canopy damage/impact and/or provide remedial measures necessary.

- Where scheduled works cannot reasonably be diverted outside the TPZ, Arboricultural supervision will be required to quantify potential root loss, limit unnecessary root damage/impact, and/or provide possible remedial measures necessary to offset potential root loss. Works include but are not limited to:
    - Clearing/Demolition and site stripping;
    - Civils works;
    - Below ground service installation/upgrades;
    - Any soil level changes (cut and/or fill);
    - Any Construction;
    - Hard and Soft Landscaping (including irrigation installation).

- Selective pruning of the tree's canopies can help improve structural form and site safety and crown lifting for construction, vehicular or machinery access may be required (to varying degrees) – refer Appendix C – *Overview of Australian Standards AS4373* for further detail.

- Pruning of roots (subject to Arbor Centre approval) where proposed works may encroach into the TPZ area(s), will need to be undertaken by, or under the supervision of Arbor Centre.

- Supplementary watering of the trees - subject to the amount of potential root loss sustained & seasonal variation* - may be required.

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***Note:** Timing of works around the tree(s) could have significant implications regarding irrigation rates and frequencies and the associated level of maintenance required i.e., active growing periods within warmer months as opposed to slower growth periods in winter.*

- Potential remedial measures for both canopy and root zone (i.e., soil wetting agents and liquid organic soil drenching) being subject to Arboricultural approval.

- Installation of surface protection and/or trunk and branch protective measures may need to be considered for the site (where identified by Arbor Centre and if required) to enable vehicle/machinery movement within the TPZ.

- The Tree Protection Zones are to be retained for the duration of the construction period and are not to be modified without prior approval from Arbor Centre. Contractors are to be made aware of the Tree Protection Zone within the site's works area, and that no works are to occur within this area without prior approval from Arbor Centre.

- Restricted activities within the TPZs are to be specified in construction documentation & drawings and subject to prior approval by the Arbor Centre through the development and construction phases as identified. The construction TPZs are to be treated as a "No Go" zones and provision for many construction activities will need to be facilitated elsewhere on site.

  For example: -

  - Traversing and/or Parking of plant machinery or vehicles (where root protection measures have not been implemented);
  - Storage for construction or deleterious materials (where root protection measures have not been implemented);
  - Locations for site offices or toilets (where root protection measures have not been implemented);
  - Mechanical removal of vegetation;
  - Unprotected vehicle refuelling;
  - Preparation of chemicals and concrete washout;
  - Areas to dump construction and general waste;
  - Wash down or cleaning of any kind;
  - Excavation and dewatering activities; and

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- Or any other activity that may harm or injure the tree above or below ground.

- Offset Planting should be considered where tree retention cannot be suitably managed. All stock which is to offset any loss must conform with the Australian Standards (AS 2303:2015 '*Tree stock for landscape use'*) and approved soil remediation works, and planting techniques are to be utilised. Associated destructive testing should be undertaken by Arbor centre for any stock which is purchased for the project (refer Appendix C – Overview of AS 2303 and Appendix H for further detail regarding tree stock and offset planting locations).

- Regular Arboricultural inspections &/or supervision during the construction/works period will be critical in ensuring tree welfare is preserved.

References: *AS 4373 2007, AS 4970 2009, Harris et. Al 2004*

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5. Conclusions

The trees surveyed for this report currently provide valued environmental, habitat, aesthetic and amenity benefits for the proposed construction at 71 Alexandra Place site and the local Bentley area. The benefits of these services can be expected to increase as urbanisation of the local area continues.
With mature trees becoming increasingly rare in the urban environment (largely due to infill developments including residential subdivisions, road and pedestrian way upgrades, etc.), and the many decades it takes to replace lost canopy, it would be reasonable for high priority being given to their retention within the proposed design (where possible). It may be that not all the trees included in this survey could be reasonably retained as part of the works proposed.

Achieving the successful preservation & protection of the assessed trees will require specialist and timely Arboricultural input into the development of construction specifications and drawings.
Consideration needs to be given to the sensitive nature and aversion of endemic trees to root zone impact and disturbance. Due to the nature of tree growth and function and the ability of many trees to store and reuse resources in times of stress; it is possible for there to be a significant time delay between injury to a tree's root system occurring and visible decline in the tree canopy becoming evident.
Further consultation with Arbor Centre is recommended regarding:

- Identification of trees where extent of root loss may compromise tree safety/survival;
- The finalisation of a tree sensitive design for the project;
- Identifying and quantifying the impacts of the type of works being proposed around the trees and their associated methodologies;
- Practical measure that could be applied to mitigate or otherwise limit construction impact during and after the construction and development phases;
- The development of Tree Retention Specifications for the project that inform contractors and supervisors on how to factor site specific work methods into their costings;
- Ongoing monitoring and reporting requirements for the duration of the project.

Consideration needs to be given to the specialised nature of the tree management works contained within this report which; if undertaken or specified incorrectly, may have a negative effect on tree health and/or structure. It is imperative that only Arboricultural organisations with staff suitably qualified and experienced in tree management and/or tree preservation or relocation are engaged in monitoring, maintaining, and managing the trees into the future.

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Any further recommendations made should be specified by an (minimum) Australian Qualification Framework Level 5 Arborist (AQF 5 – *Diploma in Arboriculture*); in keeping with the Australian Standards AS 4970 '*Protection of Trees on Development Sites'* 2009 & AS 4373 'Pruning of Amenity Trees' 2007 and be approved prior to commencement by the Arbor Centre.

Trees are dynamic, ever-changing organisms. Regular Arboricultural inspections should be undertaken in an ongoing capacity by the Arbor Centre to assess, identify and report any change or tree related problems that may cause issues in and around the trees assessed for this project.

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6. Recommendations

6.1 Timely Design Reviews and Associated Arboricultural Inputs

That timely Arboricultural reviews and ongoing refinement of the concept plans, design and work methodology(s) is undertaken by Arbor Centre (in collaboration with the Design Team), to develop and implement worthwhile tree sensitive designs for existing tree retention and new tree installations.

6.2 Site and Tree Geo Location Validation

Validation of the sites survey data should be undertaken to ground truth location of the tree in relation to the proposed structures and works. This will ensure that any issues regarding alignments in conflict with existing tree are addressed in the design stages for the project.

6.3 Develop Site Specific Tree Specifications

Based on the final design arisen from 6.1, that Tree and Site-specific retention specifications (for new and existing trees) be developed by Arbor Centre (in collaboration with the Design Team) for all proposed construction, with implementation on ground to the necessary standards throughout the duration of the project (applicable throughout the duration of the project).

6.4 Implementation of Alternative Hardstand Designs to Accommodate Root Growth

That the alternative hardstand designs that have been discussed within this report are explored further with Arbor Centre and the Design Team to develop and implement a tree/root sensitive design that significantly reduces ongoing maintenance costs and increases functionality of hardstand surfaces (refer Appendix D & E for further detail).

6.5 Ongoing Arboricultural Inspections and Reporting

With the adoption of tree retention and new tree planting strategies and methods that are discussed within this report, that ongoing Arboricultural inspections and reporting should form part of the project brief for tenderers (as part of Arbor Centre being appointed to the project). Lines of reporting will require further discussion.

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7. References & Reading

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Standards Australia, 2015, *Australian Standards AS2303: Tree Stock for Landscape Use,* Standards Australia, Sydney, Australia

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Appendix A – Tree Location Image

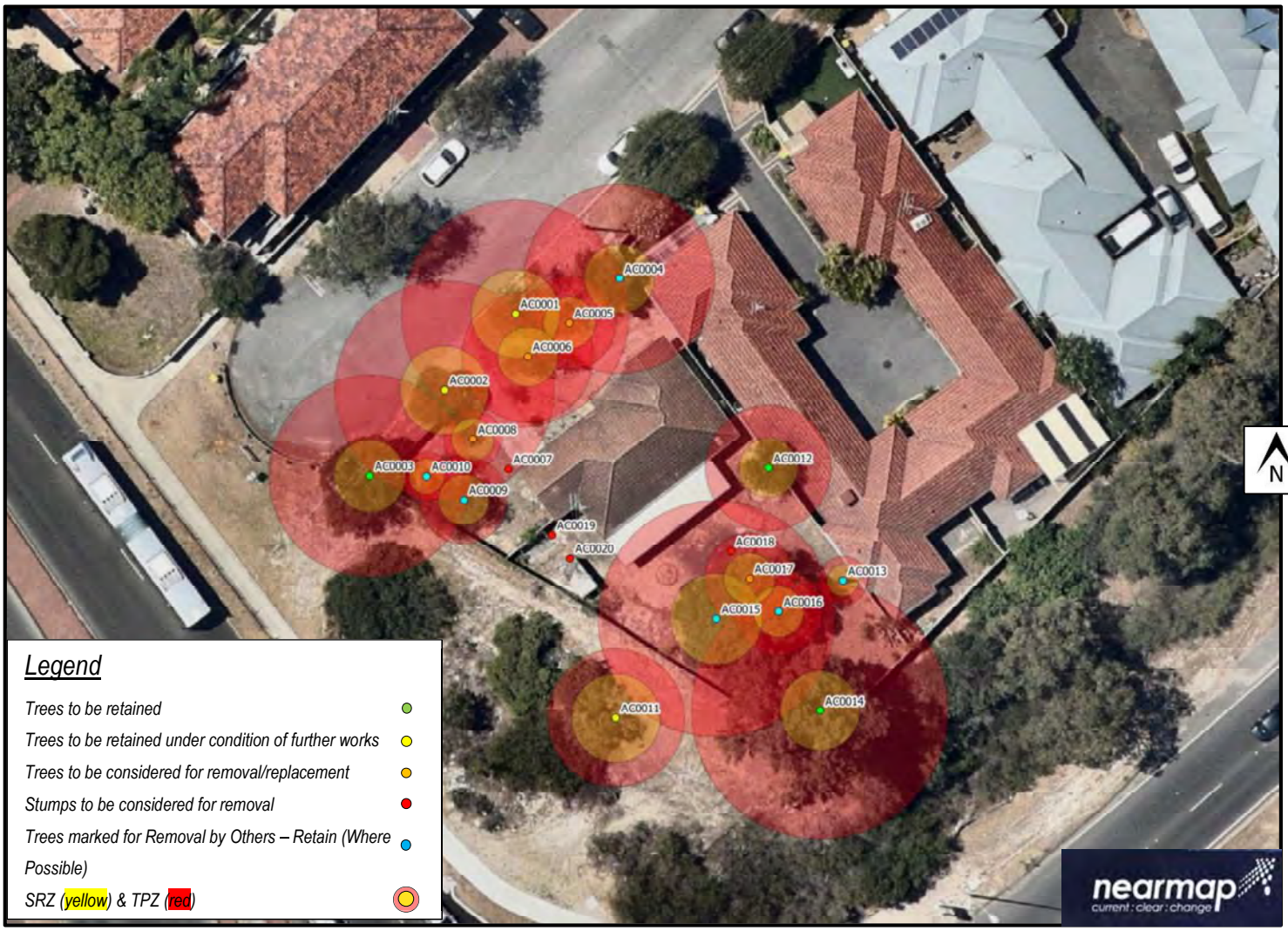


Figure 2: *Tree location Image. Image Source –www.nearmaps.com , Image date 2nd December 2023*

Note: *Tree locations are approximate and for reference purposes only (the GIS coordinates are to be used as a guide only to verifying location and tree specific information). The GIS Data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. The map documents do not represent a legal survey of the land and are for graphical purposes only. Use of the Data for any purpose should be with acknowledgment of the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.*

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Appendix B – Table of Results and Field Definitions

Field Definitions

Arbor Centre Tree ID Number - States Arbor Centre's individual tree identification number for this project.

Species Identification - States the genus, species and common name for each tree.

Age Status: - States the estimated age at the time of assessment. (Juvenile, Semi Mature, Mature, Post Mature).

Tree Height - Measured in meters taken from ground level to the highest point of the trees canopy.

Canopy Spread - Measured in meters taken at the widest points of the trees canopy.

Useful Life Expectancy: - Provides estimation of the individual trees remaining Useful Life Expectancy (ULE) (0 Dead, <5 Years, 5 – 10 years, 10 – 40 years, or 40+ years).

Tree Health: - States the health of the tree at the time of assessment. (Good, Acceptable, Questionable, Poor, Dead). Refer *Health and Structure Definitions* below for further explanation.

Canopy Structure: - States the structure of the tree at the time of assessment. (Good, Acceptable, Questionable, Poor) Refer *Health and Structure Definitions* below for further explanation.

Trunk Diameter: - Accurate measurement of trunk diameter in millimetres. Measured at 1.4 meters above ground level for single stemmed trees; immediately below bifurcation in co-dominant stemmed trees or at ground level for multi stemmed trees.

Transplantable: - Yes, No or Yes but not recommended

Minimum Preparation Time: - Minimum time required prior to relocation

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Tree Protection Zone (TPZ) Radius: - Minimum root zone required to be protected during construction, development or during any activities that may encroach into the zone which may cause harm or injure the tree and its parts. Measured in meters, as a **radius** from centre of trunk. Calculated as: x12 DBH. *Note: - TPZ is to not be <2 meters and not >15 meters or measured to the extent of canopy, whichever is greater. As per Australian Standards AS 4970 "Protection of trees on development sites" 2009*.

Structural Root Zone (SRZ) Radius: - The SRZ is the nominal area required for tree stability, further investigations are required to validate work-specific SRZ's. A larger area (TPZ) is required to maintain a viable tree through the development. The SRZ is **not** a replacement for the Tree Protection Zone (TPZ) and should not be considered as such.

Observations & Comments: - Provides general information relevant for the individual specimen.

Preliminary Recommendation: - Provides preliminary recommendations for the assessed specimens Consider Removal, Retain, or Retain (Conditional - seek further Arboricultural advice), considering the proposed development for the site.

Longitude & Latitude: - Provides X & Y location coordinates for the individual tree.

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Health and Structure Definitions

Tree Health	Definition
Good	Tree displays typical foliage size, colouration and density for a specimen of the species. Seasonal stem elongation and wound wood response also appears typical. A build-up of seasonal deadwood may be present.
Acceptable	Tree displays typical foliage size and colouration. Canopy mass may be slightly thin or have more than typical amount of deadwood present within canopy. Seasonal stem elongation and wound wood response may be inhibited. Tree may be displaying a response to recently changed environs.
Questionable	Tree displays less than typical foliage size, colouration and density for a specimen of the species. Large sections of deadwood may be evident in upper canopy. Seasonal stem elongation and wound wood response may be suppressed. Retention of the tree requires remedial works in order for the specimen to become "Acceptable".
Poor	Tree canopy indicates decline. Tree displays less than 30% live canopy mass and will be problematic to long term retention. Beginning of spiral of decline. Remedial works unlikely to improve tree health.
Dead	Tree has no living conductive tissue within its main stem.

Tree Structure	Definition
Good	Primary framework has structure that is typical of the species at its stage of maturity. Secondary (and beyond) branch attachments are typical of the species. The tree may have inconsequential/minor imperfections.
Acceptable	Primary framework has structure that is typical of the species at its stage of maturity, but which presents defects that may need to be monitored. Secondary (and beyond) branch attachment are typical of the species, but presents structural defects that may require remedial work within the scope of ongoing maintenance. Can include storm damaged and Lopped trees that have developed acceptable branch attachment (subject to species).
Questionable	Primary and secondary framework has evidence of its structural integrity being compromised (i.e.: Storm damage, deleterious pruning, breaks, cracks, fractures, included bark, major decay, poor branch taper etc.). Retention of the tree requires remedial works in order for the specimen to become "Acceptable".
Poor	Tree displays significant structural defects that will be problematic to long term retention. i.e.: extensive stem cavities, split/broken unions. Remedial works unlikely to improve form.

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Arbor Centre Tree ID No.	Species (& Common Name)	Age	Tree Height (m)	Canopy Spread (m)	Useful Life Expectancy (ULE)	Tree Health	Canopy Structure	Trunk Diameter (m)	Diameter at Ground level (m)	Transplantable	Minimum Preparation Time	TPZ Radius (m)	SRZ Radius (m)	Observations & Comments	Preliminary Recommendation	Longitude	Latitude
AC0001	*Agonis flexuosa* (Weeping Peppermint Tree)	Mature	4	7	10 - 40 years	Acceptable	Acceptable	0.780	1.260	Yes - Not recommended		9.36	3.647	Bark included branch/stem unions;Canopy starting to indicate decline;Canopy sparse;Deadwood - major (50mm to 150mm);Wounding noted at basal area;Wounding noted to canopy;Previous failures - major (150mm to 300mm);Habitat Value - hollows present;Habitat Value - native fauna observed;Pest/disease impacts - minor;Active wound occlusion;Root/infrastructure conflict - major;Prior pruning - poor	Retain (Conditional); Tree has either visual and/or structural and/or health matters that require specific inputs & further Arboricultural advice	115.9235909	-32.00651693
AC0002	*Agonis flexuosa* (Weeping Peppermint Tree)	Mature	4	5	10 - 40 years	Acceptable	Questionable	0.750	1.250	Yes - Not recommended		9.00	3.635	Bifurcates between 2m and 4m;Deadwood - major (150mm to 300mm);Previous failures - major (300mm+);Termite activity - mud;Active wound occlusion;Root/infrastructure conflict - major;Prior pruning - poor;Previously lopped;Heartwood decay - main stem - major; Aerial roots - minor; Epicormic regrowth - base	Retain (Conditional); Tree has either visual and/or structural and/or health matters that require specific inputs & further Arboricultural advice	115.9235286	-32.00657308
AC0003	*Agonis flexuosa* (Weeping Peppermint Tree)	Mature	4	8	40 + years	Acceptable	Acceptable	0.690	0.759	Yes - Not recommended		8.28	2.947	Bark included branch/stem unions;Bifurcates between 2m and 4m;Rubbing, crossing stems - major (150mm to 300mm);Previous failures - major (50mm to 150mm);Surface root damage - major;Root/infrastructure conflict - major;Canopy/infrastructure conflict - major;Prior pruning - poor;Previously lopped; Epicormic regrowth - main stem; Utility infrastructure within TPZ - power dome; Utility infrastructure within TPZ - power pole	Retain; Develop and implement tree retention specifications	115.9234631	-32.00663603
AC0004	*Agonis flexuosa* (Weeping Peppermint Tree)	Mature	4	7	40 + years	Acceptable	Acceptable	0.650	0.715	Yes - Not recommended		7.80	2.874	Multi stemmed form;Bark included branch/stem unions;Bifurcates between ground level and 1m;Rubbing, crossing stems - major (50mm to 150mm);Habitat Value - native fauna observed;Root/infrastructure conflict - major;Prior pruning - poor;Previously lopped; Avian activity - bird's nest; Utility infrastructure within TPZ - hydrant; Utility infrastructure within TPZ - water meter; Utility infrastructure within TPZ - Telstra pit; Previous pruning for boundary line clearance	Tree has been marked for removal by others - Retain (where possible); Develop and implement tree retention specifications	115.9236815	-32.00649178
AC0005	*Callistemon viminalis* (Bottlebrush)	Mature	2	2	10 - 40 years	Questionable	Acceptable	0.320	0.352	No		3.84	2.134	Bifurcates at ground level;Deadwood - minor;Wounding noted to main stem;Previous failures - major (50mm to 150mm);Prior pruning - poor;Previously lopped; Epicormic regrowth - crown	Consider Removal/Replacement; Consider utilisation of log sections for habitat value	115.9236376	-32.00652418
AC0006	*Melaleuca nesophila* (Showy Honey Myrtle)	Mature	4	2	10 - 40 years	Questionable	Questionable	0.450	0.495	Yes - Not recommended		5.40	2.463	Leggy form;Multi stemmed form;Bark included branch/stem unions;Canopy starting to indicate decline;Canopy slightly sparse;Bifurcates between ground level and 1m;Deadwood - major (50mm to 150mm);Rubbing, crossing stems - major (< 50mm);Surface root damage - major;Tree unstable in the ground - minor;Prior pruning - poor;Previously lopped	Consider Removal/Replacement; Consider utilisation of log sections for habitat value	115.9236012	-32.00654886
AC0007	Unknown (see comments)	Mature	N/A	N/A	0 (Dead)	Dead	N/A	N/A	0.300	N/A		0.00	2.00	Remnant Stump (tree previously removed)	Consider Removal	115.9235833	-32.00663187
AC0008	*Callistemon viminalis* (Bottlebrush)	Semi-Mature	2	2	10 - 40 years	Questionable	Acceptable	0.200	0.220	No		2.40	1.752	Multi stemmed form;Canopy starting to indicate decline;Canopy chlorotic (yellowing);Canopy slightly sparse;Bifurcates at ground level;Deadwood - minor;Prior pruning - poor; Tree possibly previously lopped at ground level with current structure formed from epicormic regrowth	Consider Removal/Replacement; Consider utilisation of log sections for habitat value	115.9235528	-32.00660965
AC0009	*Agonis flexuosa* (Weeping Peppermint Tree)	Mature	4	7	40 + years	Acceptable	Acceptable	0.300	0.330	Yes - Not recommended		3.60	2.077	Bark included branch/stem unions;Canopy slightly sparse;Bifurcates between ground level and 1m;Rubbing, crossing stems - major (< 50mm);Tree on lean - minor	Tree has been marked for removal by others - Retain (where possible); Develop and implement tree retention specifications	115.9235445	-32.00665439

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Arbor Centre Tree ID No.	Species (& Common Name)	Age	Tree Height (m)	Canopy Spread (m)	Useful Life Expectancy (ULE)	Tree Health	Canopy Structure	Trunk Diameter (m)	Diameter at Ground level (m)	Transplantable	Minimum Preparation Time	TPZ Radius (m)	SRZ Radius (m)	Observations & Comments	Preliminary Recommendation	Longitude	Latitude
AC0010	*Metrosideros excelsa* (New Zealand Christmas Tree)	Semi-Mature	2	2	40 + years	Acceptable	Acceptable	0.130	0.143	Yes - Not recommended		2.00	1.462	Multi stemmed form;Bifurcates between ground level and 1m;Deadwood - major (< 50mm);Prior pruning - poor;Previously bpped	Tree has been marked for removal by others - Retain (where possible); Develop and implement tree retention specifications	115.9235124	-32.0066368
AC0011	*Corymbia ficifolia* (WA Red Flowering Gum)	Mature	4	6	10 - 40 years	Questionable	Acceptable	0.470	1.260	Yes - Not recommended		5.64	3.647	Canopy indicates decline;Canopy sparse;Bifurcates between 1m and 2m;Deadwood - major (150mm to 300mm);Previous failures - major (< 50mm);Pest/disease impacts - major	Retain (Conditional); Tree has either visual and/or structural and/or health matters that require specific inputs & further Arboricultural advice	115.9236747	-32.006817
AC0012	*Agonis flexuosa* (Weeping Peppermint Tree)	Mature	5	4	40 + years	Acceptable	Acceptable	0.430	0.473	Yes - Not recommended		5.16	2.417	Bark included branch/stem unions;Rubbing, crossing stems - major (< 50mm);Root/infrastructure conflict - minor;Prior pruning - poor;Previously lopped; Epicormic regrowth - base; Previous pruning for boundary line clearance	Retain; Develop and implement tree retention specifications	115.9238092	-32.0066331
AC0013	*Cupressus sempervirens* (Pencil Pine)	Semi-Mature	3	1	40 + years	Good	Acceptable	0.100	0.110	Yes - Not recommended		2.00	1.310	Previously lopped; Main stem previously lopped at 500mm high with current canopy formed from epicormic regrowth	Tree has been marked for removal by others - Retain (where possible); Develop and implement tree retention specifications	115.9238729	-32.00671687
AC0014	*Casuarina cunninghamiana* (River She-oak)	Mature	13	14	40 + years	Good	Acceptable	0.880	0.968	Yes - Not recommended		10.56	3.264	Bifurcates between 2m and 4m;Deadwood - major (50mm to 150mm);Rubbing, crossing stems - major (50mm to 150mm);Previous failures - major (50mm to 150mm);Root/infrastructure conflict - minor;Canopy/infrastructure conflict - minor	Retain; Develop and implement tree retention specifications	115.9238519	-32.00681315
AC0015	*Corymbia ficifolia* (WA Red Flowering Gum)	Mature	7	11	40 + years	Good	Acceptable	0.810	1.350	Yes - Not recommended		9.72	3.754	Reasonable specimen;Canopy suppression - minor;Bifurcates between ground level and 1m;Deadwood - minor;Significant tree with issues - retain	Tree has been marked for removal by others - Retain (where possible); Develop and implement tree retention specifications	115.9237628	-32.00674434
AC0016	*Jacaranda mimosifolia* (Jacaranda)	Mature	6	10	40 + years	Good	Acceptable	0.300	0.330	Yes	6 Months	3.60	2.077	Canopy suppression - major;Bifurcates between 1m and 2m;Deadwood - minor	Tree has been marked for removal by others - Retain (where possible); Develop and implement tree retention specifications	115.9238168	-32.0067394
AC0017	*Callistemon viminalis* (Bottlebrush)	Mature	3	5	40 + years	Acceptable	Acceptable	0.310	0.341	Yes - Not recommended		3.72	2.106	Leggy form;Multi stemmed form;Bark included branch/stem unions;Canopy suppression - major;Bifurcates between ground level and 1m;Rubbing, crossing stems - major (< 50mm);Prior pruning - poor;Previously lopped; Epicormic regrowth - crown	Consider Removal/Replacement; Consider utilisation of log sections for habitat value	115.9237918	-32.00671471
AC0018	Unknown (see comments)	Mature	N/A	N/A	0 (Dead)	Dead	N/A	N/A	0.370	N/A		0.00	2.180	Remnant Stump (tree previously removed)	Consider Removal	115.9237757	-32.00669435

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Arbor Centre Tree ID No.	Species (& Common Name)	Age	Tree Height (m)	Canopy Spread (m)	Useful Life Expectancy (ULE)	Tree Health	Canopy Structure	Trunk Diameter (m)	Diameter at Ground level (m)	Transplantable	Minimum Preparation Time	TPZ Radius (m)	SRZ Radius (m)	Observations & Comments	Preliminary Recommendation	Longitude	Latitude
AC0019	Unknown (see comments)	Mature	N/A	N/A	0 (Dead)	Dead	N/A	N/A	0.500	N/A		0.00	2.474	Remnant Stump (tree previously removed)	Consider Removal	115.9236205	-32.00668108
AC0020	Unknown (see comments)	Mature	N/A	N/A	0 (Dead)	Dead	N/A	N/A	0.500	N/A		0.00	2.474	Remnant Stump (tree previously removed)	Consider Removal	115.9236362	-32.00669836
	ADDITIONALLY NOTED											0.00	0.000	2 geraldton wax, 2 prickly pear,		115.9236	-32.00657663
	ADDITIONALLY NOTED											0.00	0.000	alianthus saplings and agave in corner		115.9239038	-32.00675174
	ADDITIONALLY NOTED											0.00	0.000	1 fici and 1 pomegranate		115.9236659	-32.00672521

Appendix C – Overview of Australian Standards AS 4970, AS 4373 & AS 2303

AS 4970 'Protection of Trees on Development Sites' 2009

To successfully incorporate trees into the urban environment, careful consideration, planning and protection should be afforded to both above and below ground parts of the tree - leaves, branches, stems of the above ground parts and below ground, absorbing roots and structural roots.

The operations and activities associated with the construction and development process can have adverse effects on tree health and stability. Those activities that can potentially impact on the tree(s) will require remedial measures to be taken prior to, during and post development to ensure that all reasonable measures are taken to offset such damage.

Damage to tree roots is often irreversible and a common cause of tree decline and/or death following the construction and development phase. The implementation of a Tree Protection process will help lessen the impact that proposed development will have on the root zone (resulting from grade changes, excavations, soil compaction, mechanical damage etc...) and enable timely remedial action to help the tree to retain enough root mass for the continuation of natural growth and development.

Australian Standards have created AS 4970 *'Protection of Trees on Development Sites'* 2009 that addresses many of the issues that construction and development can have on trees and specifies a process on how to avoid unnecessary damage and outlines guidance only on measures to protect tree welfare during the construction and development phase.

It is important to recognise that the TPZ's identified in this report are simply an indicative measurement of a boundary around the tree beyond which disturbance is considered inconsequential and is unrestricted. However, the main purpose of this circumference around the tree is to recognise that the works proposed within the indicative boundaries have been assessed, modified (where applicable) and approved by a suitably qualified person (minimum) Australian Qualification Framework Level 5 Arborist (AQF 5 – *Diploma in Arboriculture*) prior to the commencement of works.

Where encroachment (building, construction, excavation, landscaping or otherwise) into the Tree Protection Zone is required, Arboricultural input will be necessary to assess the extent of potential impact that may occur and if required, provide Arboricultural measures that can be taken to enable modification of the TPZ and allow root zone encroachment to occur.

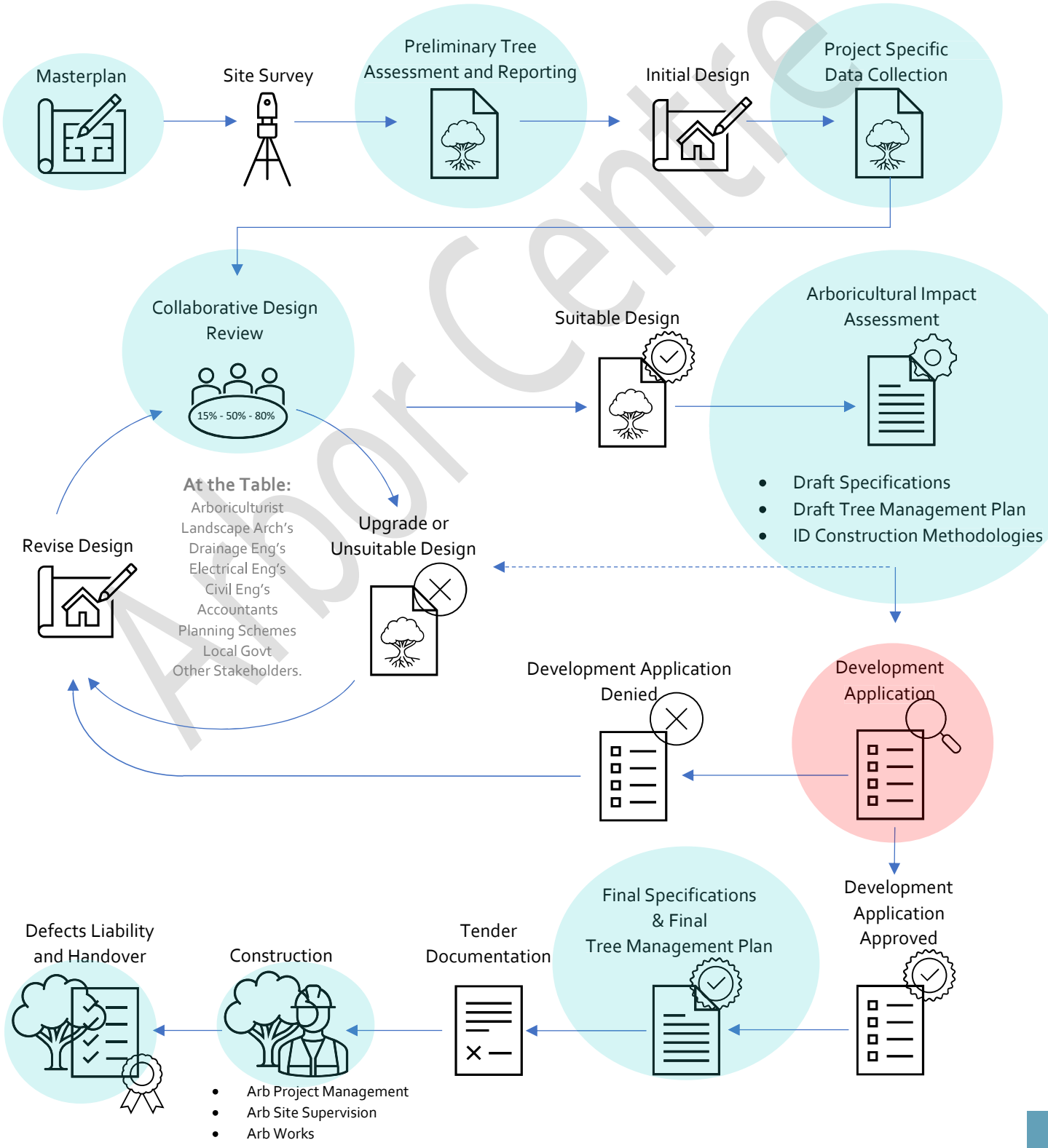
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In addition to the above and as recognised in the Australian Standard, all tree preservation recommendations need to appreciate the individual tree characteristics, tolerances that the species possess, the site-specific soil type(s), and other environmental conditions or circumstances that are specific to the site.

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AS4970 Workflow process

Arboricultural assessments, data collection, reviews, and documentation for tree retention in urban developments



Arbor Centre

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AS 4373 'Pruning of Amenity Trees' 2007

AS 4373 '*Pruning of Amenity Trees'* 2007 has been developed to provide a guide on tree pruning procedures and practices to limit poor or deleterious type pruning being unnecessarily inflicted onto amenity trees.

The result of incorrect pruning of a tree is often irreversible, can negatively impact its health and structure and create unnecessary hazards within and surrounding the trees.

Correct tree pruning practices can reduce the likelihood of branch failures, limit pest and disease infestations, improve site safety and tree amenity, encourage sound structural development and extend tree longevity.

