Attachments
Ordinary Council Meeting
25 July 2023

AR2 Office of the Auditor General Performance Audit – Information Systems*.....

1. Letter from Department of Local Government, Sport and Cultural Industries.....
2. Letter addressing significant items to Minister Local Government .....

C1 No. 9 (Lot 1) Luth Avenue, Daglish and Charles Stokes Reserve (Lot 7158) – Five (5), Three Storey Grouped Dwellings*.....

1. Development Plans dated 31 May 2023.....
2. Original Plans dated 4 July 2022, and Amended Plans dated 1 February 2023 and 24 April 2023.....
3. Summarised Schedule of Submissions .....
4. Schedule of Referral Comments .....
5. Design Review Panel Advice .....
6. Discretionary Assessment .....
7. Site Photos .....

C2 Draft Local Planning Policy 1.3 – Sustainable Development – Preparation for Public Advertising*.....

1. Draft LPP 1.3 – Sustainable Development for Public Advertising .....
2. Supporting Information for Draft LPP 1.3 – Sustainable Development .....

C3 Draft Local Development Plan for the Coles/Crossways Precinct – Preparation for Public Advertising* .....

1. Draft Coles/Crossways Precinct Local Development Plan, GHD Pty Ltd, June 2023 .....
2. Summary of LDP Development Concepts and Provisions.....

C6 Financial Statements and Reports for the month ending 31 May 2023*.....

1. Statement of Financial Activity – May 2023.....
2. Statement of Financial Position – May 2023.....
3. Summary of Cash and Investments – May 2023 .....
4. Summary of Major Debtor Categories – May 2023.....
5. Payments Summary – May 2023 .....
6. Credit Card Payment Summary – May 2023 .....

REPORT ITEM NO. AR2
ATTACHMENT NO. 1

Department of
Local Government, Sport and Cultural Industries

GOVERNMENT OF WESTERN AUSTRALIA

Our Ref E23045826
Enquiries Tim Fraser
Phone (08) 6552 1712
Email tim.fraser@dlgsc.wa.gov.au

Mr Colin Cameron
Chief Executive Officer
City of Subiaco
388 Hay Street
Subiaco WA 6014

Dear Mr Cameron

SIGNIFICANT ITEMS IN PERFORMANCE AUDIT REPORT TABLED IN PARLIAMENT

On 29 March 2023, the Auditor General tabled a report in Parliament on the *Information Systems Audit – Local Government 2021-22*. In this report, the Auditor General recommended that under section 7.12A of the *Local Government Act 1995* (the Act), that local governments identified as having significant information systems issues:

- Is to prepare an action plan addressing significant matters relevant to their entity; and
- For submissions to the Minister for Local Government (the Minister) be made within 3 months of the report being tabled.

The Department of Local Government Sport and Cultural Industries (DLGSC) received an in-confidence list from the Office of the Auditor General that identified the City of Subiaco (the City), as one of the audited entities.

The DLGSC is seeking to remind the City of their requirement to report to the Minister on the significant matters as required under section 7.12A of the Act by 29 June 2023.

Subsequent to the aforementioned action having been completed could the City please provide evidence, including copies of any correspondence forwarded to the Minister addressing significant matters from the Auditor-General's audit report to DLGSC via the LG.Accounting@dlgsc.wa.gov.au inbox.

Given the current public focus on information systems security, the City is still within its statutory timeframe to report to the Minister.

If you have any questions relating to the reporting requirements under the Act, please do not hesitate to contact me.

Yours sincerely

Tim Fraser
Executive Director Local Government

08/05/2023

246 Vincent Street Leederville WA 6007
Gordon Stephenson House, 140 William Street Perth WA 6000
PO Box 8349 Perth Business Centre WA 6849
Telephone (08) 9492 9800
Email odg@dlgsc.wa.gov.au
Web www.dlgsc.wa.gov.au

REPORT ITEM NO. AR2
ATTACHMENT NO. 2

CITY OF SUBIACO
All communications should be directed to the Chief Executive Officer
241 Rokeby Road, SUBIACO WA 6008
PO Box 270, SUBIACO WA 6904
T 08 9237 9222 | F 08 9237 9200
E city@subiaco.wa.gov.au

Enquiries: Paul Moll
File: A/7252

20 June 2023

Hon David Michael MLA
Minister for Ports; Local Government; Road Safety
7th Floor, Dumas House
2 Havelock Street
WEST PERTH WA 6005

Sent by email: Minister.Michael@dpc.wa.gov.au

Dear Minister

RESPONSE TO LETTER REGARDING SIGNIFICANT ITEMS IN PERFORMANCE AUDIT REPORT TABLED IN PARLIAMENT

The City was notified that their 2021-22 external audit findings were included in the audit results of the Office of the Auditor General (OAG) Report 19: *Information Systems Audit Local Government 2021-22* released in March 2023.

Whenever an OAG report is tabled in Parliament the City of Subiaco provides a report to their Audit and Risk Committee within the agenda that is publicly available on the City's website.

Please see attached the report that will be tabled at the City's Audit and Risk Committee meeting to be held in July 2023. This report will be available to the public from 29 June 2023 as required under *7.12A(5)* of the *Local Government Act 1995.* This report will also be within the agenda for the Ordinary Council Meeting held on 29 August 2023.

To ensure the City's cyber and information security within a public report only a summary of the actions relating to the significant performance items have been outlined.

Please contact Paul Moll, Manager Information Services at paulmo@subiaco.wa.gov.au if any further information is required.

Yours faithfully

COLIN CAMERON
CHIEF EXECUTIVE OFFICER

Att. City of Subiaco draft report – Office of the Auditor General performance audit – information systems dated 4 July 2023

REPORT ITEM NO. C1
ATTACHMENT NO. 1

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023

PROPOSED 2 GREEN TITLES & 3 GROUP DWELLINGS

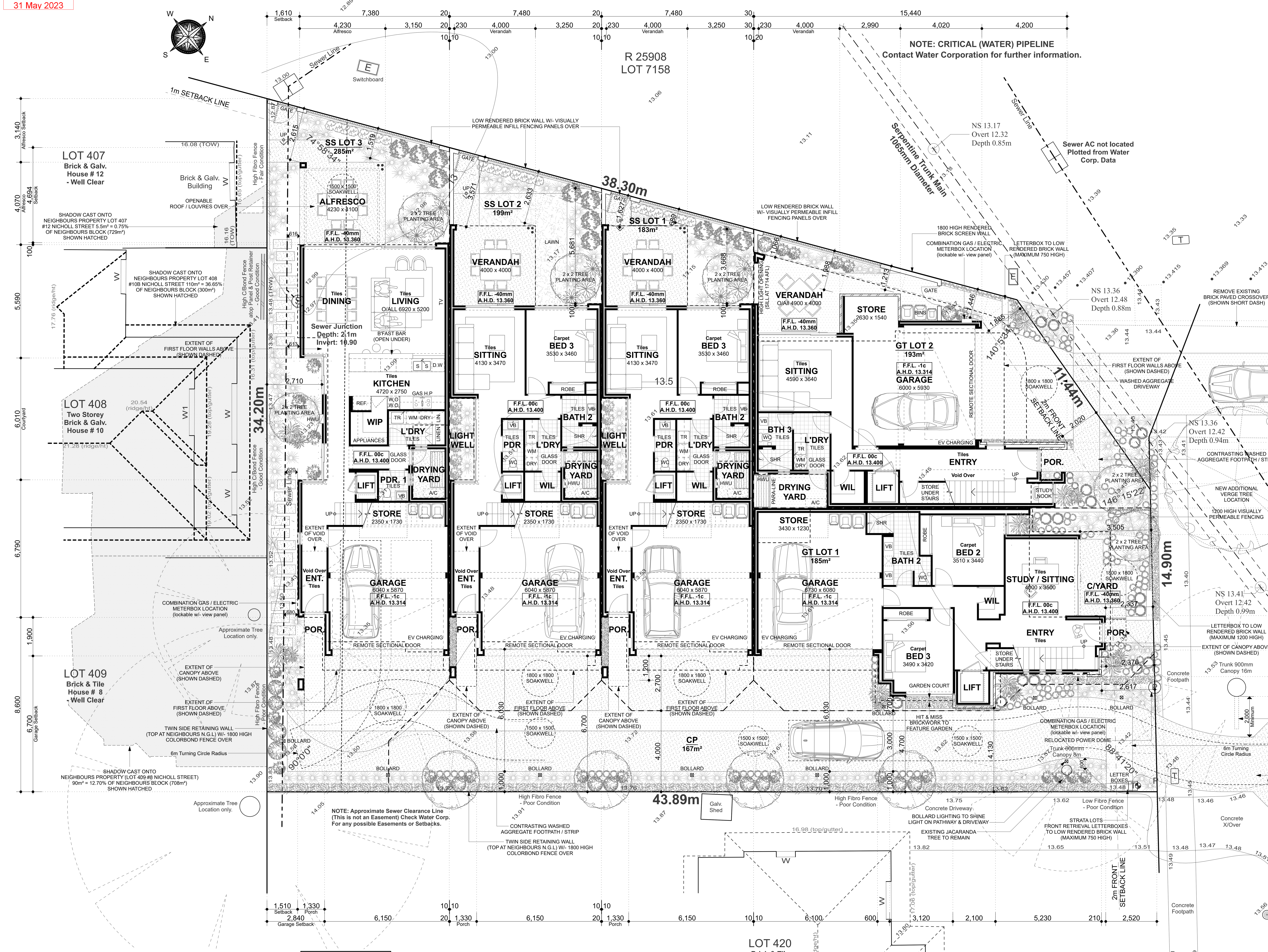
Lot 1 (# 9) Luth Avenue, Daglish



DANIEL@
DANIELLOMMADESIGN.COM
T +61 9467 9351
M 0439 933 710
WWW.DANIEL
LOMMADESIGN.COM
PO BOX 1532 APPLECROSS
WESTERN AUSTRALIA 6953

DANIEL LOM MADESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023





STRATA LOT 3 AREA	
GROUND FLOOR	91.80m²
GARAGE / STORE	45.45m²
ALFRESCO	17.20m²
PORCH	4.80m²
TOTAL GROUND FLOOR	**159.25m²**
FIRST FLOOR	127.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**138.90m²**
SECOND FLOOR	106.25m²
BALCONY	9.60m²
VOID	3.55m²
TOTAL SECOND FLOOR	**119.40m²**
TOTAL	**417.55m²**

STRATA LOT 2 AREA	
GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

STRATA LOT 1 AREA	
GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

GREEN TITLE LOT 2 AREA	
GROUND FLOOR	64.55m²
GARAGE / STORE	45.10m²
VERANDAH	14.55m²
PORCH	2.30m²
TOTAL GROUND FLOOR	**126.50m²**
FIRST FLOOR	102.35m²
TERRACE	30.80m²
VOID	2.25m²
TOTAL FIRST FLOOR	**135.40m²**
SECOND FLOOR	119.75m²
BALCONY	11.10m²
TOTAL SECOND FLOOR	**130.85m²**
TOTAL	**392.75m²**

GREEN TITLE LOT 1 AREA	
GROUND FLOOR	87.85m²
GARAGE / STORE	44.95m²
PORCH	1.25m²
TOTAL GROUND FLOOR	**134.05m²**
FIRST FLOOR	124.80m²
TERRACE	17.45m²
DRYING	4.75m²
TOTAL FIRST FLOOR	**147.00m²**
FIRST FLOOR	79.40m²
VOID	5.95m²
TOTAL SECOND FLOOR	**85.35m²**
TOTAL	**366.40m²**

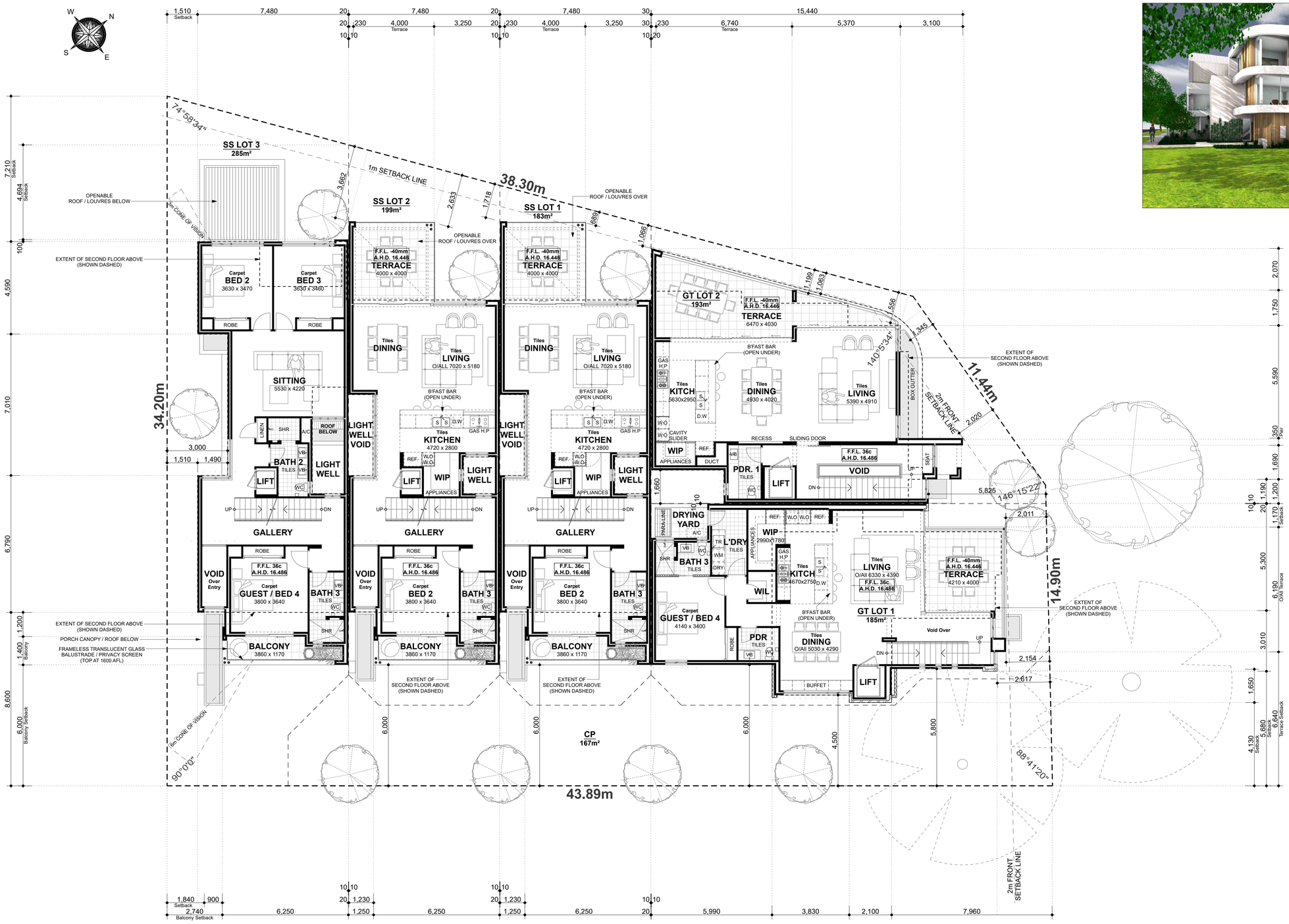
SITE COVER CALCULATIONS	
GREEN TITLE 1 SITE AREA	185m²
GREEN TITLE 2 SITE AREA	193m²
STRATA LOT 1 SITE AREA	183m²
STRATA LOT 2 SITE AREA	199m²
STRATA LOT 3 SITE AREA	285m²
COMMON PROPERTY SITE AREA	167m²
TOTAL SITE AREA	1212m²
SITE COVER	629m² (51.90%)
OPEN SPACE	583m² (48.10%)

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L. DATE: MAY 2023	REVISION: 31 - 05 - 2023 19 - 04 - 2023 16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 1 OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023





FIRST FLOOR PLAN

SCALE 1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023, 19 - 04 - 2023, 16 - 01 - 2023
	DATE: MAY 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 2 OF 8

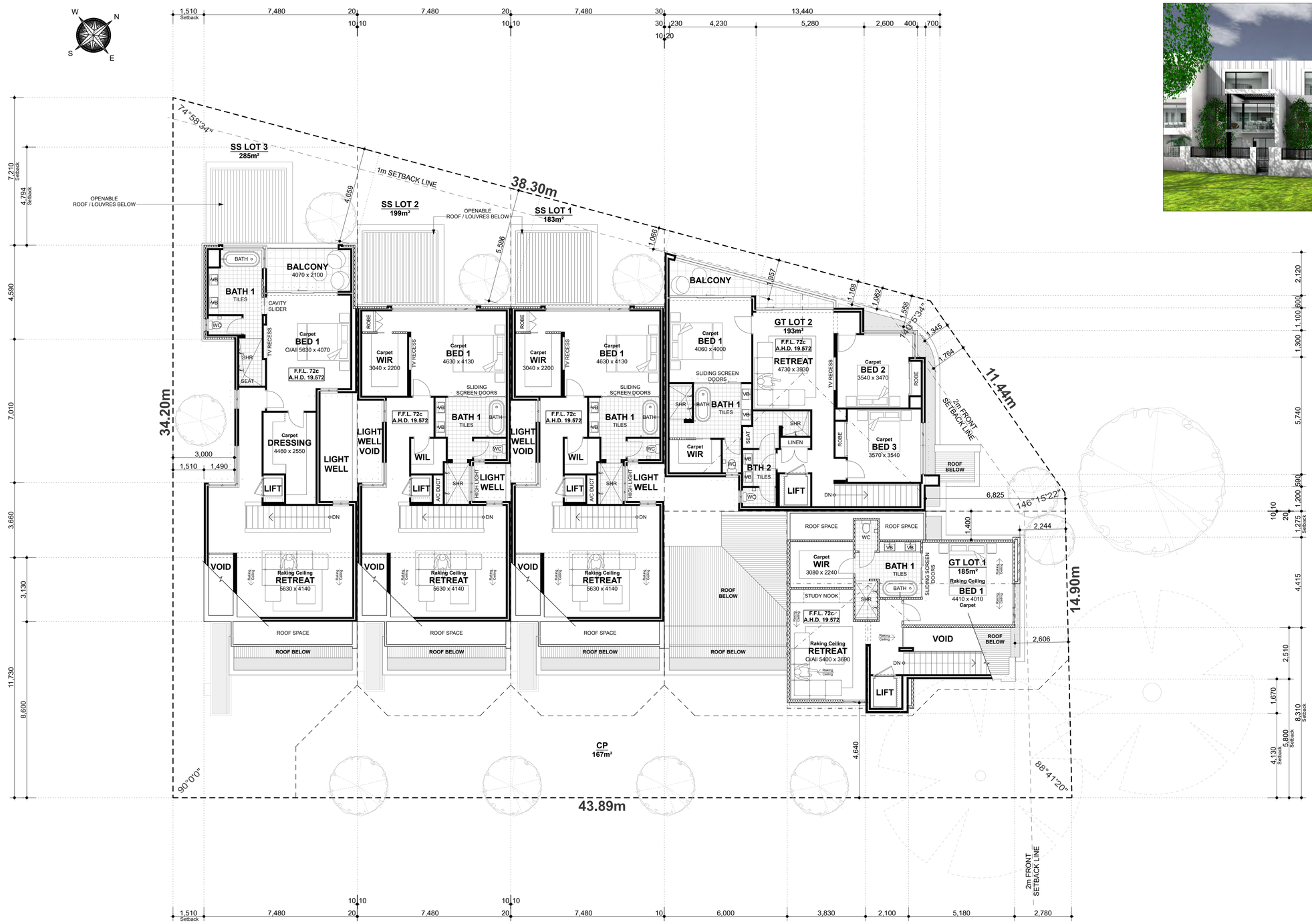
Design Matters National — The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023