Any pruning works undertaken to the assessed trees should be specified by a (minimum) Australian Qualification Framework Level 5 Arborist (AQF 5 – *Diploma in Arboriculture*); comply with the Australian Standards AS 4373 '*Pruning of Amenity Trees'* 2007 and be undertaken by suitably trained and qualified Arborists with a minimum AQF Certificate 3 in Arboriculture under the supervision of the Arbor Centre.

AS 2303 'Tree Stock for Landscape Use' 2015

It is essential that the tree specimens selected for planting are fit for purpose, in good condition and not compromised at the time of planting.

This includes -

- Appreciating that the investment in a tree is in the root system that it needs to sustain itself through to maturity; not the size of the canopy mass as a seedling or sapling or as a semi mature tree.
- Trees require structurally sound root systems to establish into the landscape and thrive over the long term. This can be supported by ensuring trees are produced in a manner such that the tree's root system is reasonably free of root entanglement and; that the ratio of above ground dynamic (canopy) mass is proportional to a healthy below ground dynamic (root) mass. AS 2303 'Tree stock for landscape use'; is an Australian Standard that provides guidance in achieving this by providing quantifiable tree performance measures that can be used as KPI's for the contract growing of trees. Management of tree production using Australian Standard AS 2303 should be exercised by a suitably qualified Arboriculturist/Horticulturists.
- Recognizing the importance of maintaining stock quality, despite potential changes to planting dates and timeframes, (as this is not covered under Australian Standards) – i.e. that the holding of stock beyond the time when it was selected and approved for planting, may require re-potting

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or other treatment (to avoid irreversible root entanglement, that compromises the capacity of the tree to perform to expectations in the longer term).

- Ensure trees receive appropriate and sufficient preparation prior to planting and after care post planting.

References: AS 4373 2007, AS 4970 2009. AS 2303-2015

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Appendix D – Road/Path/Hardstand Construction Modifications

Pervious paved surfaces

- The use of aggregate layer beneath **Pervious paved surfaces** (**Permeable &/or Porous type paving –** refer figure 3) provides benefit that include creating soil accessibility for tree roots, Soil moisture harvesting, Stormwater harvesting, and can help in mitigating pavement trip hazards.

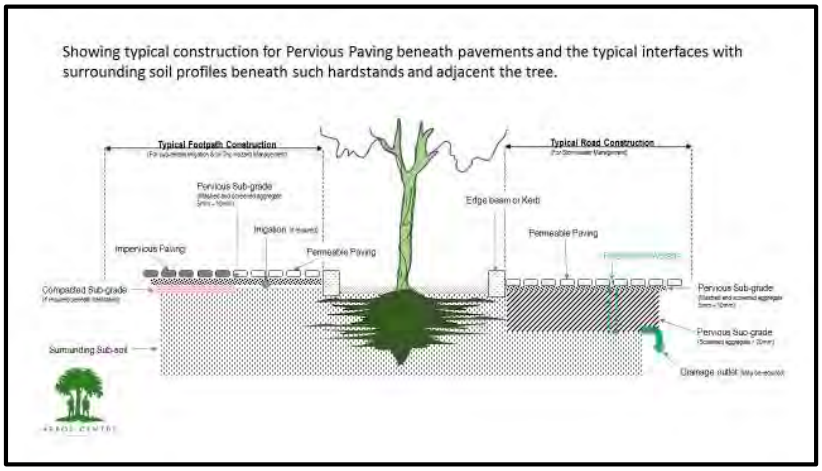


Figure 3. *Diagrammatic example of how pervious paving may be utilised within the landscape —Image property of Arbor Centre*

Root canals

- The use of **root canals** (refer figure 4) utilizing secure areas near tree plantings for tree root development so as to minimise the need for rootable soil space immediately surrounding the tree.

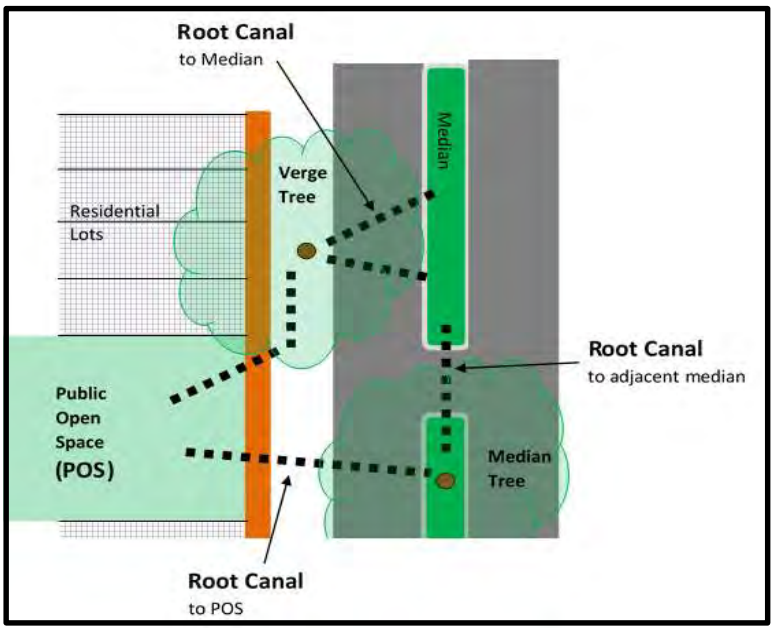


Figure 4. *Showing root canal possibilities to consider in urban design – image property of Arbor Centre*

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Water Sensitive Urban Design (WSUD)

Consideration should be given to the Implementation of WSUD water harvest and storage strategies throughout the site to minimise storm water runoff and better utilise and manage water from rain events (refer figures 5, 6 & 7).

Strategies may include (but may not be limited to);

1. Use of permeable and/or porous paving on roads, footpaths and parking bays etc.
2. Installation of below ground water storage cells.
3. Installation of rain gardens, swales etc...



Figure 5. *Water Sensitive Urban Design - Image Source –*https://www.watersensitivesa.com/aila-award-winning-projects-embrace-wsud/



Figure 6. *Permeable paving-. Image Source* https://treenet.org/wsud-research-applied-latest-addition-symposium-resources/



Figure 7. *Treenet Inlet. Image Source* https://spacedownunder.com.au/resources/

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Geoweb Information



Figure 8. *Example of GeoWeb product – Image source* https://www.geofabrics.co/sites/default/files/brochures/Geoweb-General-Brochure-M056-10-14NZ.pdf

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Figure 9. *Example of GeoWeb product being installed within Epsom Avenue, Belmont – Image source City of Belmont (WA)*

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Appendix E – Infrastructure Protection Treatments

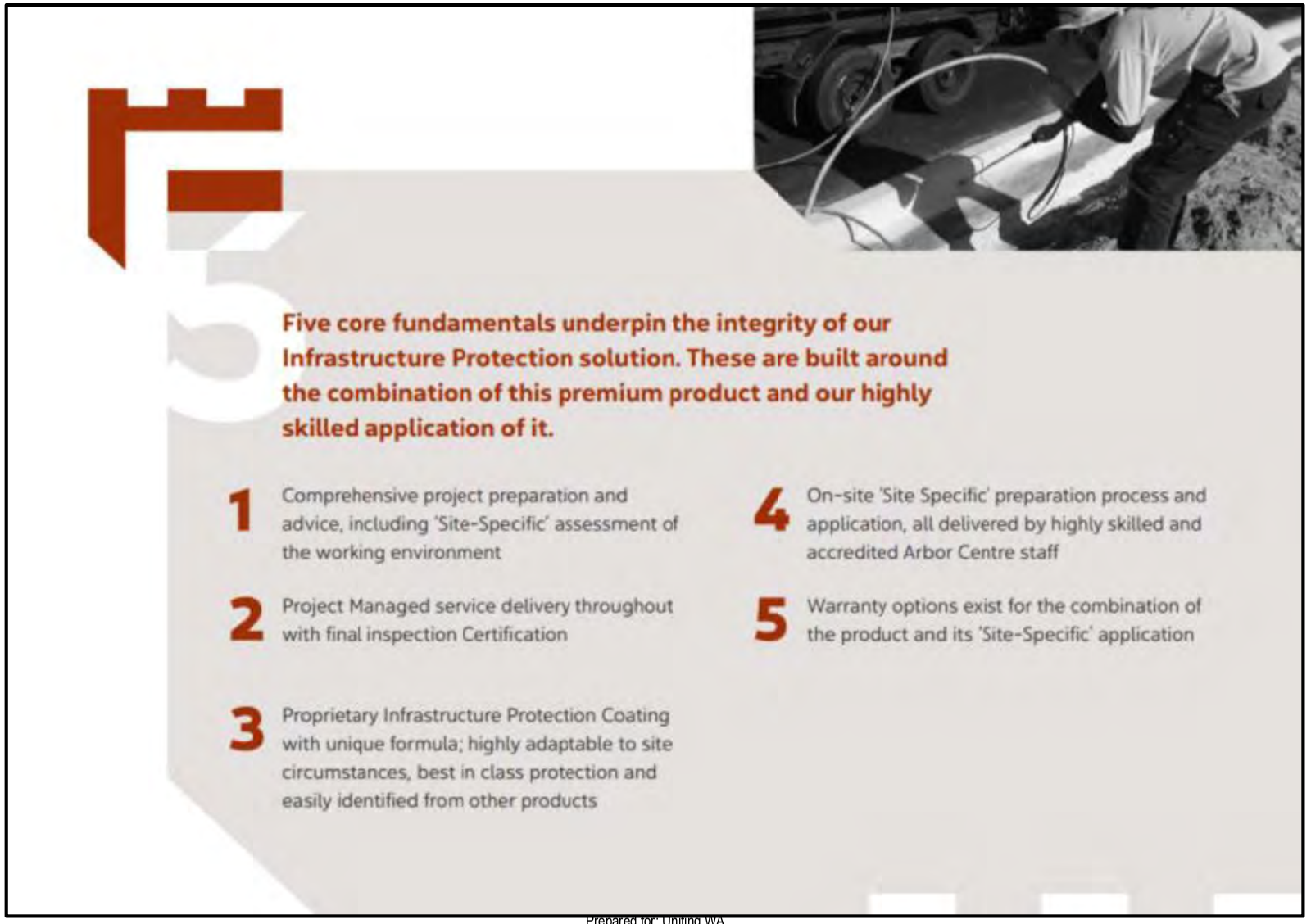


Figure 10. *Example of Fortress5 – Image source Arbor Centre*

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Appendix F – Mature Tree Relocation Considerations



Figure 11. *Port Jackson Fig Tree being Relocated by Arbor Centre in 2008 – Image Source Arbor Centre Group PTY LTD*

Pre-relocation tree preparation (in situ)

The required preparation period would be carried out in situ. Consideration will need to be given (but not limited) to: -

- Utilising specimens that are in good health and that are at the early stages of their mature timeframe will increase the longevity of the transplant once relocated;
- Approvals and permits for excavation and associated root ball preparation works (if required) that will need to take place;
- Root ball size and depth will differ from species to species and can vary in different parts of the site due to below ground influences i.e.: Water table levels, changes in soil type, if the tree is irrigated, previous root zone disturbance and damage etc. can influence size and depth;
- Verification of below ground services;
- Water source being made available at the tree for a period of 6 - 12 months;
- Remedial measures may need to be applied during this preparation period to improve tree health;
- Monitoring and maintenance requirements throughout the preparation period.

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***Note:** Due to specific morphological traits and characteristics, Palms (and some select monocots) may not generally require the same level or duration of pre- relocation preparation as other species.*

Final Location for transplanted trees

Consideration will need to be given to the final location of the tree(s). Further discussion is required with the Arbor Centre regarding limitations for both the site and the tree(s) in question. Considerations will need to include (but are not limited to):

- Whether relocation into off site storage is required prior to final planting;
- Compatibility of the tree with its adjacent surrounds;
- Below ground service locations;
- Consideration will need to be given to the logistical aspects (crane type, heavy machinery, trailers etc.) of each of the trees locations; potential storage off site (if required) and the final planting areas;
- (If required) planting pits are of suitable size to accommodate the width and depth of root ball and below ground services relocated/redirected if within the allocated root ball dimensions;
- Logistics and timing associated with the relocation;
- Remedial pruning requirements;
- Refurbishment of the extraction site;
- Watering requirements for a minimum 3 years' post transplanting (Water source, locations, irrigation system, the development of an appropriate watering schedule(s) over this period and potentially for a further 3-5 years);
- Stabilisation measures (if identified by the Arboriculturist);
- Aftercare responsibilities through the 3-year re-establishment phase.

Transplant Guarantee

It is important that the tree transplanting exercise is covered by warranties that reasonably protect Uniting WA from the loss of amenity.

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Appendix G – Tree Protection Notes for Incorporation into Construction Drawings

Incorporating the below Tree Protection notes onto demolition, construction, service, landscape etc. Drawings as an immediate tree protection reference point would be beneficial for contractors (and subcontractors) reading drawings specific to their works.

Including (but not limited to);

- THE NOMINATED PROJECT ARBORICULTURIST IS ARBOR CENTRE GROUP PTY LTD CONTACT No. 08-9359 9300.
- THE IDENTIFIED TREES ARE TO BE PROTECTED AND PRESERVED IN ACCORDANCE WITH ARBOR CENTRES TREE PROTECTION SPECIFICATION FOR THE DURATION OF WORKS.
- THE TREES ARE TO BE FENCED AND SIGNED AT THE SPECIFIED TPZ DELINEATION IN ACCORDANCE WITH THE ARBORICULTURAL PROTECTION SPECIFICATIONS AND ADVICE FROM ARBOR CENTRE.
- NO UNAUTHORISED ACCESS OR WORKS ARE TO OCCUR WITHIN TPZ AREA WITHOUT PRIOR CONSULTATION AND FORMAL APPROVAL FROM ARBOR CENTRE.
- THE PROJECT ARBORICULTURIST IS TO BE NOTIFIED A MINIMUM OF 5 WORKING DAYS PRIOR TO WORKS PROPOSED WITHIN THE TPZ.
- ANY WORKS WITHIN THE TREE PROTECTION ZONE ARE TO BE CARRIED OUT IN ACCORDANCE WITH ADVICE FROM AND UNDER THE SUPERVISION OF THE ARBOR CENTRE.

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If you have any queries or if we can be of further assistance, do not hesitate to call the Arbor Centre office on (08) 9359 9300.

Regards,



Alex Bodenstaff – Commercial Director – Urban Planning Consultant
B. Urb&RegPlan. Curtin Uni

On Behalf of
Rob Bodenstaff – Director – Arboricultural Consultant
Grad. Cert. Arb Melb. Uni.
Adv Dip.Arb & Hort. Murdoch
ISA Arb. (AU-0015A)

And assisted by
Veronica Lehman - Arboricultural Assistant
AQF Level 3 Arboriculture - Interlink

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Any arboricultural advice contained herein has been provided in good faith and based upon the material information available, provided, and pertinent at the time the advice was given. Arbor Centre will not accept liability arising out of loss or damage that results from:-
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• The provision of misleading or incorrect information to Arbor Centre upon which this advice was founded;
• The uses of this advice in circumstances or situations other than the specific subject of this advice;
• Failure by the Client to follow this advice;
• The action(s) or inaction(s) of the Client or any other party that gives rise to loss or damage to the subject of this advice;
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COMPANY DETAILS:
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CITY OF CANNING
01/05/2024

AMENDED PLAN

Notes:

Planting areas shown indicatively.
Refer below for indicative species list:

Larger trees:
Eucalyptus todtiana
Eucalyptus marginata
Corymbia calophylla

Medium trees:
Eucalyptus websteriana
Eucalyptus rhodantha
Eucalyptus synandra

Small trees:
Banksia grandis
Banksia menziesii
Banksia attenuata

Shrubs:
Verticordia densiflora
Banksia dallanneyi
Xanthorrhoea preissii
Hypocalymma robustum
Acacia iasiocarpa

Herbs:
Conostylis aculeata
Anigozanthos manglesii
Chrysocephalum apiculatum

Rushes & Grasses:
Juncus kraussii
Poa poliformis
Pennisetum basedowii

Indicative Lighting:
⊗ Garden Light
Wall Light



NIC: BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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- ANY CHANGES MADE SHALL BE DOCUMENTED AND FORWARDED TO THIS OFFICE FOR APPROVAL.
- VERIFY ALL DIMENSIONS ON SITE AND NOTIFY THIS OFFICE IMMEDIATELY OF ANY DISCREPANCIES.
- SHOP DRAWINGS MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL PRIOR TO MANUFACTURE
- CONTRACTOR TO ENSURE THAT DRAWING IS CURRENT ISSUE BEFORE COMMENCEMENT OF WORK

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DRAWING TITLE
LANDSCAPE PLAN

DRAWING # DA600
REV D - WIP

DRAWING ISSUE
DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE 1:200
PAGE A3
DRAWN JK
DATE 22/4/2024

10 PRINCIPLES DESIGN REPORT

71 Alexandra Place
Bentley

Prepared for
Uniting WA
Design Review Package

Project Number: 192
December, 2023

NIC BRUNSDON

Acknowledgment

The Project Team acknowledges the Traditional Custodians of the land and pays respect to the Elders, past, present and future.

We honour Australian Aboriginal and Torres Strait Islander peoples' primary cultural and spiritual relationship to place and their rich contribution to our society.

To that end, all our work seeks to uphold that we care for Country, it will care for us.

Contents & Register

INTRODUCTION

Project Team
Project Overview

SPP 7 DESIGN OF THE BUILT ENVIRONMENT

1 Context & Character
2 Landscape Quality
3 Built Form & Scale
4 Functionality & Build Quality
5 Sustainability
6 Amenity
7 Legibility
8 Safety
9 Community
10 Aesthetics

Project Team

NIC BRUNSDON

Nic Brunsdon is recognised as one of Australia's leading architects. In 2015 Nic was the sole winner of the Australian Institute of Architects Emerging Architect Award, firstly for Western Australia and then nationally. His studio works throughout Australia and South-East Asia regions through its offices in Perth, Melbourne, and Denpasar.

The studio's work has recently received recognition at the World Architecture Festival, Dezeen Awards, Houses Awards, INDE awards, and Australian Institute of Architects Awards programs, most notably winning both the public vote and master jury awards at the prestigious Dezeen Awards for the world's best hospitality project.



Uniting

Uniting WA is a provider of Person-Centred Supportive Accommodation services which includes the provision of tenancy management, property management and the delivery of wrap around support services for tenants. The delivery of support services are funded through the Department of Communities and Department of Justice.

Uniting WA supports people experiencing complex challenges brought on by intergenerational trauma or situational crisis, including people who may be experiencing domestic violence, financial hardship or homelessness, mental illness or disability and people reintegrating into the community.



Project Grounding



FILLING THE GAP IN SUPPORTED HOUSING

A housing gap has been identified when a participant exits Uniting's supported accommodation programs and is unable to secure a lease agreement in the private market.

Our model seeks to provide sustainable accommodation to alleviate the pressure placed on participants leaving Uniting's supported accommodation services and ending up on the Public Housing wait list.



TRANSITIONAL ACCOMMODATION BOTTLENECK

Upon graduating from either of Uniting's two specific Transitional Accommodation services participants are required to move into Social housing or market rentals at which point the support services provided by Uniting also ceases.

This model introduces flexibility into Uniting's stock when considering short term accommodation and allows Uniting to continue to support individuals while they explore and secure longer term housing.



'LIGHT TOUCH' SUPPORT

Our model will deliver medium to long term independent housing with 'light touch' drop in support, a familiar point of contact with Uniting team members, aimed at reducing the likelihood of re-offending or returning to homelessness.

Guiding Principles (Transitional Housing)

+ Provides support and sustainable accommodation
+ Medium to long-term housing facility
+ 'Light touch' support program with Uniting members
+ Introduce flexibility to existing operational constraints
+ Individuals re-entering the community
+ Promote positive mental health with build materiality and colours
+ Passive security surveillance by design
+ Robust finishes, easy care, easy clean
+ Environmental sustainability strategies
+ Natural light and air ventilation
+ Communal and intimate landscape areas
+ Spaces that encourage and facilitate social connection

Planning Considerations

+ Proposed land use - 'Residential Building'

A building or portion of building, together with rooms and outbuildings separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

+ Temporarily by two or more persons; or
+ Permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

+ State Planning Policy 5.4 - Road & Rail Noise

+ Operation of the proposed development will be governed by a overarching Operational Management Plan, conditioned as part of the planning approval.

+ State Planning Policy 7.3 - Residential Design Codes (Volume 1) - Primary Development Controls.

(Project Overview)

PROJECT OVERVIEW

ADDRESS	71 ALEXANDRA PLACE, BENTLEY
LOCAL COUNCIL	CITY OF CANNING
SITE AREA	771m²

SITE AREA

771m²

SITE COVERAGE

382m²

SITE COVERAGE

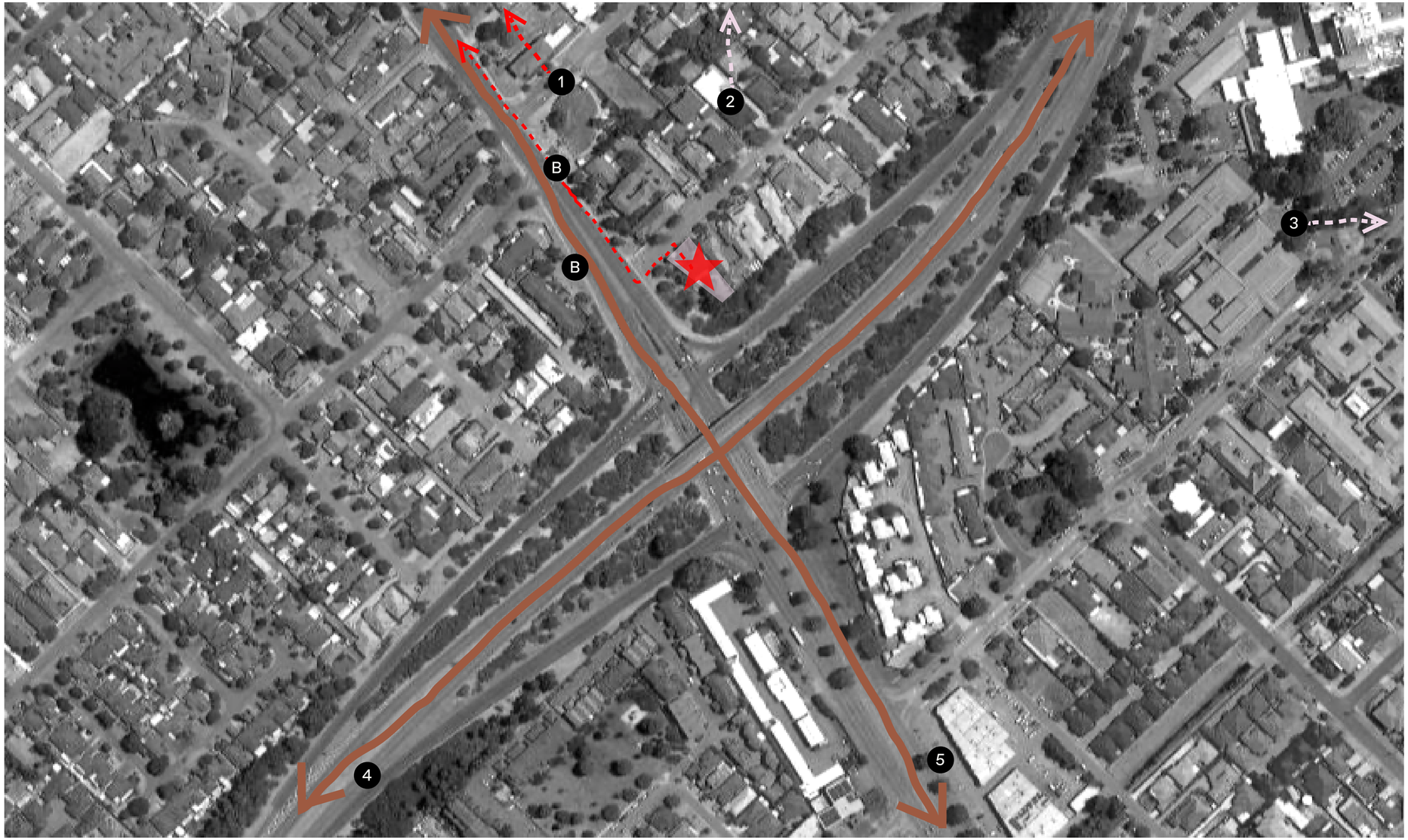
49%

PRINCIPLE 1
CONTEXT & CHARACTER

Responds to and enhances the unique characteristics of a local area, contributing to a sense of place

Local Context

The site is situated on major transport roads of Albany Hwy and in close proximity to the anticipated Queens Park Metronet station. The site is well connected within the City of Canning area, with 350 kilometers of footpaths and shared paths that link key amenities.

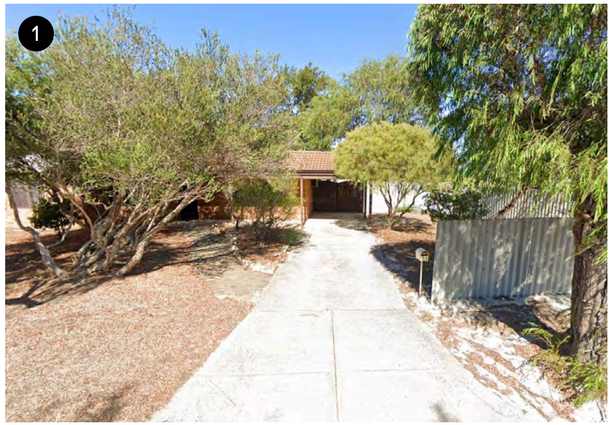


- B Bus Stop
- 1 Shopping Centre / 650m
- 2 Welshpool Station / 1.8km
- 3 Queens Park Station / 3.2km
- 4 Leach Highway
- 5 Albany Highway

N

Site Conditions

1. Existing crossover
2. Street context / looking East
3. Street context / neighbouring building
4. Existing street trees
5. Cul-de-sac
6. Albany Highway













Site Conditions



1. Significant existing tree
2. Well established street trees
3. Existing dwelling
4. Albany Highway

N

Site Response

1 Face the sun and address the street. Prioritise living spaces with access to natural light.

2 Reduce presence of cars on site, prioritise pedestrian movement.

3 Retain all existing street trees, green buffer to soften streetscape interface.

4 Retain as many existing on-site trees as possible, deliver more use-able green space and maximise deep soil opportunities.

5 Prioritise cross ventilation for comfortable living and reduction in energy bills.



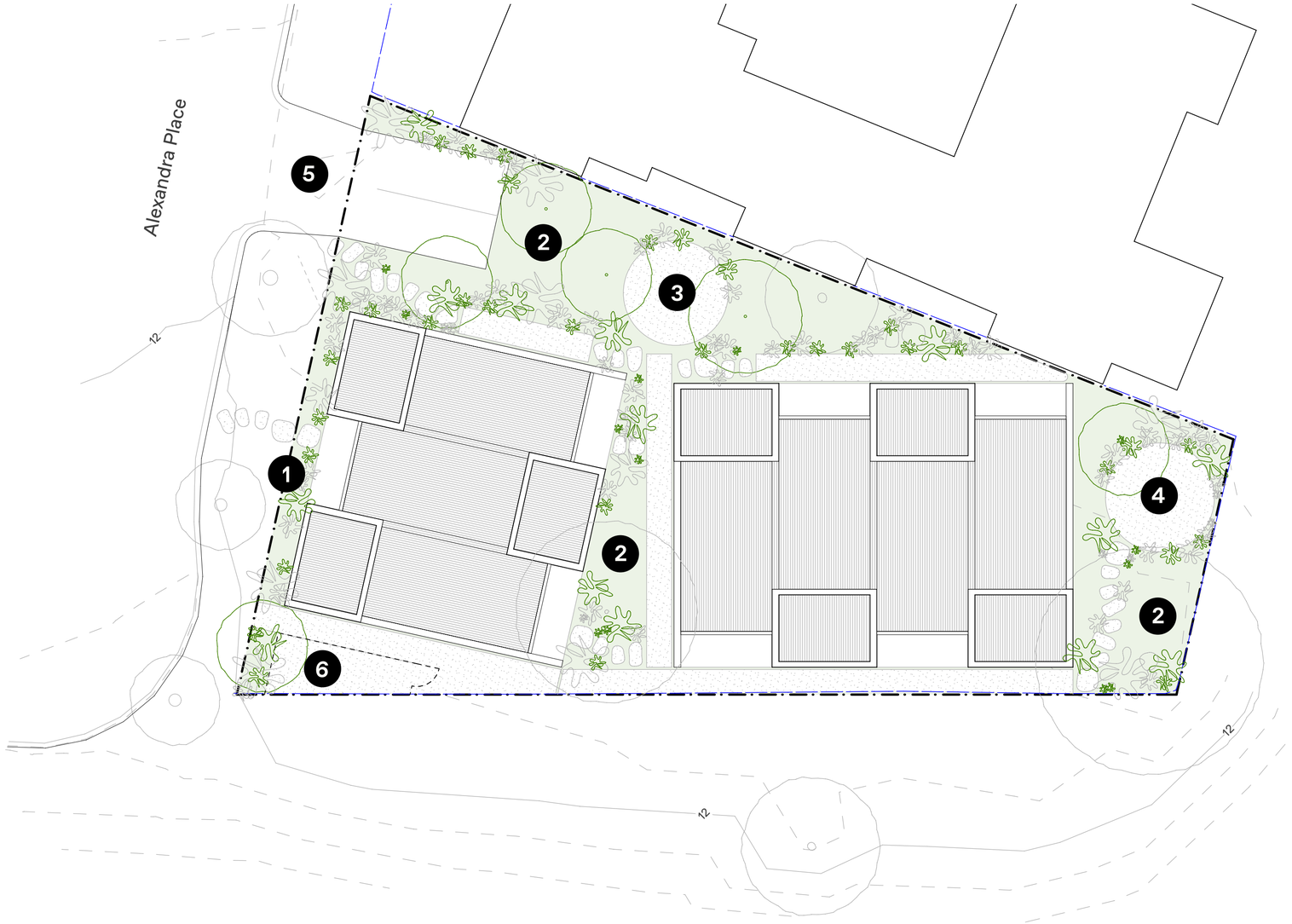
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PRINCIPLE 2
LANDSCAPE QUALITY

Operates as an integrated and sustainable system, within a broader ecological context

Landscape Plan

1. Green buffer to soften streetscape interface
2. Deep soil planting opportunity
3. Shared outdoor space / communal BBQ
4. Shared outdoor space / communal garden
5. Vehicle crossover - planting to soften hardscape edges, permeable ground treatment to car bays
6. Bin store - planting to add further screening & green buffer

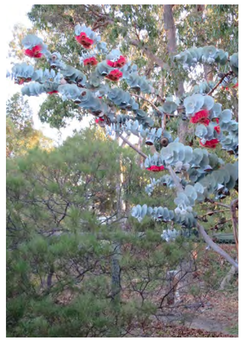


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Indicative Planting Palette

Streetscape & pathways

A palette connecting the road reserve with streetcape planting extending into pathways to dwelling. Connecting the site to the neighbourhood whilst contributing to the native biodiversity.



Eucalyptus rhodantha
Rose mallee



Eucalyptus websteriana
Webster's mallee



Conastylis candicans
Cotton heads



Myoporum parvifolia
Creeping boobialla



Lomandra Tanika



Banksia petiolaris



Anigozanthos "Big Red'

Communal garden

A robust mix of shrubs that open and close view lines and a deepening palette of natives.



Lomantra wingarra



Correa alba



Hardenbergia meema
Meema



Eucalyptus Kruseana



Banksia Menziesii Dwarf



Ficus pumila
Climbing fig



Banksia Nivea
Honeypot banksia

Shaded garden

A darker palette of shade loving plants with interesting foliage and contrasting forms.



Dichondra silver falls



Alpinia caerulea



Cytathea Australis
Australian tree fern



Pteridium esculentum
Kangaroo Vine



Austral bracken
Bracken



Liriope emerald cascsade
Weeping grass

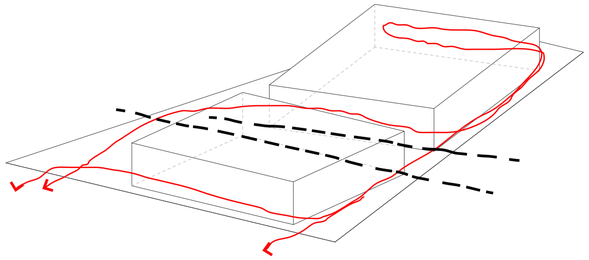


Boronia heterophylla
Magenta stars

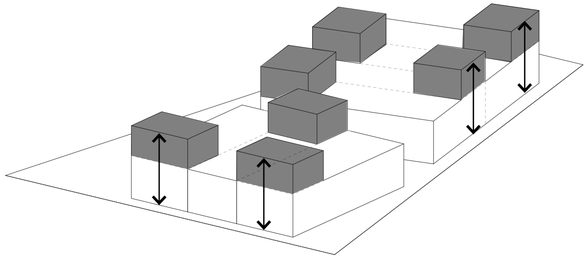
PRINCIPLE 3
BUILT FORM & SCALE

Shapes, massing and height that is appropriate to the setting, and negotiates existing and future context

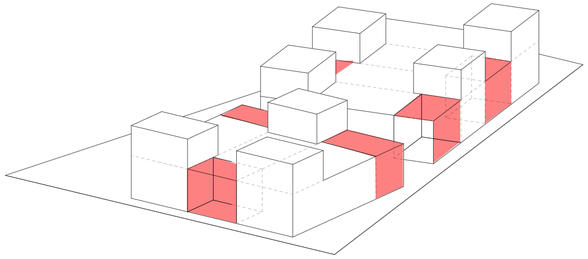
Built Form Strategy



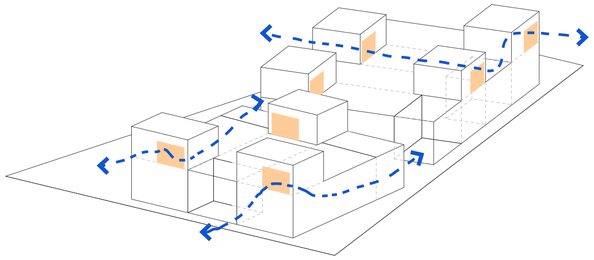
Split mass for better permeability, access and circulation.