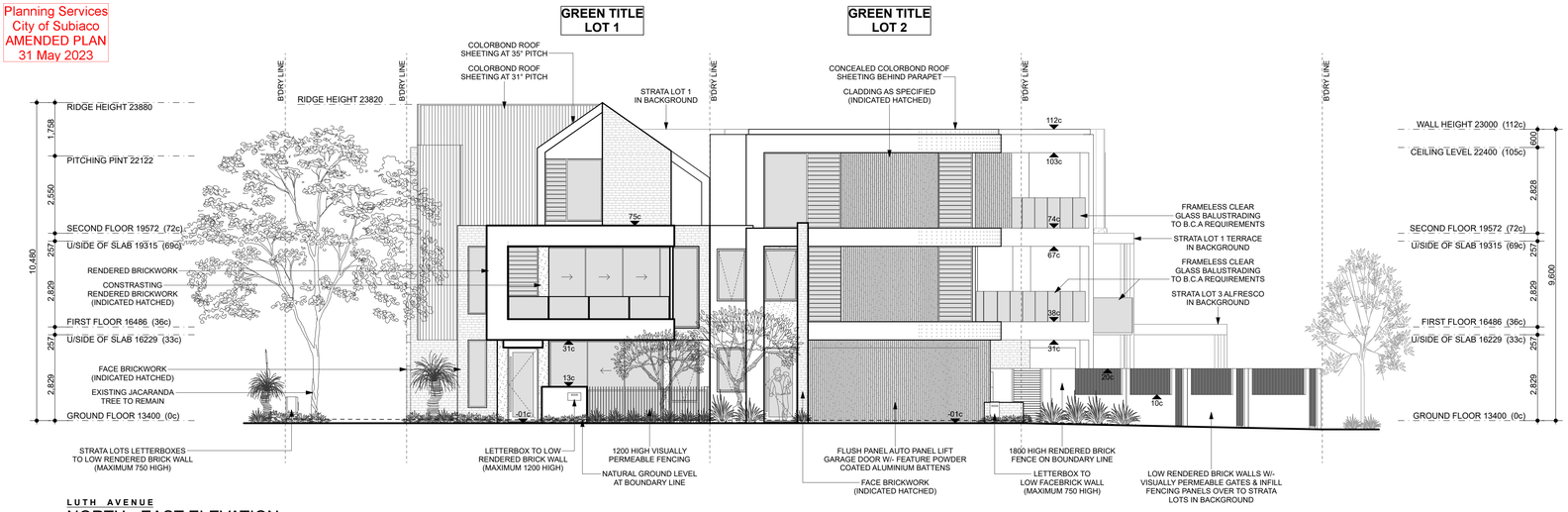
SECOND FLOOR PLAN

SCALE 1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023
	DATE: MAY 2023	19 - 04 - 2023
		16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 3 OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023



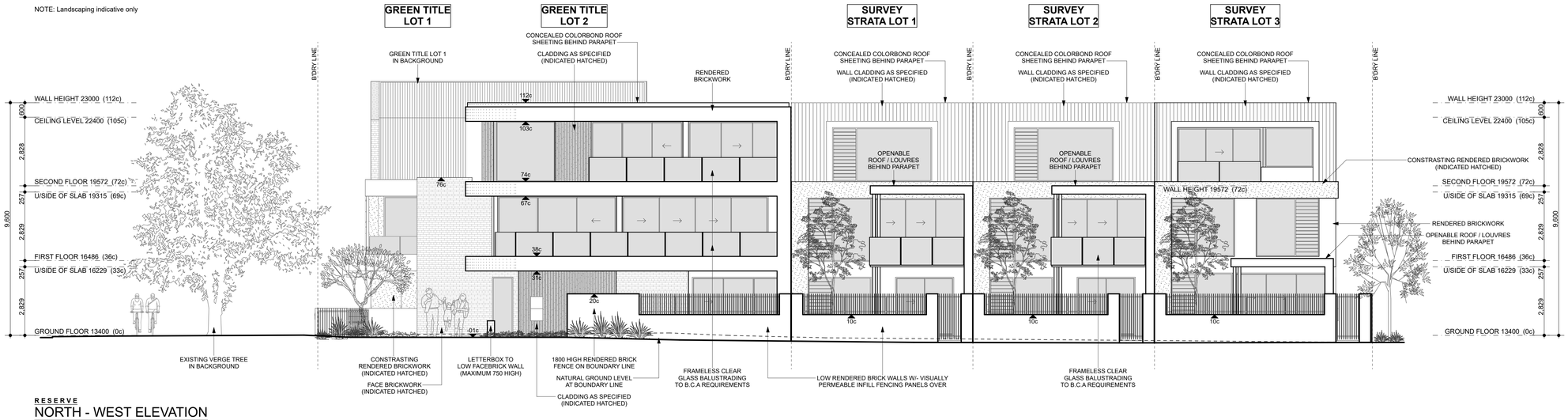


LUTH AVENUE

NORTH - EAST ELEVATION

1:100

NOTE: Landscaping indicative only

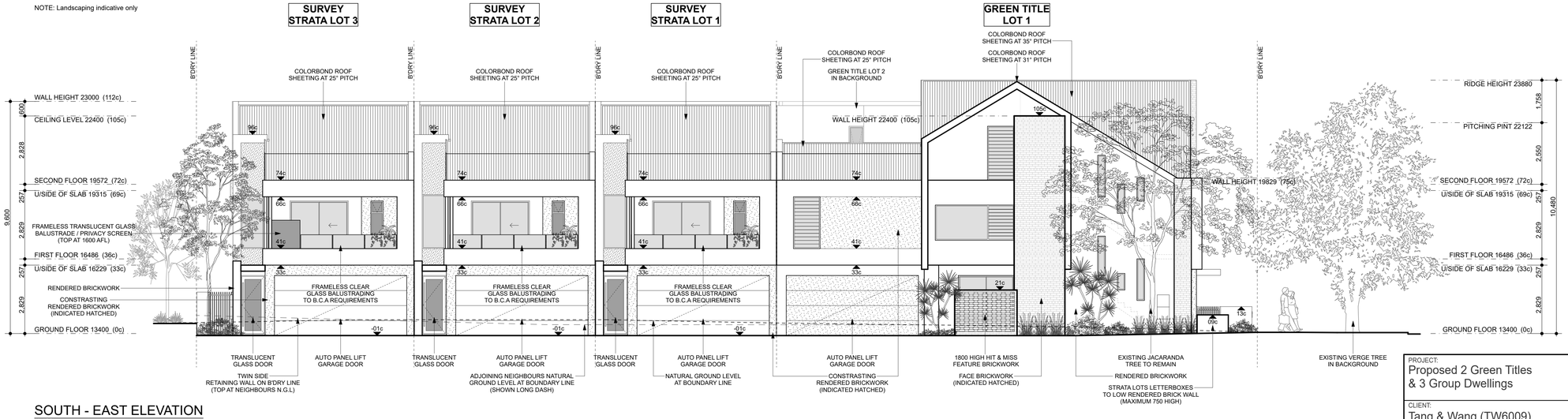


RESERVE

NORTH - WEST ELEVATION

1:100

NOTE: Landscaping indicative only



SOUTH - EAST ELEVATION

1:100

NOTE: Landscaping indicative only

SURVEY STRATA LOTS 1 - 3
EXTERNAL FINISHES & COLOUR SCHEDULE

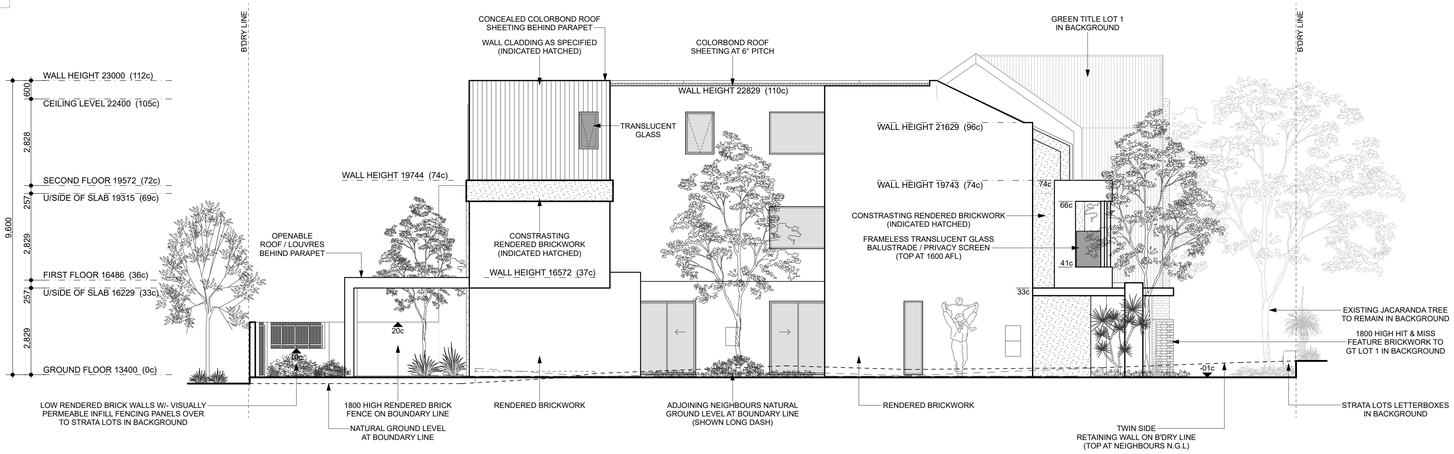
EXTERNAL WALLS (INDICATED NOT HATCHED)		RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)		RENDERED BRICKWORK "DULUX MALAY GREY HALF"
FEATURE WALLS (INDICATED BOLD HATCH)		RENDERED BRICKWORK "MOMUMENT"
WALL CLADDING		COLORBOND STEEL SHEETING "SHALE GREY"
ROOF		COLORBOND STEEL SHEETING "SHALE GREY"
EAVES LINING AND SOFFIT		DULUX LEXICON WHITE
BARGE BOARDS		COLORBOND STEEL "SHALEGREY"
STEEL COLUMNS		PAINTED GALVANISED STEEL "MONUMENT"
WINDOW FRAMES		POWDERCOATED ALUMINIUM FRAME "ANODIC DARK GREY"
DRIVEWAY & CROSSOVER		WASHED AGGREGATE LIGHT GREY
GARAGE DOOR		COLORBOND STEEL "MONUMENT"

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023, 19 - 04 - 2023, 16 - 01 - 2023
	DATE: MAY 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 4 OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOM MA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023

SURVEY STRATA LOT 3



SOUTH - WEST ELEVATION

1:100

NOTE: Landscaping indicative only





GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE

PROPOSED DEVELOPMENT
No. 9 LUTH AVENUE

LUTH AVENUE

PROPOSED STREETSCAPE

1:100

NOTE: Landscaping indicative only
NOTE: With Verge Trees



GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE

PROPOSED DEVELOPMENT
No. 9 LUTH AVENUE

LUTH AVENUE

PROPOSED STREETSCAPE

1:100

NOTE: Landscaping indicative only
NOTE: Without Verge Trees (Omitted for Clarity)



PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023 19 - 04 - 2023 16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	DATE: MAY 2023	
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	SCALE: 1 : 100	© Copyright
	JOB NO: 111-21 (A1)	SHEET: 5 OF 8

Design Matters National
The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

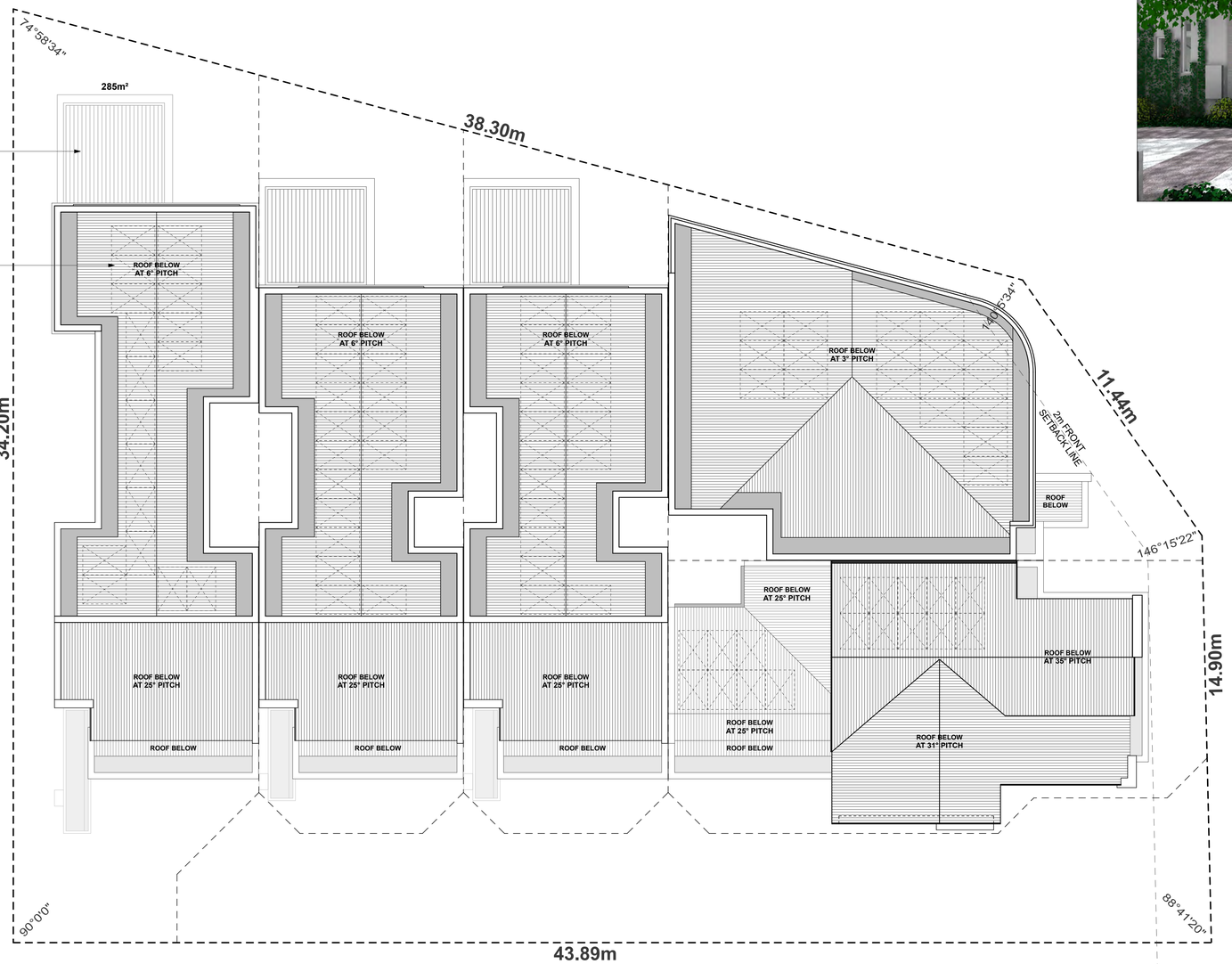
DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023

GREEN TITLE LOT 1
EXTERNAL FINISHES & COLOUR SCHEDULE

FACE BRICKWORK		AB BRICKS INDULGENCE "MOSCATO"
EXTERNAL WALLS (INDICATED NOT HATCHED)		RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)		RENDERED BRICKWORK "DULUX MALAY GREY HALF"
WALL CLADDING		COLORBOND STEEL SHEETING "SHALE GREY"
ROOF		COLORBOND STEEL SHEETING "SHALE GREY"
EAVES LINING AND SOFFIT		COLORBOND STEEL "SHALEGREY"
BARGE BOARDS		COLORBOND STEEL "SHALEGREY"
STEEL COLUMNS		PAINTED GALVANISED STEEL "ANODIC SILVER GREY"
WINDOW FRAMES		POWDERCOATED ALUMINIUM FRAME "ANODIC SILVER GREY"
DRIVEWAY & CROSSOVER		WASHED AGGREGATE LIGHT GREY
		COLORBOND STEEL "MONUMENT"
GARAGE DOOR		COLORBOND STEEL "BLUEGUM"





ROOF PLAN
SCALE 1:100



GREEN TITLE LOT 2
EXTERNAL FINISHES & COLOUR SCHEDULE

FACE BRICKWORK		AB BRICKS PURE EARTH "SMOOTH KAOLIN"
EXTERNAL WALLS (INDICATED NOT HATCHED)		RENDERED BRICKWORK "DULUX WHITE DUNE HALF"
FEATURE WALLS (INDICATED HATCHED)		RENDERED BRICKWORK "DULUX WHITE DUNE 150%"
WALL CLADDING		DECOWOOD BATTENS "CURLY BIRCH"
ROOF		COLORBOND STEEL SHEETING "SHALE GREY"
EAVES LINING AND SOFFIT		PAINTED "DULUX WHITE DUNE HALF"
WINDOW FRAMES		POWDERCOATED ALUMINIUM FRAME "PEARL WHITE"
DRIVEWAY & CROSSOVER		WASHED AGGREGATE LIMESTONE
GARAGE DOOR		DECOWOOD BATTENS "CURLY BIRCH"



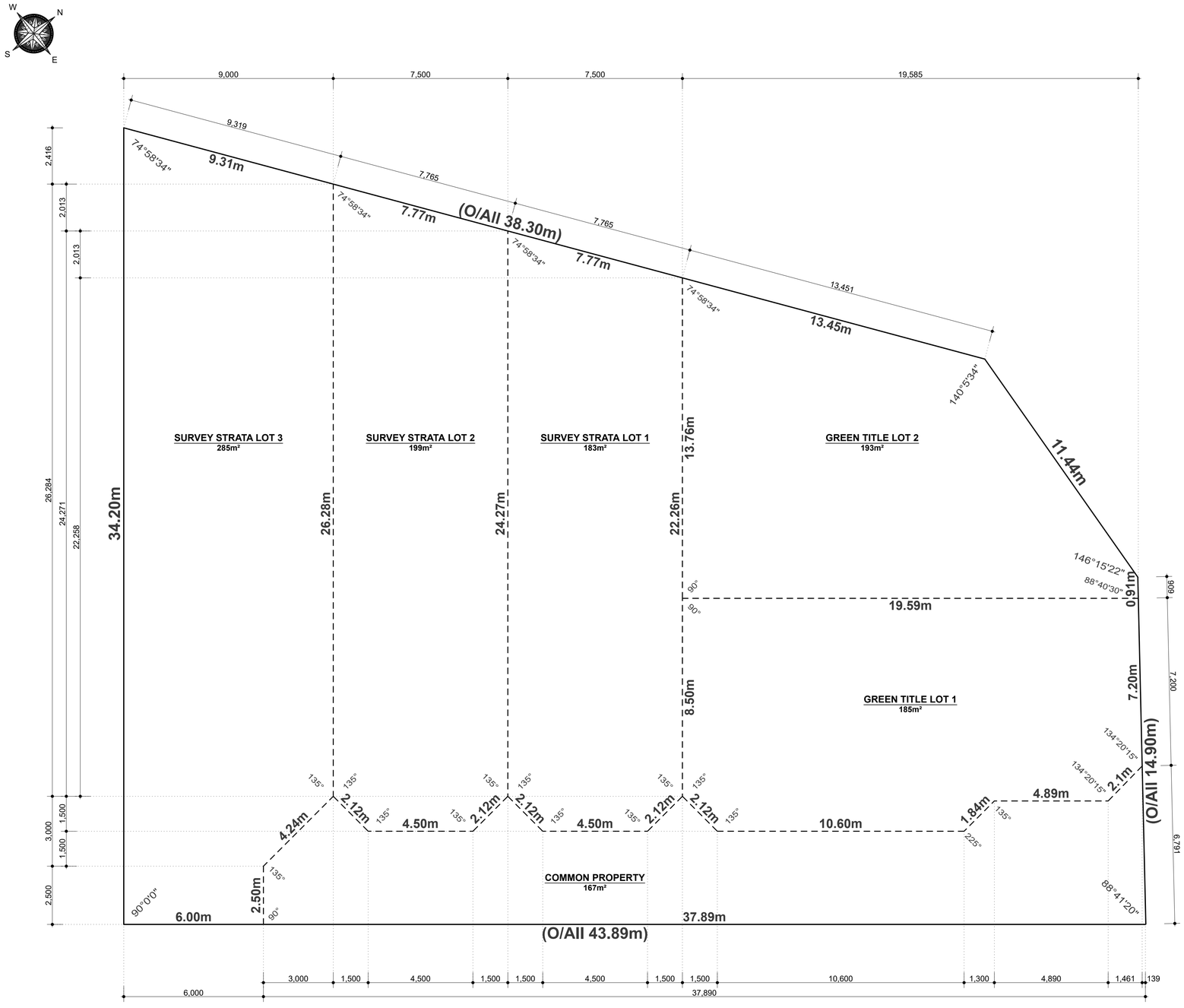




PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAY 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 6 OF 8
Design Matters National The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