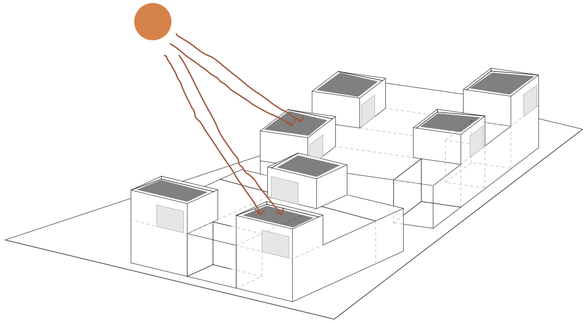
Add volume / elevated ceiling spaces internally to mitigate heat gain.



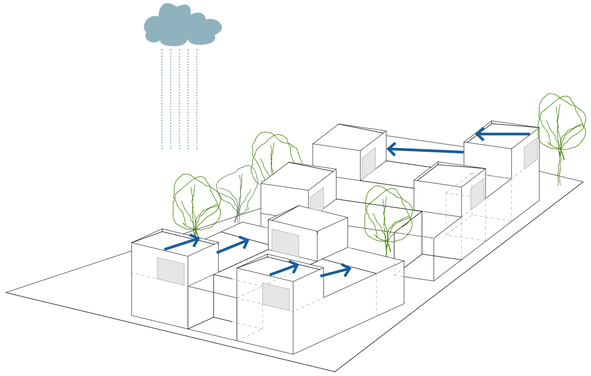
Subtract volume to create private outdoor spaces.



Add high level openings to allow good cross ventilation.



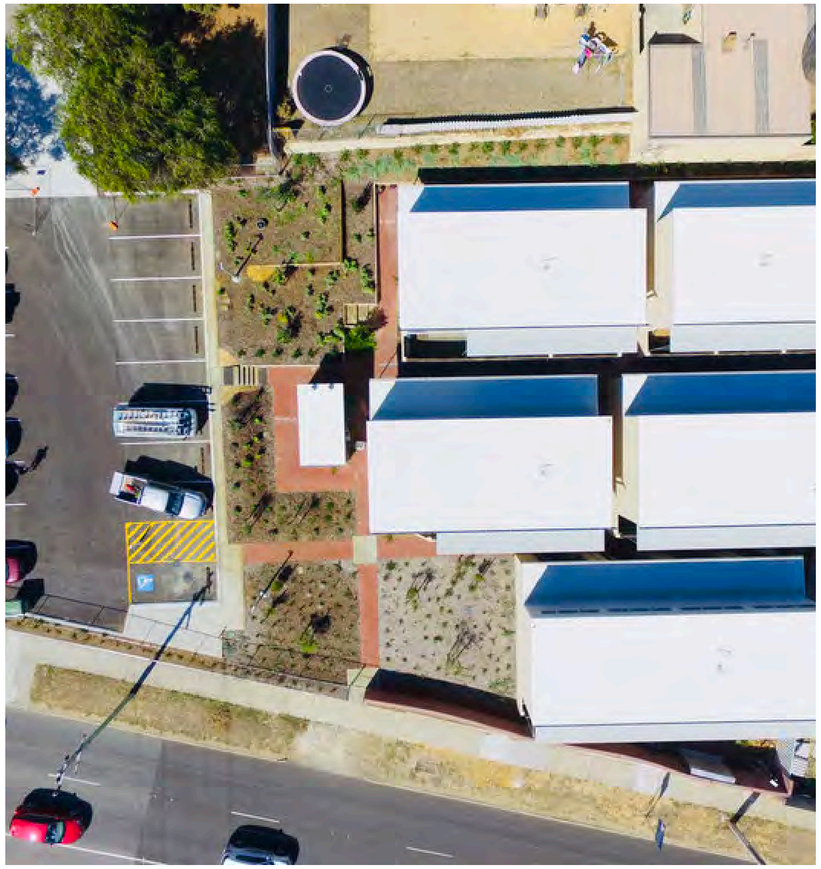
Solar array on roof, solar collection for on-site use or feed back to grid if in excess.



Rainwater to be harvested and re-used on site.

Built Form Exemplars

South Street Community Housing / BERNARD SEEBER







Built Form Exemplars

Women's Housing Project / STUDIO BRIGHT



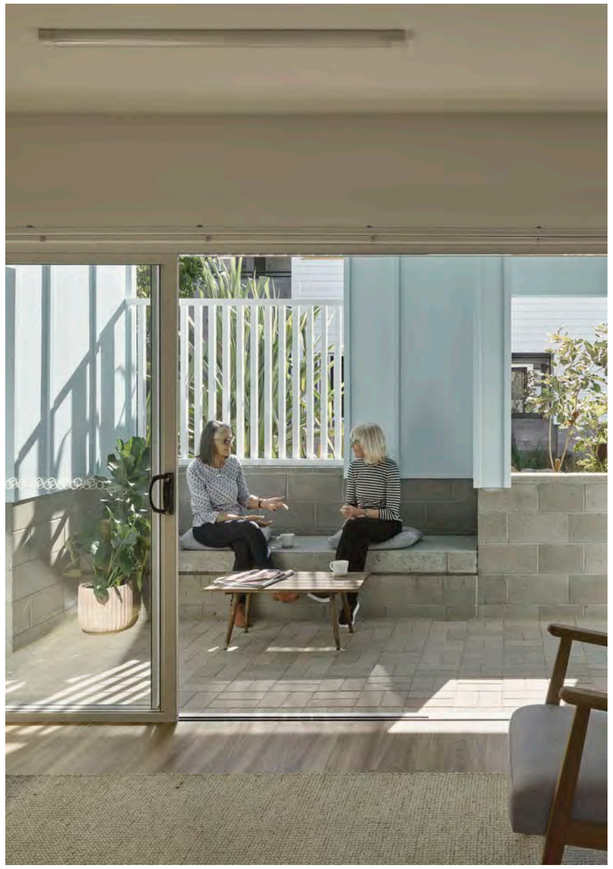




Built Form Exemplars

Anne Street Garden Villas / ANNE O'GORMAN







Built Form Exemplars

Oolite Arts, Miami / BAROZZI VEIGA



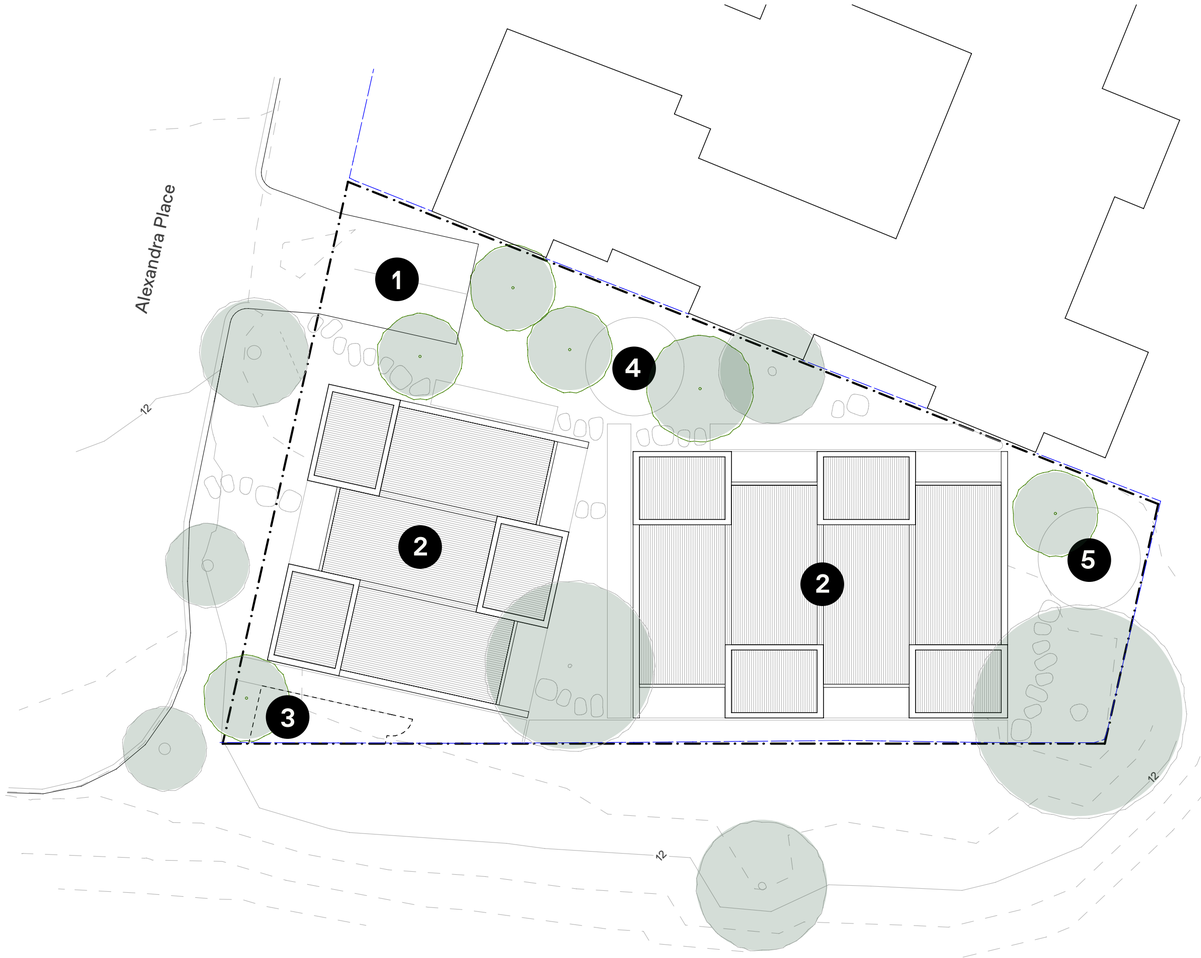




Built Form Mapping

1. New vehicle crossover & car parking (2 bays)
2. New build
3. Bin store
4. Shared outdoor space / communal BBQ facility
5. Communal garden

Existing & proposed trees



N

Built Form Materiality

SIMPLE MATERIAL PALETTE



MASONRY BLOCKWORK / LIGHT TONE



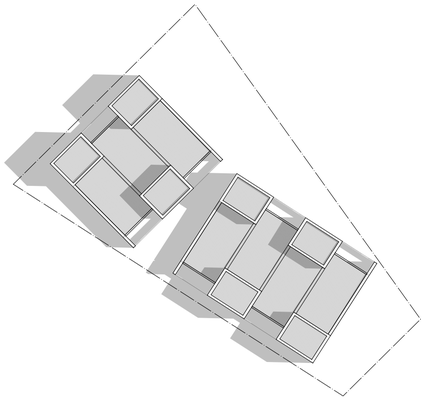
VISUALLY PERMEABLE TIMBER SCREENING



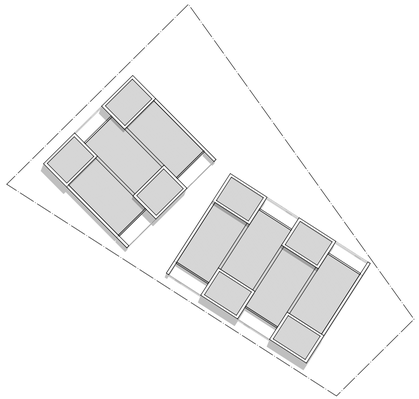
METAL ROOFING / LIGHT TONE



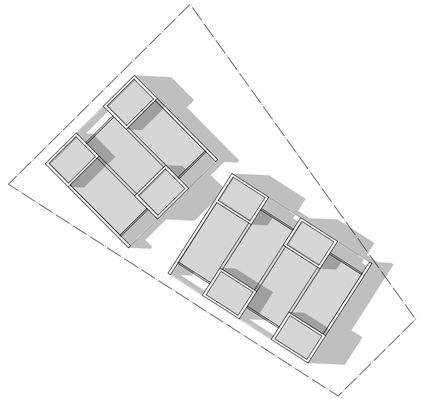
Shadow Study



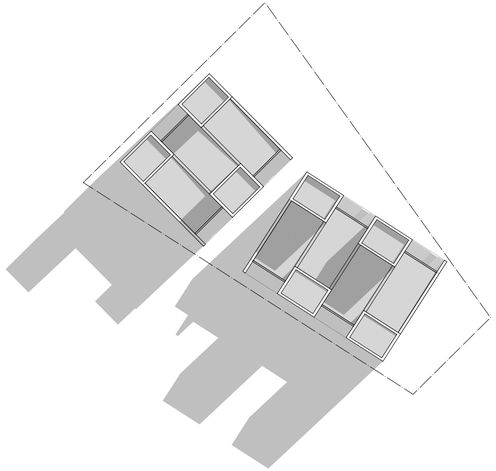
Summer solstice - 9am



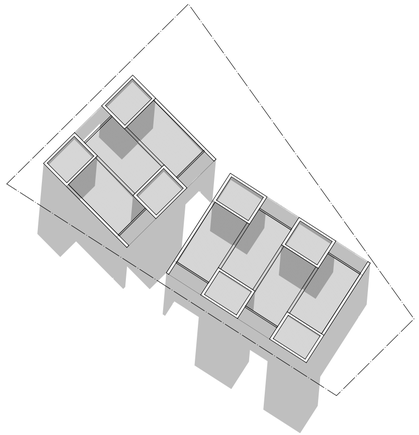
Summer solstice - 12 noon



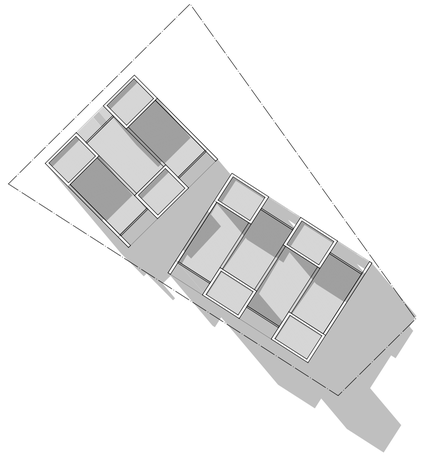
Summer solstice - 3pm



Winter solstice - 9am



Winter solstice - 12 noon



Winter solstice - 3pm

PRINCIPLE 4
FUNCTIONALITY & BUILD QUALITY

Meets the needs of users while efficiently and effectively balancing functional requirements

Functionality Plan

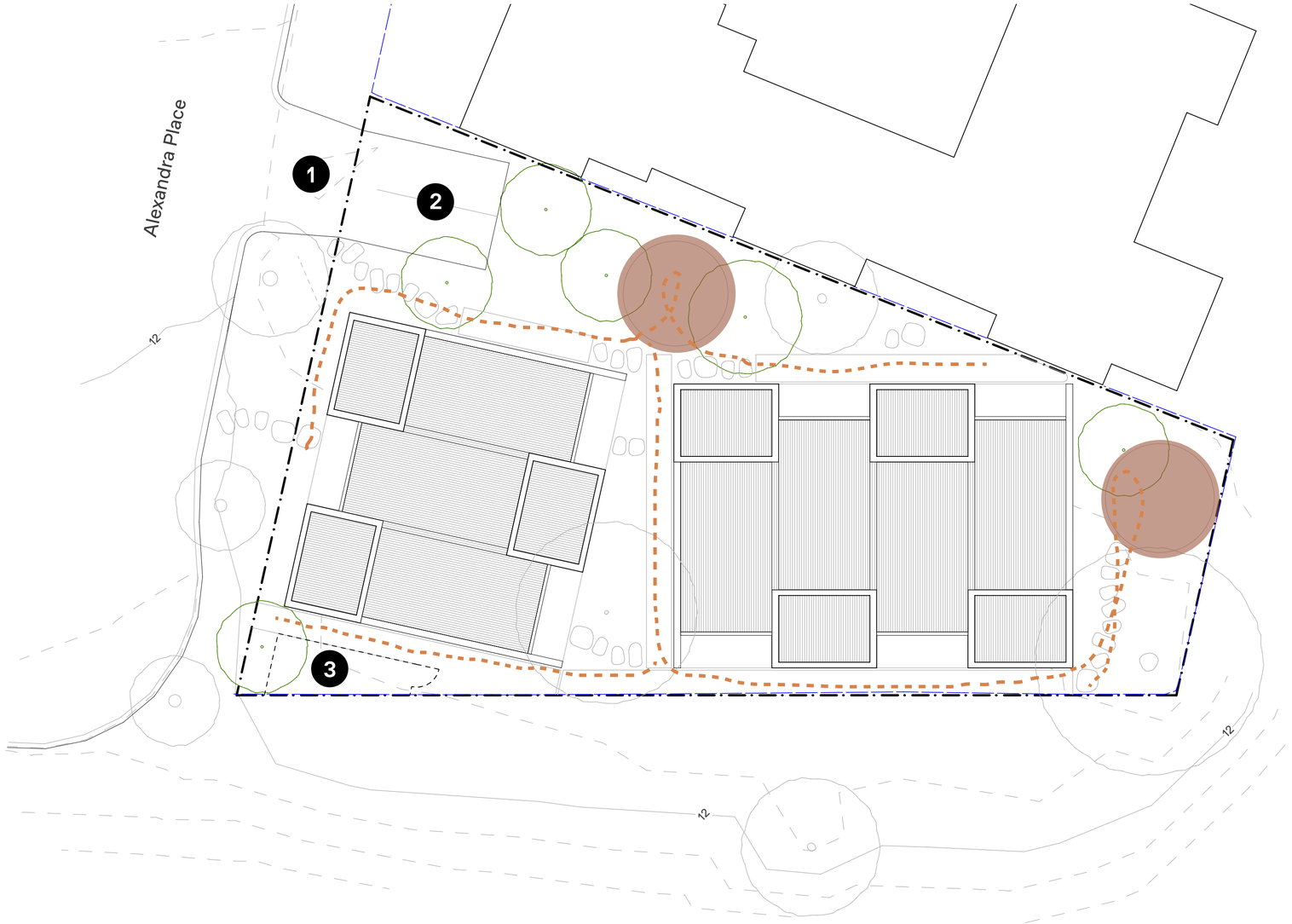
Functionality Principles:

+ Well connected, flexible and adaptable communal outdoor spaces to maximise utilisation and accommodate future user requirements.
+ Durable materials, finishes and elements, easy to maintain.
+ Service accommodated in an integrated and considered manner.

1. Vehicle crossover
2. Car parking (2 bays)
3. Bin store

Communal outdoor spaces

Circulation between communal spaces



N

PRINCIPLE 5
SUSTAINABILITY

Optimises sustainability to deliver positive environmental, social and economic outcomes

Sustainability

PERIMETER GREENING



Retaining existing mature trees where possible.

Maximise deep root planting opportunities across the site.

Landscaping around built form.

Soften arrival and integrate building within broader context.

WATER-WISE PLANTING



Minimum 60% indigenous flora species.

Water-wise and drought-resistant planting.

Permeable ground treatment to minimise run-off.

WATER EFFICIENCY



Efficient tapware and appliance specifications.

Rainwater collected & used on site where possible.

NO GAS



All electric operations to minimise greenhouse gas operations where possible.

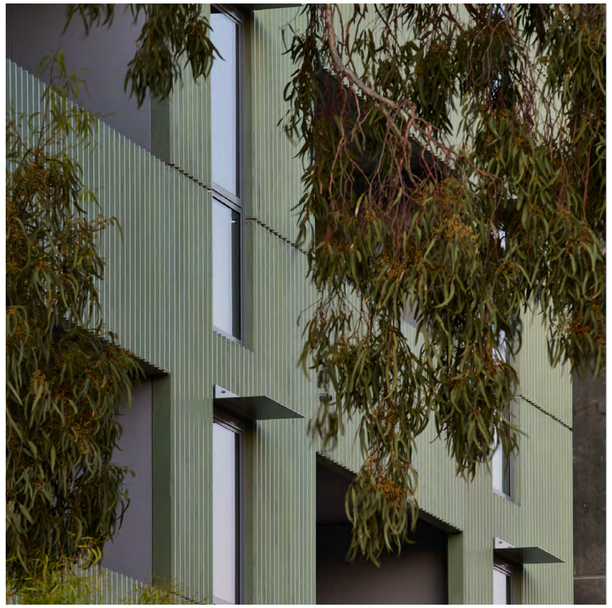
Sustainability

SOLAR



Solar Canopy / Array on Rooftop to maximise solar gain.

CONSTRUCTION



Do more with less.

Efficient construction framework.

Repetition & Modularity.

RECYCLE & REUSE



Waste reduction and recycling.

Salvage and reuse material where possible.

90% construction waste diverted from landfill

MATERIALITY



Sustainable, low carbon and low VOC material selection.

Robust Materiality.

PRINCIPLE 6
AMENITY

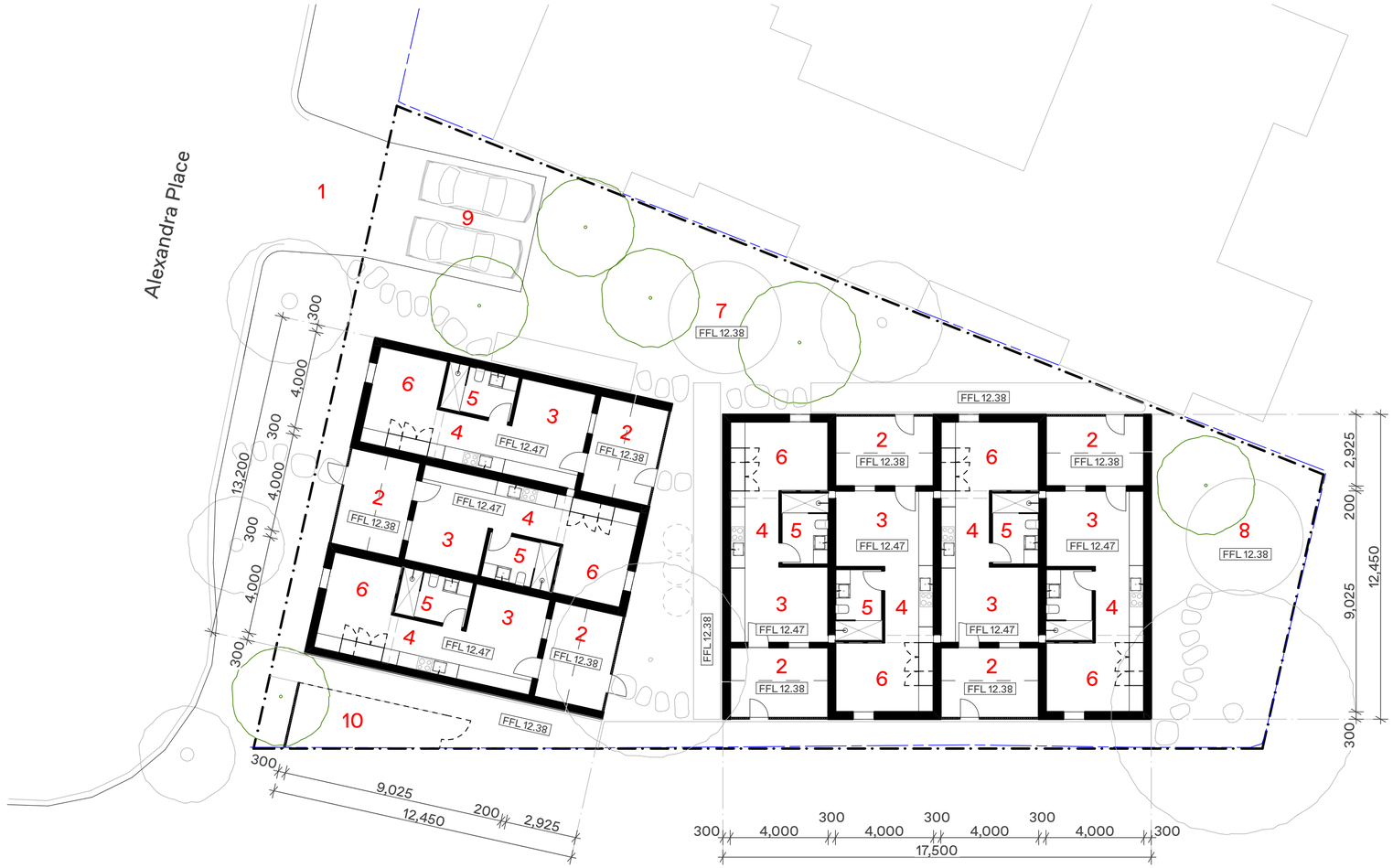
Contributes to comfortable and productive environments through internal and external amenity

Amenity

Amenity Principles:

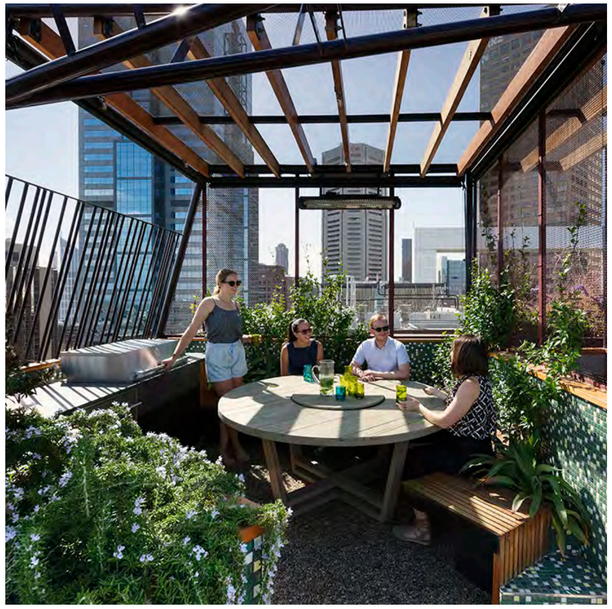
+ Well-designed external spaces providing welcoming & comfortable environments that are universally accessible and effectively shaded.
+ Mitigate negative impacts on surrounding buildings and places including overshadowing, overlooking, glare & noise.
+ Internal rooms and spaces that are adequately sized, comfortable and easy to use and furnish, with good levels of daylight, natural ventilation and outlook.
+ Internal rooms to be delivered with appropriate levels of acoustic protection, visual privacy and ease of access for all.

1 New Crossover
2 Outdoor Living
3 Living / Dining
4 Kitchen
5 Bathroom
6 Bedroom
7 BBQ & Shared Facility
8 Communal Garden
9 Car Bay (2)
10 Bin Store



Amenity

OUTDOOR GATHERING SPACES



Well designed external spaces that are inviting, comfortable and universally accessible.

HARD & SOFT LANDSCAPING



Optimise external amenity for occupants, visitors and neighbours.

PRODUCTIVE GARDEN



A productive & healthy environment, responding to the diversity of the local community and its culture.

Activities that contribute to the vitality of the place.

PRIVATE & COMMUNAL BALANCE



Appropriate levels of acoustic protection and visual privacy.

PRINCIPLE 7
LEGIBILITY

Contains clear connections and memorable elements to help people find their way around

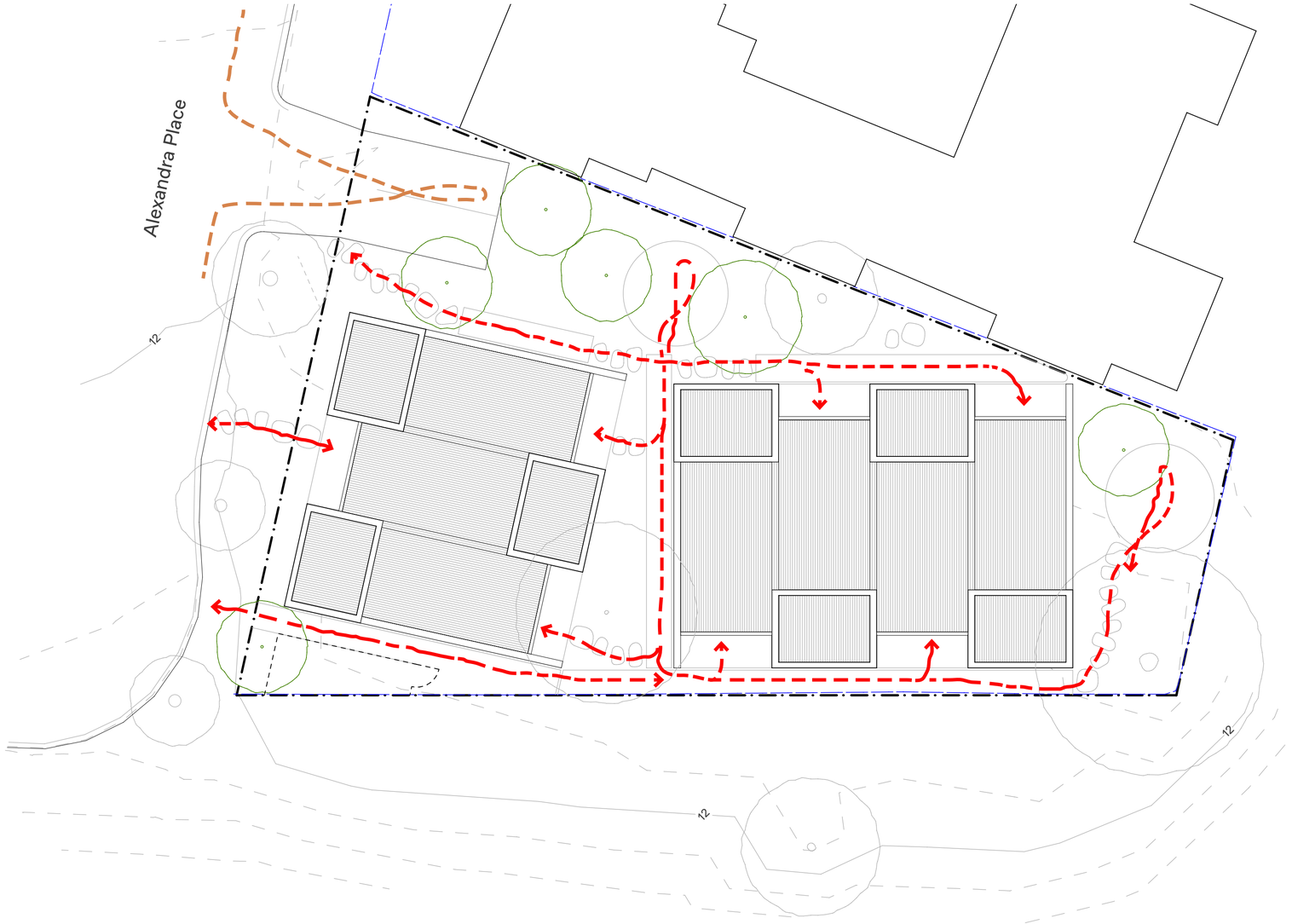
Legibility

Legibility Principles:

+ Ease of movement across site with priority given to pedestrian movement over vehicular movement.
+ Built form split into two 'masses' to allow effective access and circulation as well as permeability through building mass.
+ Legible building entrance points and clear distinction between public and private spaces.

Vehicular arrival / exit

Pedestrian circulation



N

PRINCIPLE 8
SAFETY

Optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use

Safety Principles

VISUAL & ACOUSTIC PRIVACY



Green buffer planting to provide additional visual and acoustic privacy.

LIGHTING & SIGHTLINES



Well-lit, secure access points.

Maximising opportunities for passive surveillance of public and communal areas.

WAYFINDING & SIGNAGE



Clearly defined relationship between public and communal areas.

Clear wayfinding and identifiable entry points.

PHYSICAL & IMPLIED BARRIERS



Integrated landscape to assist pedestrian movement across site.

Vehicle crossover / car parking safely integrated to minimise negative impacts on pedestrian amenity.

PRINCIPLE 9
COMMUNITY

Responds to community needs as well as the wider social context, supporting diversity and social interaction

Key Metrics

CONTEXTUALLY RESPECTFUL



Medium to long-term housing facility with spaces that facilitate and encourage social connection.

Scale of building appropriate to neighbouring context.

A VIBRANT ENVIRONMENT



Provides 'light touch' support & sustainable accommodation for individuals while they explore and secure long term housing.

Create a vibrant environment that is complementary to street & community.

AGILE & ADAPTIVE



Design that is flexible and able to adapt and serve changing social housing needs into the future.

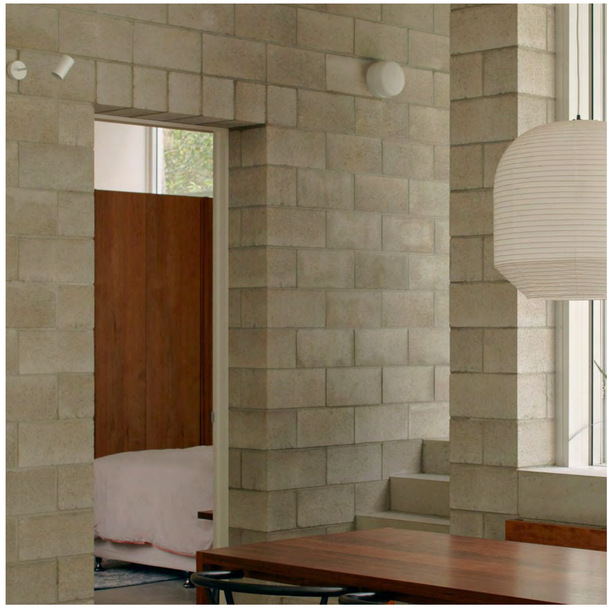
PRINCIPLE 10
AESTHETICS

Creates attractive and inviting spaces and places that engage the senses

Aesthetics (Material Reference)

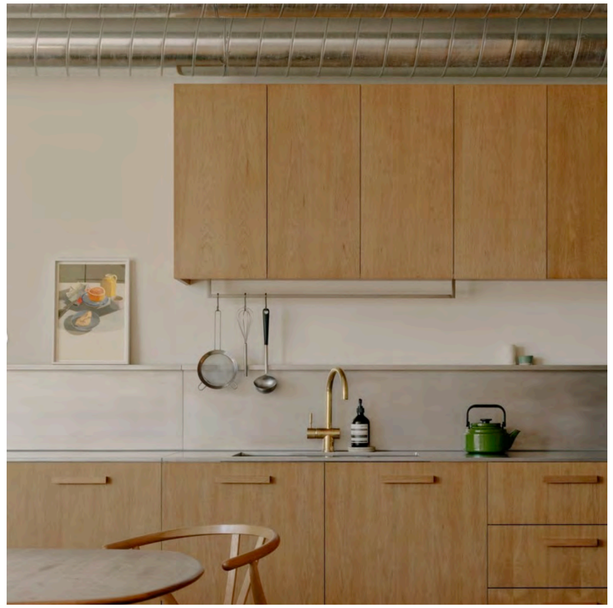
ROBUST MATERIALS

Materials easily transition from outside to inside



SIMPLE INTERIORS

Minimal, healthy interior spaces



ENDURING LANDSCAPE

Uncomplicated, engaging, endemic



3D Representation (Streetscape)



3D Representation (Communal Outdoor)



3D Representation (Between Buildings)



3D Representation (Overall / Streetscape)



Let’s make something wonderful together.

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Transportation Noise Assessment

Lot 340 (#71) Alexandra Place, Bentley

Reference: 23058119-01

Prepared for:
Uniting WA

Reference: 23058119-01

Lloyd George Acoustics Pty Ltd
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Date	Rev	Description	Author	Verified
10-Nov-23	0	Issued to Client	Hao Tran	Terry George

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1. INTRODUCTION

Uniting WA is proposing to construct 7 grouped dwellings at Lot 340 (#71) Alexandra Place, Bentley - refer *Figure 1-1*. The proposed dwellings are single storey, with the plans provided in *Appendix A*.



Figure 1-1: Subject Site Location (Source: DPLH PlanWA)

The proposed development is approximately 20 metres from Albany Highway and 55 metres from Leach Highway and 20 metres from the Leach Highway on-ramp. Albany Highway is considered an 'Other Significant Freight / Traffic Route' and Leach Highway is considered a 'Strategic Freight/Major Traffic Route' as shown on the PlanWA Maps and the subject site is within the trigger distance (refer *Table 1-1* and *Figure 1-2*), such that a noise assessment is required in accordance with *State Planning Policy No. 5.4 Road and Rail Noise*, being the subject of this report.

Table 1-1: Transport Corridor Classification and Trigger Distances

Transport Road Classification	Trigger Distance	Distance Measured From
Strategic Freight and Major Traffic Routes Roads as defined by Perth and Peel Planning Frameworks and/or roads with either 500 or more Class 7 to 12 Austroads vehicles per day, and/or 50,000 per day traffic volume	300 metres	Road carriageway edge
Other Significant Freight/Traffic Routes These are generally any State administered road and/or local government road identified as being a future State administered road (red road) and other roads that meets the criteria of either ≥ 100 Class 7 to 12 Austroads vehicles daily or ≥ 23,000 daily traffic count (averaged equivalent to 25,000 vehicles passenger car units under region schemes)	200 metres	Road carriageway edge



Figure 1-2: Subject Site Locality in Relation to Road (Source: DPLH PlanWA)

Appendix B contains a description of some of the terminology used throughout this report.

2. CRITERIA

The criteria relevant to this project is provided in *State Planning Policy No. 5.4 Road and Rail Noise* (hereafter referred to as SPP 5.4) produced by the Western Australian Planning Commission (WAPC). SPP 5.4 is supported by the *Road and Rail Noise Guidelines* (the Guidelines) and the Department of Planning, Lands and Heritage mapping. The objectives of SPP 5.4 are to:

- Protect the community from unreasonable levels of transport noise;
- Protect strategic and other significant freight transport corridors from incompatible urban encroachment;
- Ensure transport infrastructure and land-use can mutually exist within urban corridors;
- Ensure that noise impacts are addressed as early as possible in the planning process; and
- Encourage best practice noise mitigation design and construction standards.

Table 2-1 sets out noise targets that are to be achieved by proposals under which SPP 5.4 applies. Where the targets are exceeded, an assessment is required to determine the likely level of transport noise and management/mitigation required.

Table 2-1: Noise Targets for Noise Sensitive Land-Use

Scenario	Outdoor Noise Target		Indoor Noise Target	
Noise-sensitive land-use and/or development	55 dB $L_{Aeq(Day)}$	50 dB $L_{Aeq(Night)}$	40 dB $L_{Aeq(Day)}$ (Living and Work Areas)	35 dB $L_{Aeq(Night)}$ (Bedrooms)

Notes:

- Day period is from 6am to 10pm and night period from 10pm to 6am.
- The outdoor noise target is to be measured at 1-metre from the most exposed, habitable[1] facade of a noise sensitive building.
- For all noise-sensitive land-use and/or development, indoor noise targets for other room usages may be reasonably drawn from Table 1 of Australian Standard/New Zealand Standard AS/NZS 2107:2016 *Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors* (as amended) for each relevant time period.
- Outdoor targets are to be met at all outdoor areas as far as is reasonable and practicable to do so using the various noise mitigation measures outlined in the Guidelines.

The application of SPP 5.4 is to consider anticipated traffic volumes for the next 20 years from when the noise assessment has been undertaken.

In the application of the noise targets, the objective is to achieve:

- Indoor noise levels as specified in *Table 2-1* in noise-sensitive areas (e.g. bedrooms and living rooms of houses); and
- A reasonable degree of acoustic amenity for outdoor living areas on each residential lot.

[1] *A habitable room is defined in State Planning Policy 3.1 as a room used for normal domestic activities that includes a bedroom, living room, lounge room, music room, sitting room, television room, kitchen, dining room, sewing room, study, playroom, sunroom, gymnasium, fully enclosed swimming pool or patio.*

3. METHODOLOGY

Noise measurements and modelling have been undertaken in accordance with the requirements of SPP 5.4 and associated Guidelines, as described in *Section 3.1* and *Section 3.2*.

3.1. Site Measurements

Noise monitoring was undertaken on site using a Rion NA-28 (S/N: 991186) sound level meter (refer *Figure 3-1*). This meter complies with the instrumentation requirements of *Australian Standard 2702-1984 Acoustics – Methods for the Measurement of Road Traffic Noise*. The meter was field calibrated before and after the measurement session and found to be accurate to within ± 1 dB. Lloyd George Acoustics holds a current laboratory calibration certificate for the meter.

The microphone was approximately 1.4 metres above existing ground level and approximately 15 metres from the edge of Albany Highway main carriageway. The measurements were recorded on 20 September 2023, between 1.00pm – 2.00pm.



Figure 3-1: Photograph of Sound Level Meter on Site

From the one-hour measurement, a relationship between noise levels and the hourly traffic volumes can then be derived to determine the existing $L_{Aeq(Day)}$ and $L_{Aeq(Night)}$ at the measurement location.

3.2. Noise Modelling

The computer program *SoundPLAN 8.2* was utilised incorporating the *Calculation of Road Traffic Noise* (CoRTN) algorithms, modified to reflect Australian conditions. The modifications included the following:

- Vehicles were separated into heavy (Austroads Class 3 upwards) and non-heavy (Austroads Class 1 and 2) with non-heavy vehicles having a source height of 0.5 metres above road level and heavy vehicles having two source heights at 1.5 metres and 3.6 metres above road level;
- A -0.8 dB correction has been applied to the lower level heavy vehicle noise source and -8.0 dB to the higher level noise source based on the *Transportation Noise Reference Book*; Paul Nelson (1987), so as to provide consistent results with the CoRTN algorithms.

Predictions are made at heights of 1.4 metres above floor level and at 1-metre from various rooms of the proposed dwelling, resulting in a + 2.5 dB correction due to reflected noise.

Various input data are included in the modelling and these are discussed in *Section 3.2.1* to *Section 3.2.5*.

3.2.1. Ground Topography

Topographical data was taken from publicly available sources (e.g. *Google*) in the form of spot heights. This was combined with the proposed dwelling and existing neighbouring dwellings to create a 3D noise model.

3.2.2. Road Surface

The corrections applied for different road surface finishes are provided in *Table 3-1*.

Table 3-1: Noise Relationship Between Different Road Surfaces

Chip Seal				Asphalt			
14mm	10mm	5mm	Slurry	Dense Graded	Novachip	Stone Mastic	Open Graded
+3.5 dB	+2.5 dB	+1.5 dB	+1.0 dB	0.0 dB	-0.2 dB	-1.5 dB	-2.5 dB

The existing road surfaces are dense graded asphalt (DGA) for Albany Highway and open graded asphalt for Leach Highway (part of on ramp is DGA) and assumed to remain unchanged into the future for both.

3.2.3. Vehicle Speed

The existing posted speed are 60 km/hr for Albany Highway and 80 km/hr for Leach Highway and assumed to remain unchanged into the future for both.

3.2.4. Traffic Volumes

Existing traffic volumes were obtained from Main Roads WA Traffic Map. A modelled Validation Plot and Forecast 2043 traffic volumes were obtained from Main Roads WA (Scott Hazebroek, Traffic Modelling Analyst, Reference: #42720). The validation plot allows the forecast volumes to be calibrated with *Table 3-2* providing the traffic volumes used in the noise modelling. Note that the percentage heavy vehicles are assumed to be the same in the future as existing.

Table 3-2: Traffic Information Used in Noise Modelling

Parameter	Scenario			
	Existing – 2021/22		Future – 2043	
	Northbound/Eastbound	Southbound/Westbound	Northbound/Eastbound	Southbound/Westbound
Albany Highway				
24-hour Volume	21,094	18,822	25,200	22,100
% Heavy	6.6	6.6	6.6	6.6
Leach Highway				
24-hour Volume	18,253	19,702	39,700	38,700
%Heavy	10.1	10.1	10.1	10.1

3.2.5. Ground Attenuation

The ground attenuation has been assumed to be 0.0 (0%) for the roads and 0.5 (50%) outside of the roads, noting that 0.0 represents hard reflective surfaces such as water and 1.0 represents absorptive surfaces such as grass.

4. RESULTS

4.1. Noise Monitoring

The results of the hourly noise level measurements, in free-field conditions, were:

- 20 September 2023: 1.00pm – 2.00pm – 62.8 dB $L_{Aeq,1hour}$.

Combining the measured noise level with the corresponding hourly traffic volume, as shown in *Figure 4-1*, results in 62.7 $L_{Aeq(Day)}$ and 56.3 $L_{Aeq(Night)}$. Based on these results, the $L_{Aeq(Day)}$ is more critical than the $L_{Aeq(Night)}$ since their difference is greater than 5 dB (refer *Section 2*).

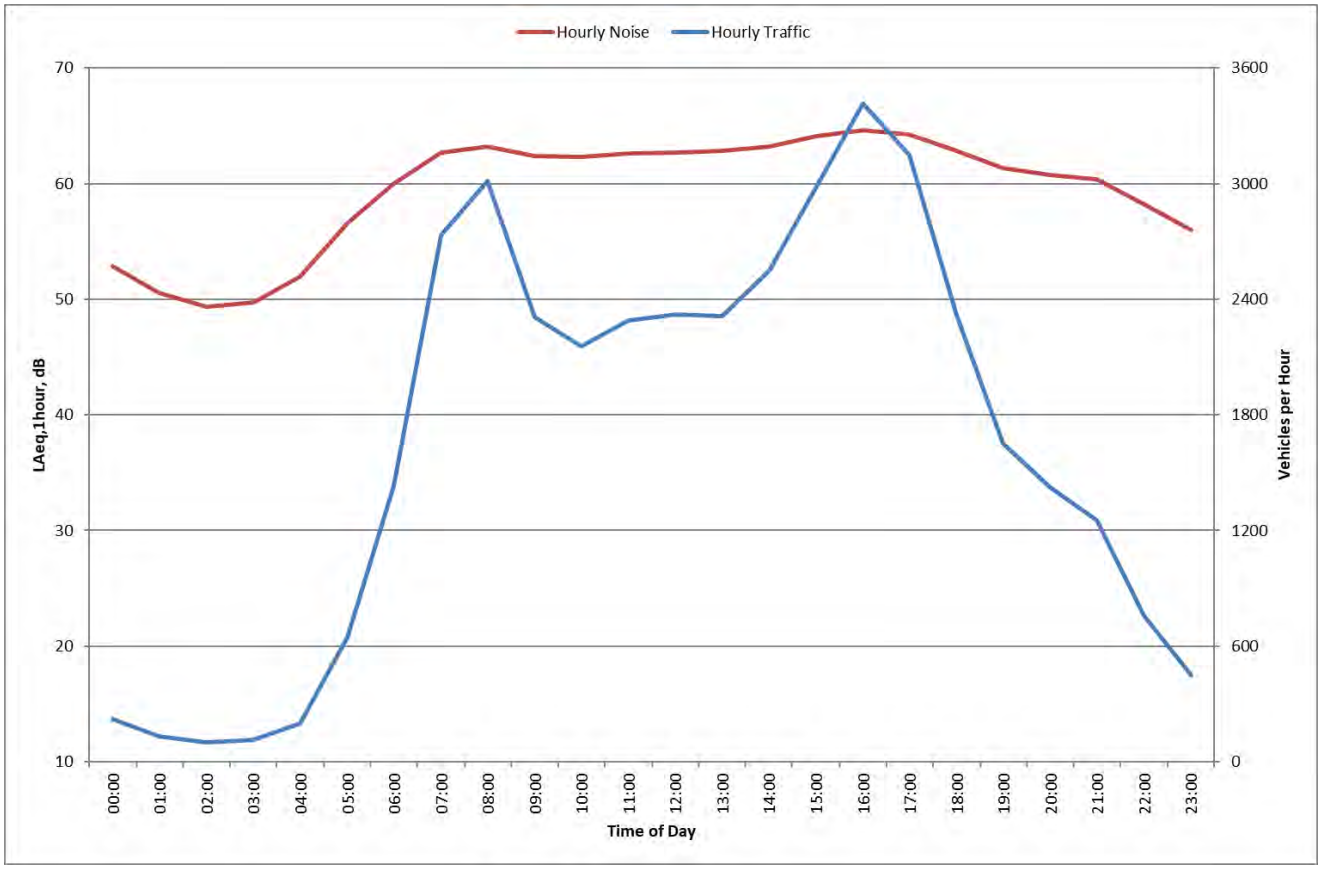


Figure 4-1: Noise Level Relationship to Hourly Traffic Volumes

4.2. Noise Modelling

The noise model was initially set-up for existing conditions and calibrated to the noise measurement location. The model is then updated to include the proposed building and future traffic volumes, maintaining the same model calibration. *Table 4-1* provides the predicted outdoor $L_{Aeq(Day)}$ noise levels to the façade of each habitable room.

Table 4-1: Predicted Future (2041) $L_{Aeq(Day)}$ Outdoor Noise Levels

Unit No.	Room	$L_{Aeq(Day)}$, dB
Unit 1	Bedroom	58
	Living/Dining	55
	Outdoor Living	55
	Entry	55
Unit 2	Bedroom	60
	Living/Dining	55
	Outdoor Living	55
	Entry	56

Unit No.	Room	$L_{Aeq(Day)}$, dB
Unit 3	Bedroom	60
	Living/Dining	60
	Outdoor Living	58
	Entry	59
Unit 4	Bedroom	56
	Living/Dining	62
	Outdoor Living	59
	Entry	64
Unit 5	Bedroom	66
	Living/Dining	54
	Outdoor Living	53
	Entry	53
Unit 6	Bedroom	55
	Living/Dining	63
	Outdoor Living	59
	Entry	65
Unit 7	Bedroom	67
	Living/Dining	55
	Outdoor Living	55
	Entry	54
Shared Facility	BBQ	54

5. ASSESSMENT

Where the outdoor noise targets of *Table 2-1* are achieved, no further controls are necessary. As such, *Table 5-1* provides the minimum construction recommended for those areas requiring upgrades.

Table 5-1: Minimum Construction Requirements

Element	Unit No.	Room	Minimum Construction
External Glazing	Unit 1	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 27, likely achievable using 6mm thick glass in fixed/awning style frame with acoustic seals.
	Unit 2	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 28, likely achievable using 6.38mm thick laminated glass in fixed/awning style frame with acoustic seals.
	Unit 3	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 28, likely achievable using 6.38mm thick laminated glass in fixed/awning style frame with acoustic seals.
		Living/Dining	Glazing is approximately 38% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 26, likely achievable with 6mm thick glass in fixed/awning style window frame with acoustic seals. Door to be minimum 35mm thick solid, timber core door with full perimeter acoustic seals. Any small glass inserts to be minimum 6.38mm thick laminated. Alternative door to be $R_w + C_{tr}$ ≥ 28.
	Unit 4	Bedroom	Window approximately 27% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 25, likely achievable using 5mm thick glass in fixed/awning style frame with acoustic seals.
		Living/Dining	Glazing is approximately 38% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 28, likely achievable with 6.38mm thick laminated glass in fixed/awning style window frame with acoustic seals. Door to be minimum 35mm thick solid, timber core door with full perimeter acoustic seals. Any small glass inserts to be minimum 6.38mm thick laminated. Alternative door to be $R_w + C_{tr}$ ≥ 28.
	Unit 5	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 33, likely achievable using 10.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals. Consider reducing window size to 2.0 m^2 so that performance requirement reduces to $R_w + C_{tr}$ ≥ 30, achievable using 6.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals.
	Unit 6	Living/Dining	Window approximately 27% of floor area, thereby requiring $R_w + C_{tr}$ ≥ 30, likely achievable using 6.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals. Door to be minimum 40mm thick solid, timber core door with full perimeter acoustic seals. Any small glass inserts to be minimum 6.38mm thick laminated. Alternative door to be $R_w + C_{tr}$ ≥ 31.

Element	Unit No.	Room	Minimum Construction
External Glazing	Unit 7	Bedroom	Windows are approximately 34% of floor area, thereby requiring $R_w + C_{tr} \geq 33$, likely achievable using 10.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals. Consider reducing window size to 2.0 m^2 so that performance requirement reduces to $R_w + C_{tr} \geq 30$, achievable using 6.5mm thick VLam Hush glass in fixed/awning style frame with acoustic seals.
External Walls	Unit 1	All	Double brick cavity 90/50/90.
	Unit 2	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive.
		All Others	Double brick cavity 90/50/90
	Unit 3	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive.
		All Others	Double brick cavity 90/50/90
	Unit 4	Living/Dining	Double brick cavity 90/50/90.
		All Others	Double brick cavity 90/50/90.
	Unit 5	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive. Anti-vibration ties used with minimum 25 mm thick, 24 kg/m^3 fibrous cavity insulation.
		All Others	Double brick cavity 90/50/90.
	Unit 6	Living/Dining	Double brick cavity 90/50/90 with 13mm cement render to one leaf and anti-vibration ties.
		All Others	Double brick cavity 90/50/90.
	Unit 7	Bedroom	Double brick cavity 90/50/90 with 13mm cement render to one face (can be internally if preferred). Where render not preferred, can use 13mm thick sound-rated plasterboard with screeded adhesive. Anti-vibration ties used with minimum 25 mm thick, 24 kg/m^3 fibrous cavity insulation.
		All Others	Double brick cavity 90/50/90.
Roof / Ceiling	Unit 6 & 7	Bedroom	Metal roof with *Anticon 60*. Ceiling to be 13mm thick sound-rated plasterboard on furring channels (or 2x13mm thick sound-rated plasterboard direct fixed) with R4 fibrous insulation above.
	All Others	Package A Living	Metal roof with *Anticon 60*. Ceiling to be 10mm thick plasterboard with R3 fibrous insulation above
Outdoor Living	Unit 3, 4 & 6	Alfresco	Noise levels are above noise target. Alternative areas are available on the property (shared facility) that are below the outdoor noise target and therefore considered compliant.

Element	Unit No.	Room	Minimum Construction
Ventilation	All	Rooms Requiring Upgraded Glazing	Fresh air requirements to be satisfied on the basis of windows closed to affected rooms when occupied. Builder to confirm how this will be achieved. Any ducted fresh air intakes are to be on the side of the house opposite the corridor.
Notification	All	Lot	As per SPP 5.4 requirements.

By implementing the *Table 5-1* construction recommendations, noise levels are calculated to comply with the indoor noise target of SPP 5.4. Alternative constructions can be accepted provided these are supported by a laboratory certificate.

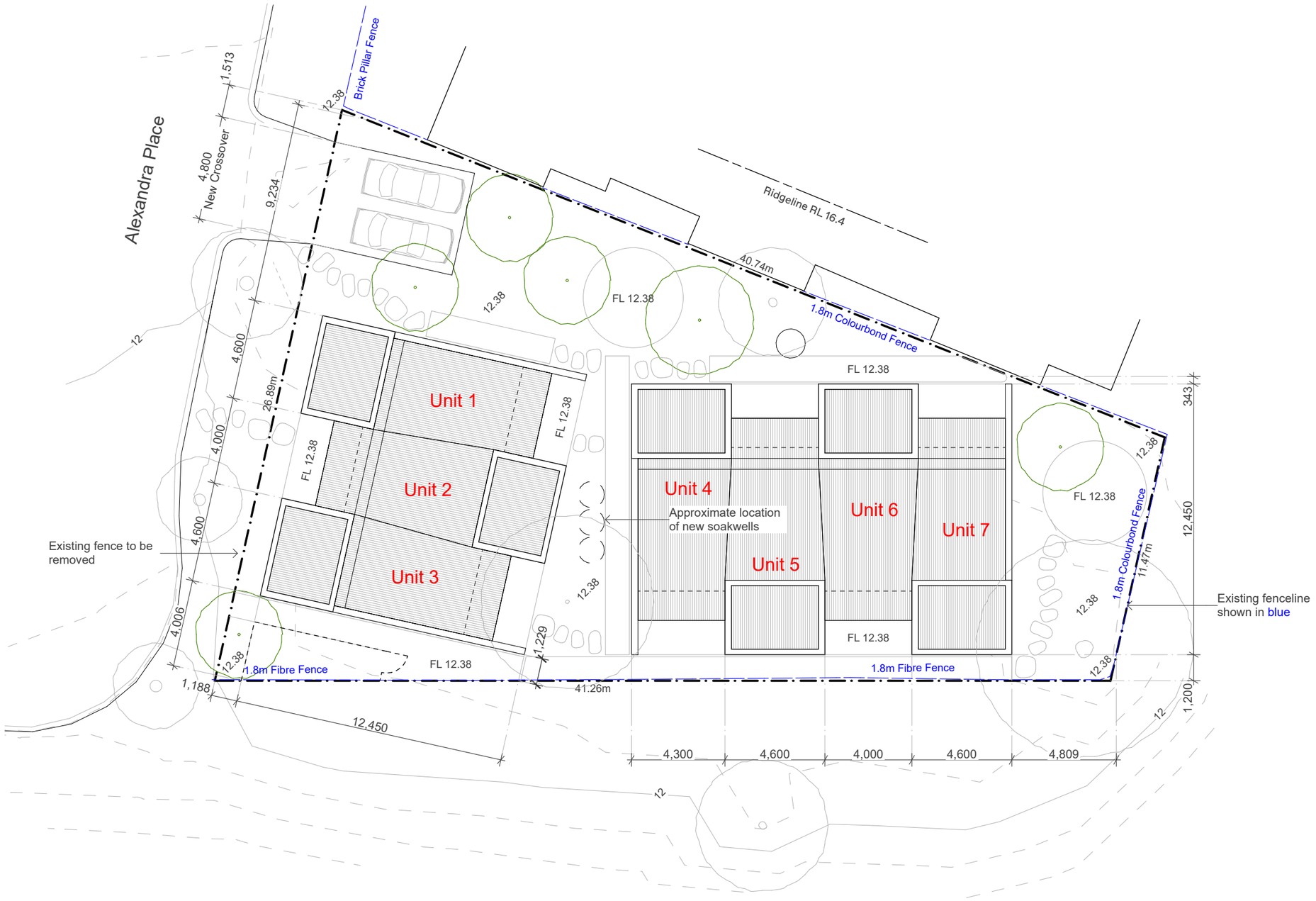
It should be noted that the recommendations are to comply with the minimum standard of SPP 5.4. Compliance with the indoor noise target does not result in all residents considering the noise level as acceptable, since this is a subjective response. Where a resident is particularly sensitive to noise, they may wish to consider additional upgrades.

Appendix A – Proposed House Plans

Notes:

Refer to Site Feature Survey for verge details including any street trees, power poles, stay wires, bus stops, footpath signs, manholes, pram ramps, street signs and drainage pits

Site Area:	771m^2
Site Coverage:	382m^2
Site Coverage:	49%



NIC BRUNSDON

UNITING BENTLEY
71 ALEXANDRA PLACE, BENTLEY

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DRAWING TITLE
SITE PLAN

DRAWING ISSUE
DEVELOPMENT APPLICATION

PROJECT # 192_B

DRAWING #	REV
DA002	A - WIP

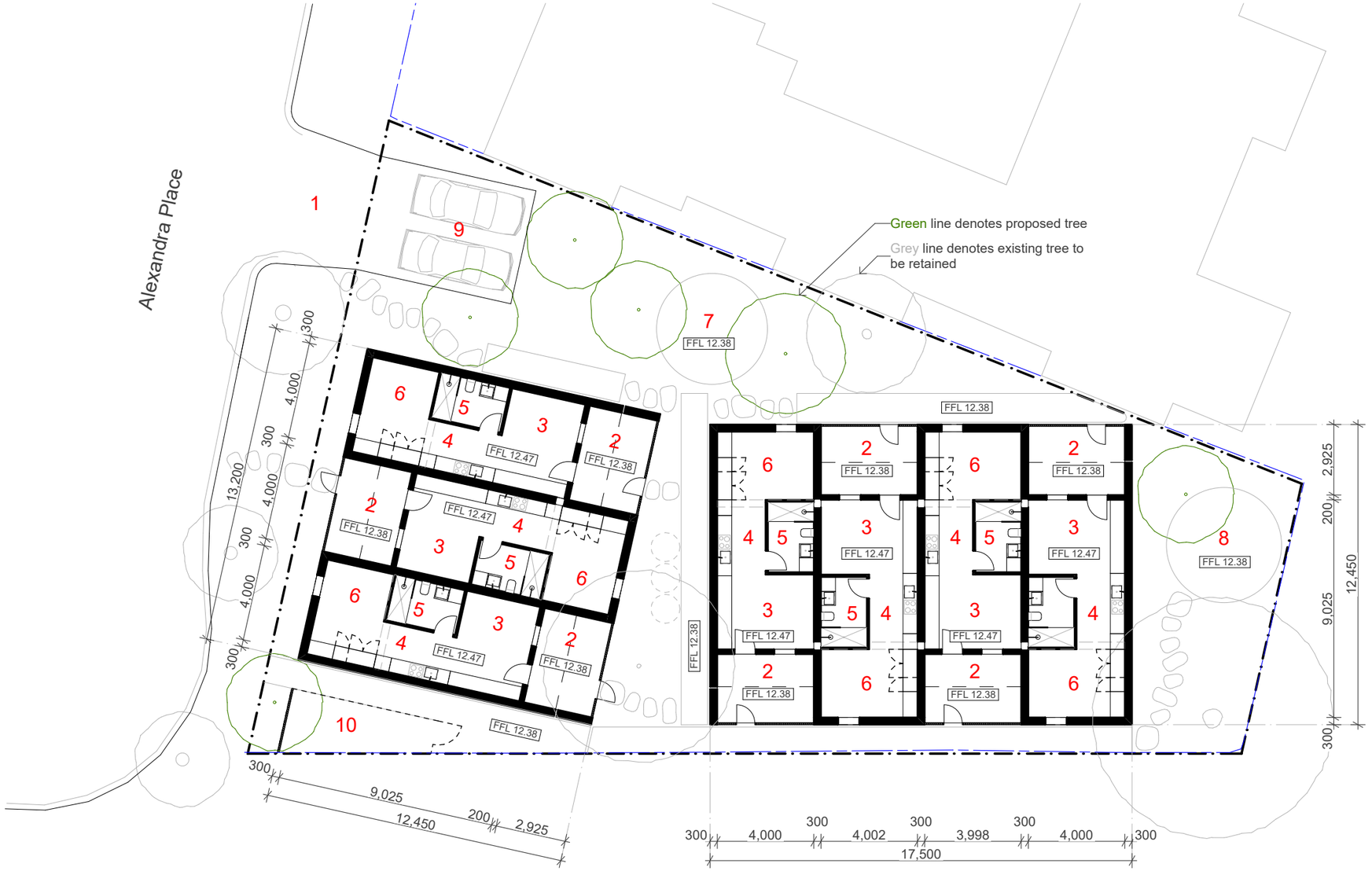
SCALE	1:200
PAGE	A3
DRAWN	JK
DATE	2023

Notes:

Refer legend below.

Legend:

1 New Crossover
2 Outdoor Living
3 Living / Dining
4 Kitchen
5 Bathroom
6 Bedroom
7 BBQ & Shared Facility
8 Communal Garden
9 Car Bay (2)
10 Bin Store



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71 ALEXANDRA PLACE, BENTLEY

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DRAWING TITLE
FLOOR PLAN

DRAWING # DA100
REV A - WIP

DRAWING ISSUE
DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE 1:200
PAGE A3
DRAWN JK
DATE 2023

Notes:

Trees are shown indicative only.
High level windows have no overlooking aspect, windows are >1600mm above FFL.

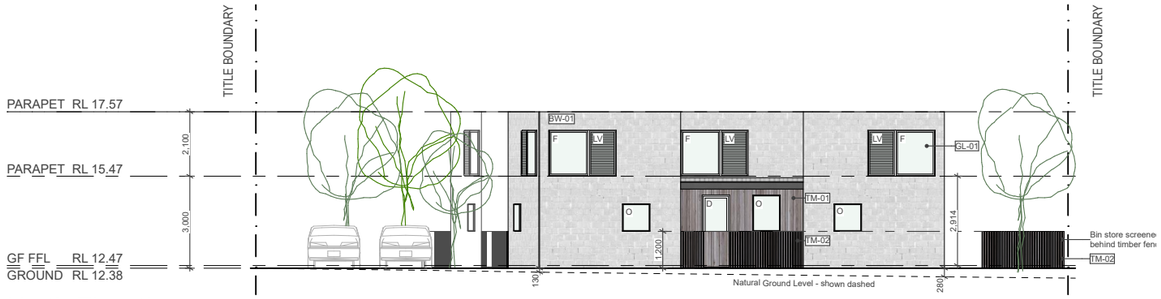
Legend:

Materials

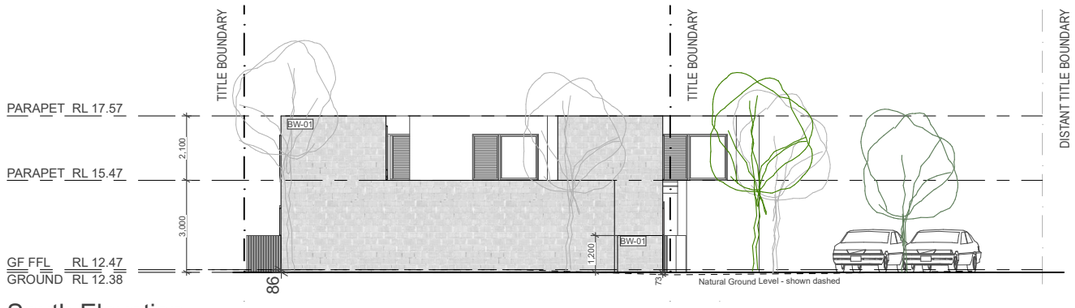
BW-01	Masonry Blockwork / Paint Finish
TM-01	Timber Fence & Gate
TM-02	Timber Cladding
GL-01	Glazing / Aluminium Frame

Doors & Windows

F	Window / Fixed Glazing
LV	Window / Louvres
O	Window / Operable
D	Door



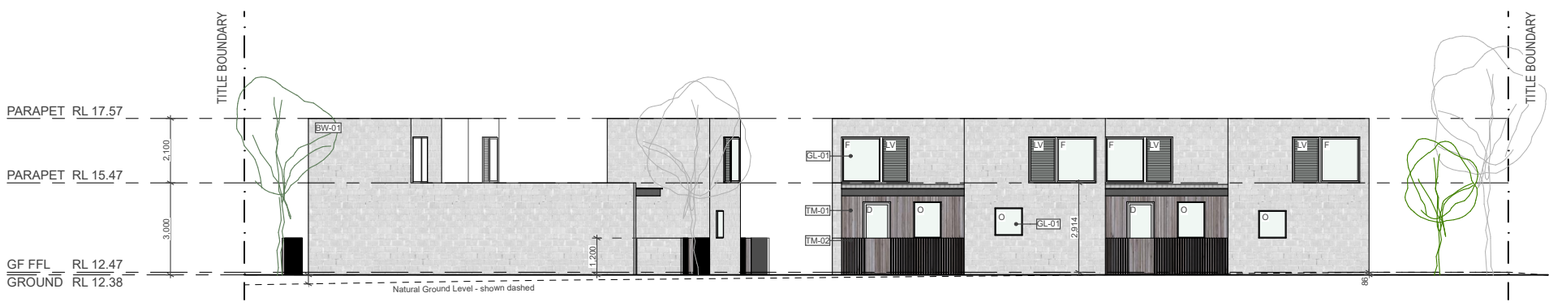
North Elevation



South Elevation



East Elevation



West Elevation

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71 ALEXANDRA PLACE, BENTLEY

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ELEVATIONS

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REV A - WIP

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DEVELOPMENT APPLICATION

PROJECT # 192_B

SCALE 1:200
PAGE A3
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DATE 2023

Appendix B – Terminology

The following is an explanation of the terminology used throughout this report:

- **Decibel (dB)**

The decibel is the unit that describes the sound pressure levels of a noise source. It is a logarithmic scale referenced to the threshold of hearing.