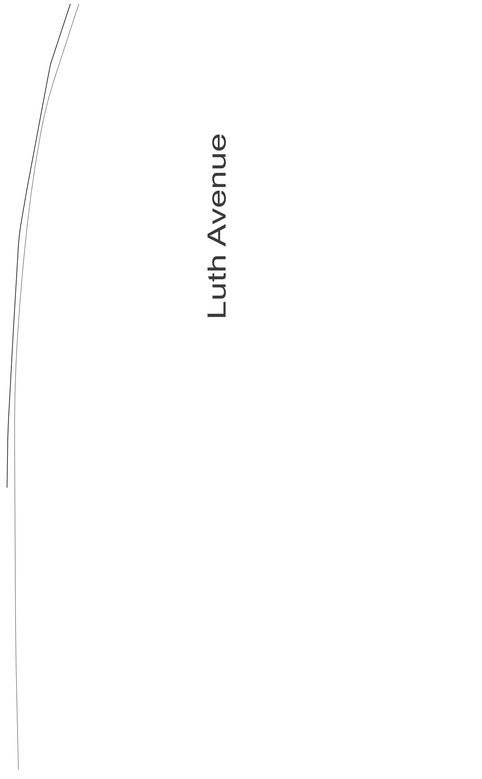
DA N IEL LOM MA DE SIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023









SUB-DIVISION LAYOUT PLAN

SCALE 1:100

SITE CALCULATIONS	
GREEN TITLE 1 SITE AREA	185m²
GREEN TITLE 2 SITE AREA	193m²
STRATA LOT 1 SITE AREA	183m²
STRATA LOT 2 SITE AREA	199m²
STRATA LOT 3 SITE AREA	285m²
COMMON PROPERTY SITE AREA	167m²
TOTAL SITE AREA	1212m²

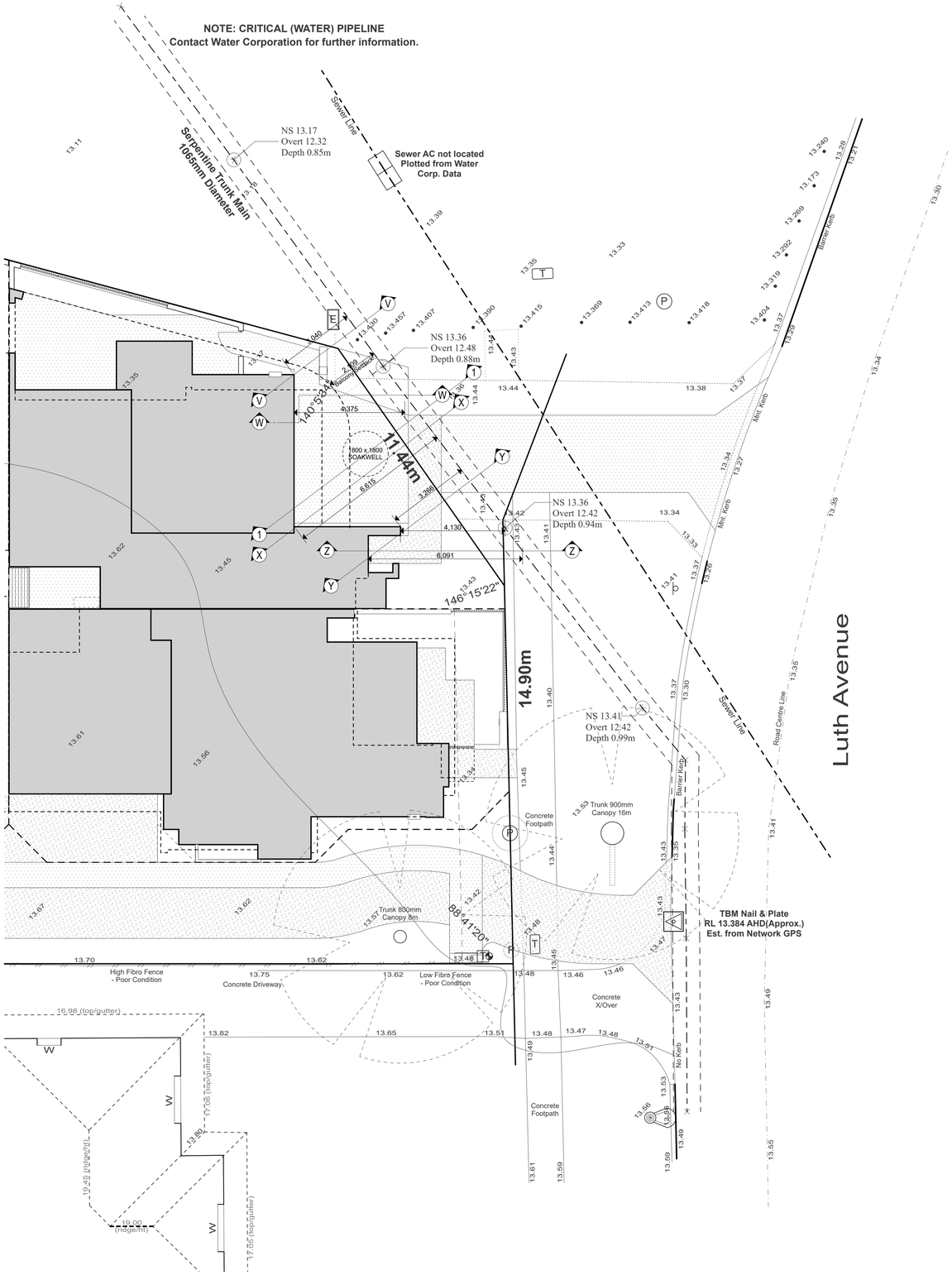
PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023, 19 - 04 - 2023, 16 - 01 - 2023
	DATE: MAY 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 7 OF 8

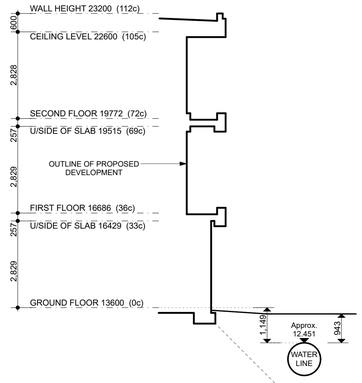
Design Matters National — The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

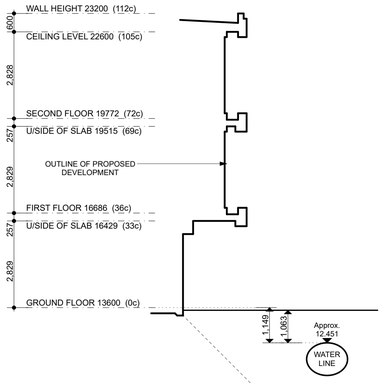
DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023

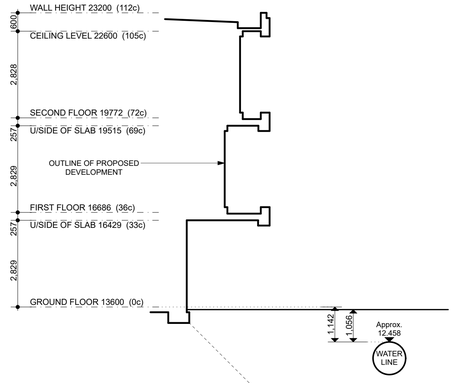




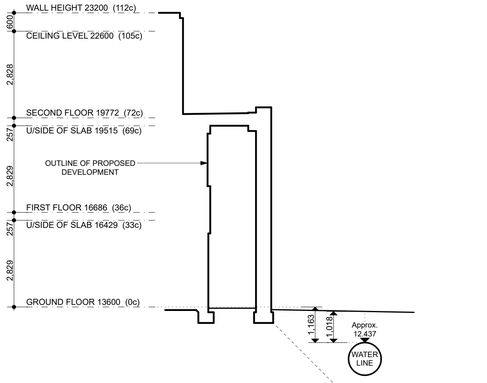
SECTION V-V
1:100



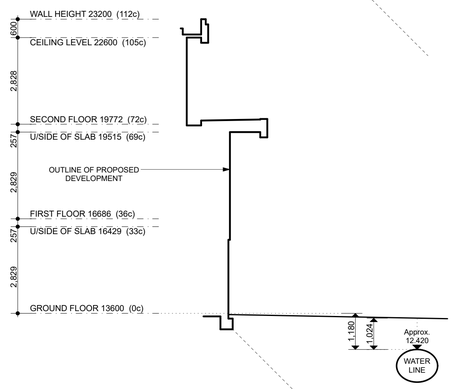
SECTION W-W
1:100



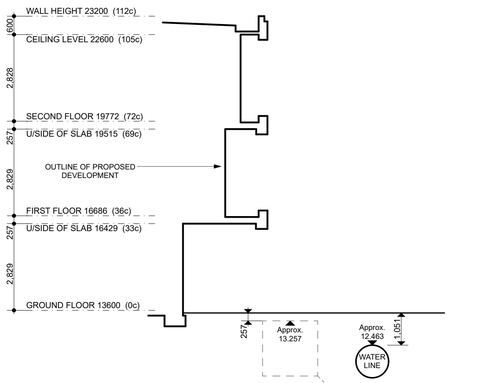
SECTION X-X
1:100



SECTION Y-Y
1:100



SECTION Z-Z
1:100



SECTION 1-1
1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAY 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 7A OF 8
Design Matters National The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023

R 25908
LOT 7158



NOTE: CRITICAL (WATER) PIPELINE
Contact Water Corporation for further information.

Sewer AC not located Plotted from Water Corp. Data

105mm Dia. STEEL WATER MAIN

Sewer Line

Switchboard

LOT 407
Brick & Galv.
House # 12
- Well Clear

Brick & Galv. Building

16.08 (TOW)

16.16 (TOW)

W

W

17.76 (ridge/ht)

High Fibre Fence - Fair Condition

High C/Bond Fence Partial Retaining - Good Condition

13.48 (TRW)

16.31 (top/gutter)

LOT 408
Two Storey
Brick & Galv.
House # 10

20.54 (ridge/ht)

21.29 (ridge/ht)

W1

W

W

16.52 (top/gutter)

34.20m

High C/Bond Fence - Good Condition

Sewer Junction
Depth: 2.1m
Invert: 10.90

74°58'34"

38.30m

13

Sand

Sand

Sand

Sand

13.5

LOT 1
House # 9
- Vacant Land

140°53'4"

11.44m

146°15'22"

14.90m

88°41'20"

90°0'0"

Fence Leaning

Approximate Tree Location only.

Approximate Tree Location only.

LOT 409
Brick & Tile
House # 8
- Well Clear

High Fibre Fence - Poor Condition

High Fibre Fence - Poor Condition

High Fibre Fence - Poor Condition

Low Fibre Fence - Poor Condition

NOTE: Approximate Sewer Clearance Line
(This is not an Easement) Check Water Corp.
For any possible Easements or Setbacks.

43.89m

Galv. Shed

Concrete Driveway

Brick Paved X/Over

Concrete X/Over

Concrete Footpath

Concrete Footpath

Trunk 900mm Canopy 16m

Trunk 800mm Canopy 8m

Mini Kerb

Barrier Kerb

No Kerb

Road Centre Line

TBM Nail & Plate
RL 13.384 AHD(Approx.)
Est. from Network GPS

LOT 420
Brick & Tile
House # 7
Approx. FFL 14.45
@ Front Door

16.98 (top/gutter)

19.45 (ridge/ht)

19.00 (ridge/ht)

17.06 (top/gutter)

17.85 (top/gutter)

Luth Avenue

LEGEND

WATER METER | T TELSTRA/NBN PIT | TREE (TO SCALE) | W WINDOW | W1 FIRST STOREY WINDOW
S SEWER CONN. | SEWER AC | P POWER DOME | T TAP | A TEMP. BENCHMARK
(TRW) TOP OF RETAINING WALL | (TOW) TOP OF WALL | LIGHT POLE | E ELEC. BOX / PIT | BOLLARD

IMPORTANT NOTES:
THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED.

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.

SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.

CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

Vision surveys CONSULTING

T: (08) 6144 0000 F: (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au

FEATURE SURVEY

CLIENTS DETAILS :	
TW Development Pty Ltd	

LEVEL DATUM:	DWG REF:
AHD (Approx.)	Luth 9 F - v1.0

LOT AREA :	R CODE :	SURVEY DATE :
1212m²	R60	17/05/2022

LOCAL AUTHORITY : City of Subiaco

PLAN / DIAG /SP	D 47291	TELSTRA	YES
ELECTRICITY	UNDERGROUND	SEWERAGE	YES
WATER	YES	DRAINAGE	GOOD
GAS	YES	VEG. / SOIL	AS DESCRIBED

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings		DRAWN: D.L.	REVISION: 31 - 05 - 2023 19 - 04 - 2023 16 - 01 - 2023
		DATE: MAY 2023	
CLIENT: Tang & Wang (TW6009)		SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish		JOB NO: 111-21 (A1)	SHEET: 8 OF 8
Design Matters National The peak body for the building design profession		DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023
RECEIVED



GREEN TITLE LOTS 1 & 2 (VIEWED FROM LUTH AVENUE)



GREEN TITLE LOTS 1 & 2 (VIEWED FROM LUTH AVENUE)



GREEN TITLE LOT 2 (VIEWED FROM RESERVE)



GREEN TITLE LOT 1 (VIEWED FROM COMMON PROPERTY CROSSOVER)



VIEW APPROACHING DEVELOPMENT FROM LUTH AVENUE



VIEW FROM KITCHEN / LIVING AREA TO GREEN TITLE LOT 1



VIEW FROM KITCHEN / LIVING AREA TO GREEN TITLE LOT 2



SURVEY STRATA LOTS (VIEWED FROM RESERVE)



GREEN TITLE LOT 1 FRONT COURTYARD (VIEW FROM VERGE)



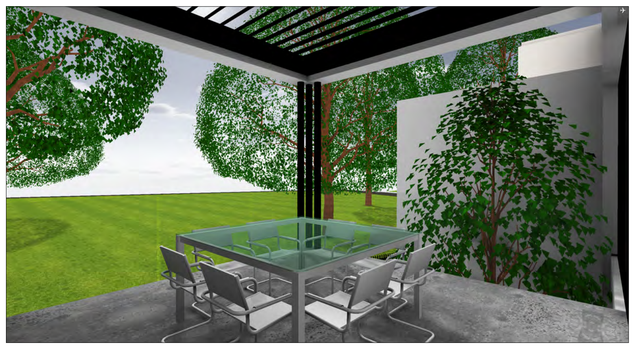
SURVEY STRATA LOT 2 (VIEW FROM COMMON PROPERTY DRIVEWAY)



VIEW FROM GROUND FLOOR STUDY / SITTING TO GREEN TITLE LOT 1



VIEW FROM FIRST FLOOR LIVING AREA TO SURVEY STRATA LOTS 1 & 2



VIEW FROM FIRST FLOOR TERRACE TO SURVEY STRATA LOTS 1 & 2



SURVEY STRATA LOTS (SOUTH - EAST VIEW)



VIEW FROM GROUND FLOOR ALFRESCO TO SURVEY STRATA LOT3

9 LUTH AVENUE, DAGLISH
PERSPECTIVES

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 31 - 05 - 2023 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAY 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 8A OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023

LANDSCAPE CONCEPT PLAN

PRELIMINARY TREE & PLANT SELECTION - IN VERGE


Eucalytpus sideroxylon rosea


Acacia lasciocarpa


Myoporum parvifolium


Eremophila glabra

PRELIMINARY TREE & PLANT SELECTION - IN SITE BOUNDARY


Lagerstroemia indica


Pyrus calleryana capital


Tristaniopsis laurina


Acacia lasciocarpa


Dietes grandiflora


Myoporum parvifolium


Eremophila glabra


Olearia axillaris


Dianella revoluta


Rhapiolepis snow


Carissa grandiflora


Pittosporum 'Miss muffet'

SHADE TOLERANT SHRUBS AND GROUNDCOVERS


Arthropodium cirratum


Ophiopogon japonicus


Dichondra 'Silver Falls'


Agave attenuata


Senecio serpens


Dichondra repens


Philodendron selluom


Philodendron xanadu


Viola hederacea

LANDSCAPE DESIGN NOTE

1. Mix of native waterwise shrubs and groundcovers to create an appealing green entrance to the front
2. *Lagerstroemia indica* and shrub planting to the backyard
3. *Pyrus calleryana* within the boundary to bring colour, shade, and luscious green form to the property
4. Proposed shade tolerant shrubs and groundcovers planting.
5. Shade tolerant plantings create a lush green element within the light well, bringing attractive view out of the window
6. *Tristaniopsis laurina* with non-invasive root system to protect the underground services.
7. Existing *Jacaranda mimosifolia* to be retained
8. Proposed new verge tree *Eucalyptus sideroxylon rosea*
9. Verge with shade tolerant groundcover planting, with the existing tree to be retained.
10. Proposed steel edging.
11. Large existing tree outside site boundary, no new trees to be planted within the tree protection zone.
12. Turf area to provide adiditonal amenity to residents.

TDL
BEYOND GREEN

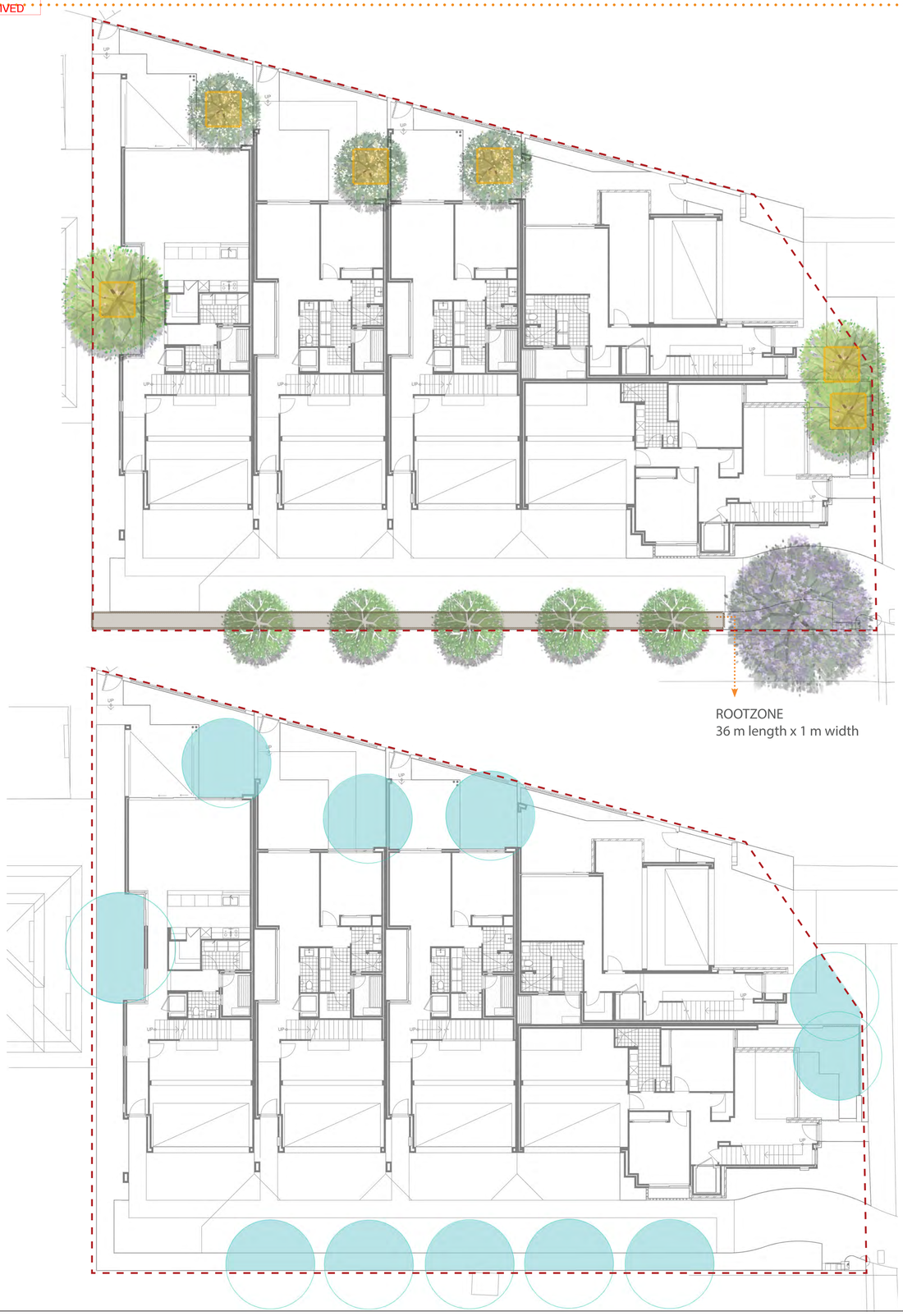
AUTHOR: VW/NL Q.A: JR/QY
SCALE: 1:100 @ A1
PROJECT #: 15596
DATE: APRIL 2023

LOT 1 (#9) LUTH AVENUE, DAGLISH
LANDSCAPE DESIGN

01

Planning Services
City of Subiaco
AMENDED PLAN
31 May 2023
RECEIVED

LANDSCAPE PROVISIONS - TREE CANOPY PLAN AND PLANTING AREA



LEGEND

LOT BOUNDARY
Total Site area 1212.8 m2

PROPOSED TREE ROOTZONE
2 m x 2 m

PROPOSED TREE ROOTZONE
NON-COMPLIANT

PROPOSED TREE 3 -MEDIUM
Tristaniopsis laurina
COMPLIANT

PROPOSED TREE 1 - SMALL
Pyrus calleryana
NON-COMPLIANT

PROPOSED TREE 2 - SMALL
Lagerstromia natchez
COMPLIANT

EXISTING TREE

LEGEND

LOT BOUNDARY
Total site area 1212.8 m2

PROPOSED TREE CANOPY
153 m2

COMPLIANCE CRITERIA

DWELLING TYPE		MINIMUM TREE PLANTING AREA	MINIMUM TREE PLANTING AREA
Single houses and grouped dwellings (tree per dwelling)		1 tree	2m x 2m
Multiple 2m x 2m dwellings (trees per site)	Less than 700m2	2 trees	
	700 - 1000m2	3 trees	
	Greater than 1000m2	4 trees	

DEVELOPMENT PROVISIONS

Compliant trees	6
Non-compliant trees	5
TOTAL	11

TREE SELECTION

SITE AREA	MATURE CANOPY DIA.	MATURE HEIGHT	PLANTED POT SIZE
Small	4-6m	4-8m	100L
Medium	6-9m	8-12m	200L
Large	>9m	>12m	500L

LANDSCAPE & IRRIGATION NOTES

Plant species which include trees, shrubs & ground covers have been chosen in accordance with local soil and site condition. Where possible plants have been selected that will require minimal maintenance and are water wise after establishment.