- **A-Weighting**

An A-weighted noise level has been filtered in such a way as to represent the way in which the human ear perceives sound. This weighting reflects the fact that the human ear is not as sensitive to lower frequencies as it is to higher frequencies. An A-weighted sound level is described as L_A, dB.

- **L_{eq}**

The L_{eq} level represents the average noise energy during a measurement period.

- **$L_{Aeq(Day)}$**

The $L_{Aeq(Day)}$ level is the logarithmic average of the L_{Aeq} levels from 6.00am to 10.00pm.

- **$L_{Aeq(Night)}$**

The $L_{Aeq(Night)}$ level is the logarithmic average of the L_{Aeq} levels from 10.00pm to 6.00am.

- **Noise-sensitive land use and/or development**

Land-uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

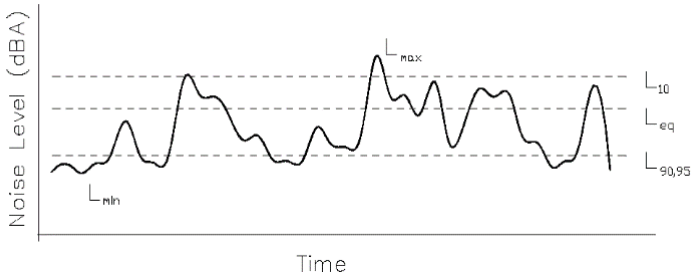
- **R_w**

This is the weighted sound reduction index. It is a single number rating determined by moving a grading curve in integral steps against the laboratory measured transmission loss until the sum of the deficiencies at each one-third-octave band, between 100 Hz and 3.15 kHz, does not exceed 32 dB. The higher the R_w value, the better the acoustic performance.

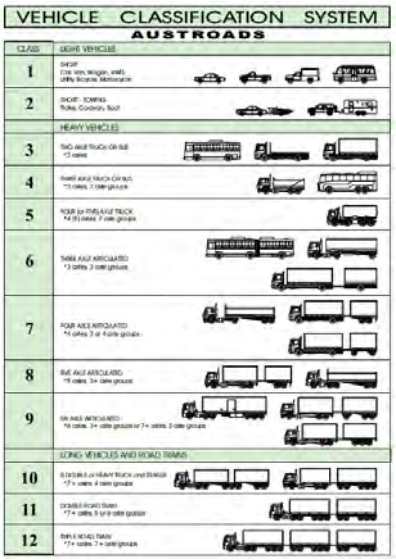
- **C_{tr}**

This is a spectrum adaptation term for airborne noise and provides a correction to the R_w value to suit source sounds with significant low frequency content such as road traffic or home theatre systems. A wall that provides a relatively high level of low frequency attenuation (i.e. masonry) may have a value in the order of – 4 dB, whilst a wall with relatively poor attenuation at low frequencies (i.e. stud wall) may have a value in the order of -12 dB.

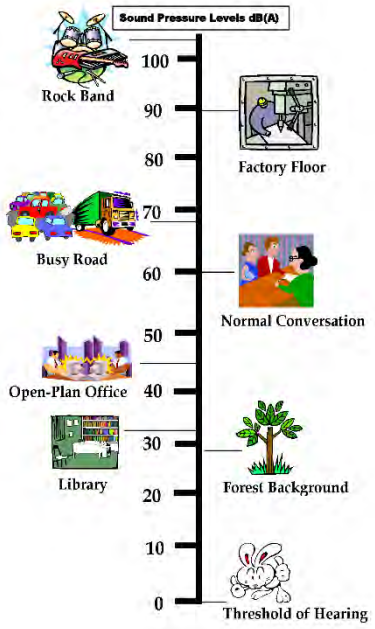
- **Chart of Noise Level Descriptors**



- **Austroads Vehicle Class**



- **Typical Noise Levels**

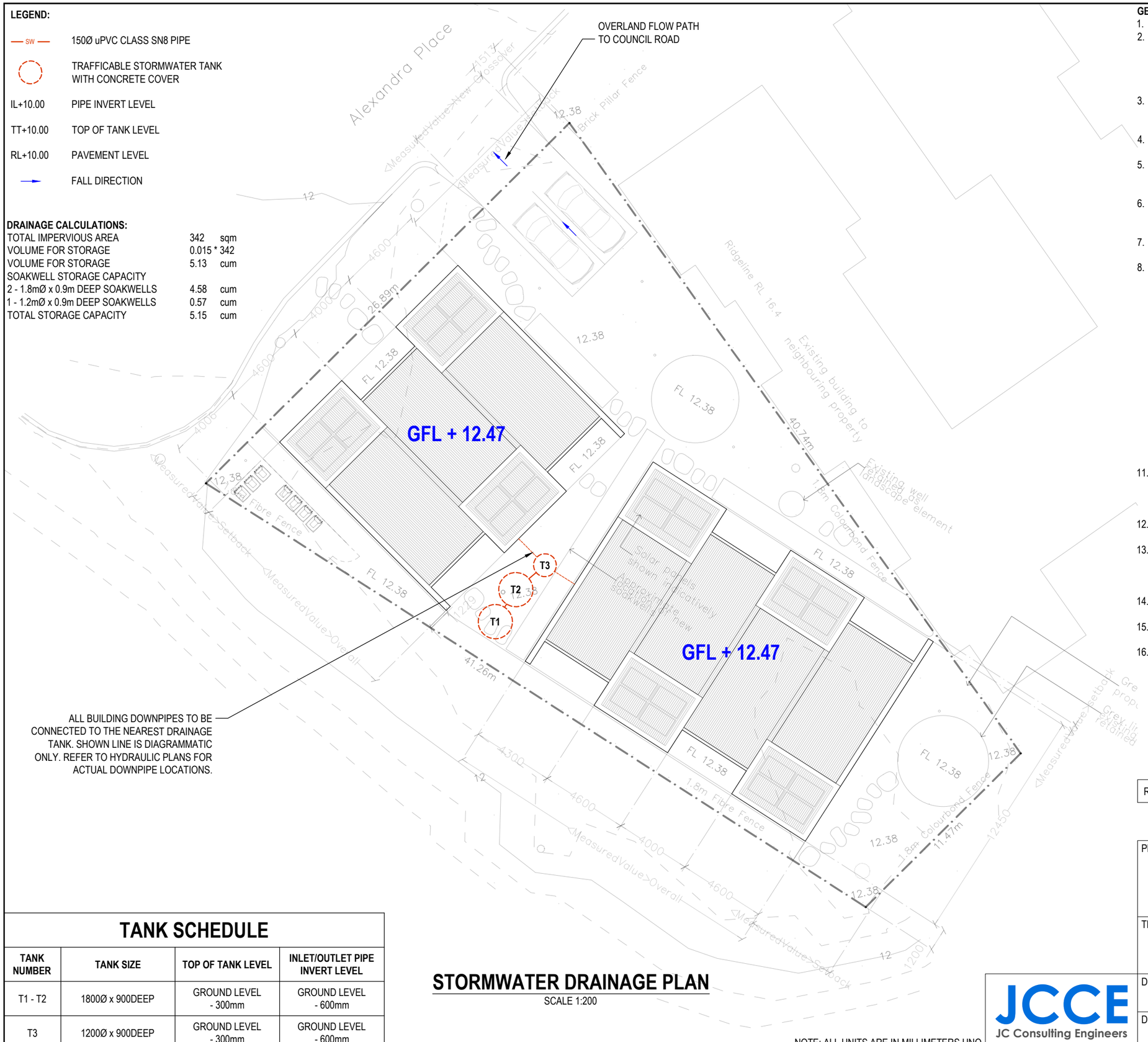


LEGEND:

SW	150Ø uPVC CLASS SN8 PIPE
	TRAFFICABLE STORMWATER TANK WITH CONCRETE COVER
IL+10.00	PIPE INVERT LEVEL
TT+10.00	TOP OF TANK LEVEL
RL+10.00	PAVEMENT LEVEL
	FALL DIRECTION

DRAINAGE CALCULATIONS:

TOTAL IMPERVIOUS AREA	342	sqm
VOLUME FOR STORAGE	0.015 * 342	
VOLUME FOR STORAGE	5.13	cum
SOAKWELL STORAGE CAPACITY		
2 - 1.8mØ x 0.9m DEEP SOAKWELLS	4.58	cum
1 - 1.2mØ x 0.9m DEEP SOAKWELLS	0.57	cum
TOTAL STORAGE CAPACITY	5.15	cum



ALL BUILDING DOWNPIPES TO BE CONNECTED TO THE NEAREST DRAINAGE TANK. SHOWN LINE IS DIAGRAMMATIC ONLY. REFER TO HYDRAULIC PLANS FOR ACTUAL DOWNPIPE LOCATIONS.

STORMWATER DRAINAGE PLAN

SCALE 1:200

GENERAL NOTES:

1. DATUM IS LOCAL AND TO BE VERIFIED ON SITE.
2. CHECK ALL DIMENSIONS ON SITE. READ ALL ENGINEERING DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL & SURVEY DRAWINGS. ANY DISCREPANCIES BETWEEN ENGINEERING DRAWINGS AND ARCHITECTURAL DRAWINGS SHALL BE CONFIRMED PRIOR TO COMMENCING CONSTRUCTION. DO NOT SCALE FROM THESE DRAWINGS.
3. ALL WORK TO BE IN ACCORDANCE WITH "AS3500-2003 PLUMBING & DRAINAGE", THE "BUILDING CODE OF AUSTRALIA" AND THE LOCAL AUTHORITY'S STANDARD SPECIFICATIONS.
4. LOT CONNECTION PIT (WHEN APPLICABLE) TO LOCAL AUTHORITY SPECIFICATIONS.
5. WHERE MANHOLES ARE LOCATED IN THE AREAS SUBJECT TO VEHICULAR LOADING, STANDARD TRAFFICABLE LIDS ARE TO BE INSTALLED & BASED TO BUILDER'S DETAIL.
6. ALL DRAINAGE PIPEWORK SHALL BE PVC CLASS HD STORMWATER, UNLESS WHERE LOCATED UNDERNEATH ANY STRUCTURES PIPEWORK SHALL BE PVC SEWER CLASS SN8.
7. ALIGNMENT OF PIPES SHALL BE AS SHOWN ON THE PLAN & SHALL BE TO THE PIPE OR MANHOLE CENTRELINE.
8. BEFORE CONSTRUCTION COMMENCES, THE CONTRACTOR SHALL:
   - A. CHECK ON SITE THE LOCATION OF THE EXISTING SERVICES WITH THE APPROPRIATE AUTHORITY. ENSURE PROPOSED STORMWATER PIPE DOES NOT CLASH WITH ANY EXISTING SERVICES.
   - B. ARRANGE FOR THE LOCATION AND THE LEVEL OF THE CONNECTION POINT TO EXISTING STORMWATER MANHOLE TO BE VERIFIED BY A SURVEYOR.
   - C. CONFIRM THAT BOUNDARY PEGS OR OTHER SURVEY REFERENCE POINTS TO BE USED IN SETTING OUT OF THE PROJECT ARE LOCATED IN THE CORRECT POSITIONS.
   - D. ENSURE A PERMIT & REINSTATEMENT SPECIFICATIONS ARE OBTAINED FROM THE LOCAL AUTHORITY IF EXCAVATION WILL BE IN A ROAD RESERVE OR RIGHT OF WAY.
   - E. ENSURE ALL DETAILS HAVE BEEN CHECKED AND THAT NO DISCREPANCIES EXIST. ALL QUERIES AND DISCREPANCIES ARE TO BE RESOLVED PRIOR TO COMMENCING WORKS.
11. ALL EXCAVATIONS SHALL BE SECURED & MADE SAFE IN ACCORDANCE WITH REQUIREMENTS OF THE OCCUPATIONAL SAFETY & HEALTH ACT OF 1984, THE OCCUPATIONAL SAFETY & HEALTH REGULATION 1996 & OF ANY RELEVANT REGULATORY BODY.
12. PROPERTIES WHICH HAVE BEEN EXCAVATED SHALL BE RETURNED TO AT LEAST A SIMILAR CONDITION TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
13. TRENCH BACKFILL SHALL BE CLEAN GRANULAR MATERIAL, COMPACTED TO A LEVEL NOT LESS THAN THAT OF THE SURROUNDING UNDISTURBED GROUND, FOR THE FULL DEPTH OF EXCAVATION. BACKFILL UNDER ROADS SHALL BE COMPACTED TO THE REQUIREMENTS OF THE LOCAL AUTHORITY.
14. ALL CONNECTION INTO EXISTING LOCAL AUTHORITY STORMWATER ARE TO BE CARRIED OUT BY THE CONTRACTOR TO LOCAL AUTHORITY SPECIFICATIONS.
15. THIS STORM WATER DESIGN IS TO BE READ IN CONJUNCTION WITH THE BUILDER'S ARCHITECTURAL DRAWINGS (PARTIALLY REPRODUCED HERE).
16. CLIENT IS TO ENSURE LOCAL AUTHORITY HAVE APPROVED THESE DRAWINGS BEFORE BEING ISSUED FOR PRICING, TENDER & CONSTRUCTION.

TANK SCHEDULE

TANK NUMBER	TANK SIZE	TOP OF TANK LEVEL	INLET/OUTLET PIPE INVERT LEVEL
T1 - T2	1800Ø x 900DEEP	GROUND LEVEL - 300mm	GROUND LEVEL - 600mm
T3	1200Ø x 900DEEP	GROUND LEVEL - 300mm	GROUND LEVEL - 600mm

NOTE: ALL UNITS ARE IN MILLIMETERS UNO

REV	DESCRIPTION	BY	DATE
B	RE-ISSUE FOR DA APPROVAL	JC	21-FEB-2024
A	ISSUE FOR DA APPROVAL	JC	24-JAN-2024

RE-ISSUE FOR DA APPROVAL

PROJECT:

UNITING BENTLEY

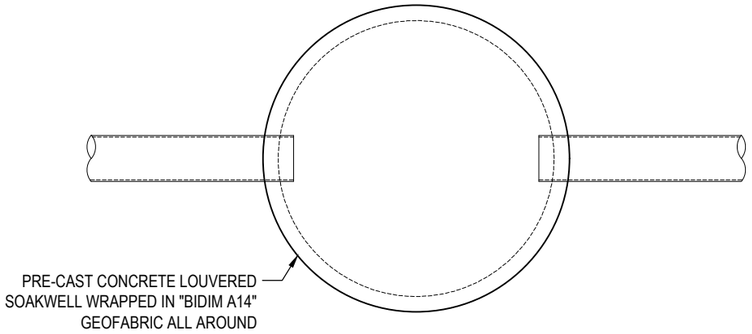
71 ALEXANDRA PLACE, BENTLEY, WESTERN AUSTRALIA

TITLE:

STORMWATER DRAINAGE PLAN AND DETAILS

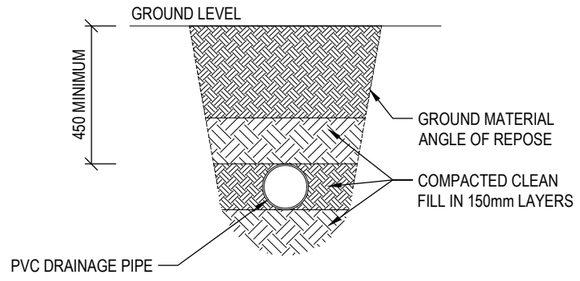
JCCE
JC Consulting Engineers

DRAWING:	SCALE:	PROJECT #:	REVISION:
J. GABRIEL	AS NOTED	21280	B
DESIGN:	PAPER SIZE:	DRAWING #:	
J. CUBONG	A3	C1	



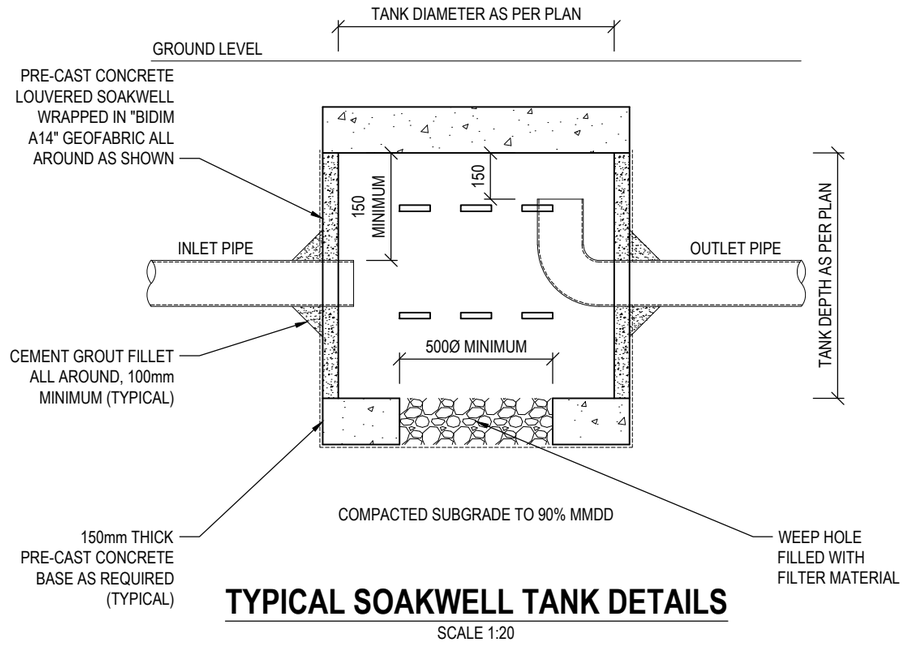
TYPICAL SOAKWELL TANK PLAN

SCALE 1:20



TYPICAL PVC DRAINAGE PIPE BEDDING DETAILS

SCALE 1:20



TYPICAL SOAKWELL TANK DETAILS

SCALE 1:20

NOTE: ALL UNITS ARE IN MILLIMETERS UNO

REV	DESCRIPTION	BY	DATE
B	RE-ISSUE FOR DA APPROVAL	JC	21-FEB-2024
A	ISSUE FOR DA APPROVAL	JC	24-JAN-2024

RE-ISSUE FOR DA APPROVAL

PROJECT:

UNITING BENTLEY

71 ALEXANDRA PLACE, BENTLEY, WESTERN AUSTRALIA

TITLE:

STORMWATER DRAINAGE DETAILS

JCCE
JC Consulting Engineers

DRAWING:	SCALE:	PROJECT #:	REVISION:
J. GABRIEL	AS NOTED	21280	B
DESIGN:	PAPER SIZE:	DRAWING #:	
J. CUBONG	A3	C2	

Aspirations Housing

Operations Management Plan

December 2023

1. Introduction

This Operations Management Plan provides logistical detail relating to the day-to-day operation of Uniting WA's proposed Aspirations Housing Service (**Service**), to be delivered out of 71 Alexandra Place, Bentley (**Property**), including the following key components:

- The Service Model
- Target Cohort
- Staffing Arrangements
- Hours of Operation
- Safety and Security
- Property Management
- Uniting Contact Information

2. Background

Uniting WA (**Uniting**) is a leading Western Australian community services organisation. Uniting is part of the UnitingCare Australia network, the country's largest community service provider network, which employs over 50,000 staff, supported by more than 30,000 volunteers. Uniting is registered with the Department of Communities as a Tier 2 Community Housing Provider and manage housing assets in accordance with the Community Housing Regulatory Framework obligations.

Uniting has identified a gap in the housing continuum where people exiting Uniting's transitional housing facilities have limited opportunities to access permanent, safe, secure, affordable, and sustainable housing that facilitate their long-term independence. As a result, these individuals are at high risk of returning to homelessness and are more likely to become trapped in an ongoing cycle of disadvantage – at significant and economic cost to the individual, the Government and the broader community.

Uniting's Aspirations Housing project seeks to address this gap in the housing continuum, with provision of long-term supportive housing for people who face challenges maintaining traditional tenancies.

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Uniting's Aspirations Housing project stands as a proactive response to bridging gaps in the housing continuum. This initiative is dedicated to providing long-term supportive housing solutions for individuals facing challenges in maintaining traditional tenancies. Recognising the diverse needs of its residents, Aspirations Housing goes beyond merely offering shelter, aiming to create a nurturing environment that fosters stability and empowerment. By addressing the specific hurdles faced by individuals in sustaining conventional housing arrangements, Uniting contributes to enhancing the overall well-being and resilience of the community. Through a commitment to long-term support, the Aspirations Housing project aligns with Uniting's mission to create inclusive and sustainable solutions that positively impact the lives of those in need.

3. The Service Model

The purpose of the Aspirations Housing Service (**Service**) is to provide long term, safe, secure, and stable accommodation for seven adults (**residents**) who have experienced homelessness or are at risk of homelessness, with individualised supports to be provided by Uniting to ensure the residents can maintain their tenancies and live more independently. The Service is designed to support people exiting transitional housing facilities who have demonstrated their potential to live independently and sustain a long-term tenancy with access to minimal support. Aspirations Housing sits between Transitional Accommodation placements and Community and Public Housing (refer to **Figure 1** below).

The Service model is based on 'Housing First' principles, whereby people who have experienced homelessness or are at risk of homelessness are offered an affordable, appropriate, and safe home permanently. By integrating housing and support services, tenants are supported and helped to sustain their tenancies. The Service will offer efficient and coordinated support for people with complex needs and assists low-income households by preventing housing stress.

Uniting's flexible and tailored two-part Aspirations service structure combines a supportive landlord approach (the landlord being Uniting WA) with 'light touch' supports, which are flexible and tailored to the unique needs of each individual accessing the service. These supports are recovery and strengths focused to restore dignity and hope and could include assistance with sustaining the independent living skills acquired during their stay in transitional housing facilities, including budget management, support to attend appointments, gain access to learning and employment opportunities, and build social connections with other residents and the surrounding community.

The 'light touch' supports within Aspirations Housing are intentionally designed as a seamless extension of existing programs like Uniting's Homeless Accommodation Support Services (HASS), recognising that certain individuals may

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require persistent assistance to maintain a tenancy and prevent a return to homelessness. The overarching goal is to offer stable accommodation for a duration sufficient for individuals to recover and achieve independence, with the anticipation that some residents will transition to fully independent living. While acknowledging that specific tenants may continue to benefit from ongoing Aspirations support, the service program remains adaptable. This flexibility enables residents to age in place, treating their Aspirations residence as a permanent home that caters to their evolving needs. By accommodating varying levels of support, the program seeks to strike a balance that empowers individuals to thrive independently while ensuring ongoing assistance for those who require it to sustain lasting stability.

It is intended the Service accepts referrals from other relevant services operated by Uniting WA and other community services organisations.

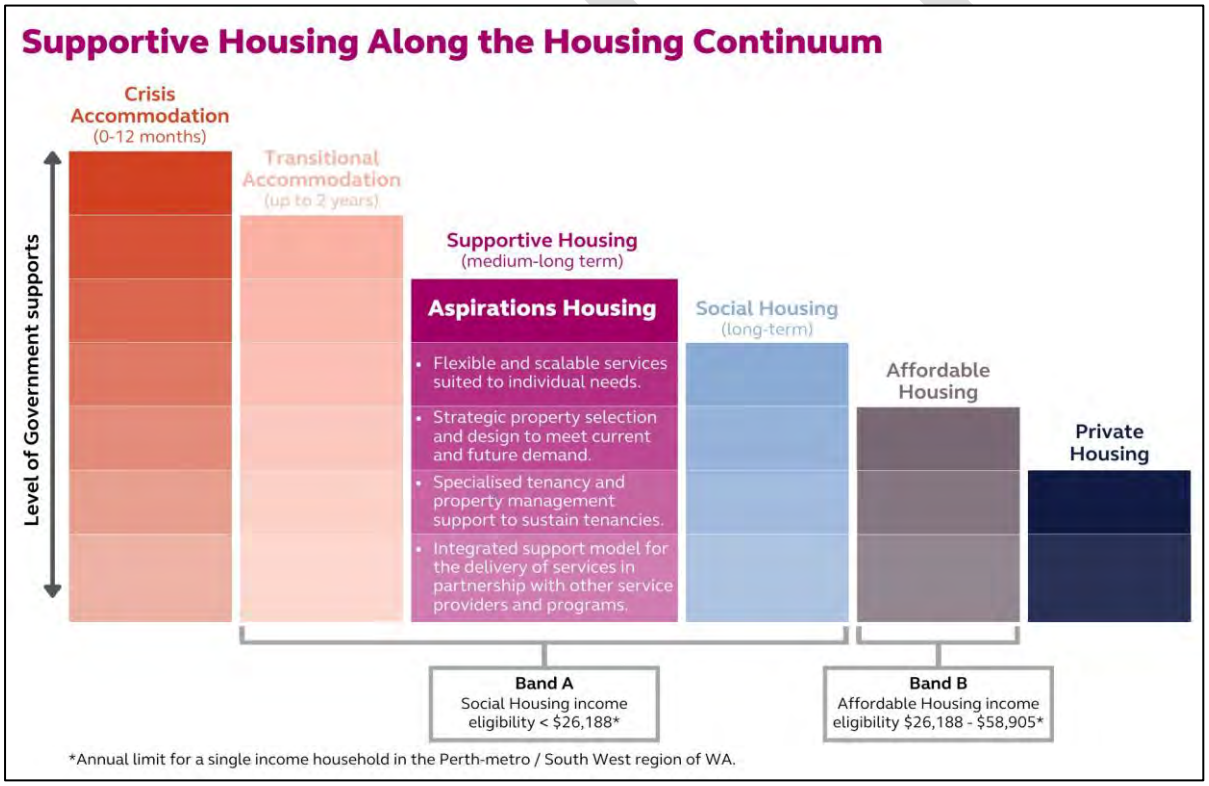


Figure 1: Supportive housing along the housing continuum with WA Government's income limits

4. Target Cohort

Aspirations Housing will support:

- Individuals over the age of 18 who have experienced homelessness or at risk of homelessness, and are exiting a transitional housing facility;
- Require support to maintain long term tenancies; and
- Eligible for Band A Social Housing and on a very low income.

5. Staffing Arrangements

The Aspirations Housing operational team includes the following roles:

Senior Manager is responsible for the implementation of Uniting's service strategies. The Senior Manager ensures the services delivered across the support service pathways, including those delivered by the Aspirations Housing Program, are of high quality, and align to contemporary best practice.

Operations Lead provide management support to both Uniting's Transitioning from homelessness and reintegration services. The Operations Lead provides clear vision and direction on service delivery, creates and manages a work plan that enables high performance, and defines and measures key performance outcomes in partnership with the team to improve service outcomes.

Case Workers serve as a crucial link between residents and the resources available to them. Beyond merely securing stable housing, the case worker's responsibilities extend to understanding the unique needs and challenges of each individual, fostering a trusting relationship, and collaboratively developing tailored plans which promote long-term, sustained success. This can include connecting residents to other community services, mental health resources, employment opportunities and educational programs. The Case Worker's ability to provide empathetic guidance, encouragement, and advocacy plays a pivotal role in empowering individuals to rebuild their lives. This 'light touch' approach ensures that residents receive the necessary support level that matches their current circumstances while fostering a sense of autonomy and self-sufficiency.

Tenant Support Worker provides a supportive landlord approach to tenancy management, ensuring the social impact is at the forefront of decision making while managing tenancy debt, damages, and neighbour complaints. The one point of contact for all housing related needs via the Tenant Support Worker ensures a holistic approach and helps foster meaningful relationships with tenants and services.

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6. Hours of Operation

Case Workers will be rostered to visit each resident on site for up to three hours per week (per resident), between 9.00am and 5.00pm Monday to Friday.

On-call staff are available after hours, weekends and public holidays. The primary contacts for after hours are Uniting Senior Manager and Operations Lead (refer to contact details below).

7. Parking

Off-street parking is provided on-site for staff and visitors. Demand for parking remains very low, with residents unlikely to own a vehicle due to low-income status, being subject to Band A Social Housing income restrictions. Visitor numbers are also anticipated to be low based on the prevalence of social isolation of the people anticipated to benefit from this service.

8. Intake and Case Management

It is intended residents will be referred from Uniting's transitional housing programs and other service providers. Referrals are discussed with the Case Workers at the Aspirations Housing Property to ascertain if they are suitable. A comprehensive assessment is conducted by the Case Worker to ensure the person's individual needs, risks, and complexities are discussed.

Once the intake assessment has been completed, and the person is considered a good fit for the Aspirations Housing Property, the Case worker will work alongside the resident to transition them into the Property.

Case Management will utilise the 'Outcomes Star' framework, specifically the Tenancy Star, which serves as a comprehensive tool for case management within a housing support program, especially for individuals transitioning from homelessness. The Tenancy Star focuses specifically on the key aspects related to tenancy sustainment. It provides a structured framework to assess and measure an individual's progress in areas such as maintaining a safe and stable living environment, managing finances, building positive relationships with neighbours, and accessing community resources. In the context of case management, the Tenancy Star becomes an invaluable guide for both case workers and clients. Through regular assessments and goal-setting sessions, case workers can identify specific challenges clients may face in maintaining their tenancy and develop targeted interventions accordingly. The visual nature of the star chart makes it accessible and engaging for clients, fostering a collaborative and transparent relationship. By utilising the Tenancy Star in case management, Aspirations Housing can not only track the progress of individuals but also tailor interventions to address specific needs, thereby increasing the likelihood of sustained housing stability for those who have experienced homelessness.

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An important focus of the Service is building the capacity of residents to secure and maintain independent and stable long term accommodation and build positive connections within the community.

During their residency, residents are expected to actively contribute to the upkeep of the property/gardens. Residents are also expected to allocate a percentage of their income toward rent. These expectations align with the assumption that individuals may have already honed such skills during previous stays in transitional housing, and these practices are further encouraged and sustained through their tenure at Aspirations Housing. The emphasis is on fostering a collaborative community where residents willingly engage in the maintenance of their living environment and contribute to the financial aspects of their housing, contributing to the overall well-being of the community.

Ensuring the safety and delivering high-quality services is crucial for the success of the program. Every resident is expected to sign and adhere to a Residential Tenancy Agreement underscoring the commitment to maintaining a secure and effective service delivery environment.

9. Safety and Security

Staff will utilise Uniting's security company's mobile service if there are issues or incidents relatively close to the property, noting that Uniting's staff and security are only able to assist with matters directly relating to the Aspirations Housing residents and property. The local authority and neighbours will be provided with Uniting's staff and security contact details if requested.

10. Incidents

Uniting investigates all serious incidences occurring at our properties, or as requested by external stakeholders. As per the *Uniting Practice Guideline to Incident Management, Reporting and Investigation*, Uniting shall:

- Investigate the incident
- Implement risk mitigation strategies to prevent recurrence
- Debrief staff and encourage the utilisation of Employee Assistance Program (EAP) services
- Communicate the outcomes of an investigation to an external stakeholder as necessary and within privacy requirements

11. Property and Facility Management

The Uniting housing team manages all maintenance tasks relating to the Property. Maintenance tasks include preventive, reactive and life-cycle maintenance, cyclical testing, and certification to Local Government and Australian Standards.

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Uniting maintains records relating to maintenance tasks.

The Uniting housing team plays a pivotal role in overseeing the comprehensive spectrum of maintenance tasks associated with the property. This encompasses a proactive approach with preventive maintenance, addressing issues before they escalate, as well as reactive maintenance to promptly respond to unexpected challenges. Additionally, life-cycle maintenance is systematically managed, ensuring that all components and systems within the property are sustained over the long term. The team conducts cyclical testing and certification processes in alignment with both Local Government regulations and Australian Standards to uphold the highest safety and quality standards. In this meticulous approach, Uniting not only addresses immediate needs but also ensures the sustained functionality and compliance of the property. Furthermore, the team diligently maintains detailed records documenting all maintenance tasks, contributing to transparency, accountability, and a thorough historical perspective for future planning and decision-making processes.

12. Waste Management

Property waste management is via bin waste services offered by the local authority, with general waste and recycling bins to be collected weekly / fortnightly as per the scheduled waste collection services for the area.

All bins to be stored in the bin store area on the Property, which is located along the street front boundary to allow for accessible waste collection.

13. We are Uniting – About Us

Uniting WA provide community services including children, family and foster care services, NDIS disability, advocacy, and mental health services, as well as financial wellbeing, homelessness, and housing support.

The Uniting team supports people experiencing complex challenges throughout the Perth metro area and in the Great Southern.