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

• Irrigation design to comply with waterwise design principles, LGA and Water Corporation requirements. Detailed irrigation plan to be provided at building license stage but to include water efficient measures such as subsurface dripline and bubblers.

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

• Additional waterwise design principles employed:
> Low water use plant selection suited to the local soil complex.
> Select use of water intensive turf areas.
> Water retention soil preparation.
> Reduction in soil water loss through prescribing course mulch.

• Proposed plant distribution rate 4 per m2.

• Proposed plant pot sizes:
> Small Tree 100L
> Medium Tree 200L
> Large Tree 500L
> Shrubs/groundcovers 140mm-200mm

REPORT ITEM NO. C1
ATTACHMENT NO. 2

Original plans dated 4 July 2022

Planning Services
City of Subiaco
4 July 2022
RECEIVED

PROPOSED 2 GREEN TITLES & 3 GROUP DWELLINGS

Lot 1 (# 9) Luth Avenue, Daglish



DANIEL@
DANIELLOMMADESIGN.COM
T +61 9467 9351
M 0439 933 710
WWW.DANIEL
LOMMADESIGN.COM
PO BOX 1532 APPLECROSS
WESTERN AUSTRALIA 6953

DANIEL LOM MA DESIGN

Planning Services
City of Subiaco
4 July 2022
RECEIVED



R 25908
LOT 7158

NOTE: CRITICAL (WATER) PIPELINE
Contact Water Corporation for further information.

Sewer AC not located
Plotted from Water
Corp. Data

1m SETBACK LINE

LOT 407
Brick & Galv.
House # 12
- Well Clear

LOT 408
Two Storey
Brick & Galv.
House # 10

LOT 409
Brick & Tile
House # 8
- Well Clear

LOT 420
Brick & Tile
House # 7
Approx. FFL 14.45
@ Front Door

SS LOT 3
285m²

SS LOT 2
199m²

SS LOT 1
183m²

GT LOT 2
193m²

GT LOT 1
185m²

CP
167m²

ALFRESCO
4230 x 1100

VERANDAH
4000 x 4000

Tiles
DINING

Tiles
LIVING
O/ALL 6920 x 5200

Tiles
KITCHEN
4720 x 2750

WIP

L'DRY

LIGHT WELL

Carpet
BED 2
3530 x 3470

Carpet
BED 3
3530 x 3460

Carpet
GUEST / BED 4
3850 x 3710

BATH 2

BATH 3

PDR. 1

PDR. 2

LIFT

STORE
2720 x 1730

DRYING YARD

GARAGE
6040 x 5870
F.F.L. -1c
A.H.D. 13.514

GARAGE
6030 x 6030
F.F.L. -1c
A.H.D. 13.514

STORE
6620 x 1530

STORE
2070 x 1940

COURTYARD
F.F.L. -40mm
A.H.D. 13.560

Tiles
ENTRY

Void Over
PORCH

POR.

Tiles
ENT.

Void Over
ENT.

Carpet
BED 2
3530 x 3500

Carpet
BED 3
3500 x 3500

STORE UNDER STAIRS

GATE

BINS

REMOTE SECTIONAL DOOR

1800 x 1800 SOAKWELL

1500 x 1500 SOAKWELL

2 x 2 TREE PLANTING AREA

LOW RENDERED BRICK WALL W/- VISUALLY PERMEABLE INFILL FENCING PANELS OVER

1800 HIGH RENDERED BRICK SCREEN WALL

COMBINATION GAS / ELECTRIC METERBOX LOCATION (lockable w/- view panel)

LETTERBOX TO LOW RENDERED BRICK WALL (MAXIMUM 750 HIGH)

REMOVE EXISTING BRICK PAVED CROSSOVER (SHOWN SHORT DASH)

EXTENT OF FIRST FLOOR WALLS ABOVE (SHOWN DASHED)

WASHED AGGREGATE DRIVEWAY

WASHED AGGREGATE CROSSOVER TO COUNCIL REQUIREMENTS

RELOCATED POWER DOME

Trunk 900mm Canopy 16m

Trunk 800mm Canopy 8m

Existing Verge Tree Branch Over 1.6m Long x 1.8m High to the underside (Shown Dashed)

TBM Nail & Plate
RL 13.384 AHD(Approx.)
Est. from Network GPS

LETTER BOXES

Concrete Footpath

Concrete X/Over

Concrete Driveway

EXISTING JACARANDA TREE TO REMAIN

STRATA LOTS FRONT RETRIEVAL LETTERBOXES TO LOW RENDERED BRICK WALL (MAXIMUM 750 HIGH)

Low Fibro Fence - Poor Condition

High Fibro Fence - Poor Condition

High C/Bond Fence - Poor Condition

High C/Bond Fence - Good Condition

High Fibro Fence - Fair Condition

Galv. Shed

SHADOW CAST ONTO NEIGHBOURS PROPERTY LOT 407 #12 NICHOLL STREET 6m² = 0.82% OF NEIGHBOURS BLOCK (729m²) SHOWN HATCHED

SHADOW CAST ONTO NEIGHBOURS PROPERTY LOT 408 #10B NICHOLL STREET 112m² = 37.33% OF NEIGHBOURS BLOCK (300m²) SHOWN HATCHED

SHADOW CAST ONTO NEIGHBOURS PROPERTY LOT 409 #8 NICHOLL STREET) 94m² = 13.27% OF NEIGHBOURS BLOCK (708m²) SHOWN HATCHED

6m Turning Circle Radius

Approximate Tree Location only.

COMBINATION GAS / ELECTRIC METERBOX LOCATION (lockable w/- view panel)

NOTE: Approximate Sewer Clearance Line (This is not an Easement) Check Water Corp. For any possible Easements or Setbacks.

Sewer Junction Depth: 2.1m Invert: 10.90

Sewer Line

108mm DIA STEEL WATERMAIN

Luth Avenue

Mint Kwin

Road Centre Line

Barrier Kerb

No Kerb

2m FRONT SETBACK LINE

38.30m

34.20m

43.89m

11.44m

14.90m

88°41'20"

90°07'

46°15'22"

140°53'44"

COMBINED GROUND FLOOR PLAN & SITE PLAN

SCALE 1:100

STRATA LOT 3 AREA

GROUND FLOOR	91.80m²
GARAGE / STORE	45.45m²
ALFRESCO	17.20m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**158.30m²**
FIRST FLOOR	127.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**138.90m²**
SECOND FLOOR	106.25m²
BALCONY	9.60m²
VOID	3.55m²
TOTAL SECOND FLOOR	**119.40m²**
TOTAL	**416.60m²**

STRATA LOT 2 AREA

GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

STRATA LOT 1 AREA

GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

GREEN TITLE LOT 2 AREA

GROUND FLOOR	64.45m²
GARAGE / STORE	45.00m²
VERANDAH	12.85m²
PORCH	2.50m²
TOTAL GROUND FLOOR	**124.80m²**
FIRST FLOOR	102.35m²
TERRACE	30.80m²
VOID	2.25m²
TOTAL FIRST FLOOR	**135.40m²**
SECOND FLOOR	119.75m²
BALCONY	11.10m²
TOTAL SECOND FLOOR	**130.85m²**
TOTAL	**391.05m²**

GREEN TITLE LOT 1 AREA

GROUND FLOOR	83.25m²
GARAGE / STORE	46.95m²
PORCH	5.60m²
TOTAL GROUND FLOOR	**135.80m²**
FIRST FLOOR	113.65m²
TERRACE	22.20m²
TOTAL FIRST FLOOR	**135.85m²**
FIRST FLOOR	88.70m²
VOID	8.40m²
SECOND FLOOR	97.10m²
TOTAL SECOND FLOOR	**368.75m²**
TOTAL	

SITE COVER CALCULATIONS

GREEN TITLE 1 SITE AREA	**185m²**
GREEN TITLE 2 SITE AREA	**193m²**
STRATA LOT 1 SITE AREA	**183m²**
STRATA LOT 2 SITE AREA	**199m²**
STRATA LOT 3 SITE AREA	**285m²**
COMMON PROPERTY SITE AREA	**167m²**
TOTAL SITE AREA	**1212m²**
SITE COVER	**617m² (50.90%)**
OPEN SPACE	**595m² (49.10%)**

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JUNE 2022	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 1 OF 7

Design Matters National — The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOM MA DESIGN

Planning Services
City of Subiaco
4 July 2022
RECEIVED





FIRST FLOOR PLAN
SCALE 1:100

SURVEY STRATA 1 - 3 EXTERNAL FINISHES & COLOUR SCHEDULE

EXTERNAL WALLS (INDICATED NOT HATCHED)	-RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)	-RENDERED BRICKWORK "DULUX MALAY GREY HALF"
FEATURE WALLS (INDICATED BOLD HATCH)	-RENDERED BRICKWORK "MOMUMENT"
CLADDING	-COLORBOND STEEL SHEETING IN "SHALE GREY"
ROOF	-COLORBOND STEEL SHEETING IN "SHALE GREY"
EAVES LINING AND SOFFIT	-DULUX LEXICON WHITE
BARGE BOARDS	-COLORBOND STEEL IN "SHALEGREY"
STEEL COLUMN	-PAINTED GALVANISED STEEL IN "MONUMENT"
WINDOW FRAMES	-POWDERCOATED ALUMINIUM FRAME (ANODIC DARK GREY)
DRIVEWAY & CROSSOVER	-WASHED AGGREGATE GREY

GREEN TITLE 1 EXTERNAL FINISHES & COLOUR SCHEDULE

EXTERNAL WALLS (INDICATED NOT HATCHED)	-RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)	-RENDERED BRICKWORK "DULUX MALAY GREY HALF"
CLADDING	-COLORBOND STEEL SHEETING IN "SHALE GREY"
ROOF	-COLORBOND STEEL SHEETING IN "SHALE GREY"
GUTTERS	-COLORBOND STEEL SHEETING IN "SURFMIST"
EAVES LINING AND SOFFIT	-DULUX LEXICON WHITE
BARGE BOARDS	-COLORBOND STEEL IN "SHALEGREY"
STEEL COLUMN	-PAINTED GALVANISED STEEL IN "DULUX MALAY GREY HALF"
WINDOW FRAMES	-POWDERCOATED ALUMINIUM FRAME (ANODIC SILVER GREY)
DRIVEWAY & CROSSOVER	-WASHED AGGREGATE GREY

GREEN TITLE 2 EXTERNAL FINISHES & COLOUR SCHEDULE

EXTERNAL WALLS (INDICATED NOT HATCHED)	-RENDERED BRICKWORK "DULUX WHITE DUNE HALF"
FEATURE WALLS (INDICATED HATCHED)	-RENDERED BRICKWORK "DULUX WHITE DUNE 150%"
CLADDING	-DECOWOOD BATTENS IN "CURLY BIRCH"
ROOF	-COLORBOND STEEL SHEETING IN "SHALE GREY"
EAVES LINING AND SOFFIT	-DULUX WHITE DUNE HALF
WINDOW FRAMES	-POWDERCOATED ALUMINIUM FRAME (PEARL WHITE)
DRIVEWAY & CROSSOVER	-WASHED AGGREGATE LIMESTONE

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JUNE 2022	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 2 OF 7

Design Matters National — The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOM MADESIGN

Planning Services
City of Subiaco
4 July 2022
RECEIVED





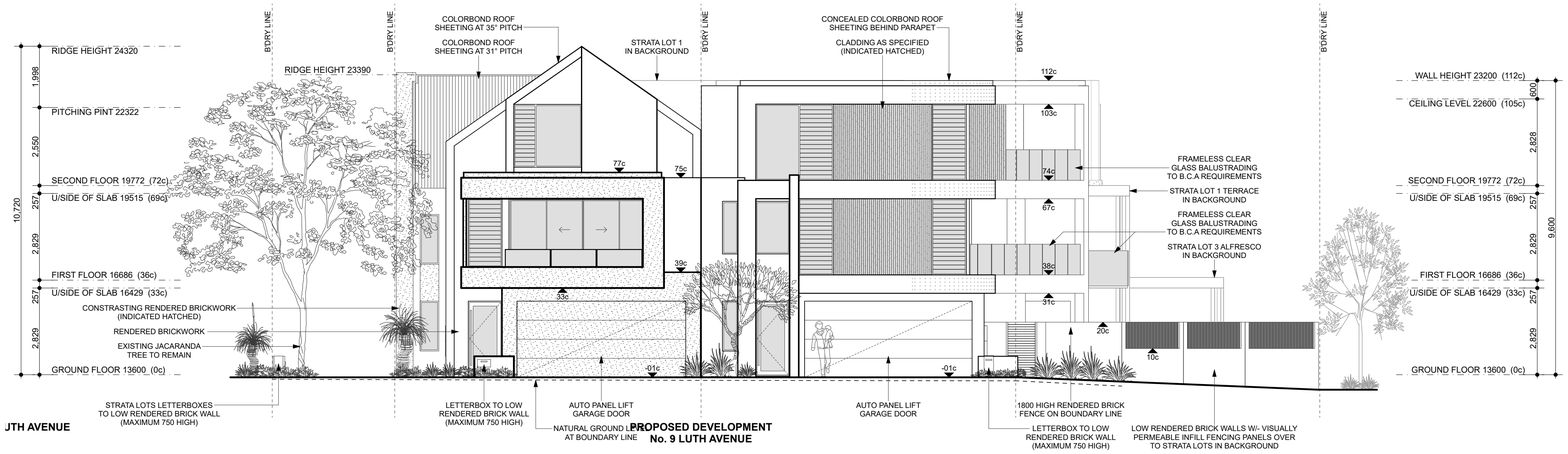
SECOND FLOOR PLAN

SCALE 1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JUNE 2022	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 3 OF 7
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
4 July 2022
RECEIVED



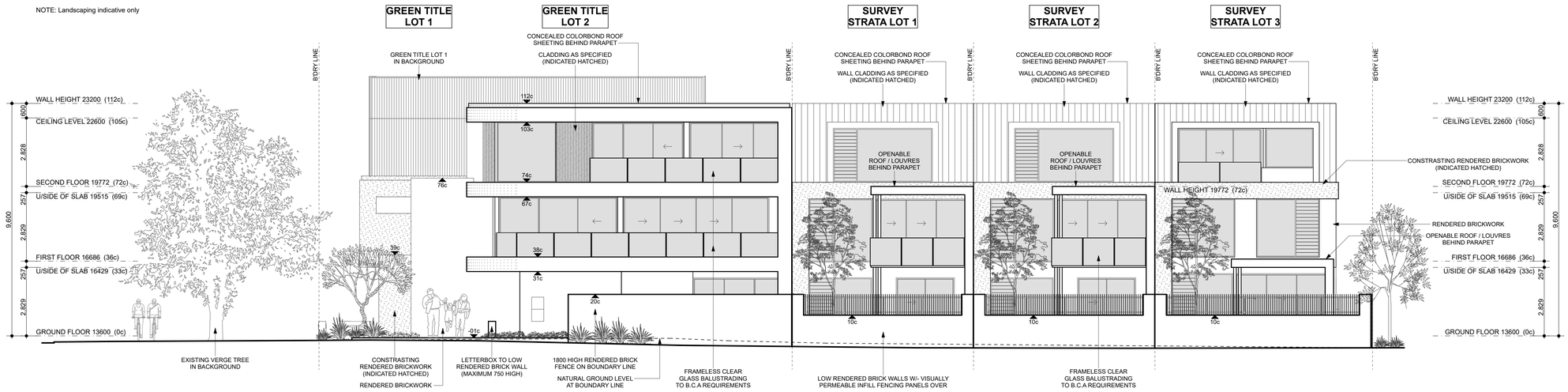


LUTH AVENUE

NORTH - EAST ELEVATION

1:100

NOTE: Landscaping indicative only

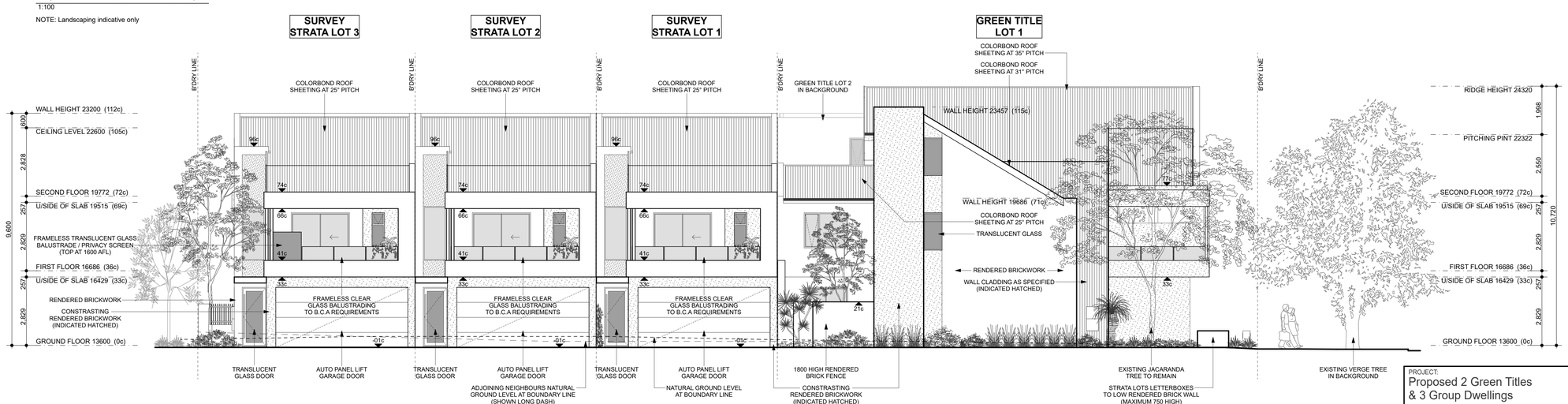


RESERVE

NORTH - WEST ELEVATION

1:100

NOTE: Landscaping indicative only



SOUTH - EAST ELEVATION

1:100

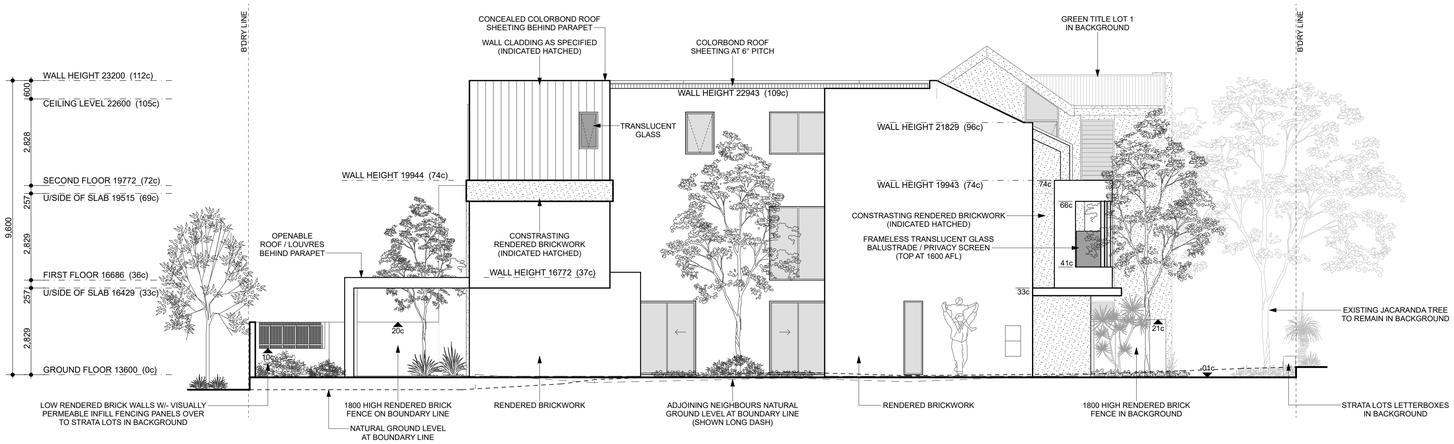
NOTE: Landscaping indicative only

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JUNE 2022	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 4 OF 7
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DA N IEL LOM MA DE SI GN

Planning Services
City of Subiaco
4 July 2022
RECEIVED

SURVEY STRATA LOT 3



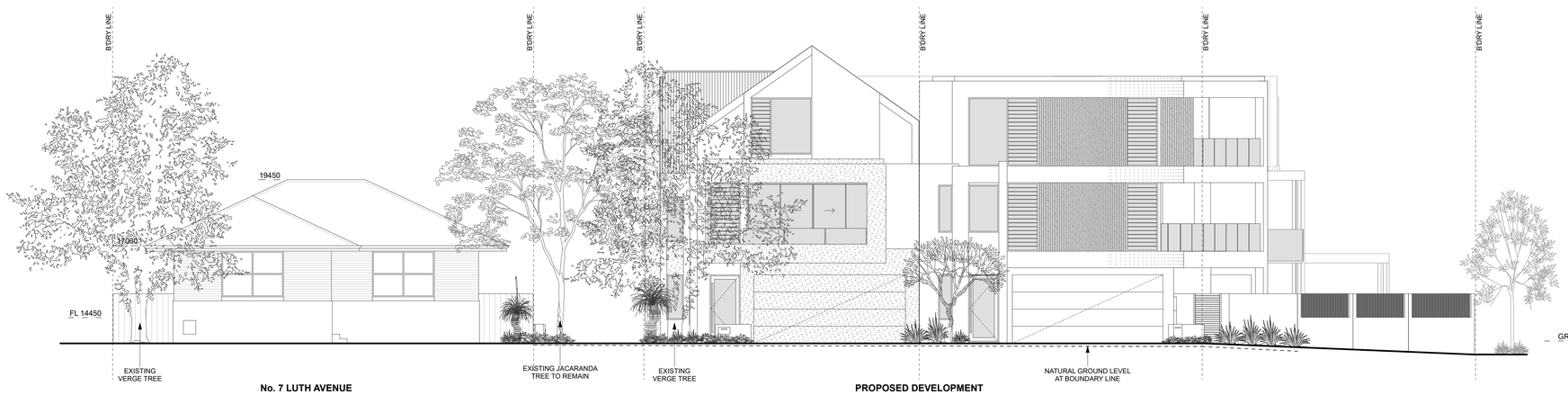
SOUTH - WEST ELEVATION
1:100

NOTE: Landscaping indicative only





GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE **PROPOSED DEVELOPMENT No. 9 LUTH AVENUE**

LUTH AVENUE
PROPOSED STREETSCAPE
1:100

NOTE: Landscaping indicative only
NOTE: With Verge Trees



GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE **PROPOSED DEVELOPMENT No. 9 LUTH AVENUE**

LUTH AVENUE
PROPOSED STREETSCAPE
1:100

NOTE: Landscaping indicative only
NOTE: Without Verge Trees (Omitted for Clarity)



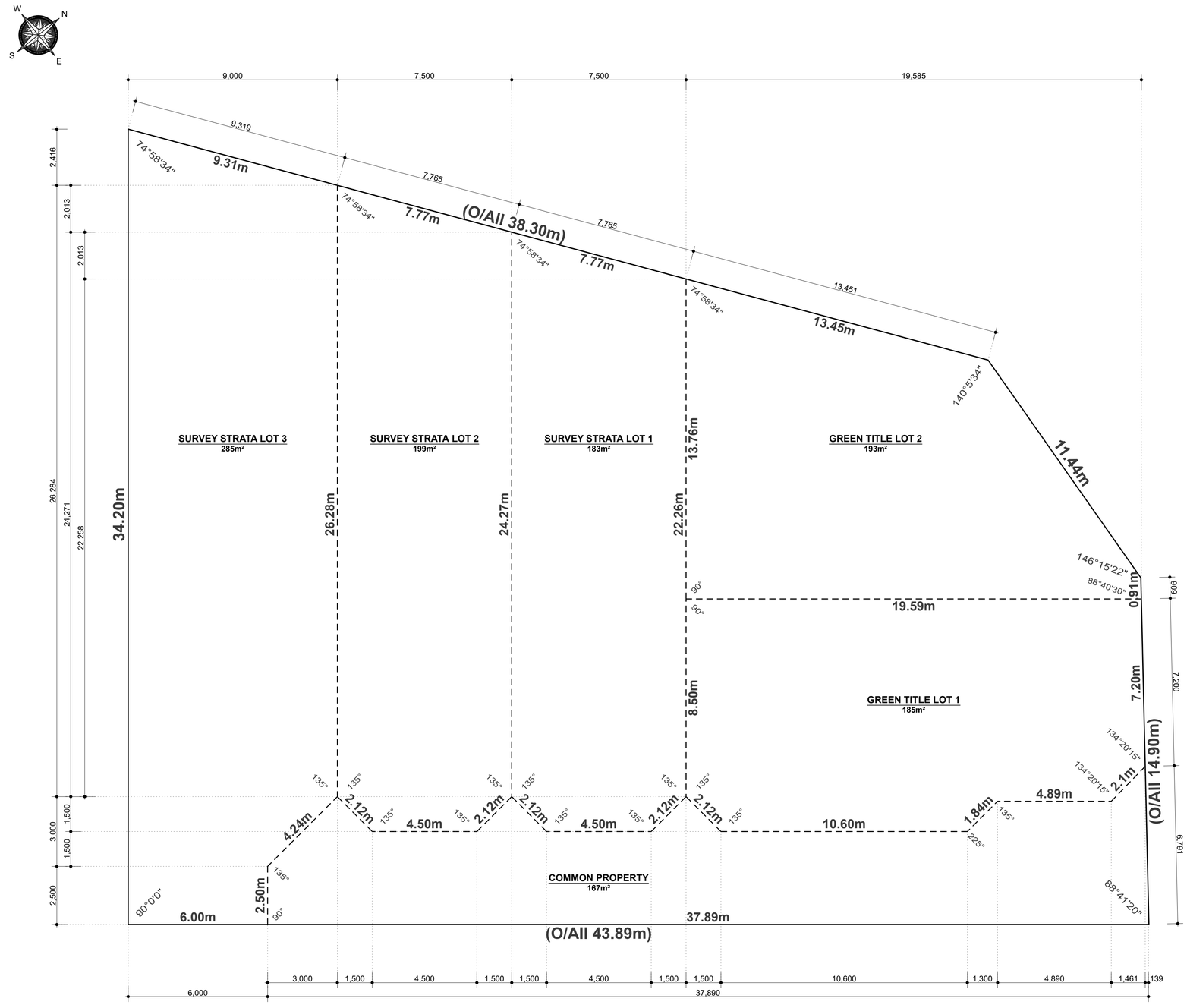
PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JUNE 2022	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 5 OF 7

Design Matters National
The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

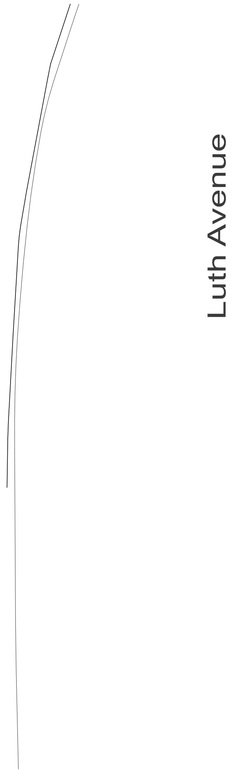
DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
4 July 2022
RECEIVED









SUB-DIVISION LAYOUT PLAN

SCALE 1:100

SITE CALCULATIONS

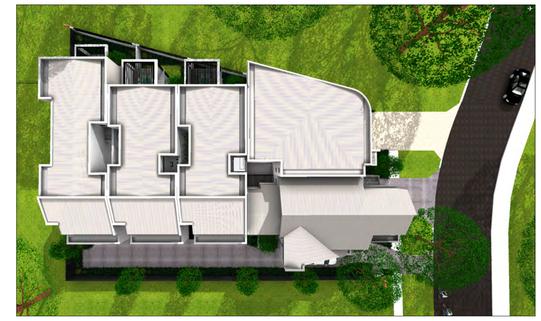
GREEN TITLE 1 SITE AREA	185m²
GREEN TITLE 2 SITE AREA	193m²
STRATA LOT 1 SITE AREA	183m²
STRATA LOT 2 SITE AREA	199m²
STRATA LOT 3 SITE AREA	285m²
COMMON PROPERTY SITE AREA	167m²
TOTAL SITE AREA	1212m²

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JUNE 2022	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 6 OF 7
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN — TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
4 July 2022
RECEIVED

R 25908
LOT 7158



NOTE: CRITICAL (WATER) PIPELINE
Contact Water Corporation for further information.

Sewer AC not located
Plotted from Water
Corp. Data

105mm Dia. STEEL WATER MAIN

Sewer Line

Switchboard

LOT 407
Brick & Galv.
House # 12
- Well Clear

Brick & Galv.
Building

16.08 (TOW)

16.16
(TOW)

High Fibre Fence
- Fair Condition

High C/Bond Fence
Partial Asbestos Retainer
- Good Condition

17.76 (ridge/ht)

LOT 408
Two Storey
Brick & Galv.
House # 10

20.54
(ridge/ht)

21.29 (ridge/ht)

16.31 (top/gutter)

16.32 (top/gutter)

High C/Bond Fence
Good Condition

Sewer Junction
Depth: 2.1m
Invert: 10.90

74°58'34"

38.30m

34.20m

140°5'34"

11.44m

146°15'22"

14.90m

88°41'20"

90°0'0"

43.89m

Sand

Fence Leaning

Approximate Tree
Location only.

Approximate Tree
Location only.

LOT 409
Brick & Tile
House # 8
- Well Clear

High Fibre Fence
- Poor Condition

NOTE: Approximate Sewer Clearance Line
(This is not an Easement) Check Water Corp.
For any possible Easements or Setbacks.

Galv.
Shed

LOT 1
House # 9
- Vacant Land

LOT 420
Brick & Tile
House # 7
Approx. FFL 14.45
@ Front Door

16.98 (top/gutter)

17.06 (top/gutter)

19.45 (ridge/ht)

19.00
(ridge/ht)

17.85 (top/gutter)

Brick Paved
X/Over

Concrete
Footpath

Trunk 900mm
Canopy 16m

Trunk 800mm
Canopy 8m

Concrete Driveway

Low Fibre Fence
- Poor Condition

Concrete
X/Over

Concrete
Footpath

Mini Kerb

Barrier Kerb

No Kerb

Road Centre Line

TBM Nail & Plate
RL 13.384 AHD(Approx.)
Est. from Network GPS

Luth Avenue

LEGEND

WATER METER | TELSTRA/NBN PIT | TREE (TO SCALE) | W WINDOW | W1 FIRST STOREY WINDOW
SEWER CONN. | SEWER AC | POWER DOME | TAP | TEMP. BENCHMARK
(TRW) TOP OF RETAINING WALL | (TOW) TOP OF WALL | LIGHT POLE | ELEC. BOX / PIT | BOLLARD

Vision surveys
CONSULTING

T: (08) 6144 0000 F: (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au

FEATURE SURVEY

CLIENTS DETAILS :
TW Development Pty Ltd

LEVEL DATUM: AHD (Approx.)
DWG REF: Luth 9 F - v1.0

LOT AREA :	R CODE :	SURVEY DATE :
1212m²	R60	17/05/2022

LOCAL AUTHORITY :
City of Subiaco

PLAN / DIAG /SP	D 47291	TELSTRA	YES
ELECTRICITY	UNDERGROUND	SEWERAGE	YES
WATER	YES	DRAINAGE	GOOD
GAS	YES	VEG. / SOIL	AS DESCRIBED

IMPORTANT NOTES:
THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED.

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.

SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.

CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:	
	DATE: JUNE 2022		
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright	
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 7 OF 7	
Design Matters National The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM	

DANIEL LOMMA DESIGN

Amended plans dated 1 February 2023

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED



LUTH AVENUE STREETSCAPE 1

NOTE: WITH EXISTING & NEW VERGE TREES

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED



LUTH AVENUE STREETSCAPE 2

NOTE: WITH EXISTING & NEW VERGE TREES

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED



LUTH AVENUE STREETSCAPE 3

NOTE: WITH EXISTING & NEW VERGE TREES

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED

PROPOSED 2 GREEN TITLES & 3 GROUP DWELLINGS

Lot 1 (# 9) Luth Avenue, Daglish



DANIEL@
DANIELLOMMADESIGN.COM
T +61 9467 9351
M 0439 933 710
WWW.DANIEL
LOMMADESIGN.COM
PO BOX 1532 APPLECROSS
WESTERN AUSTRALIA 6953

DANIEL LOM MADESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED



R 25908
LOT 7158

NOTE: CRITICAL (WATER) PIPELINE
Contact Water Corporation for further information.

Sewer AC not located Plotted from Water Corp. Data

Serpentine Trunk Main 1066mm Diameter

NS 13.17 Overt 12.32 Depth 0.85m

NS 13.36 Overt 12.48 Depth 0.88m

NS 13.36 Overt 12.42 Depth 0.94m

NS 13.41 Overt 12.42 Depth 0.99m

1m SETBACK LINE

38.30m

34.20m

43.89m

14.90m

11.44m

2m FRONT SETBACK LINE

Luth Avenue

Sewer Line

Switchboard

LOT 407
Brick & Galv.
House # 12
- Well Clear

LOT 408
Two Storey
Brick & Galv.
House # 10

LOT 409
Brick & Tile
House # 8
- Well Clear

LOT 420
Brick & Tile
House # 7
Approx. FFL 14.45
@ Front Door

SS LOT 3
285m²

SS LOT 2
199m²

SS LOT 1
183m²

GT LOT 2
193m²

GT LOT 1
185m²

CP
167m²

ALFRESCO
4230 x 4100

VERANDAH
4000 x 4000

DINING

LIVING
O/ALL 6920 x 5200

KITCHEN
4720 x 2750

SITTING
4130 x 3470

BED 3
3530 x 3460

GUEST / BED 4
3850 x 3710

BED 2
3530 x 3500

BED 3
3500 x 3500

STORE
3620 x 1530

GARAGE
6000 x 5930

GARAGE
6040 x 5870

GARAGE
6030 x 6030

ENTRY

COURTYARD

WIP

L'DRY

PDR. 1

PDR. 2

BATH 2

BATH 3

LIGHT WELL

DRYING YARD

STORE
2720 x 1730

STORE
2100 x 1910

LIFT

WIL

POR.

ENT.

PORCH

Sewer Junction
Depth: 2.1m
Invert: 10.90

Sewer Manhole

1500 x 1500 SOAKWELL

1800 x 1800 SOAKWELL

2 x 2 TREE PLANTING AREA

F.F.L. -40mm
A.H.D. 13.360

F.F.L. -1c
A.H.D. 13.314

F.F.L. 00c
A.H.D. 13.400

EXTENT OF FIRST FLOOR ABOVE (SHOWN DASHED)

EXTENT OF FIRST FLOOR WALLS ABOVE (SHOWN DASHED)

EXTENT OF VOID OVER

REMOTE SECTIONAL DOOR

EV CHARGING

1800 HIGH RENDERED BRICK SCREEN WALL

COMBINATION GAS / ELECTRIC METERBOX LOCATION (lockable w/- view panel)

LETTERBOX TO LOW RENDERED BRICK WALL (MAXIMUM 750 HIGH)

LOW RENDERED BRICK WALL W/- VISUALLY PERMEABLE INFILL FENCING PANELS OVER

HIGH LIGHT OPENING (SILL 1710 A.F.L.)

SHADOW CAST ONTO NEIGHBOURS PROPERTY LOT 407 #12 NICHOLL STREET 5.5m² = 0.75% OF NEIGHBOURS BLOCK (729m²) SHOWN HATCHED

SHADOW CAST ONTO NEIGHBOURS PROPERTY LOT 408 #10B NICHOLL STREET 110m² = 36.65% OF NEIGHBOURS BLOCK (300m²) SHOWN HATCHED

SHADOW CAST ONTO NEIGHBOURS PROPERTY (LOT 409 #8 NICHOLL STREET) 90m² = 12.70% OF NEIGHBOURS BLOCK (708m²) SHOWN HATCHED

TWIN SIDE RETAINING WALL (TOP AT NEIGHBOURS N.G.L) W/- 1800 HIGH COLORBOND FENCE OVER

CONTRASTING WASHED AGGREGATE FOOTPATH / STRIP

WASHED AGGREGATE DRIVEWAY

WASHED AGGREGATE CROSSOVER TO COUNCIL REQUIREMENTS

NEW ADDITIONAL VERGE TREE LOCATION

REMOVE EXISTING BRICK PAVED CROSSOVER (SHOWN SHORT DASH)

LETTERBOX TO LOW RENDERED BRICK WALL (MAXIMUM 750 HIGH)

Trunk 900mm Canopy 16m

Existing Verge Tree Branch Over 1.6m Long x 1.8m High to the underside (Shown Dashed)

RELOCATED POWER DOME

COMBINATION GAS / ELECTRIC METERBOX LOCATION (lockable w/- view panel)

Trunk 800mm Canopy 8m

TBM Nail & Plate
RL 13.384 AHD(Approx.)
Est. from Network GPS

NOTE: Approximate Sewer Clearance Line (This is not an Easement) Check Water Corp. For any possible Easements or Setbacks.

Concrete Driveway

EXISTING JACARANDA TREE TO REMAIN

STRATA LOTS FRONT RETRIEVAL LETTERBOXES TO LOW RENDERED BRICK WALL (MAXIMUM 750 HIGH)

Concrete X/Over

Concrete Footpath

No Kerb

Low Fibro Fence - Poor Condition

High Fibro Fence - Poor Condition

High C/Bond Fence - Good Condition

High Fibro Fence - Fair Condition

Galv. Shed

Brick & Galv. Building

OPENABLE ROOF / LOUVRES OVER

6m Turning Circle Radius

Approximate Tree Location only.