You can find out more about us on our website – www.unitingwa.org.au

14. Key Contacts

Please contact us if you have any questions, or concerns arising during business hours, to the key contacts below:

Name	Position	Email / Mobile Phone
Emma White	Senior Manager, Transitioning from Homelessness	Email: emma.white@unitingwa.org.au Mobile: 0420 433 175
Danni Evans	Operations Lead, Transitioning from Homelessness	Email: danni.evans@unitingwa.org.au Mobile: 0427 615 025

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15. Variations

This Operations Management Plan is scheduled for annual review by Uniting WA. Uniting WA reserves the right to vary or change this plan from time to time.

16. Authorisation

Approver's Signature

Date

17. Version Control

Version No.	Review Date	Reviewers	Comments
0	20.12.2023	Jennifer Snell, General Manager - Service & Quality Michael Chester, Co-CEO	Approved for DA submission. Recommend review prior to occupation.
1			
2			
3			

DRAFT

Operational Waste Management Plan

For: 7-bed Residential Building
Lot 340 (71) Alexandra Place, Bentley

29 April 2024

Rev 1

Version control

Version	Date	Revisions by	Comments
Rev 0	09/01/2024	Ingrid van Dorssen	Issued for DA
Rev 1	29/04/2024	Ingrid van Dorssen	Updated to address City's RFI comments

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3.	Project Description	4
	Bin Store Location	4
	Bin Store Design	4
	Bin Store Capacity	4
	Waste Collection	5

1. Introduction

This Operational Waste Management Plan pertains to the following:

Development:	7-bed Residential Building
Address:	Lot 340 (No. 71) Alexandra Place, Bentley
Occupancy:	7 Adults
Landowner:	Uniting Church in Australia Property Trust (WA)
Property Manager:	Uniting WA

This waste management plan is to address the operational phases of the development and is has been prepared in accordance with the WALGA 'Multiple Dwelling Waste Management Plan Guidelines' (WALGA Guidelines). Once approved by the City of Canning, waste collection and disposal is to be undertaken in accordance with this Operational Waste Management Plan, subject to any additional conditions of planning approval.

2. Waste and Recyclables Capacity

Pursuant to Appendix 1 of the WALGA Guidelines, the waste and recycling capacity that will be generated by the development is provided in the Tables below. The waste generation rates are also informed by Uniting's other existing residential buildings that are similar in size.

Table 1: Waste Generation Rates (current two bin system)

Land Use	Bedroom No.	General Waste Requirement	Recycling Requirement
Residential Building	7	80L/week x 7 persons	40L/fortnight x 7 persons
Total Waste Generation (Residential)		**560L/week General Waste**	**280L/fortnight Recycling**

It is understood the City of Canning are considering introducing a three-bin Food Organics Garden Organics (FOGO) system to their waste collection services. Should the City introduce a three-bin system, the waste capacity that would be generated by the development is provided in **Table 2** below.

Table 2: Waste Generation Rates with FOGO (planned three bin system)

Land Use	Bedroom No.	General Waste Requirement	Recycling Requirement	Organic Waste Requirement
Residential Building	7	80L/fortnight x 7 persons	40L/fortnight x 7 persons	40L/week x 7 persons
Total Waste Generation (Residential)		**560L/fortnight General Waste**	**280L/fortnight Recycling**	**280L/week Organic Waste**

The other waste requirements of the development are outlined in **Table 3** below.

Table 3: Other Waste Requirements

Waste Type	Yes / No
Bulk Household Waste If yes, detail collection arrangements: Residents/ property manager to book the City's on-demand skip service as required (up to skip services per financial year).	Yes
Bulk Garden Organics If yes, detail collection arrangements: Residents / property manager to utilise the City's two verge collections for bulk garden organics per year.	Yes
Liquid or hazardous waste generated on-site?	No
Medical waste products controlled by the Environmental Protection (Controlled Waste) Regulations 2004 generated on-site?	No
Will processing, retail and/or wholesale of animal products occur on-site?	No

3. Project Description

The development at 71 Alexandra Place Bentley, comprises a 7-bedroom Residential Building that will accommodate 7 adults at any one time. The property will generate residential type waste only.

The waste generation rates provided in Table 1 and 2 above were informed by the WALGA Guidelines, as well as Uniting's existing residential facilities of a similar size and occupancy.

Bin Store Location

- Development includes one (1) shared bin store located in the northeast corner of the development site, adjacent to the front property boundary and verge of Alexandra Place, allowing for easy access and on-street collection.
- The shared bin store is conveniently located for disposal of waste and recyclables by the residents/tenants and Uniting staff, and visitors and contractors when needed.

Bin Store Design

- The bin store area is to be enclosed and screened from view of the street, with walls not less than 1.2 metres in height and an access point of 1 metre in width for residents to access the area. The bin store will be fitted with a self-closing gate.
- The bin store has been designed to allow for ease of use and access by residents/tenants and Uniting support staff, and visitors and contractors when required.

Bin Store Capacity

- Based on the waste generation rates of **Table 1** above, the development will require 3 x 240L General Waste bins and 2 x 240L Recycling bins (Total 5 no. 240L bins).
- All bins to be stored in the on-site bin store area.
- Should Council introduce a three-bin system, and based on the waste generation rates of **Table 2** above, the development would require 3 x 240L General Waste bins, 2 x 240L Recycling bins, and 2 x 240L FOGO bins (Total 7 no. 240L bins).

- The bin store has a floor area of 13m^2 and is sufficient size to accommodate the required number of bins, with adequate space around the bins to allow for access and manoeuvring.

Waste Collection

- The City of Canning offer a two-bin waste collection service for General Waste and Recycling, with General Waste collected weekly and Recycling collected fortnightly.
- Bins to be collected by Council waste services.
- A bin pad is provided on the verge of Alexandra Place to allow for ease of access and waste collection by Council waste collection vehicles.
- The bin pad can accommodate up to 5 no. bins for waste collection, as required.
- Residents and staff will be responsible for putting the bins on the bin pad in the verge area each week for on-street collection.
- Should Council introduce a three-bin waste collection service, it is anticipated that General Waste and Recycling bins would be collected fortnightly (on alternate weeks) and FOGO bins would be collected weekly, consistent with other Council three-bin waste services such as those offered by City of Fremantle and City of Melville.

Refer to **Figure 1** below, showing the location and capacity and bin store area at 71 Alexandra Place, Bentley.

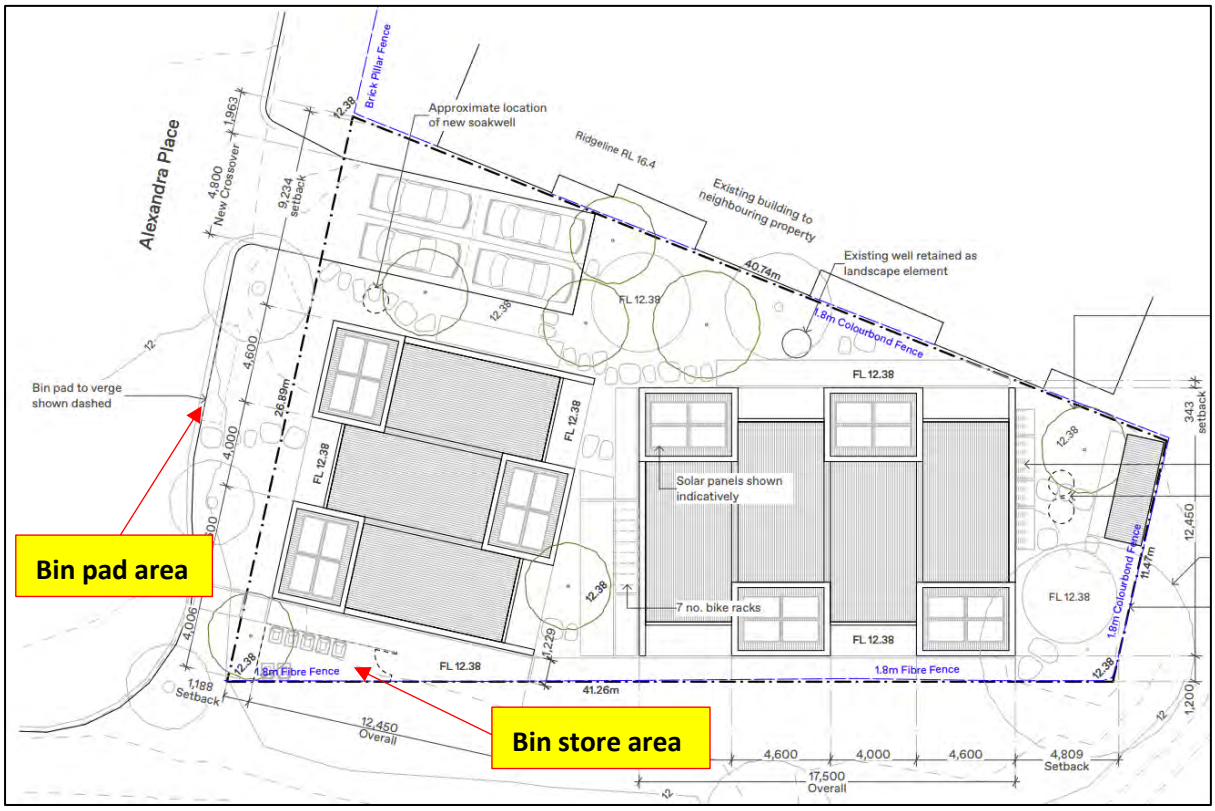


Figure 1: Bin store area location and capacity, as shown on Site Plan (Drawing No. DA002 Rev D-WIP)

ITEM 3.2 - LOT 414 (NO. 13-15) VINNICOMBE DRIVE CANNING VALE – LIGHT INDUSTRY (COMMERCIAL LAUNDRY)

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner DAP	
Local Government Area:	City of Canning	
Applicant:	Peter Webb & Associates	
Owner:	Thorkel Pty Ltd	
Value of Development:	$2.3 million ☐ Mandatory (Regulation 5) ☒ Opt In (Regulation 6)	
Responsible Authority:	City of Canning	
Authorising Officer:	Austin Donaghey, Manger City Planning	
LG Reference:	105.2026	
DAP File No:	DAP/24/02680	
Application Received Date:	11/04/2024	
Report Due Date:	30/05/2024	
Application Statutory Process Timeframe:	60 Days	
Attachment(s):	1. Location/Site Plan 2. Development Plans 3. Applicants Planning Report 4. Water Corporation Referral Response	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☒ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/24/02680 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 Clause 4.17 of the City of Canning Local Planning Scheme No. 42, subject to the following conditions:

General

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.

2. This decision constitutes planning approval only and is valid for a period of (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.

3. The development is to comply in all respects with the stamped approved plans.

List of Development Plans

Page Title	Date - Drawing No.	Designer
Site Plan	27 May 2024 - SK1	Montague Grant Architects
Floor Plan	27 May 2024 – SK2	Montague Grant Architects
Elevations	22 February 2024 – SK3	Montague Grant Architects

Parking and Access

4. Prior to occupation of the proposed development, the proposed car parking spaces together with their access aisles are to be constructed, line marked and thereafter maintained to the satisfaction of the City.

5. All service vehicles are required to enter the site via Vinnicombe Drive, utilise the dedicated turning area and exit the site in a forward direction onto Vinnicombe Drive. No service vehicles are permitted to access the site via Bannister Road.

Utilities, Facilities and External Fixtures

6. Prior to occupation of the proposed development, bicycle parking bays are to be installed and thereafter maintained in accordance with Australian Standard AS2890.3 and Council specifications to the satisfaction of the City.

7. Prior to occupation of the proposed development, one (1) female and one (1) male shower (or one unisex shower) and a minimum of four (4) lockers shall be installed and thereafter maintained in accordance with the relevant Australian Standards and Council specifications to the satisfaction of the City.

Stormwater Management

8. Prior to the submission of an application for a building permit, a certified stormwater management plan is to be submitted to the satisfaction of the City. The approved stormwater management system is to be implemented and thereafter maintained to the satisfaction of the City.

Landscaping

9. Prior to the submission of an application for Building Permit, a landscaping plan is to be submitted and approved by the City in accordance with the City of Canning Local Planning Policy LP.09 - Tree Retention Planting - Development. The applicant/landowner shall:
   a. Prior to occupation or use of the development, install all landscaping in accordance with the approved landscape plan approved; and
   b. Maintain landscaping thereafter in accordance with the approved plan to the satisfaction of the City.

Advice Notes

1. This approval does not authorise the commencement of any building works. The applicant is advised that a building permit must be obtained prior to the commencement of any works. To obtain a building permit it will be necessary to submit documentation in compliance with the Building Regulations, including plans incorporating all conditions of this approval, specifications and structural drawings.

2. A new occupancy permit will be required to recognise the permanent change that will be made to the classification of the building. Section 41 of the Building Act 2011 requires the owner or occupier to ensure that the new occupancy permit is in effect prior to the new use being adopted.

3. The proponent is to submit a set of the approved plans to the Fire and Emergency Services Authority of Western Australia (FESA) for assessment. For further information in this regard contact FESA on 9336 9300.

4. With respect to Condition (4), construction of the car parking bays requires paving, sealing, marking and draining to the satisfaction of the City.

5. With respect to Condition (8), the applicant is to undertake consultation with Water Corporation to identify the suitability of selected tree species proposed to be located within the existing Water Corporation easement.

6. Prior to any construction works occurring on the site, the developer is required to contract Jandakot Airport. This is to ensure that no airspace intrusions occur during the construction process and that the design taken into account the legislative lighting requirements that existing in the vicinity of aerodromes.

7. The applicant is advised that a separate development approval may be required for any signage on site, subject to assessment against the Citys Local Planning Policy 07 – Advertising Signs.

8. If the development that is the subject of this approval is not substantially commenced within a period of 4 years, the approval will lapse and be of no further effect.

9. Where an approval has so lapsed, no development must be carried out without the further approval of the Local Government having first being sought and obtained

10. 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. An application must be made within 28 days of the determination.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Industrial
Local Planning Scheme	City of Canning Local Planning Scheme No.42
Local Planning Scheme - Zone/Reserve	General Industry
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Industry – Light Permitted 'P'
Lot Size:	5169m^2 (parent lot)
Existing Land Use:	Warehouse
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:

Development approval is sought for the construction of a commercial laundry facility (industry – light) at Lot 414 (No.13-15) Vinnicombe Drive Canning Vale. The development is summarised as follows:

- Construction of a commercial laundry (Commercial Laundry) consisting of 1481m^2 of net lettable area (NLA)
- 15 on-site staff car parking spaces accessed via Bannister Road. Service vehicle access proposed via Vinnicombe Drive.
- Loading and unloading area to accommodate the turning path of a medium rigid vehicle (MRV) accessed via Vinnicombe Drive through an access easement
- Retention of an existing industrial building fronting Vinnicome Drive.
- The development is proposed to be occupied by Aegis Aged Care Group Pty Ltd solely to service the laundry needs of Aegis facilities

Proposed Land Use	Industry - Light
Proposed Net Lettable Area	1481m^2
Proposed No. Storeys	One

Background:

The parent lot is the subject of a conditional subdivision approval granted by the WAPC on 21 July 2024 (WAPC Ref. 163516) to create two lots. The new Certificate of Titles have not yet been issued.

A Condition of subdivision approval requires an easement in accordance with Section 136C of the Transfer of Land Act 1893 to be created to ensure reciprocal rights of access over manoeuvring areas and access to Vinnicombe Drive for proposed Lot 2.

The proposed subdivision layout is indicated below;

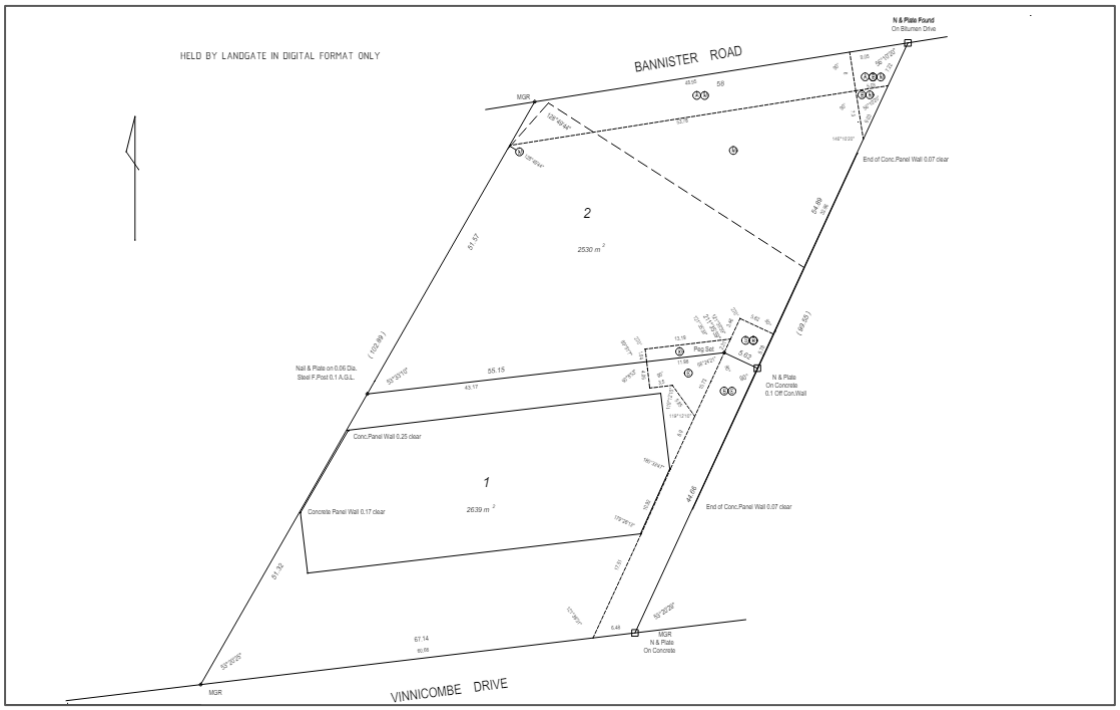


Figure 1 – Subdivision Layout

Site Context

- The parent lot is bound by Bannister Road to the North and Vinnicombe Drive to the South. Bannister Road is a District Distributor 'A' Road and Vinnicombe Drive is an Access Road.
- The parent lot is currently occupied by an existing warehouse which is located on the southern portion of the lot and is proposed as Lot 1 in the conditional subdivision approval.
- The application is proposing to develop on the portion of land identified as Lot 2, which has remained vacant since the original development of the parent lot in 2000.
- Service vehicle access for Lot 2 is proposed off Vinnicombe Drive via an access easement over Lot 1. This is proposed to restrict the number of vehicles accessing Bannister Road, a District Distributor 'A' Road.
- A shared crossover arrangement is in place on Bannister Road to accommodate passenger vehicles accessing both the subject lot and the adjoining property (136-138 Bannister Road) to the east.



Figure 2 – Aerial of Subject Site (NearMaps)

Zoning

- The lot is zoned General Industry under the City's Local Planning Scheme No. 42.
- The application proposes Industry - Light which is a "P" permitted use under the City's Local Planning Scheme No.42.

Legislation and Policy:

Planning and Development (Local Planning Schemes) Regulations 2015

Development approval is required in accordance with Clause 60 of Schedule 2 ('Deemed Provisions') of the *Planning and Development (Local Planning Schemes) Regulations 2015* ('the Regulations 2015'); as the proposed use(s) and works are not exempt from approval under Clause 61 of the deemed provisions

Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations), Schedule 2 Deemed Provisions outlines the matters to be considered by the local government in determining an application for development approval.

Metropolitan Region Scheme

The subject site is zoned as 'Industrial' under the Metropolitan Region Scheme (MRS). The zoning of the subject and surrounding properties is shown below in Figure 3.



Figure 3: Metropolitan Region Scheme Zoning (Industrial)

City of Canning Local Planning Scheme No. 42

The subject site is zoned as 'General Industry' under the LPS42. The zoning of the subject and surrounding properties is shown below in Figure 4.



Figure 4: Local Planning Scheme No.42 Zoning (General Industry)

The application has been assessed with regard to the requirements of Part 3 'Zones and Use of Land' and Part 4 'General Development Requirements' of LSP42 which was gazetted on 26 May 2020, and the relevant state and local planning policies. Further commentary is provided in the Planning Assessment section.

Local Policies

Local Planning Policy 02 – Public Consultation of Planning Proposals – Development (LPP.02) provides guidance on the exercise of discretion under LPS42 in terms of when public notice is given, and the means and duration of public notice periods where these are not prescribed by the Scheme.

Local Planning Policy 07 – Advertising Signs (LPP.07) sets out the matters the local government will take into account when assessing applications for advertising signs.

Local Planning Policy 09 – Tree Retention and Planting – Development (LPP.09) provides the parameters for the assessment of trees as assets with significant environmental, social and economic values and ensures that preservation and enhancement of the City's tree canopy cover is considered at all stages of development.

Consultation:

Public Consultation

The application did not require advertising in accordance with LPP.02.

Referrals/consultation with Government/Service Agencies

The application was externally referred to Water Corporation for comments. Water Corporation raised no objection to the proposal and noted their requirements will be addressed as part of the subdivision clearance for the site (refer attachment 4).

Design Review Panel Advice

The application was not required to be presented to the City's Design Review Panel in accordance with Local Planning Policy 06 – Design Review Panel and Assessment of Significant Development (LPP.06).

Planning Assessment:

Local Planning Scheme 42

Zoning

The subject land is located within the 'General Industry' zone of the City's Scheme. The objectives of the 'General Industry' zone are outlined below:

- *To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.*
- *To accommodate industry that would not otherwise comply with the performance standards of light industry.*
- *Seek to manage impacts such as noise, dust and odour within the zone.*

Land Use

The application proposes a commercial laundry at the subject site, which falls within the land use definition of 'industry - light' under the Citys Local Planning SchemeNo.42 (LPS42) The definition is as follows;

> *"**industry – light** means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed;"*

Table 3 of LPS42 lists 'industry – light' as a permitted 'P' use. Clause 3.3.2 of LPS42 confirms a 'P' use is permitted if it complies with any relevant development standards and requirements of the Scheme.

Environmental Protection Act 1986

The subject site is located approximately 542m from the nearest residential properties. A commercial laundry is not specifically stated within the EPA Act Mandatory Separation Distances, however, a commercial laundry broadly aligns with 'dry cleaners' which is listed in the EPA Act and requires a separation distance of 100m. The proposed commercial laundry is considered to have a sufficient separation distance from residential properties in the vicinity.

Service Access

Service vehicles will access the site to and from Vinnicombe Drive, via an access easement over proposed Lot 1. This arrangement is intended to reduce the volume of commercial vehicles accessing Bannister Road (District Distributor 'A' Road) to improve the safety of road users. Access to Bannister Road will be restricted to employee passenger vehicles accessing the carpark only.

The access easement over proposed Lot 1 is currently being formalised through the subdivision process.

Sufficient area has been provided to enable service vehicles to enter the site via Vinnicome Drive, access the unloading/loading areas and manoeuvre to exit the site in a forward gear. The unloading/loading area is located away from the street frontages to protect the amenity of the streetscape and to minimise the impact on traffic movements along Bannister Road.

Car and Bicycle Parking

Table 4 of LSP42 identifies the minimum car and bicycle parking spaces for each land use within the Scheme. The proposed development complies with the minimum number of parking spaces, as indicated below.

	Ratio	Required	Proposed
Car spaces	1 space per 100m^2 of NLA	Building rea (m^2) – 1481 15 bays	15 bays
Bicycle spaces	0.2 spaces per 100m^2 of NLA	3	4

Table 1 – Car and Bicycle Parking Rates

End of Trip Facilities

Clause 4.12.2 of LPS42 identifies the minimum end of trip facilities required for new developments. The proposed development complies with the minimum provision of end of trip facilities, as indicated below.

	Ratio	Required	Proposed
Showers	1 male and 1 female shower per 8 bicycle parking spaces	1 male and 1 female (or 1 unisex)	1 male and 1 female (or 1 unisex)
Lockers	1 locker per bicycle parking space	4	10

Table 2 – End of Trip Facilities

Setbacks

The proposed development complies with the setbacks applicable to the General Industry Zone, as indicated below.

	Required	Proposed
Primary Street	15m	15m (Bannister Road)
Side/Rear	0m	NIL setbacks
Other Street	7.5m	41m (Vinnicombe Drive)

Table 3 – Setbacks

Landscaping

The applicant has not provided a detailed landscaping plan and has requested this be addressed via a condition of development approval. The proposed site plan has dedicated areas for landscaping, including the 2m landscape strip along the front boundary as required by TPS42.

Noting the 2m wide landscaping strip is located within an existing Water Corporation easement, the applicant will need to consult with Water Corporation prior to the submission of a landscaping plan. This is to ensure appropriate species are selected which will not impact on the underground infrastructure.

In accordance with the Citys Local Planning Policy 09 – Tree Retention and Planting – Development, advanced trees are to be provided at the following rates.

Ratio	Required
Within open car parking areas, advanced trees are to be provided at a minimum rate of 1 tree for each 4 parking bays; and	4 trees
Minimum 1 tree for each 450m2 of site area excluding any open parking area.	6 trees
	Total: 10 trees

The number of trees required by LP.09 are likely to be evenly spaced within the 2m landscaping strip provided along the front boundary. A total of 10 trees are capable of being planted with a minimum of 4.5m spacing between each tree. Appropriate spacing is dependent on species selection and will be further assessed upon submission of a formal landscaping plan.

A condition of approval requiring the submission of a detailed landscaping plan in compliance with the LPP.09 is recommended.

Façade

LPS 42 requires buildings in the industrial zones to consist of brick, stone, concrete or glass with panelling allowable above a height of 2m from ground level. The proposed Colorbond 'Windspray' metal cladding does not comply with LPS 42 as it is located 1.5m from ground level.

The variation is considered supportable as the proposed façade provides a mix of materials, colours, and textures which will enhance the current streetscape along Bannister Road.

Signage

Signage details have not been provided as part of the application. An advice note has been recommended informing the applicant that further approvals may apply, subject to assessment against the Citys Local Planning Policy LP.07 - Advertising Signs.

Conclusion:

The proposed development addresses the local context and is in keeping with the objectives of the General Industry zone under LPS42. The development will result in a positive outcome for this site within the Canning Vale industrial area and will bring employment opportunities to the area.

It is recommended the Metro Inner DAP approve the application, subject to recommended conditions.

LOCATION PLAN - LOT 414 (No 13-15) VINNICOMBE DRIVE CANNING VALE



CITY OF CANNING

AMENDED PLAN RECIEVED
28/05/2024

B A N N I S T E R R O A D

Existing power pole

EXISTING CROSSOVER

BOUNDARY 58.00M

LOT 2 (2539 SQM)

LANDSCAPED PLANTING

WESTERN POWER TRANSFORMER

ADJOINING CARPARK

BIKES

TURNING BAY

CAR PARKING

2400

6000

3500

SETBACK

1500

2100

2200

5500

ADJOINING CARPARK

BOUNDARY 33.17M

PROPOSED BUILDING (1481 SQM)

FINISHED FLOOR LEVEL 2160

LOADING DOCK

BOUNDARY 52.64M

ADJACENT BUILDING

ADJACENT BUILDING

7700

COURT (24 SQM)

LOT 1 (2630 SQM)

7700

BOUNDARY

21.80°

5040

TURNING BAY

BOUNDARY

ADJACENT BUILDING

FINISHED FLOOR LEVEL 2180

21.80°

SHARED DRIVEWAY

ADJOINING LOT 413

BOUNDARY 67.14M

EXISTING CROSSOVER

V I N N I C O M B E D R I V E

NORTH

SITE PLAN

MONTAGUE GRANT ARCHITECTS PTY LTD

26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING	SITE PLAN	JOB NO	23.16	DRG NO	SK1
CLIENT	AEGIS AGED CARE GROUP PTY LTD	DRAWN	ML	DATE	27.5.24
JOB	AEGIS LAUNDRY	SCALES	1:200	ISSUE	-
SITE	LOT 2, 140 BANNISTER ROAD CANNING VALE CITY OF CANNING				

Contractor must verify all Dimensions before commencing Work or Shop Drawings

DRAWINGS MUST NOT BE SCALED

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CITY OF CANNING

AMENDED PLAN RECIEVED
28/05/2024

FLOOR PLAN

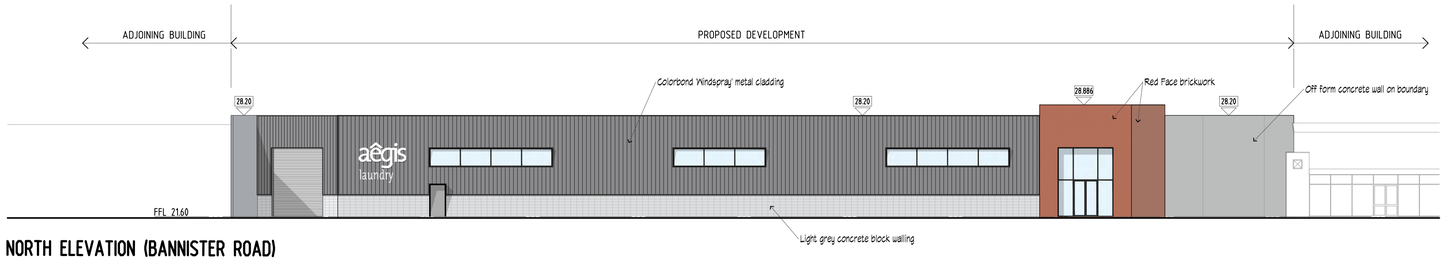
MONTAGUE GRANT ARCHITECTS PTY LTD
26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING	FLOOR PLAN	JOB NO	23.16	DRG NO	SK2
CLIENT	AEGIS AGED CARE GROUP PTY LTD	DRAWN	ML	DATE	27.5.24
JOB	AEGIS LAUNDRY	SCALES	1:100	ISSUE	-
SITE	LOT 2, 140 BANNISTER ROAD CANNING VALE CITY OF CANNING				

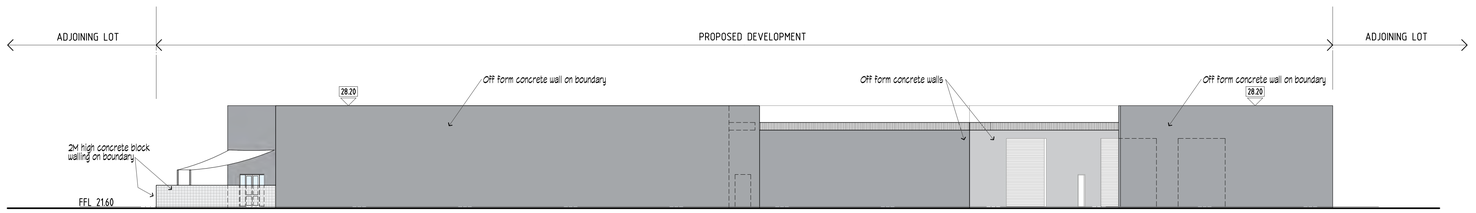
Contractor must verify all Dimensions before commencing Work or Shop Drawings

DRAWINGS MUST NOT BE SCALED

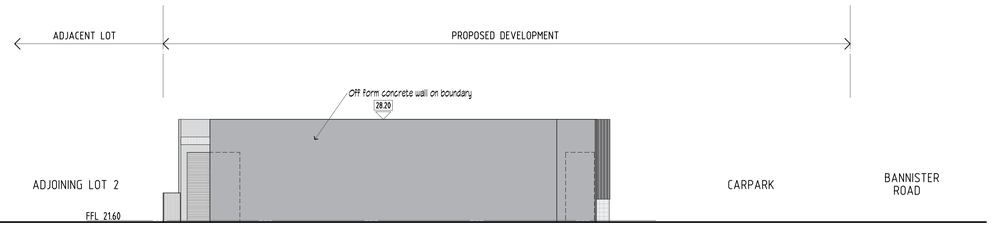
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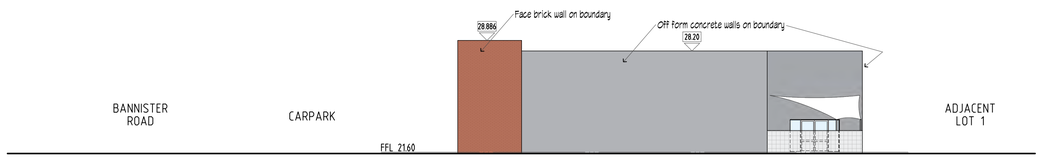
NORTH ELEVATION (BANNISTER ROAD)



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MONTAGUE GRANT ARCHITECTS PTY LTD
26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING	ELEVATIONS	JOB NO	23.16	DRG NO	SK3
CLIENT	AEGIS AGED CARE GROUP PTY LTD	DRAWN	ML	DATE	22.2.24
JOB	AEGIS LAUNDRY	SCALES	1:200	ISSUE	-
SITE	LOT 2, 140 BANNISTER ROAD CANNING VALE CITY OF CANNING				

Contractor must verify all Dimensions before commencing Work or Shop Drawings

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Document Set ID: 1793097
Version: 1, Version Date: 28/03/2024

DEVELOPMENT APPLICATION

COMMERCIAL LAUNDRY

AEGIS AGED CARE GROUP PTY LTD

DEVELOPMENT APPLICATION

Aegis Commercial Laundry

Prepared by:

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Version/Date: V2/FINAL/28.03.24

Prepared for:

AEGIS AGED CARE GROUP PTY LTD

EXECUTIVE SUMMARY

This Application is lodged on behalf of *Aegis Aged Care Group Pty Ltd* (**Aegis**) which Company has entered into a contract to purchase Lot 2 of the two (2) lot subdivision approved by the WAPC on 21 July 2023 (WAPC Ref: 2163516) for Lot 414 (No. 13-15) Vinnicombe Drive, Canning Vale.

As the new Certificate of Title for approved Lot 2 has not yet been issued, *Thorkel Pty Ltd* (the Company which owns the parent lot) has signed the Development Application Forms providing the necessary consent for this Development Application to be submitted by Aegis.

Aegis is the largest care provider in Western Australia. It owns and operates 29 high quality aged care facilities and a private hospital.

This development proposal seeks approval to construct a commercial laundry on this lot to service only the Aegis facilities.

The land is zoned 'General Industry' pursuant to *Local Planning Scheme No. 42* (**LPS 42**).

A commercial laundry is considered to fit within both the 'Industry' and 'Industry - Light' land use classifications of LPS 42. These land uses are similarly identified in the Zoning Table of LPS 42 as permitted ('P') uses in the 'General Industry' zone and therefore are most appropriately located in this area.

This Application report establishes that the development is entirely compliant with the Local Planning Framework of the City. It is therefore anticipated that the application will be assessed and determined within the statutory timeframe of 60 days, pursuant to cl. 75 (1) (b) of Part 9, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**P&D Regulations**).

The development proposal is elected to be determined by JDAP.

The land and project details are described in the following Summary Table (**Table 1**).

TABLE 1: SUMMARY TABLE	
Landowners:	Thorkel Pty Ltd *Aegis Aged Care Group Pty Ltd has entered into a contract to purchase approved Lot 2 of WAPC Decision 2163516 from Thorkel Pty Ltd.*
Property Description:	Approved Lot 2 of Lot 414 (Nos. 13-15) Vinnicombe Drive, Canning Vale
Area:	Approved Lot 2: 2586m^2 (Lot 414: 5169m^2)
Certificate of Title:	Lot 414: Volume 1883, Folio 830
Approval Authority:	City of Canning
Planning Scheme:	Local Planning Scheme No. 42
Zoning:	General Industry
Proposal:	Proposal to construct a commercial laundry on the vacant approved lot for the purpose of servicing the facilities of Aegis.
Vehicle Access:	Approved Lot 2 has a crossover to Bannister Road, which forms part of the reciprocal vehicle access and parking arrangement with the adjoining developments to the east and west.

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1.0 INTRODUCTION

Peter Webb and Associates (**PWA**) acts for *Aegis Aged Care Group Pty Ltd* (**Aegis**), which Company has entered into a contract to purchase approved Lot 2 of Lot 414 (Nos. 13-15) Vinnicombe Drive, Canning Vale from the Company (*Thorkel Pty Ltd* (**Thorkel**)) which currently owns this property.

Lot 2 is the northern most lot of the WAPC Subdivision Approval 163516. The subdivision of the parent lot was granted conditional approval on 21 July 2023. Thorkel is currently completing the necessary subdivisional works, with the Certificate of Title for Lot 2 expected to be issued around August 2024.

In anticipation of the Certificate of Title for Lot 2 being created within the next six (6) months, this Development Application is lodged on behalf of Aegis to seek approval for the commercial laundry development, with reasonable conditions attached.

The proposed development is **not** a complex application. The commercial laundry land use is a permitted (P) use in the 'General Industry' zone of LPS 42. The built from of the development is designed on the land to ensure compliance with the requirements of LPS 42, and all policy requirements. The Application is therefore understood to be required to be determined within 60 days of formally receiving the proposal for assessment, in accordance with cl. 75 (1) (b) of Part 9, Schedule 2 of the P&D Regulations.

The estimated cost of development is $2.3 million. The Application is elected to be determined by JDAP. The combined lodgement fee therefore arrives at $12,329.00.

Accordingly, please find attached the completed Application Forms which have been signed by Thorkel together with the completed and signed Application Checklist.

The following report details the relevant background, design, and planning justification in support of this proposal.

2.0 LOCATION AND SITE PARTICULARS

Location and Current Title Particulars

The subject lot (proposed Lot 2) is currently described as forming part of the parent lot on Certificate of Title Volume 1883, Folio 830 and Plan 17251 as Lot 414 Vinnicombe Drive, Canning Vale. (Refer to **Annexure 1**: Certificate of Title.)

The land is located within the Industrial area of Canning Vale.

Conditionally approved Lot 2 has a primary frontage to Bannister Road and is surrounded by a range of 'Industry' and 'Industry – light' land uses, as illustrated below at **Figure 1**: Location Plan.

The existing range of uses are suitably located in this area, being separated from residential and other sensitive land uses and capable of operating adjacent to each other without causing any land use conflict.

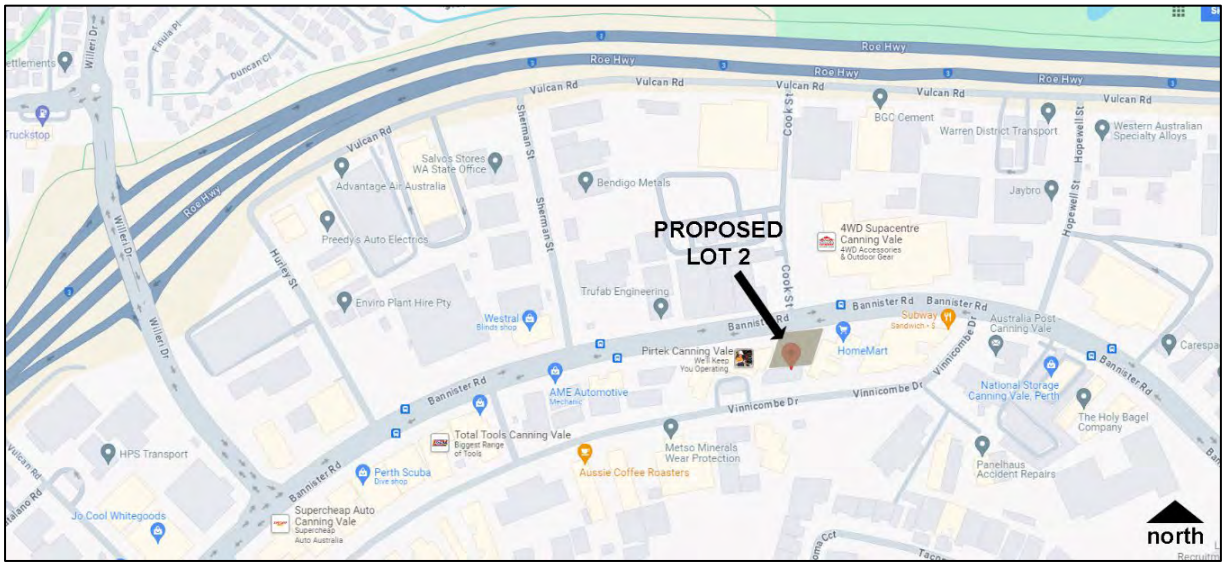


Figure 1: Location Plan *(source: Google Maps, 2024)*

The land is conveniently located with direct access to and from Roe Highway via the entry and exit ramps at Willeri Drive. (Refer to **Figure 1**: Location Plan)

Approved Lot – Site Particulars

The property is the subject of WAPC conditional Approval 163516 involving the subdivision of the parent lot (Lot 414) to create two (2) lots.

The lot the subject of this Application is shown as Lot 2 on draft Deposited Plan 425671. (Refer to **Annexure 2**: WAPC conditional Subdivision Approval and draft Deposited Plan 425671.)

Lot 2 has a total land area of 2538m^2. It has a northern frontage to Bannister Road of 58.0 metres; an eastern side boundary length of 52.64 metres; a western side boundary length of 51.57 metres; and a rear boundary width of 61.13 metres, as described on the draft Deposited Plan included at **Annexure 2**.

Lot 2 comprises of the vacant portion of the land. (Refer to **Figure 2**: Aerial Photograph.)

On review of the available historical aerial photography for this location, it is evident that the parent lot has retained this northern portion of the land in a vacant state for more than 20 years.

The existing commercial development on the property which fronts Vinnicombe Drive was constructed on the southern portion of land in the early 2000s.



Figure 2: Aerial Photograph *(source: Landgate 2024)*

Lot 2 is designed with the primary vehicle access being provided from the existing crossover at Bannister Road, which road reserve performs the function of a District Distributor Road in LPS 42. The crossover is shared with the property to the east with the on-site parking areas being designed to provide reciprocal access across the frontages of these properties to provide for the safe and controlled movement of vehicles entering and exiting Bannister Road.

Large service trucks are required to enter the property from the existing driveway and crossover to Vinnicombe Drive. The easement providing lawful vehicle access rights for proposed Lot 2 to utilise the driveway on proposed Lot 1 forms part of the conditions of subdivision approval and is identified on the draft Deposited Plan attached at **Annexure 2**.

Overhead Western Power (low and high voltage) lines traverse across the front verges of the properties fronting Bannister Road, including the subject lot. The development footprint is sufficiently set back so as to not encroach into the Western Power clearance zone of these powerlines. (Refer to **Annexure 3**: Western Power Mapping)

The subdivisional works which are underway will provide the subject lot with all necessary connections to essential services. These works are estimated to be completed by June 2024.

3.0 THE PROPOSAL

The development proposal for the Aegis commercial laundry facility is described on the attached drawings prepared by *Montague Grant Architects*.

The building and internal layout has been designed in consultation with commercial laundry design and equipment specialists to ensure the correct and hygienic handling of linen at the facility.

The equipment to be installed at the premises is commercial grade to ensure disinfection is achieved to meet the necessary standards of hygiene and disease transmission, in accordance with the relevant standards of the *Australia/New Zealand Laundry Practice (AS/NZS 414:2000).*

3.1 Architectural Considerations

External Form

The building is a single storey form. It has high (exposed) ceilings and an overall wall height of 6.6 metres, which ensures optimum ventilation is achieved.

Off-form concrete is the main building material to be used for the construction of the laundry.

The front façade of the building incorporates a range of different materials and textures to add visual interest and expression, when it is viewed from Bannister Road. This includes sections of block bond concrete, red face brickwork, and wide profiled Colorbond cladding.

The entrance to the building is further articulated with the double entry glazed doors being encased in the section of red face brickwork wall detailing, which is slightly increased in height to 7.8m to the remaining wall height of the building. This additional height together with the brickwork texture and depth of colour adds warmth and further definition to the façade to appropriately emphasis and mark the main entrance to the building from the street.

Highlight windows are proposed along the frontage of the building, which provide further expression and interaction with the street frontage, whilst ensuring that the windows are positioned as highlights to reduce visibility into the internal space and the daily operations of the laundry. The highlight windows also maximise solar access at its northern orientation.

In addition, a series of skylights are to be installed across the roof structure to ensure a suitable amount of natural light enters all internal spaces of the building.

Internal Layout

The **Floor Plan** for the building is designed with separate ‘dirty/in’ and ‘clean/out’ areas to ensure safe infection control is maintained, as illustrated in the attached drawings.

A dividing wall physically separates the two (2) cleaning areas which together with the specifically designed ventilation system ensures the linen is disinfected and clinically cleaned before leaving the premises, without risk of contamination.

The staff employed for each shift are designated to work in either the ‘dirty/in’ or ‘clean/out’ areas. This assists in minimising risks associated with cross-contamination.

The **ventilation system** is designed with the features listed below, which ensure the air remains clean, with any odours associated with the washing process being removed from the building at the source ('dirty/in' floor area):

1. The laundry floor areas have an exposed ceiling to assist with air circulation through the space. The height of the laundry area is approximately 5.3 metres, measured from the FFL to the exposed ceiling.
2. An evaporative cooling system is located in the 'clean/out' area.
3. An exhaust system located in the 'dirty/in' area only, which system extracts air vertically from the building.
4. A fresh air fanning system located in the 'clean/out' floor area pushes clean air into the building and towards the 'dirty/in' space, before being extracted out through the exhaust system.

The Office and Staff Administration areas are separated from the laundry area.

The staff are provided with shower, locker facilities and a kitchen and amenity area.

A courtyard with a shade sail cover is also provided for use by the staff. These amenities are located in the south western corner of the building, ensuring sufficient physical separation is maintained to the laundry space.

3.2 Operational Considerations

Daily Operational Characteristics:

The laundry is to be utilised by Aegis to service its privately owned and operated facilities only.

There will be no customers visiting the facility.

The facility will only be attended by the employees.

The daily operation and management of the laundry is described in the following steps:

Step 1: The dirty laundry of the Aegis facilities is pre-sorted and placed in clearly labelled laundry bags at the individual facilities.

Step 2: The Aegis Laundry delivery vehicles collect the dirty laundry bags from each facility, which collection days are to be organised using a carefully managed rotation and staggered collection and delivery schedule.

Step 3: The driver enters the internal loading dock of the facility to deliver the dirty laundry bags discreetly, which dock is shielded from view from the primary and secondary streets.

Step 4: The dirty laundry bags are unloaded from the vehicle onto the 'dirty/in' laundry trolleys.

Step 5: The dirty laundry bags are opened and the linen is sorted by staff. The laundry is then placed into the commercial grade washing machines before being automatically transferred into the commercial grade dryers.

Step 6: The cleaned linen is pressed and sorted in the separated section of the 'clean/out' laundry area, packaged and placed on the 'clean/out' trolleys awaiting collection by the Aegis drivers for return delivery to the care facilities.

Bin Storage Areas:

The bin store area is located at the rear of the building and is designed to allow for waste collection services to enter the site via the shared driveway access to Vinnicombe Drive.

The bin store area is designed to accommodate seven (7) 1100L bins for this facility. The number of bins proposed is considered more than adequate for the waste generated by the Office and Administration uses associated with the laundry, including both general waste and recyclables.

The bins are to be collected by a commercial contractor once per week.

The design allows for the waste collection trucks to enter the site in forward gear from Vinnicombe Drive and then when inside the property boundary, the truck can reverse to the bin store area for rear-lift loading before exiting the facility via the shared driveway in forward gear to re-enter Vinnicombe Drive.

Trading Hours:

The laundry is proposed to operate seven (7) days of the week within the hours of 6:00am and 6:00pm, with those hours being extended when required to respond to urgent laundry needs.

No. of deliveries per day:

Deliveries to and from the laundry will be based on a staggered and rotational schedule to ensure that the linen received by the facility is cleaned and returned without delay. The scheduling will also ensure the arrival and departure times of the Aegis delivery vehicles is staggered to prevent any queuing and traffic congestion associated with this operational aspect of the laundry.

It is anticipated that there will be approximately eight (8) deliveries made to the facility and eight (8) collections on each day of the week.

Staffing Numbers:

It is anticipated that no more than 13 staff will be employed to work at the premises at any one time.

On-site Parking Provision and Layout:

A total of 16 bays including one (1) accessible bay, all of which are designed in accordance with the relevant standards of AS/NZS 2890.1:2004.

This parking is not required for customers. It will be provided for staff and any service vehicles attending the site for scheduled maintenance of equipment.

4.0 ASSESSMENT AGAINST THE APPLICABLE PLANNING FRAMEWORK

4.1 STATE PLANNING FRAMEWORK

The subject land is zoned 'Industrial' in the *Metropolitan Region Scheme* (**MRS**) and is identified as being within an industrial land use location in the *Central Sub-regional Structure Plan* of the *Perth and Peel @ 3.5million Planning Framework*.

The proposed development and land use is therefore most suitably located in this area.

4.2 LOCAL PLANNING FRAMEWORK

The subject land is zoned 'General Industry', pursuant to the City's LPS 42. (Refer to **Figure 3**: Zoning Map, LPS 42)

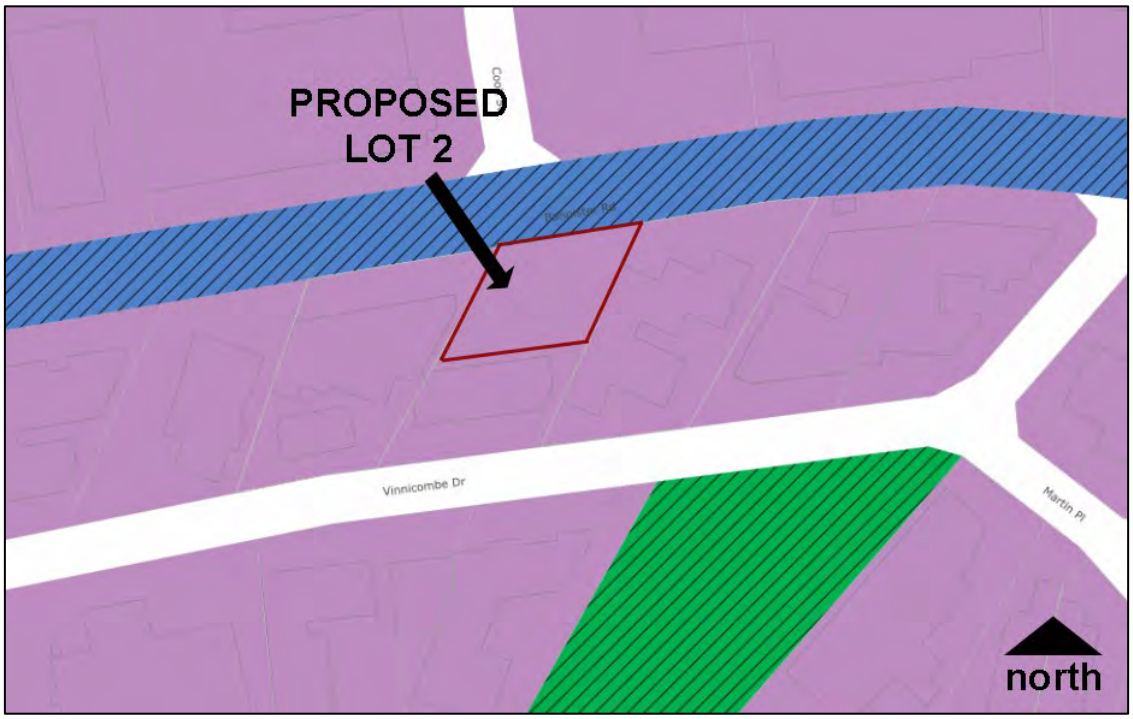


Figure 3: Zoning Map, LPS 42 *(source: City of Canning Intramaps)*

The objectives of this zone are described at Table 2 of LPS 42 as follows:

- *To provide for a broad range of industrial, service and storage activities which, by the nature of their operations, should be isolated from residential and other sensitive land uses.*
- *To accommodate industry that would not otherwise comply with the performance standards of light industry.*
- *Seek to manage impacts such as noise, dust and odour within the zone.*

The proposed commercial laundry complies with the objectives of this zone. It is a laundry which is designed at a small scale suitable to service the laundry needs of the privately operated care facilities of Aegis. The laundry will not cause any unreasonable impact in terms of noise, dust or odour in this zone. It is however a type of land use that is best located in an industrial area, as its operational characteristics are not considered to be complementary to residential and other sensitive land uses.

This proposal to use the land for the development of a commercial laundry is considered to appropriately fit within the land use classification of 'Industry – Light' (and also 'Industry') as defined at *Division 2 – Land use terms used in Scheme* of Part 6 of LPS 42.

Both land use definitions are provided below, together with a brief statement summarising the justification for both land uses being deemed as appropriate to assign as the approved use for the development.

Industry:

*'**industry** means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes –*

(a) the storage of goods;

(b) the work of administration or accounting;

(c) the selling of goods by wholesale or retail;

(d) the provision of amenities for employees;

(e) incidental purposes.'

Planning Statement:

The proposed commercial laundry involves the cleaning of linen used in the Aegis facilities. The laundry is therefore a premises used to treat, service and maintain goods and products of the Aegis facilities and includes the incidental Office and Administration components of the premises, which fits with the definition of the 'Industry' land use term.

Industry – Light:

*'**industry – light** means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed.'*

Planning Statement:

The commercial laundry is a low scale operation which will not impact on the amenity of this location. The commercial laundry does not attract any daily customers, therefore the demand on parking bays will be low. The trip frequency of delivery vehicles per day and the staggered arrival and departure times of these vehicles ensures traffic movements to and from the site are appropriately managed to avoid any traffic related impact caused by the use. The loading and unloading of laundry from the vehicles occurs inside the building in an area which is not visible from the street frontages, thereby mitigating any visual amenity impact. Finally, the commercial laundry equipment and the ventilation system design removes any odour impact. The amenity of this location will not therefore be adversely impacted by this proposed laundry, in any way.

The land use term definition of 'Industry – light' is therefore considered to also fit with the proposed laundry development, which is an industry use which will have no adverse impact on the area.

Both land use classifications are identified as permitted ('P') land uses within the 'General Industry' zone at *Table 3 – Zoning Table* of LPS 42, which again further establishes the appropriateness of this development and land use in this location.

4.2.1 GENERAL DEVELOPMENT REQUIREMENTS

Service Access

The requirements for service access to non-residential development is stated at cl. 4.11 at *Part 4 – General Development Requirements* of LPS 42.

The development complies with all necessary requirements, as detailed below in **Table 2**.

TABLE 2: SERVICE ACCESS REQUIREMENTS		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
4.11.1: Provision shall be made for service access for the purposes of loading and unloading to the rear or side of any non-residential development, where available.	The service access for the larger service trucks for the purpose of loading and unloading associated with the laundry is designed to utilise the access driveway from Vinnicombe Drive, which access arrangement is currently being formalised as a condition of the WAPC subdivision approval of the parent lot.	Yes
4.11.3: Any service access provided pursuant to subclause 4.11.1 is to comply with the following –		
a) the access way and loading areas shall be designed to allow service vehicles to manoeuvre and return to street or right of way in forward gear;	The development is designed with a turning bay area to ensure the manoeuvrability of service trucks to and from the loading dock to return to Vinnicombe Drive in forward gear. The swept path analysis is illustrated on the Floor Plan.	Yes
b) vehicles loading or unloading are to do so within the lot/s boundary and are not to do so from a public street or right of way; and	The development is designed for all vehicles (vans and service trucks) to enter the building on the lot before discreetly unloading and loading the laundry bags, which operational aspect is not visible from the primary or secondary street.	Yes
c) access ways shall be designed to segregate service vehicles from parking areas and access ways provided for customer parking to the satisfaction of the local government.	The accessway for the service vehicles (for both vans and service trucks) is clearly defined and separated from the parking areas at the frontage of the building, as illustrated on the Floor Plan. It is also important to highlight that the facility does not attract customers to the site. The parking will be utilised by staff.	Yes

Car and Bicycle Parking Requirements

At *Table 4 – Land Use Parking Requirements* of LPS 42, the same parking ratio applies to both the 'Industry' and 'Industry - Light' land use classifications.

The development proposal complies with the minimum number of parking spaces required, as stated below at **Table 3**.

TABLE 3: CAR AND BICYCLE PARKING MINIMUM REQUIREMENTS				
	PARKING REQUIREMENT	**REQUIRED**	**PROPOSED**	**COMPLIANT**
Car spaces	*1 space per 100m^2 of NLA*	15	16 (incl. 1 accessible bay)	Yes
Bicycle spaces	*0.2 spaces per 100m^2 of NLA*	3	3	Yes

End of Trip Facilities

At sub-cl. 4.12.2 of LPS 42, the requirements for the provision of end of trip facilities are stated. The proposed development complies with these requirements, as detailed below in **Table 4**.

TABLE 4: END OF TRIP FACILITIES		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
Sub. cl. 4.12.2 *a) Provision shall be made for 1 male and 1 female shower (or 1 unisex) per 8 bicycle parking spaces or part thereof, excluding bicycle parking spaces required for visitors, up to a maximum of 6 male and 6 female showers (or 6 unisex).*	1 female and 1 male shower are provided, as illustrated on the Floor Plan.	Yes
b) Lockers shall be provided and maintained for all developments at a rate of 1 locker per bicycle parking space required for employees.	Lockers are provided in the male and female shower and toilet facilities, as illustrated on the Floor Plan.	Yes

Parking and Access Design Requirements

The parking and access arrangement for the development is designed to comply with the relevant standards of AS/NZS 2890.1:2004, in accordance with cl. 4.13 of LPS 42.

4.2.2 INDUSTRIAL ZONES DEVELOPMENT REQUIREMENTS

The proposed development is located in the 'General Industry' zone and is therefore required to comply with the requirements as set out at cl. 4.17 of LPS 42. The following **Table 5** establishes that the development is compliant with these requirements.

Setbacks and Frontage

TABLE 5: FRONTAGE AND SETBACK REQUIREMENTS		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
Frontage: 28m	The frontage of the building extends across the entire width of the lot, being 58m.	Yes
Primary Street Setback: 15m	The building is set back from Bannister Road at 15m.	Yes
Rear and Side Setback: 0m	The building is designed with NIL side boundary setbacks and a NIL rear setback, expect for the turning bay area which is necessary to respond to the access easement. The setback ensures that the larger service trucks have the necessary space to manoeuvre and return in forward gear to the shared driveway and exit Vinnicombe Drive.	Yes

Use of Setbacks

At sub-cl. 4.12.2 of LPS 42, the purposes for which the areas within the primary setbacks of properties can be used is stated. The development complies with these requirements, as confirmed in **Table 6** below.

TABLE 6: USE OF SETBACKS		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
Sub cl. 4.12.2 *Land within the primary street and other street setback areas in a General Industry or Light Industry zone shall not be used for any purpose other than –*		
a) access;	The primary setback to Bannister Road is used for access.	Yes
b) car or bicycle parking;	The primary setback to Bannister Road is used for car and bicycle parking.	Yes
c) landscaping;	The primary setback to Bannister Road includes the required 2.0m wide landscaping strip which will be developed to comply with the requirements of the City's *Local Planning Policy 09 (LP.09) – Tree Retention and Planning – Development*, as a condition of the development approval.	Yes

***(cont.)* TABLE 6: USE OF SETBACKS**		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
d) loading and unloading;	The loading and unloading function of the facility is not proposed within the primary street setback area. It is designed to occur inside the building with service vehicles being able to access the loading area on entry to the land from Bannister Road, as illustrated on the Site Plan.	Yes
e) Trade Display up to a maximum 20% of the setback area;	Not applicable.	N.A.
f) transformer compounds, water tanks and gas storage infrastructure; and	The required Western Power transformer is designed within the front setback, which is permitted.	Yes
g) pergolas, carports, patios and cantilevered buildings.	The building does not propose these design elements within the primary street setback.	N.A.

Landscaping

At sub-cl. 4.17.4 of LPS 42, the landscaping requirements are stated. The requirements relevant to this development are contained in **Table 7** below. The proposal is compliant.

TABLE 7: LANDSCAPING REQUIREMENTS		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
Sub cl. 4.17.4 *Any development in the industrial zones shall provide landscaping in accordance with the following provisions –*		
a) a minimum 2 metre width landscaping strip shall be provided along any boundary to a public street, except where a driveway and crossover is required;	A two (2.0) metre wide landscaping strip is proposed along the frontage of the land to Bannister Road, expect for the section required for the shared crossover to the east and the section of landscaping at the western side boundary which is designed to seamlessly connect with the area and width of existing landscaping developed on the adjoining lot.	Yes
b) trees are to be provided in accordance with any local planning policy relating to tree retention and/or planting;	The required tree planting is to meet the necessary requirements of *Local Planning Policy 09 (LP.09) – Tree Retention and Planning – Development*, which requirements will be addressed as a condition of the development approval.	Yes

***(cont.)* TABLE 7: LANDSCAPING REQUIREMENTS**		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
c) landscaped areas shall be separated from car parking areas with kerbing at least 150mm higher than the car parking area, or other manner to protect the landscaping from damage, to the satisfaction of the local government; and	The landscaping strip is to be separated by kerbing to the car parking area to accord with this requirement.	Yes
d) landscaped areas shall be planted in accordance with an approved plan prior to the occupation of the site, or such other time as agreed by the local government.	The landscaping will be planted in accordance with a landscaping plan prior to occupation, which is most suitably addressed as a condition of development approval.	Yes

Facades

At sub-cl. 4.17.5 of LPS 42, the requirements for front facades of the built form are stated. The development is compliant, as confirmed below in **Table 8**.

TABLE 8: BUILDING FAÇADE REQUIREMENTS		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
Sub-cl. 4.17.5 a) Each façade of a building shall be constructed of brick, stone, concrete or glass or a combination of those materials or similar materials as approved by the local government, and shall incorporate the following features –		
(i) varied heights, materials, colours or textures; **or**	The facade of the building is proposed to be constructed of with a wide range of building materials which combine to add texture and interest to the building façade when viewed from Bannister Road. These materials include: red face brickwork, Colorbond steel cladding in the 'windspray' colour palette, and light grey block bond concrete. The different colours and textures of the building will create an aesthetically appealing form when viewed from the street. The entrance to the building is clearly articulated through the use of red face brickwork which together with the increased height of the wall section at this section of the facade acts as a prominent marker for the main entrance to the building.	Yes

TABLE 8: BUILDING FAÇADE REQUIREMENTS		
LPS 42 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
(ii) public artwork.	Public artwork is not proposed for this development as the building design sufficiently meets the requirements of part (i) of this requirement.	N.A.
b) Any artwork on walls subject to paragraph 4.17.5 a) is to meet the requirements of any local planning policy relating to public art.	N.A.	N.A.
c) Panel filling of other materials to a design approved by the local government may be permitted on facades above a height of 2 metres from the ground level.	N.A.	N.A.

4.2.3 LOCAL PLANNING POLICIES

LP 0.7 - Signage

The signage proposed for the development is to accord with the requirements of *Local Planning Policy 0.7 – Signage*, with the specifications to be addressed as a condition of the development approval.

LP 0.9 – Tree Retention and Planting – Development

Sub-cl. 7.1 – *Information required for Development Applications* and sub-cl. 7.2 – *Tree Retention on Development Sites* of LP 0.9 refers to the identification of trees worthy of retention and all trees within road reserves being identified on the plans. These requirements are not relevant to this site, for the following reasons:

1. The development site is vacant and entirely devoid of vegetation, except for weeds.
2. The Bannister Road verge adjacent to the land does not contain any street trees.

Tree Planting on Development Sites

The following requirements stated in **Table 9** are relevant and are to be addressed in locations agreed with the City as part of the assessment process and included as a condition of approval.

The development complies with the requirements of this policy.

TABLE 9: TREE PLANTING REQUIREMENTS		
LPP 0.9 REQUIREMENT	**PLANNING RESPONSE**	**COMPLIANT**
Part (a) of Sub-cl. 7.3: **Table 1:** *Tree provision rate for all other types of development:* *a) Within open car parking areas, advanced trees are to be provided at a minimum rate of 1 tree for each 4 parking bays; and* *b) Minimum 1 tree for each 450m^2 of site area excluding any open parking area.* *Planning Guidance:* *The trees may be planted anywhere on site, including within the frontage landscaping strip at a preferred rate of 1 tree for every 10m of frontage, in locations to maintain adequate sightlines.* **Part (b) of Sub-cl. 7.3:** *Tree planting is to be in accordance with an approved landscape plan, or where no landscape plan is required, in locations agreed to by the City and marked on the approved plans.*	In accordance with the planning guidance, the trees required for the site will be planted within the front landscaping strip at a rate of 1 tree for every 10m of the frontage to Bannister Road, excluding the crossover and taking into consideration any requirements or restrictions on the type and height of trees planted within the clearance zone of the overhead power lines located within the street verge. The total number of trees required is to be determined in consultation with the City's Administration as part of the assessment process of the Application. The agreed locations for the tree plantings will be marked on the approved plans, in accordance with the requirements of this policy.	Yes

5.0 HEALTH ACT 1911 & HEALTH LOCAL LAWS 1998

It is recognised that a laundry is classified as an Offensive Trade under the Health Act 1911 and the City's health Local Laws 1998.

A permit for an Offensive Trade Licence is to be submitted at the time of lodging the Building Permit Application, as required.

6.0 CONCLUSION

This Application seeks approval to construct the Aegis laundry on the vacant land which comprises conditionally approved Lot 2 of parent Lot 414 Vinnicombe Drive, Canning Vale.

The development is not a complex application.