COMBINATION GAS / ELECTRIC METERBOX LOCATION (lockable w/- view panel)

TWIN SIDE RETAINING WALL (TOP AT NEIGHBOURS N.G.L) W/- 1800 HIGH COLORBOND FENCE OVER

EXTENT OF FIRST FLOOR ABOVE (SHOWN DASHED)

COMBINED GROUND FLOOR PLAN & SITE PLAN

SCALE 1:100

STRATA LOT 3 AREA

GROUND FLOOR	91.80m²
GARAGE / STORE	45.45m²
ALFRESCO	17.20m²
PORCH	4.80m²
TOTAL GROUND FLOOR	**159.25m²**
FIRST FLOOR	127.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**138.90m²**
SECOND FLOOR	106.25m²
BALCONY	9.60m²
VOID	3.55m²
TOTAL SECOND FLOOR	**119.40m²**
TOTAL	**417.55m²**

STRATA LOT 2 AREA

GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

STRATA LOT 1 AREA

GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

GREEN TITLE LOT 2 AREA

GROUND FLOOR	64.45m²
GARAGE / STORE	45.00m²
VERANDAH	12.85m²
PORCH	2.50m²
TOTAL GROUND FLOOR	**124.80m²**
FIRST FLOOR	102.35m²
TERRACE	30.80m²
VOID	2.25m²
TOTAL FIRST FLOOR	**135.40m²**
SECOND FLOOR	119.75m²
BALCONY	11.10m²
TOTAL SECOND FLOOR	**130.85m²**
TOTAL	**391.05m²**

GREEN TITLE LOT 1 AREA

GROUND FLOOR	83.25m²
GARAGE / STORE	46.95m²
PORCH	5.60m²
TOTAL GROUND FLOOR	**135.80m²**
FIRST FLOOR	113.65m²
TERRACE	22.20m²
TOTAL FIRST FLOOR	**135.85m²**
FIRST FLOOR	88.70m²
VOID	8.40m²
TOTAL SECOND FLOOR	**97.10m²**
TOTAL	**368.75m²**

SITE COVER CALCULATIONS

GREEN TITLE 1 SITE AREA	**185m²**
GREEN TITLE 2 SITE AREA	**193m²**
STRATA LOT 1 SITE AREA	**193m²**
STRATA LOT 2 SITE AREA	**199m²**
STRATA LOT 3 SITE AREA	**285m²**
COMMON PROPERTY SITE AREA	**167m²**
TOTAL SITE AREA	**1212m²**
SITE COVER	**617m² (50.90%)**
OPEN SPACE	**595m² (49.10%)**

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	DATE: JAN. 2023	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	SCALE: 1 : 100	
Design Matters National The peak body for the building design profession	JOB NO: 111-21 (A1)	SHEET: 1 OF 8

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOM MA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED





FIRST FLOOR PLAN
SCALE 1:100

SURVEY STRATA 1 - 3 EXTERNAL FINISHES & COLOUR SCHEDULE

EXTERNAL WALLS (INDICATED NOT HATCHED)	-RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)	-RENDERED BRICKWORK "DULUX MALAY GREY HALF"
FEATURE WALLS (INDICATED BOLD HATCH)	-RENDERED BRICKWORK "MOMUMENT"
CLADDING	-COLORBOND STEEL SHEETING IN "SHALE GREY"
ROOF	-COLORBOND STEEL SHEETING IN "SHALE GREY"
EAVES LINING AND SOFFIT	-DULUX LEXICON WHITE
BARGE BOARDS	-COLORBOND STEEL IN "SHALEGREY"
STEEL COLUMN	-PAINTED GALVANISED STEEL IN "MONUMENT"
WINDOW FRAMES	-POWDERCOATED ALUMINIUM FRAME (ANODIC DARK GREY)
DRIVEWAY & CROSSOVER	-WASHED AGGREGATE GREY

GREEN TITLE 1 EXTERNAL FINISHES & COLOUR SCHEDULE

EXTERNAL WALLS (INDICATED NOT HATCHED)	-RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)	-RENDERED BRICKWORK "DULUX MALAY GREY HALF"
CLADDING	-COLORBOND STEEL SHEETING IN "SHALE GREY"
ROOF	-COLORBOND STEEL SHEETING IN "SHALE GREY"
GUTTERS	-COLORBOND STEEL SHEETING IN "SURFMIST"
EAVES LINING AND SOFFIT	-DULUX LEXICON WHITE
BARGE BOARDS	-COLORBOND STEEL IN "SHALEGREY"
STEEL COLUMN	-PAINTED GALVANISED STEEL IN "DULUX MALAY GREY HALF"
WINDOW FRAMES	-POWDERCOATED ALUMINIUM FRAME (ANODIC SILVER GREY)
DRIVEWAY & CROSSOVER	-WASHED AGGREGATE GREY

GREEN TITLE 2 EXTERNAL FINISHES & COLOUR SCHEDULE

EXTERNAL WALLS (INDICATED NOT HATCHED)	-RENDERED BRICKWORK "DULUX WHITE DUNE HALF"
FEATURE WALLS (INDICATED HATCHED)	-RENDERED BRICKWORK "DULUX WHITE DUNE 150%"
CLADDING	-DECOWOOD BATTENS IN "CURLY BIRCH"
ROOF	-COLORBOND STEEL SHEETING IN "SHALE GREY"
EAVES LINING AND SOFFIT	-DULUX WHITE DUNE HALF
WINDOW FRAMES	-POWDERCOATED ALUMINIUM FRAME (PEARL WHITE)
DRIVEWAY & CROSSOVER	-WASHED AGGREGATE LIMESTONE

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 16 - 01 - 2023
	DATE: JAN. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 2 OF 8

Design Matters National
The peak body for the building design profession
DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED





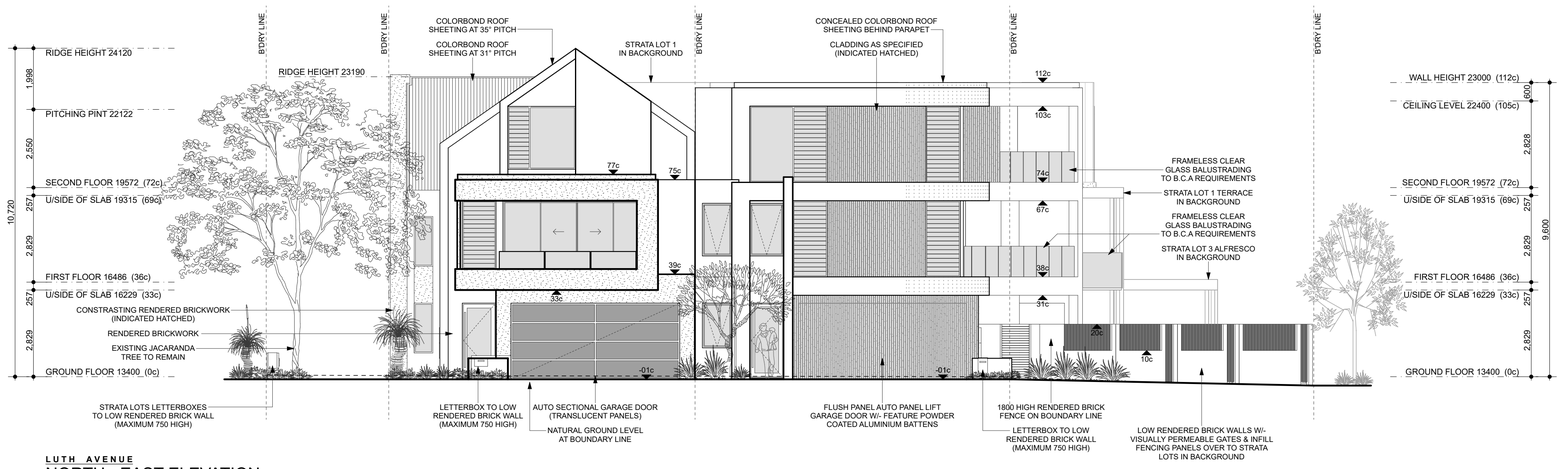
SECOND FLOOR PLAN

SCALE 1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JAN. 2023	16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 3 OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED



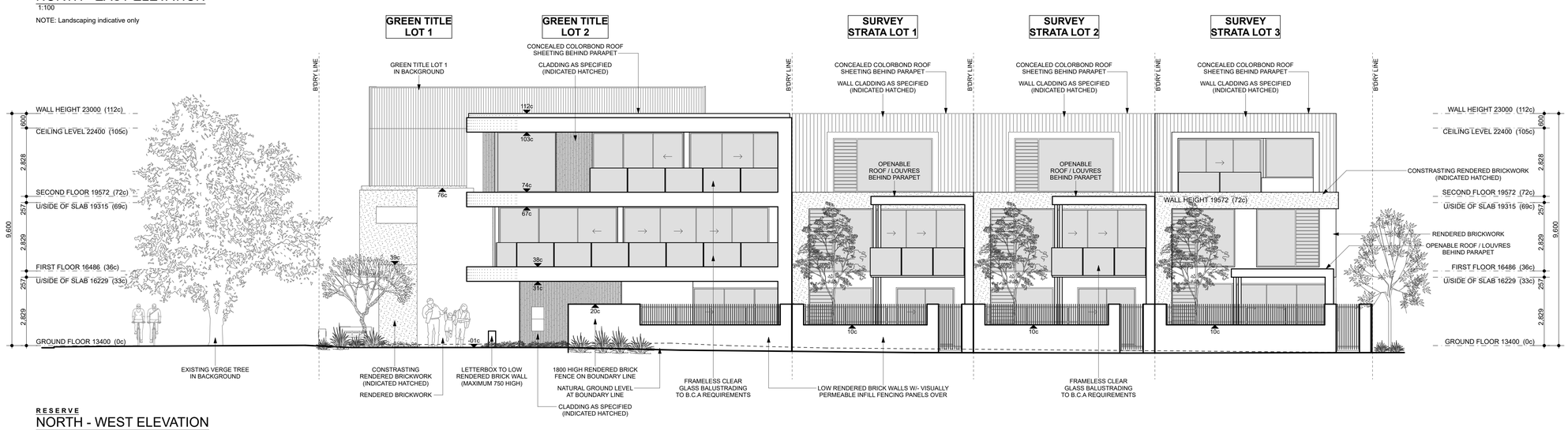


LUTH AVENUE

NORTH - EAST ELEVATION

1:100

NOTE: Landscaping indicative only

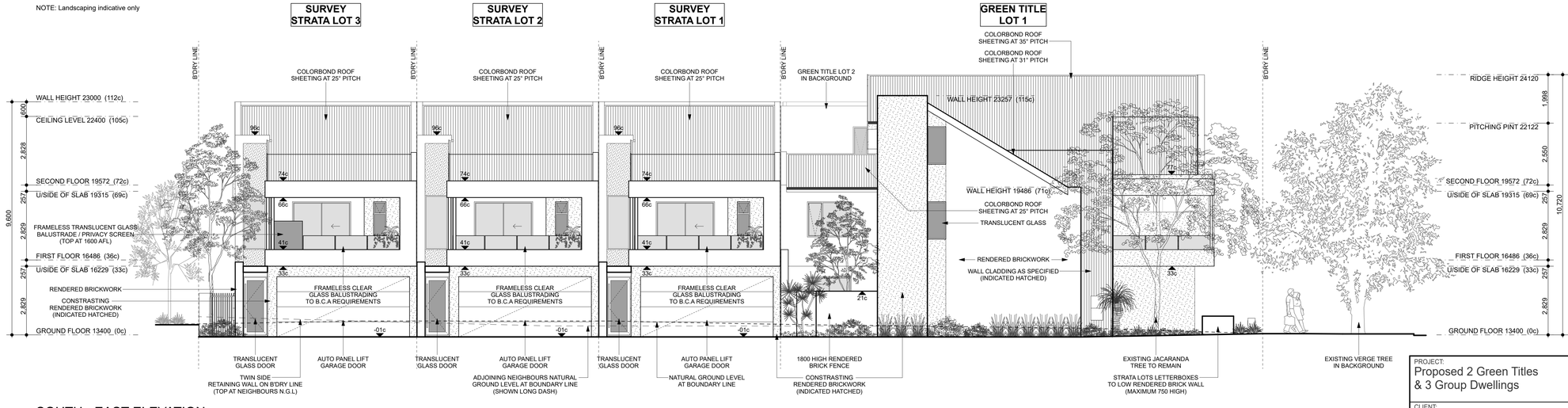


RESERVE

NORTH - WEST ELEVATION

1:100

NOTE: Landscaping indicative only



SOUTH - EAST ELEVATION

1:100

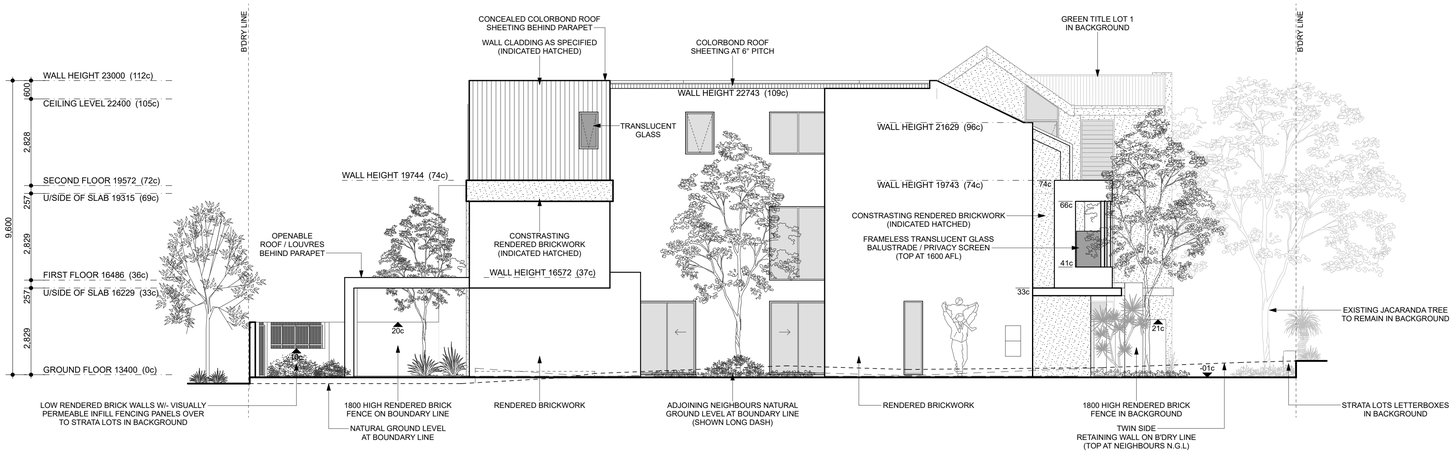
NOTE: Landscaping indicative only

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JAN. 2023	16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 4 OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOM MADESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED

SURVEY STRATA LOT 3



SOUTH - WEST ELEVATION

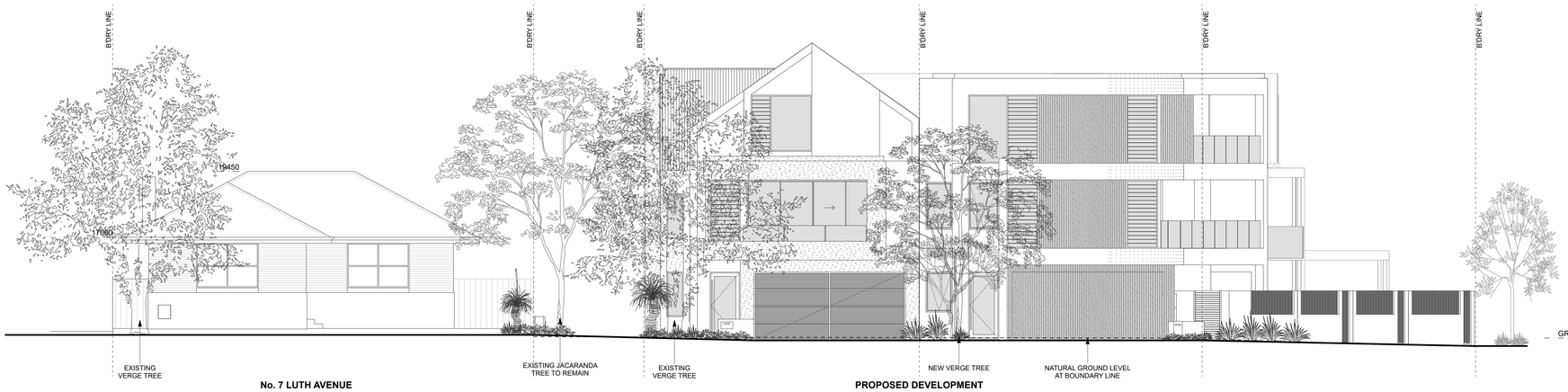
1:100

NOTE: Landscaping indicative only





GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE **PROPOSED DEVELOPMENT No. 9 LUTH AVENUE**

LUTH AVENUE

PROPOSED STREETSCAPE

1:100

NOTE: Landscaping indicative only
NOTE: With Verge Trees



GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE **PROPOSED DEVELOPMENT No. 9 LUTH AVENUE**

LUTH AVENUE

PROPOSED STREETSCAPE

1:100

NOTE: Landscaping indicative only
NOTE: Without Verge Trees (Omitted for Clarity)

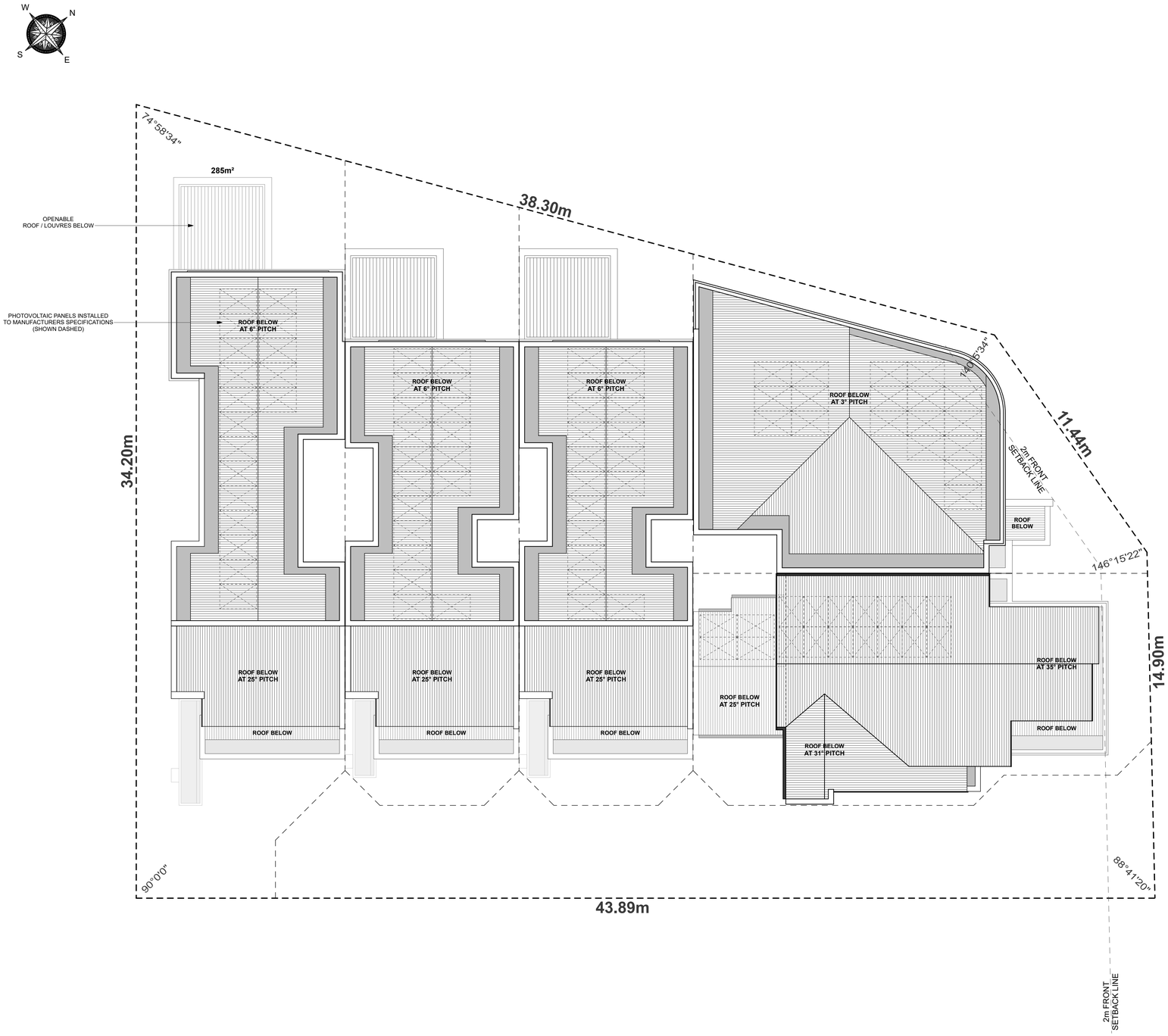


PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JAN. 2023	16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 5 OF 8

Design Matters National
The peak body for the building design profession
DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED



ROOF PLAN
SCALE 1:100





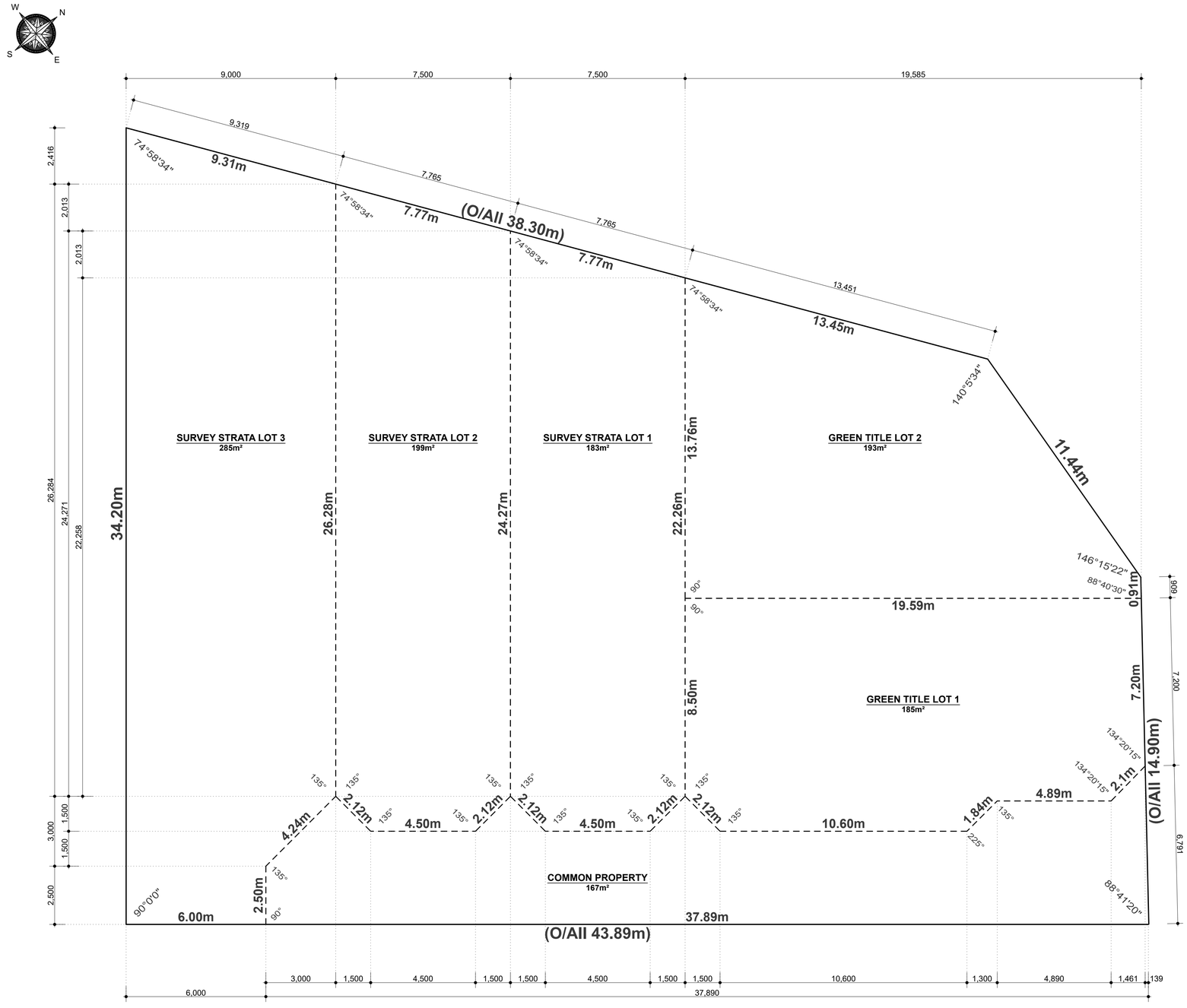




PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JAN. 2023	16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 6 OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

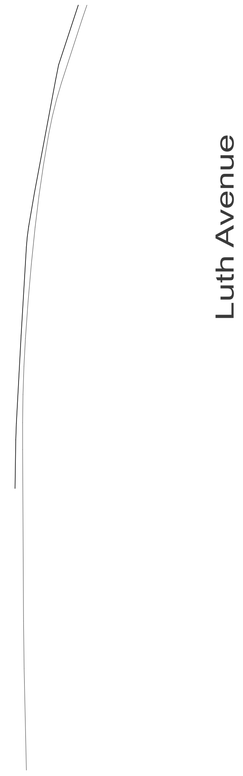
DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED









SUB-DIVISION LAYOUT PLAN

SCALE 1:100

SITE CALCULATIONS

GREEN TITLE 1 SITE AREA	185m²
GREEN TITLE 2 SITE AREA	193m²
STRATA LOT 1 SITE AREA	183m²
STRATA LOT 2 SITE AREA	199m²
STRATA LOT 3 SITE AREA	285m²
COMMON PROPERTY SITE AREA	167m²
TOTAL SITE AREA	1212m²

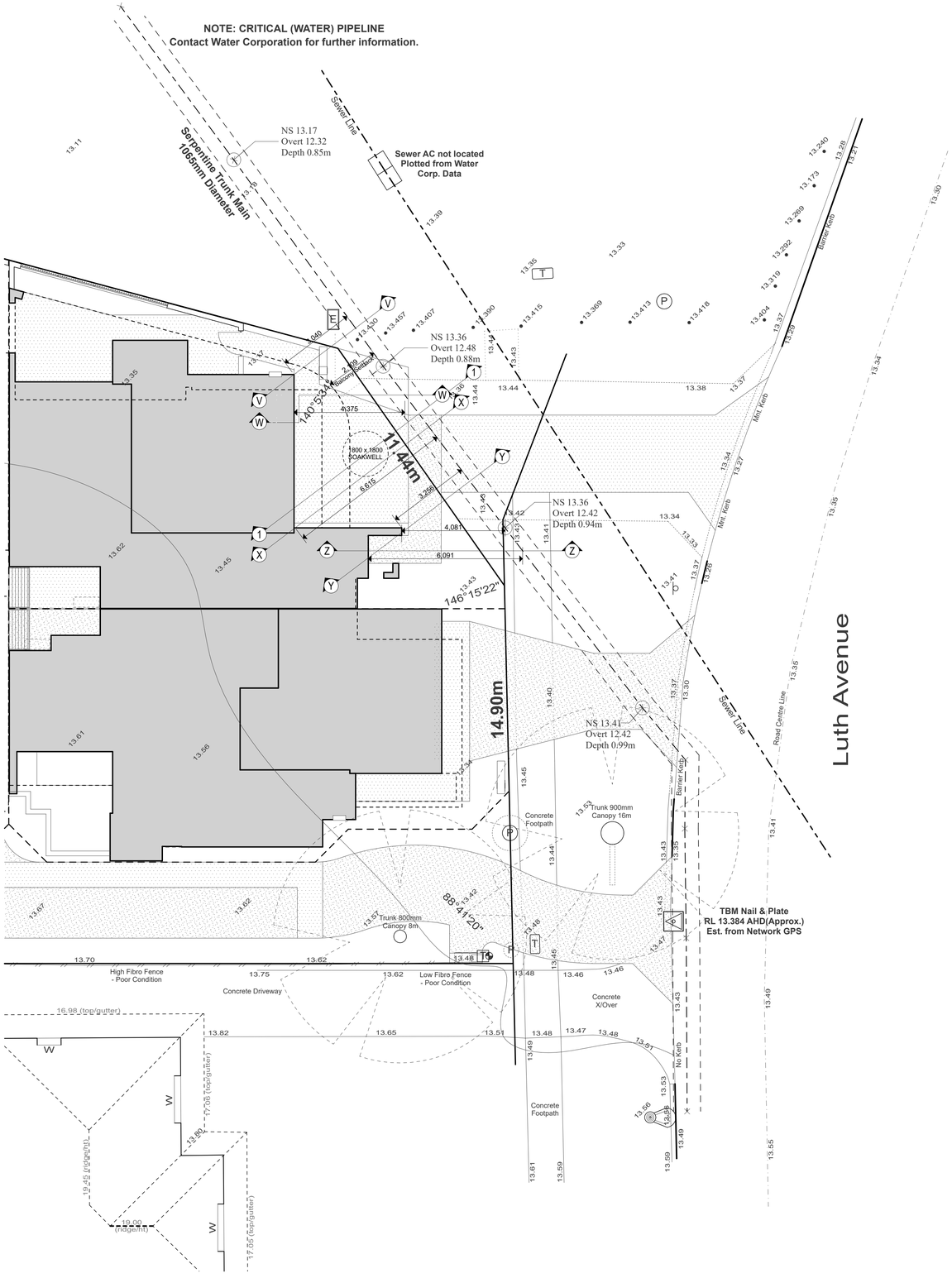
PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JAN. 2023	16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 7 OF 8

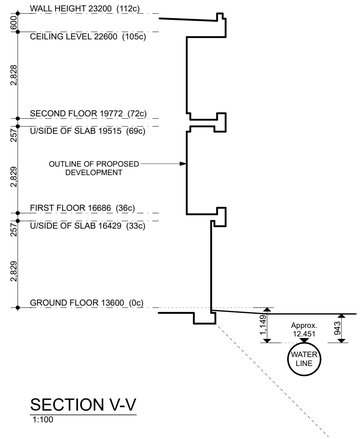
Design Matters National
The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

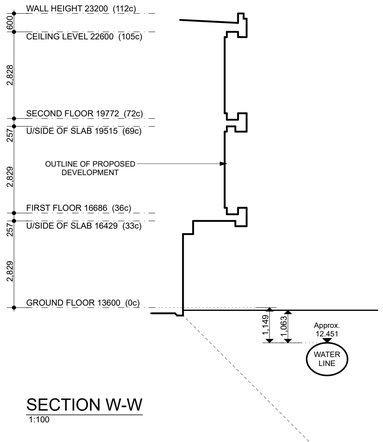
DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED

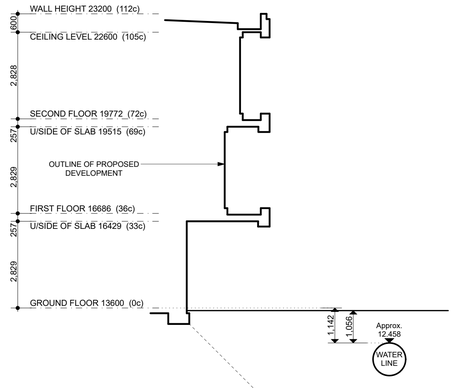




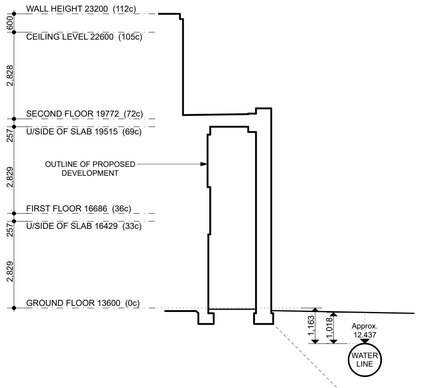
SECTION V-V
1:100



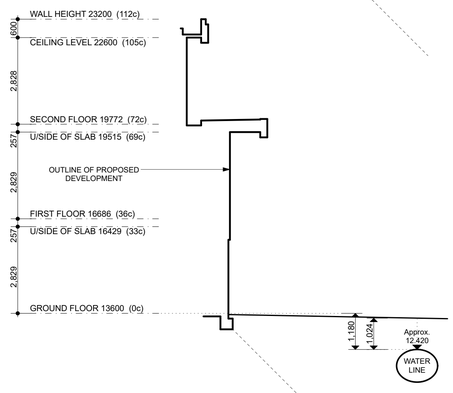
SECTION W-W
1:100



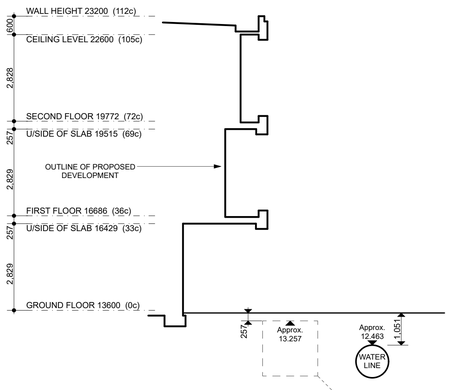
SECTION X-X
1:100



SECTION Y-Y
1:100



SECTION Z-Z
1:100



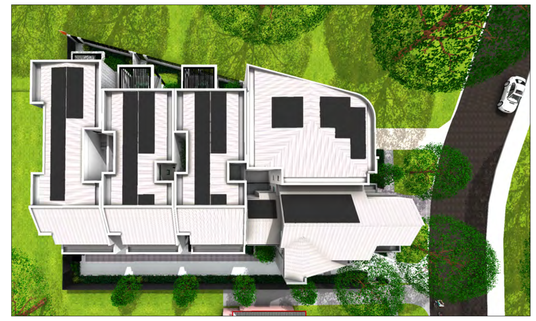
SECTION 1-1
1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 16 - 01 - 2023
	DATE: JAN. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 7A OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED

R 25908
LOT 7158



NOTE: CRITICAL (WATER) PIPELINE
Contact Water Corporation for further information.

Sewer AC not located
Plotted from Water
Corp. Data

105mm Dia. STEEL WATER MAIN

Sewer Line

Switchboard

LOT 407
Brick & Galv.
House # 12
- Well Clear

Brick & Galv.
Building

16.08 (TOW)

16.16 (TOW)

W

High Fibre Fence
- Fair Condition

High C/Bond Fence
Partial Asbestos Retainer
- Good Condition

17.76 (ridge/ht)

16.31 (top/gutter)

13.48 (TRW)

Sewer Junction
Depth: 2.1m
Invert: 10.90

74°58'34"

38.30m

13

LOT 408
Two Storey
Brick & Galv.
House # 10

20.54 (ridge/ht)

21.29 (ridge/ht)

W1

16.58 (top/gutter)

16.52 (top/gutter)

34.20m

High C/Bond Fence
Good Condition

Sewer Line

Sand

13.5

LOT 1
House # 9
- Vacant Land

Sand

Sand

Sand

Approximate Tree
Location only.

Fence Leaning

LOT 409
Brick & Tile
House # 8
- Well Clear

High Fibro Fence
- Poor Condition

90°0'0"

Approximate Tree
Location only.

NOTE: Approximate Sewer Clearance Line
(This is not an Easement) Check Water Corp.
For any possible Easements or Setbacks.

High Fibro Fence
- Poor Condition

43.89m

Galv.
Shed

LOT 420
Brick & Tile
House # 7
Approx. FFL 14.45
@ Front Door

16.98 (top/gutter)

19.45 (ridge/ht)

19.00 (ridge/ht)

17.06 (top/gutter)

17.85 (top/gutter)

140°5'34"

11.44m

146°15'22"

14.90m

88°41'20"

Trunk 800mm
Canopy 8m

Concrete Driveway

Low Fibro Fence
- Poor Condition

Brick Paved
X/Over

Concrete
X/Over

Concrete
Footpath

Concrete
Footpath

Trunk 900mm
Canopy 16m

TBM Nail & Plate
RL 13.384 AHD(Approx.)
Est. from Network GPS

Mini Kerb

Barrier Kerb

No Kerb

Road Centre Line

Luth Avenue

Vision surveys
CONSULTING

T: (08) 6144 0000 F: (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au

FEATURE SURVEY

CLIENTS DETAILS :	
TW Development Pty Ltd	

LEVEL DATUM.	DWG REF:
AHD (Approx.)	Luth 9 F - v1.0

LOT AREA :	R CODE :	SURVEY DATE :
1212m²	R60	17/05/2022

LOCAL AUTHORITY : City of Subiaco

PLAN / DIAG /SP	D 47291
ELECTRICITY	UNDERGROUND
WATER	YES
GAS	YES
TELSTRA	YES
SEWERAGE	YES
DRAINAGE	GOOD
VEG. / SOIL	AS DESCRIBED

IMPORTANT NOTES:

THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED.

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.

SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.

CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

LEGEND

WATER METER · (T) TELSTRA/NBN PIT · TREE (TO SCALE) · W WINDOW · W1 FIRST STOREY WINDOW
(S) SEWER CONN. · SEWER AC · (P) POWER DOME · (T) TAP · (A) TEMP. BENCHMARK
(TRW) TOP OF RETAINING WALL · (TOW) TOP OF WALL · (S) LIGHT POLE · (E) ELEC. BOX / PIT · BOLLARD

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 16 - 01 - 2023
	DATE: JAN. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 8 OF 8

Design Matters National
The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED



GREEN TITLE LOTS 1 & 2 (VIEWED FROM LUTH AVENUE)



GREEN TITLE LOTS 1 & 2 (VIEWED FROM LUTH AVENUE)



GREEN TITLE LOT 2 (VIEWED FROM RESERVE)



GREEN TITLE LOT 1 (VIEWED FROM COMMON PROPERTY CROSSOVER)



VIEW APPROACHING DEVELOPMENT FROM LUTH AVENUE



VIEW FROM KITCHEN / LIVING AREA TO GREEN TITLE LOT 1



VIEW FROM KITCHEN / LIVING AREA TO GREEN TITLE LOT 2



SURVEY STRATA LOTS (VIEWED FROM RESERVE)



SURVEY STRATA LOTS COMMON PROPERTY (VIEW FROM DRIVEWAY)



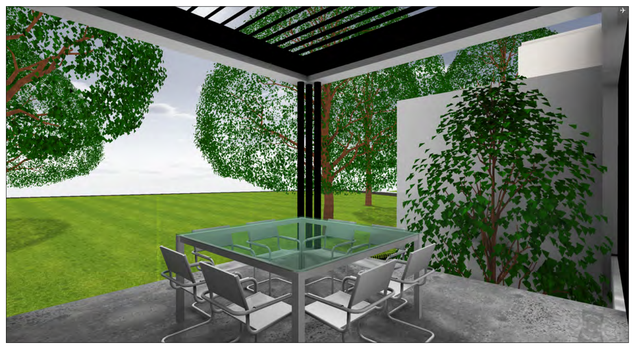
SURVEY STRATA LOT 2 (VIEW FROM COMMON PROPERTY DRIVEWAY)



SURVEY STRATA LOTS COMMON PROPERTY (VIEW FROM REAR OF DRIVEWAY)



VIEW FROM FIRST FLOOR LIVING AREA TO SURVEY STRATA LOTS 1 & 2



VIEW FROM FIRST FLOOR TERRACE TO SURVEY STRATA LOTS 1 & 2



SURVEY STRATA LOTS (SOUTH - EAST VIEW)



VIEW FROM GROUND FLOOR ALFRESCO TO SURVEY STRATA LOT3

9 LUTH AVENUE, DAGLISH
PERSPECTIVES

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION:
	DATE: JAN. 2023	16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 8A OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN — TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED

LANDSCAPE CONCEPT PLAN

PRELIMINARY PLANTS SELECTION

TREES


Lagerstroemia indica


Pyrus calleryana capital


Tristaniopsis laurina


Lophostemon conferta

SHRUBS AND GROUNDCOVERS


Acacia lasciocarpa


Dietes grandiflora


Myoporum parvifolium


Eremophila glabra


Olearia axillaris


Dianella revoluta

SHADE TOLERANT SHRUBS AND GROUNDCOVERS


Arthropodium cirratum


Ophiopogon japonicus


Dichondra 'Silver Falls'


Rhapiolepis snow


Carissa grandiflora


Pittosporum 'Miss muffet'


Agave attenuata


Senecio serpens


Dichondra repens


Philodendron selluom


Philodendron xanadu


Viola hederacea

LANDSCAPE DESIGN NOTE

1. Mix of native waterwise shrubs and groundcovers to create an appealing green entrance to the front
2. *Lagerstroemia indica* and shrub planting to the backyard
3. *Pyrus calleryana* within the boundary to bring colour, shade, and luscious green form to the property
4. Proposed shade tolerant shrubs and groundcovers planting.
5. Shade tolerant plantings create a lush green element within the light well, bringing attractive view out of the window
6. *Tristaniopsis laurina* with non-invasive root system to protect the pipeline underground
7. Existing *Jacaranda mimosifolia* to be retained
8. Proposed new verge tree *Lophostemon conferta* to match the existing
9. Verge with existing trees and lawn to be retained
10. Proposed steel edging.