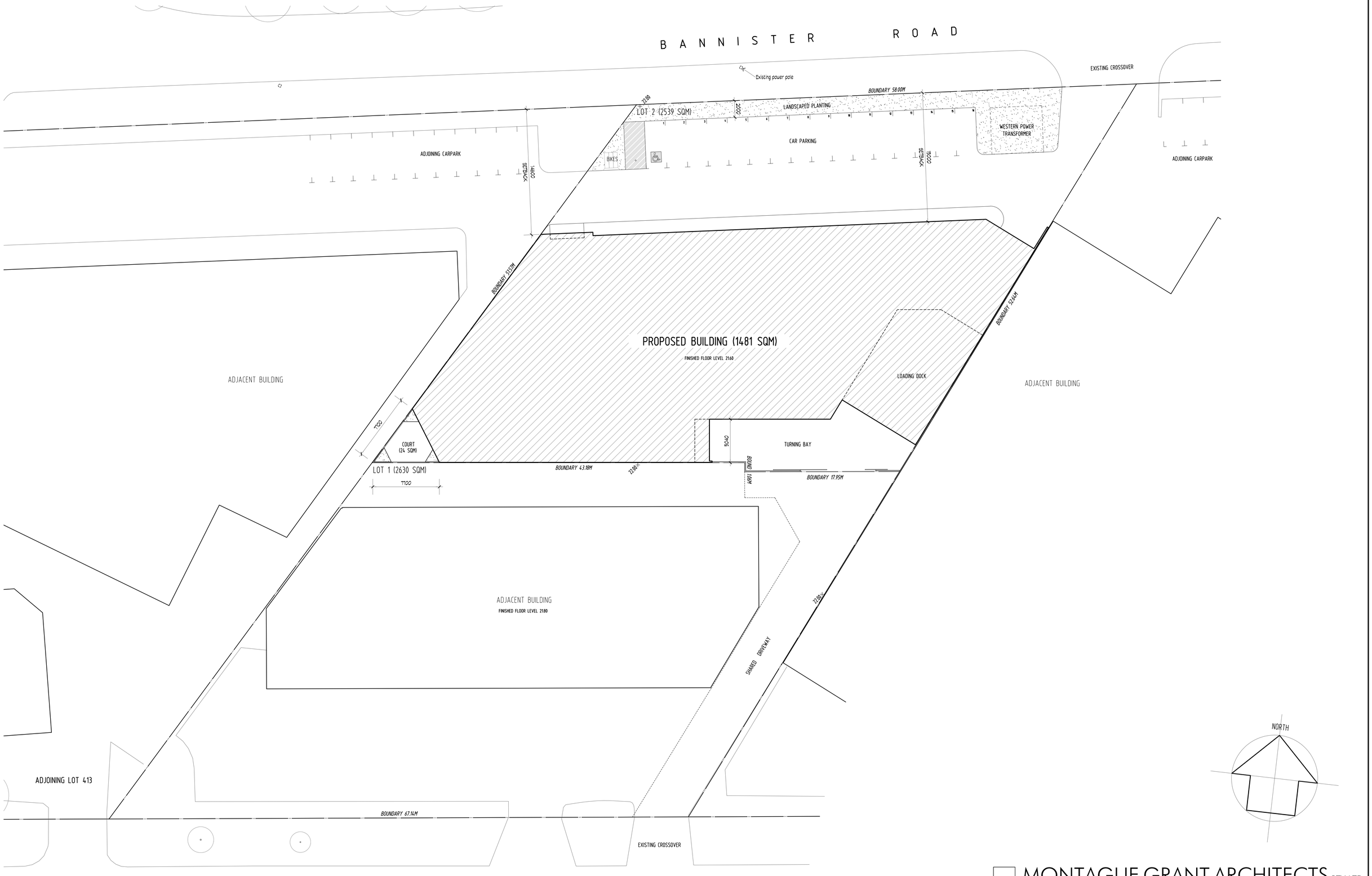
The laundry is a low scale operation, being designed to service the laundry needs of the privately owned and operated Aegis facilities in and around Perth.

The laundry is a permitted (P) use in the applicable 'General Industry' zone of LPS 42 and the development is entirely compliant with the requirements of LPS 42.

Accordingly, we respectfully seek the support of the City and the approval of JDAP for this Application, with reasonable conditions attached.

Peter Webb and Associates

ARCHITECTURAL DRAWINGS



SITE PLAN

NORTH

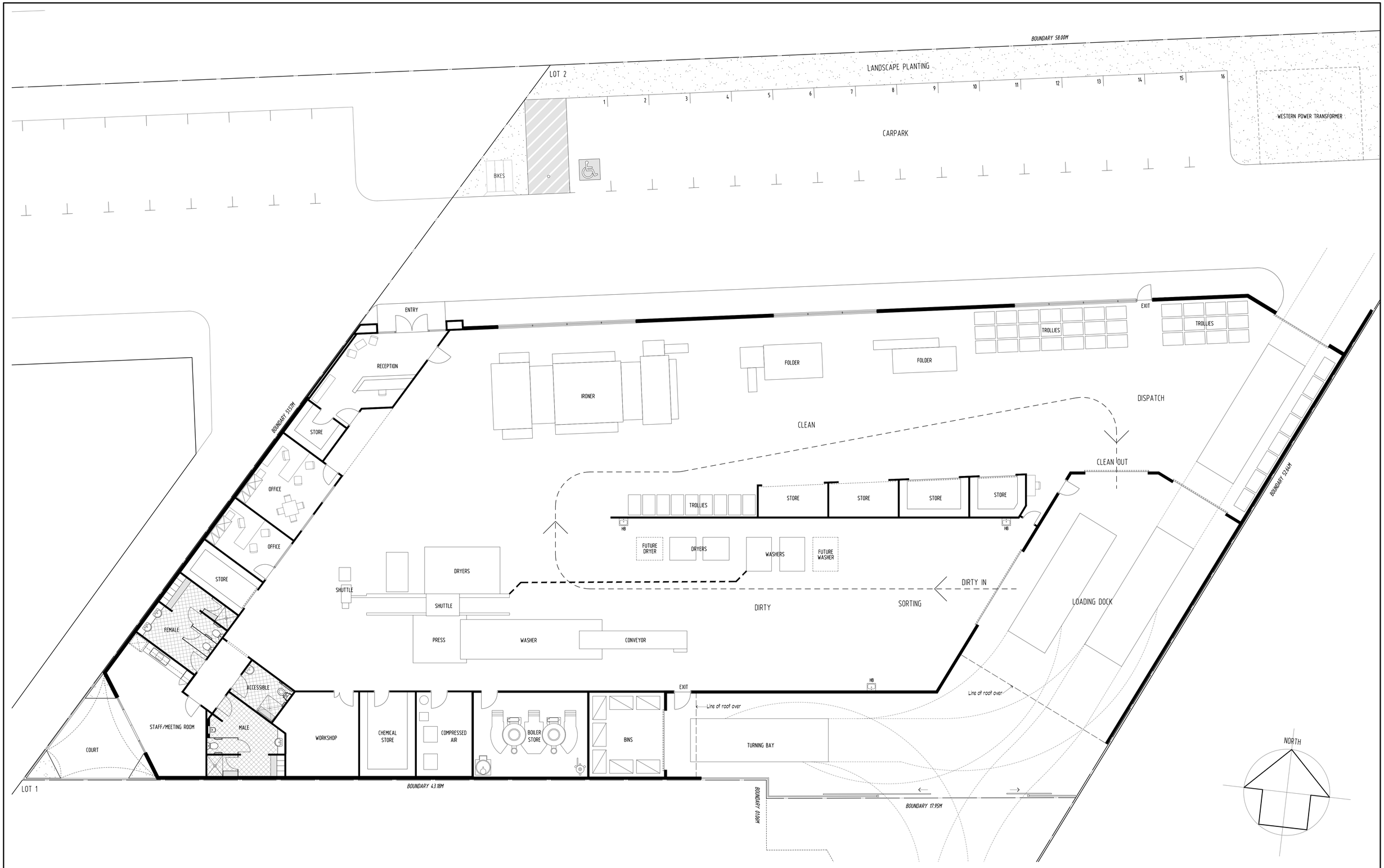
MONTAGUE GRANT ARCHITECTS PTY LTD
26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING	SITE PLAN	JOB NO	23.16
CLIENT	AEGIS AGED CARE GROUP PTY LTD	DRG NO	SK1
JOB	AEGIS LAUNDRY	DRAWN	ML
SITE	LOT 2, 140 BANNISTER ROAD CANNING VALE CITY OF CANNING	DATE	22.2.24
		SCALES	1:200
		ISSUE	-

Contractor must verify all Dimensions before commencing Work or Shop Drawings

DRAWINGS MUST NOT BE SCALED

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FLOOR PLAN

MONTAGUE GRANT ARCHITECTS PTY LTD

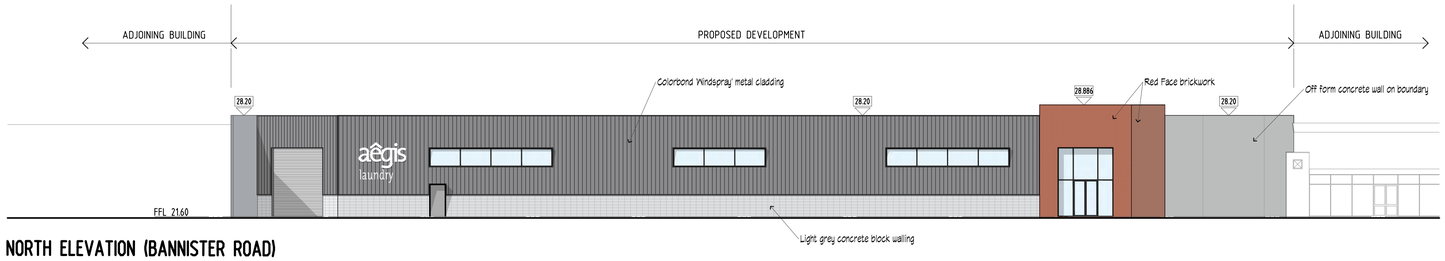
26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING	FLOOR PLAN	JOB NO	23.16	DRG NO	SK2
CLIENT	AEGIS AGED CARE GROUP PTY LTD	DRAWN	ML	DATE	22.2.24
JOB	AEGIS LAUNDRY	SCALES	1:100	ISSUE	-
SITE	LOT 2, 140 BANNISTER ROAD CANNING VALE CITY OF CANNING				

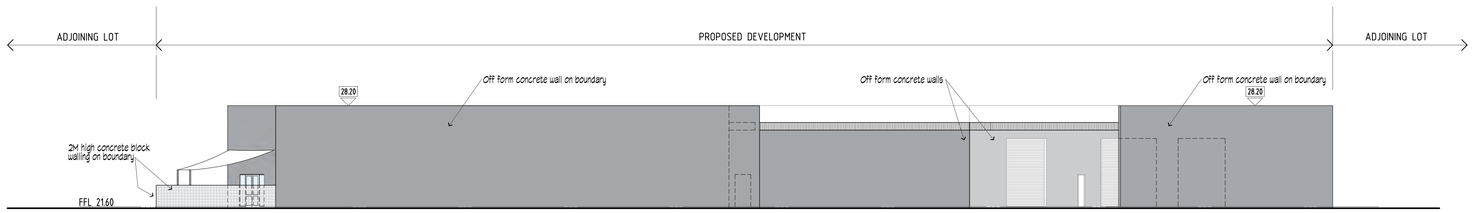
Contractor must verify all Dimensions before commencing Work or Shop Drawings

DRAWINGS MUST NOT BE SCALED

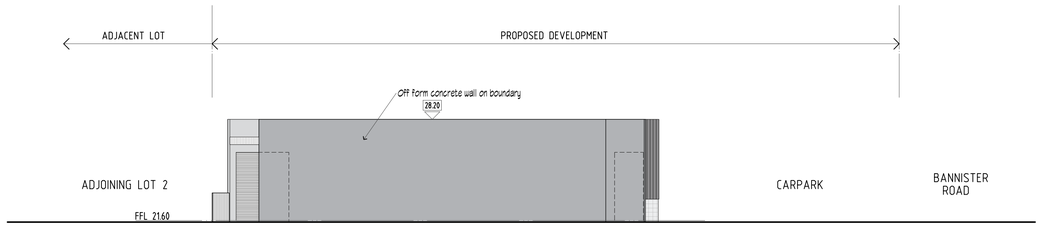
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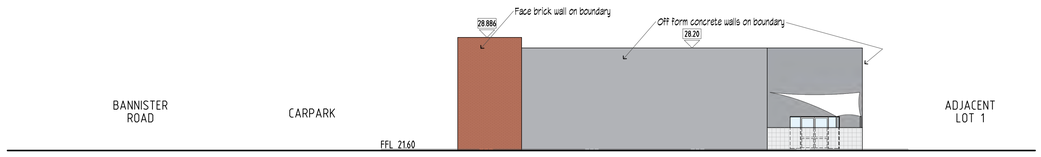
NORTH ELEVATION (BANNISTER ROAD)



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

MONTAGUE GRANT ARCHITECTS PTY LTD
26 BRISBANE ST, PERTH WA 6000 TELEPHONE: 9328 2233 FAX: 9227 6346 A.C.N. 009 072 593

DRAWING	ELEVATIONS	JOB NO	23.16	DRG NO	SK3
CLIENT	AEGIS AGED CARE GROUP PTY LTD	DRAWN	ML	DATE	22.2.24
JOB	AEGIS LAUNDRY	SCALES	1:200	ISSUE	-
SITE	LOT 2, 140 BANNISTER ROAD CANNING VALE CITY OF CANNING				

Contractor must verify all Dimensions before commencing Work or Shop Drawings

DRAWINGS MUST NOT BE SCALED

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ANNEXURE 1

Certificate of Title

WESTERN AUSTRALIA

TITLE NUMBER	
Volume	Folio
1883	**830**

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 414 ON PLAN 17251

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

THORKEL PTY LTD OF UNIT 1/29-31 VINNICOMBE DRIVE, CANNING VALE

(T F826065) REGISTERED 10/3/1995

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

1. THE RIGHT TO MINES OF COAL OR OTHER MINERALS BEING EXCLUDED FROM PORTION OF THE SAID LAND
2. C106706 EASEMENT TO METROPOLITAN WATER SUPPLY SEWERAGE & DRAINAGE BOARD. SEE SKETCH ON VOL 1883 FOL 830. REGISTERED 26/3/1981.
3. E335047 EASEMENT TO CITY OF CANNING. SEE SKETCH ON VOL 1883 FOL 830. REGISTERED 6/4/1990.

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:	1883-830 (414/P17251)
PREVIOUS TITLE:	1883-822
PROPERTY STREET ADDRESS:	13-15 VINNICOMBE DR, CANNING VALE.
LOCAL GOVERNMENT AUTHORITY:	CITY OF CANNING

LANDGATE COPY OF ORIGINAL NOT TO SCALE 28/03/2024 11:42 AM Request number: 66401857

Landgate
www.landgate.wa.gov.au

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF

CT 1883 0830 F

Application E438656 WESTERN AUSTRALIA

Volume 1883 Folio 822

VOL. 1883 FOL. 830

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

REGISTRAR OF TITLES

Dated 3rd Septemeber, 1990

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Canning Location 21 and being Lot 414 on Plan 17251, delineated on the map in the Third Schedule hereto, the right to mines of coal or other minerals being excluded from portion of the said land.

FIRST SCHEDULE (continued overleaf)

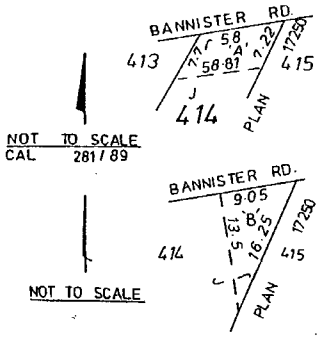
~~Industrial Lands Development Authority of 26 Saint George's Terrace, Perth.~~

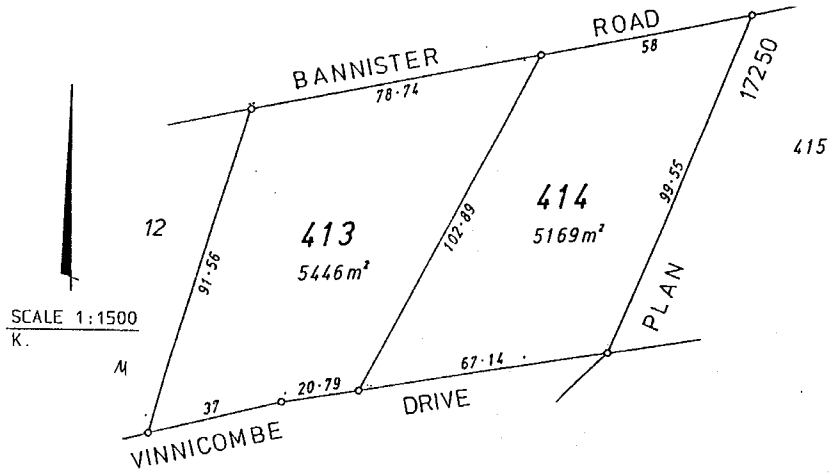
SECOND SCHEDULE (continued overleaf)

1. TRANSFER C106706. The right to enter upon the portion of the within land marked 'A' on the map in the margin for the purpose of exercising certain sewerage rights as set out in the said Transfer is granted to Metropolitan Water Supply Sewerage & Drainage Board. Registered 26.3.81 at 9.24 o'c.

2. TRANSFER E335047. The right to enter upon the portion of the within land marked 'B' on the map in the margin for the purpose of exercising certain access rights as set out in the said Transfer is granted to City of Canning. Registered 6.4.90 at 14.38 hrs.

THIRD SCHEDULE





NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

E67590/3/89-20M-L/4664

Page 1 (of 2 pages) 1883 VOL. 830 FOL.

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only

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LT. 37

FIRST SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

REGISTERED PROPRIETOR	INSTRUMENT NATURE	INSTRUMENT NUMBER	REGISTERED	TIME	SEAL	CERT. OFFICER
Thorkel Pty Ltd of 53 The Esplanade, Mount Pleasant.	Transfer	F826065	10.3.95	14.39		

SECOND SCHEDULE (continued) NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

INSTRUMENT NATURE	INSTRUMENT NUMBER	PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
Memorial	F826066	Western Australian Land Authority Act 1992	10.3.95	14.39			Withdrawn	G2861	11.10.95		
Lease	F982826	to J C Ludowici & Son Ltd of12 Victoria Venue, Castle Hill, New South Wales commencing 1.7.1995 together with an option for renewal.	11.10.95	13.55							

CERTIFICATE OF TITLE VOL. 1883 FOL. 830

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Landgate

ANNEXURE 2

WAPC conditional Subdivision Approval and draft Deposited Plan 425671

Western Australian Planning Commission

Your Ref : SW15684

Ron Rogers
Po Box1377
Midland WA 6936

Approval Subject To Condition(s)
Freehold (Green Title) Subdivision

Application No : 163516

Planning and Development Act 2005

Applicant	:	Mr Ron Rogers Po Box1377 Midland WA 6936
Owner	:	Thorkel Pty Ltd Unit 1 29-31 Vinnicombe Drive CANNING VALE WA 6155
Application Receipt	:	21 April 2023

Lot Number	:	414
Diagram / Plan	:	P17251
Location	:	
C/T Volume/Folio	:	1883/830
Street Address	:	Lot 414 (No. 13-15) Vinnicombe Drive, Canning Vale
Local Government	:	City of Canning

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped **21 April 2023** once the condition(s) set out have been fulfilled.

This decision is valid for **three years** from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by **21 July 2026** or this approval no longer will remain valid.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www.dplh.wa.gov.au
ABN 35 482 341 493

Western Australian Planning Commission

Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 section 251 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, Level 6, State Administrative Tribunal Building, 565 Hay Street, PERTH, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: http://www.sat.justice.wa.gov.au

Deposited plan

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: http://www.dplh.wa.gov.au

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www.dplh.wa.gov.au
ABN 35 482 341 493

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITIONS:

1. All buildings, drainage, and effluent disposal systems having the necessary clearance from the new boundaries as required under the relevant legislation including the Local Planning Scheme, *Building Act 2011*, and National Construction Code Series/Building Code of Australia (as amended). (Local Government)

2. An easement in accordance with Section 136C of the *Transfer of Land Act 1893* is to be created to ensure reciprocal rights of access over manoeuvring areas and access to Vinnicombe Drive for proposed Lot 2. (Local Government)

3. Suitable arrangements being made with the Water Corporation for the drainage of the land either directly or indirectly into a drain under the control of that body. (Water Corporations)

4. Arrangements being made with a licensed water provider for the provision of a suitable water supply service to each lot shown on the approved plan of subdivision. (Water Corporation)

5. Arrangements being made with the Water Corporation for the provision of a sewerage service to each lot shown on the approved plan of subdivision. (Water Corporation)

6. Arrangements being made with a licensed electricity network operator for the provision of an underground electricity distribution system that can supply electricity to each lot shown on the approved plan of subdivision. (Western Power)

7. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

ADVICE:

1. In regard to Condition 2, the City of Canning advises that all service vehicle access to proposed Lot 2 is required to be via Vinnicombe Drive.

2. In regard to Conditions 3, 4 and 5, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 83 of the *Water Services Act 2012* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.

3. In regard to Condition 6, Western Power provides only one underground point of electricity supply per freehold lot.

4. The landowner/applicant is advised that no street trees are to be removed. Street verge trees are to be retained and protected from damage, including unauthorised pruning, unless otherwise approved by the local government. In this regard, the landowner/applicant is advised to liaise with the City of Canning prior to the commencement of subdivisional works.

5. Prior to the commencement of subdivisional works, the landowner/applicant needs to be aware of their obligations under the *Aboriginal Cultural Heritage Act 2021*. The Aboriginal Cultural Heritage Management Code sets out the process for meeting those obligations.

Fagan

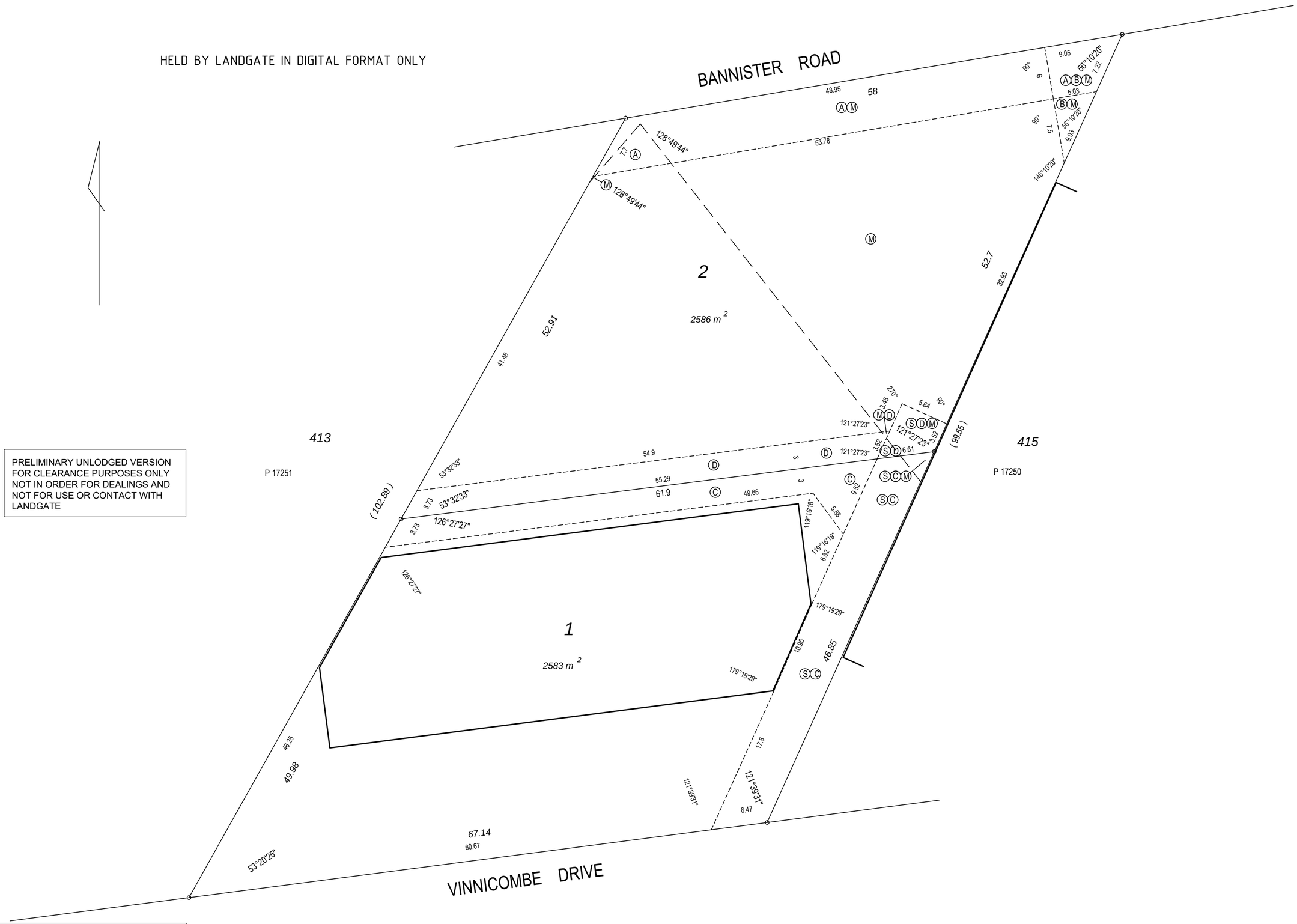
Ms Sam Fagan
Secretary
Western Australian Planning Commission
21 July 2023

Enquiries : Kelsey Whitwell (Ph 6551 9367)

140 William Street, Perth, Western Australia 6000, Locked Bag 2506 Perth, 6001
Tel: (08) 6551 8002; Fax: (08) 6551 9001; Infoline: 1800 626 477
e-mail: info@dplh.wa.gov.au; web address http://www.dplh.wa.gov.au
ABN 35 482 341 493

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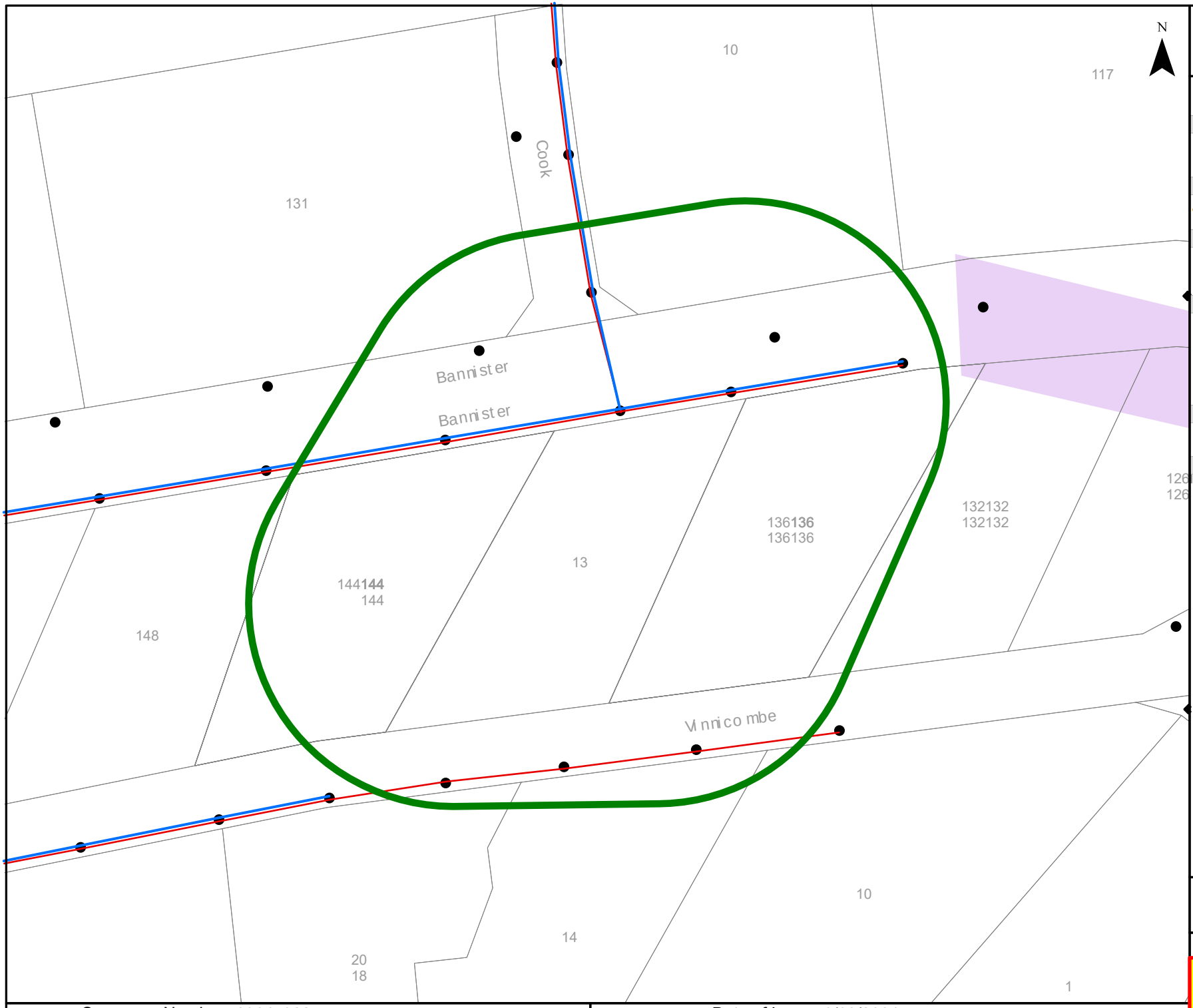
PRELIMINARY UNLODGED VERSION
FOR CLEARANCE PURPOSES ONLY
NOT IN ORDER FOR DEALINGS AND
NOT FOR USE OR CONTACT WITH
LANDGATE



OVERNMENT OF STERN AUSTRALIA Landgate	STATEWEST SURVEYS LICENSED SURVEYOR Telephone:(08)9274 3198 Email:ron.rogers@statewest.net SW15684DP425671	SCALE 1:300 @ A2 ALL DISTANCES ARE IN METRES 0 10 20 30	ADDITIONAL SHEETS	SHEET 2 OF SHEETS 2	VERSION NUMBER 1	DEPOSITED PLAN 425671

ANNEXURE 3

Western Power Mapping



westernpower

OVERHEAD LEGEND

Structures

- Power Pole
- Transmission Poles

Transmission Overhead Powerline

- Transmission (33kV - 330kV)

Distribution Overhead Powerline

- High Voltage (1kV - 33kV)
- Low Voltage (< 1kV)

Proposed Construction Assets

- Design Area *
- High Voltage Overhead Powerline
- Low Voltage Overhead Powerline
- Power Pole

Communications Assets

- Overhead Pilot Cable

Feature

- Area of Interest

*** Please refer to coversheet**

Privately owned cables NOT SHOWN (including house services)

This map is INDICATIVE ONLY. Check that you have enough clearance from the DANGER ZONES near overhead powerlines.

Telephone Support: 1300 769 345
Mon to Fri - 08:00 to 16:30

Information valid for 30 days from date of issue

A4	Scale : 1:1500

WARNING! Look out for overhead power lines

Sequence Number: 236453227

Date of Issue: 8/03/2024

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

Your Ref: DAP409659
Our Ref: 171869189 - DAP409659
Enquiries: Fleur Maxwell
Direct Tel: 9420 2099
Email: land.planning@watercorporation.com.au

17 May 2024

Planning Officer
City Of Canning
LOCKED BAG 80
WELSHPOOL DC WA 6986

Attention of: Will Thompson

Re: Lot 414, 13-15 Vinnicombe Dr, Canning Vale

Thank you for your email dated 24/04/2024. We offer the following comments regarding this proposal.

There is a current subdivision application, WAPC 163516 covering the subject area. We will address all our requirements via that process. Aaron Pittard is the contact officer for that application.

Water

Reticulated water is currently available to the subject area.

The applicant will be responsible for funding any costs of a water connection (meter) and make payment of the appropriate fees and charges and/or applicable Standard Infrastructure Contributions attributed to the nominated size and flow rate of the connection/s required.

The requirement for a new and/or additional fire service connection (meter) will incur additional costs, attributed to the nominated size of the connection/s required. These connections will also be subject to an agreement at the time of application.

A water connection may result in the installation of a backflow protection device. The applicant must consult a suitably qualified licensed plumbing contractor or hydraulic consultant to assess the developments requirements. The cost of the installation and ongoing testing and maintenance is the responsibility of the lot owner.

Wastewater

Reticulated sewerage is currently available to the subject area. All sewer main extensions, if required for the development site, should be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.

It should be noted that existing sewerage mains are located within the subject land near the northern boundary. An easement exists over the sewer main. Any portion of the proposed development which is in close proximity to this reticulated sewer mains may require structural piles to protect the sewer main in accordance to our technical guidelines. These will be required to be submitted at time of building approval. Piling design for sewer main protection shall be designed by a suitably qualified practicing professional engineer who has appropriate structural engineering experience, and is a holder of our current design standards.

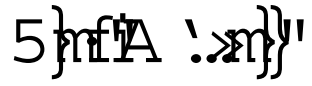
Approval for works
Any works carried out in proximity to our Assets must receive prior approval by applying for an Asset Protection Risk Assessment (APRA) To assess whether the proposed development will require and APRA details of the Prescribed Proximities and relevant legislation are available in our guidelines.

Building Approval Application
The applicant is required to submit a Commercial Application by using our online portal BuilderNet. Attachments required for approval will include:

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

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,



Fleur Maxwell
Advisor – Building Services
Development Services

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

The DAP notes the status of the following State Administrative Tribunal Applications and Supreme Court Appeals:

Current SAT Applications				
File No. & SAT DR No.	**LG Name**	**Property Location**	**Application Description**	**Date Lodged**
DAP/22/02364 DR75/2023	City of Bayswater	504A & 504-508 (Lot 30,4) Guildford Road, Bayswater	Proposed service station, fast food outlet and showroom development	23/05/2023
DAP/22/02317 DR81/2023	City of Vincent	41-43 and 45 Angove Street, North Perth	Proposed Service Station	31/05/2023
DAP/23/02480 DR184/2023	City of Vincent	Lot 3 (37-43) Stuart Street, Perth	Proposed Unlisted Use (Community Purpose) & Alterations & Additions	
DAP/22/02259 DR166/2023	City of South Perth	Lots 253 & 50 (4-8) Charles Street, South Perth	Mixed use development	03/11/2023
DAP/23/02550 DR196/2023	City of Belmont	Lots 2, 606, 608 and 609 (No. 97-107) Great Eastern Hwy and Lots 302, 304, 305 (No.2) Acton Ave, Rivervale	Warehouse (Self Storage Facility)	21/12/2023

2. General Business

3. Meeting Closure

In accordance with Section 7.3 of the DAP Standing Orders 2024 a DAP member must not publicly comment on any action or determination of a DAP.