TDL
BEYOND GREEN

AUTHOR: VW Q.A: JR/QY
SCALE: 1:100 @ A1

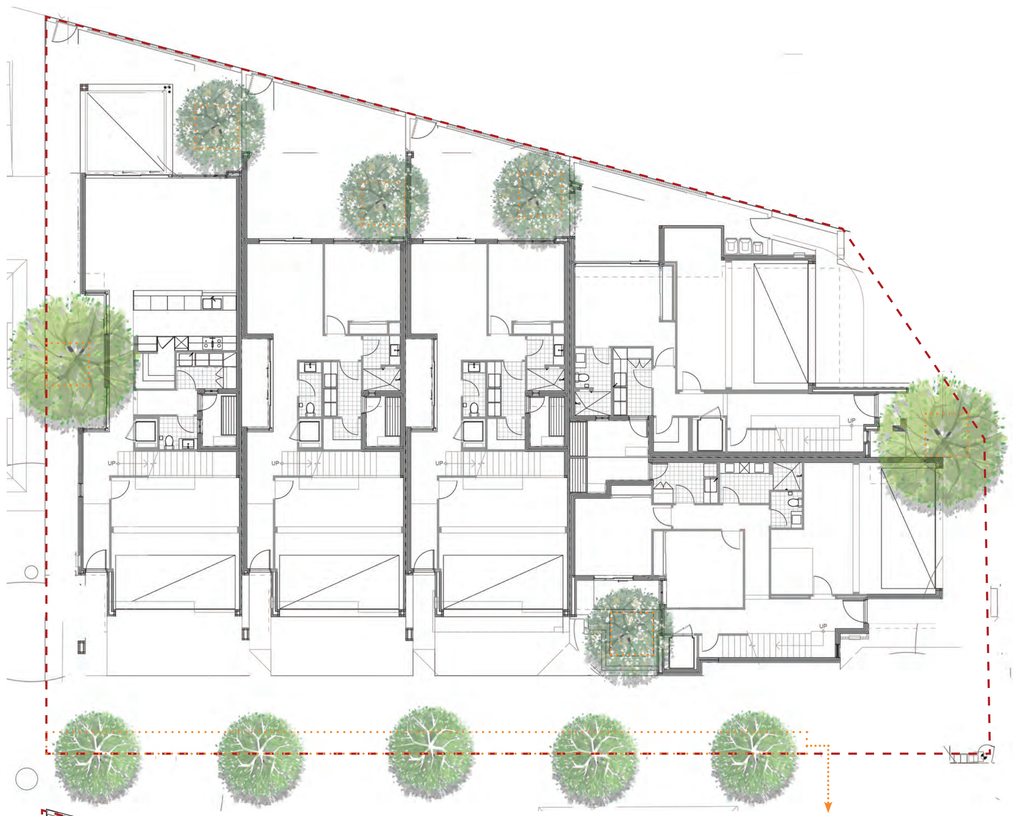
PROJECT #: 15596
DATE: DECEMBER 2022

LOT 1 (#9) LUTH AVENUE, DAGLISH
LANDSCAPE DESIGN

01

Planning Services
City of Subiaco
AMENDED PLAN
1 February 2023
RECEIVED

LANDSCAPE TREE CANOPY PLAN



LEGEND

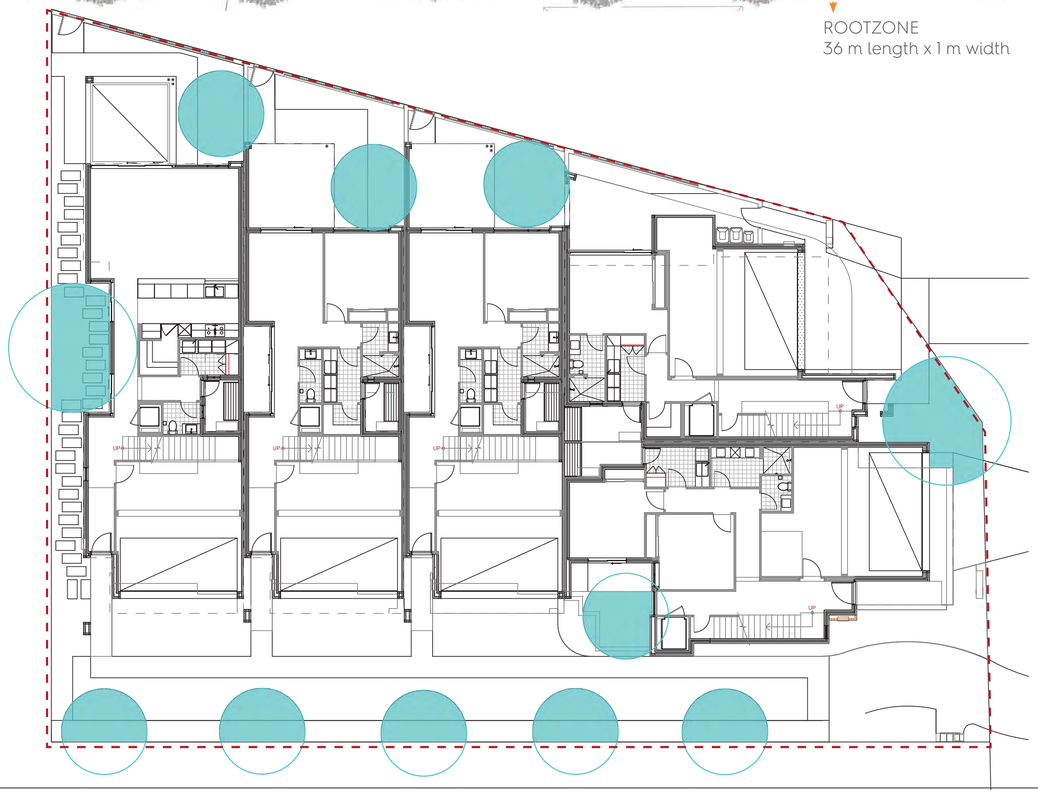
LOT BOUNDARY
Total Site area 1212.8 m2

ROOTZONE
2 m x 2 m

PROPOSED TREE 3 -MEDIUM
Tristaniopsis laurina

PROPOSED TREE 1 - SMALL
Pyrus calleryana

PROPOSED TREE 2 - SMALL
Lagerstromia natchez



LEGEND

LOT BOUNDARY
Total site area 1212.8 m2

PROPOSED TREE CANOPY
120 m2

COMPLIANCE CRITERIA

DWELLING TYPE		MINIMUM TREE PLANTING AREA	MINIMUM TREE PLANTING AREA
Single houses and grouped dwellings (tree per dwelling)		1 tree	2m x 2m
Multiple 2m x 2m dwellings (trees per site)	Less than 700m2	2 trees	
	700 - 1000m2	3 trees	
	Greater than 1000m2	4 trees	

TREE COMPLIANCE DIAGRAM

SITE AREA	MATURE CANOPY DIA.	MATURE HEIGHT	PLANTED POT SIZE
Small	4-6m	4-8m	100L
Medium	6-9m	8-12m	200L
Large	>9m	>12m	500L

LANDSCAPE & IRRIGATION NOTES

Plant species which include trees, shrubs, ground covers, and sedges have been chosen in accordance with local vegetation complex along with additional species that are most suited to site conditions. Where possible plants have been selected that will require minimal maintenance and water wise after establishment.

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

· Irrigation design to comply with waterwise design principles and the City's tree policy. Detailed irrigation plan to be provided at building license stage but to include water efficient measures such as subsurface dripline and bubblers.

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

· Additional waterwise design principles employed:
> Low water use plant selection suited to the local soil complex.
> Select use of water intensive turf areas.
> Water retention soil preparation.
> Reduction in soil water loss through prescribing course mulch.

· Proposed plant distribution rate 4 per m2.

· Proposed plant pot sizes:
> Small Tree 100L
> Medium Tree 200L
> Large Tree 500L
> Shrubs/groundcovers 140mm-200mm

· Root Control Barrier is to be installed where tree is <1.8m distance to kerb/ hard edge

Amended plans dated 24 April 2023

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED

PROPOSED 2 GREEN TITLES & 3 GROUP DWELLINGS

Lot 1 (# 9) Luth Avenue, Daglish



DANIEL@
DANIELLOMMADESIGN.COM
T +61 9467 9351
M 0439 933 710
WWW.DANIEL
LOMMADESIGN.COM
PO BOX 1532 APPLECROSS
WESTERN AUSTRALIA 6953

DANIEL LOM MADESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED



R 25908
LOT 7158

NOTE: CRITICAL (WATER) PIPELINE
Contact Water Corporation for further information.

Sewer AC not located Plotted from Water Corp. Data

Serpentine Trunk Main 1066mm Diameter

NS 13.17 Overt 12.32 Depth 0.85m

NS 13.36 Overt 12.48 Depth 0.88m

NS 13.36 Overt 12.42 Depth 0.94m

NS 13.41 Overt 12.42 Depth 0.99m

1m SETBACK LINE

38.30m

34.20m

43.89m

14.90m

11.44m

146° 15'22"

140° 53'34"

90°00'

89°41'20"

LOT 407
Brick & Galv.
House # 12
- Well Clear

LOT 408
Two Storey
Brick & Galv.
House # 10

LOT 409
Brick & Tile
House # 8
- Well Clear

LOT 420
Brick & Tile
House # 7
Approx. FFL 14.45
@ Front Door

SS LOT 3 285m²
SS LOT 2 199m²
SS LOT 1 183m²
GT LOT 2 193m²
GT LOT 1 185m²
CP 167m²

ALFRESCO 4230 x 4100
VERANDAH 4000 x 4000
VERANDAH O/All 4900 x 4000
DINING
LIVING O/ALL 6920 x 5200
KITCHEN 4720 x 2750
SITTING 4130 x 3470
SITTING 4590 x 3640
BED 3 3530 x 3460
BED 3 3490 x 3420
BED 2 3510 x 3440
STORE 2630 x 1540
GARAGE 6040 x 5870
GARAGE 6730 x 6080
ENTRY
STUDY / SITTING 4800 x 3500
C/YARD
WIP
L'DRY
PDR. 1
PDR
BATH 2
BTH 3
LIGHT WELL
DRYING YARD
STORE 2350 x 1730
STORE 3430 x 1230
LIFT
WIL
POR.
GARDEN COURT
Galv. Shed

Sewer Junction
Depth: 2.1m
Invert: 10.90

Sewer Line

Luth Avenue

Road Centre Line

Barrier Kerb

No Kerb

Mrk Kerb

Concrete Footpath

Concrete Driveway

Concrete X/Over

Low Fibro Fence - Poor Condition

High Fibro Fence - Poor Condition

High C/Bond Fence Poor Condition

High C/Bond Fence Good Condition

Low Rendered Brick Wall W/- Visually Permeable Infill Fencing Panels Over

1800 High Rendered Brick Screen Wall

Combination Gas / Electric Meterbox Location (lockable w/- view panel)

Letterbox to Low Rendered Brick Wall (Maximum 750 High)

Strata Lots Front Retrieval Letterboxes to Low Rendered Brick Wall (Maximum 750 High)

Remove Existing Brick Paved Crossover (Shown Short Dash)

Washed Aggregate Crossover to Council Requirements

Washed Aggregate Driveway

Extent of First Floor Walls Above (Shown Dashed)

Extent of Canopy Above (Shown Dashed)

Contrasting Washed Aggregate Footpath / Strip

New Additional Verge Tree Location

1200 High Visually Permeable Fencing

Letterbox to Low Rendered Brick Wall (Maximum 1200 High)

Existing Verge Tree Branch Over 1.6m Long x 1.8m High to the underside (Shown Dashed)

Relocated Power Dome

Trunk 900mm Canopy 8m

Trunk 900mm Canopy 16m

6m Turning Circle Radius

Twin Side Retaining Wall (Top at Neighbours N.G.L) W/- 1800 High Colorbond Fence Over

Contrasting Washed Aggregate Footpath / Strip

Existing Jacaranda Tree to Remain

Hit & Miss Brickwork to Feature Garden

Shadow Cast Onto Neighbours Property Lot 407 #12 Nicholl Street 5.5m² = 0.75% of Neighbours Block (729m²) Shown Hatched

Shadow Cast Onto Neighbours Property Lot 408 #10B Nicholl Street 110m² = 36.65% of Neighbours Block (300m²) Shown Hatched

Shadow Cast Onto Neighbours Property (Lot 409 #8 Nicholl Street) 90m² = 12.70% of Neighbours Block (708m²) Shown Hatched

Combination Gas / Electric Meterbox Location (lockable w/- view panel)

Approximate Tree Location only.

TBM Nail & Plate
RL 13.384 AHD(Approx.)
Est. from Network GPS

NOTE: Approximate Sewer Clearance Line (This is not an Easement) Check Water Corp. For any possible Easements or Setbacks.

COMBINED GROUND FLOOR PLAN & SITE PLAN

SCALE 1:100

STRATA LOT 3 AREA

GROUND FLOOR	91.80m²
GARAGE / STORE	45.45m²
ALFRESCO	17.20m²
PORCH	4.80m²
TOTAL GROUND FLOOR	**159.25m²**
FIRST FLOOR	127.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**138.90m²**
SECOND FLOOR	106.25m²
BALCONY	9.60m²
VOID	3.55m²
TOTAL SECOND FLOOR	**119.40m²**
TOTAL	**417.55m²**

STRATA LOT 2 AREA

GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

STRATA LOT 1 AREA

GROUND FLOOR	72.50m²
GARAGE / STORE	45.45m²
VERANDAH	16.65m²
PORCH	3.85m²
TOTAL GROUND FLOOR	**138.45m²**
FIRST FLOOR	112.00m²
TERRACE	16.65m²
BALCONY	7.70m²
VOID	3.55m²
TOTAL FIRST FLOOR	**139.90m²**
SECOND FLOOR	103.50m²
VOID	3.55m²
TOTAL SECOND FLOOR	**107.05m²**
TOTAL	**385.40m²**

GREEN TITLE LOT 2 AREA

GROUND FLOOR	64.55m²
GARAGE / STORE	45.10m²
VERANDAH	14.55m²
PORCH	2.30m²
TOTAL GROUND FLOOR	**126.50m²**
FIRST FLOOR	102.35m²
TERRACE	30.80m²
VOID	2.25m²
TOTAL FIRST FLOOR	**135.40m²**
SECOND FLOOR	119.75m²
BALCONY	11.10m²
TOTAL SECOND FLOOR	**130.85m²**
TOTAL	**392.75m²**

GREEN TITLE LOT 1 AREA

GROUND FLOOR	87.85m²
GARAGE / STORE	44.95m²
PORCH	1.25m²
TOTAL GROUND FLOOR	**134.05m²**
FIRST FLOOR	124.80m²
TERRACE	17.45m²
DRYING	4.75m²
TOTAL FIRST FLOOR	**147.00m²**
FIRST FLOOR	79.40m²
VOID	5.95m²
TOTAL SECOND FLOOR	**85.35m²**
TOTAL	**366.40m²**

SITE COVER CALCULATIONS

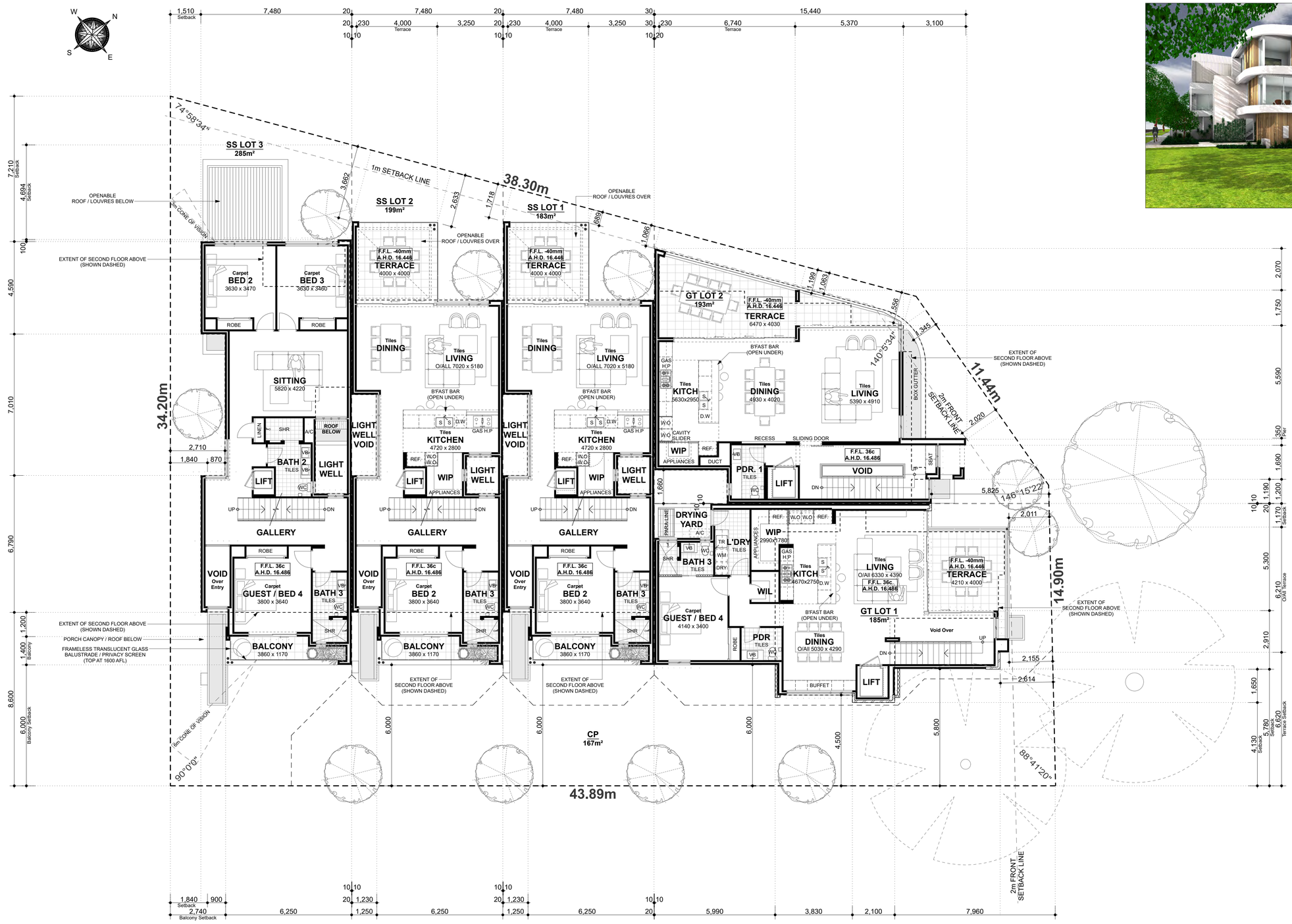
GREEN TITLE 1 SITE AREA	**185m²**
GREEN TITLE 2 SITE AREA	**193m²**
STRATA LOT 1 SITE AREA	**183m²**
STRATA LOT 2 SITE AREA	**199m²**
STRATA LOT 3 SITE AREA	**285m²**
COMMON PROPERTY SITE AREA	**167m²**
TOTAL SITE AREA	**1212m²**
SITE COVER	**629m² (51.90%)**
OPEN SPACE	**583m² (48.10%)**

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	DATE: MAR. 2023	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	SCALE: 1 : 100	JOB NO: 111-21 (A1)
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM
		SHEET: 1 OF 8

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED





FIRST FLOOR PLAN
SCALE 1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAR. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 2 OF 8

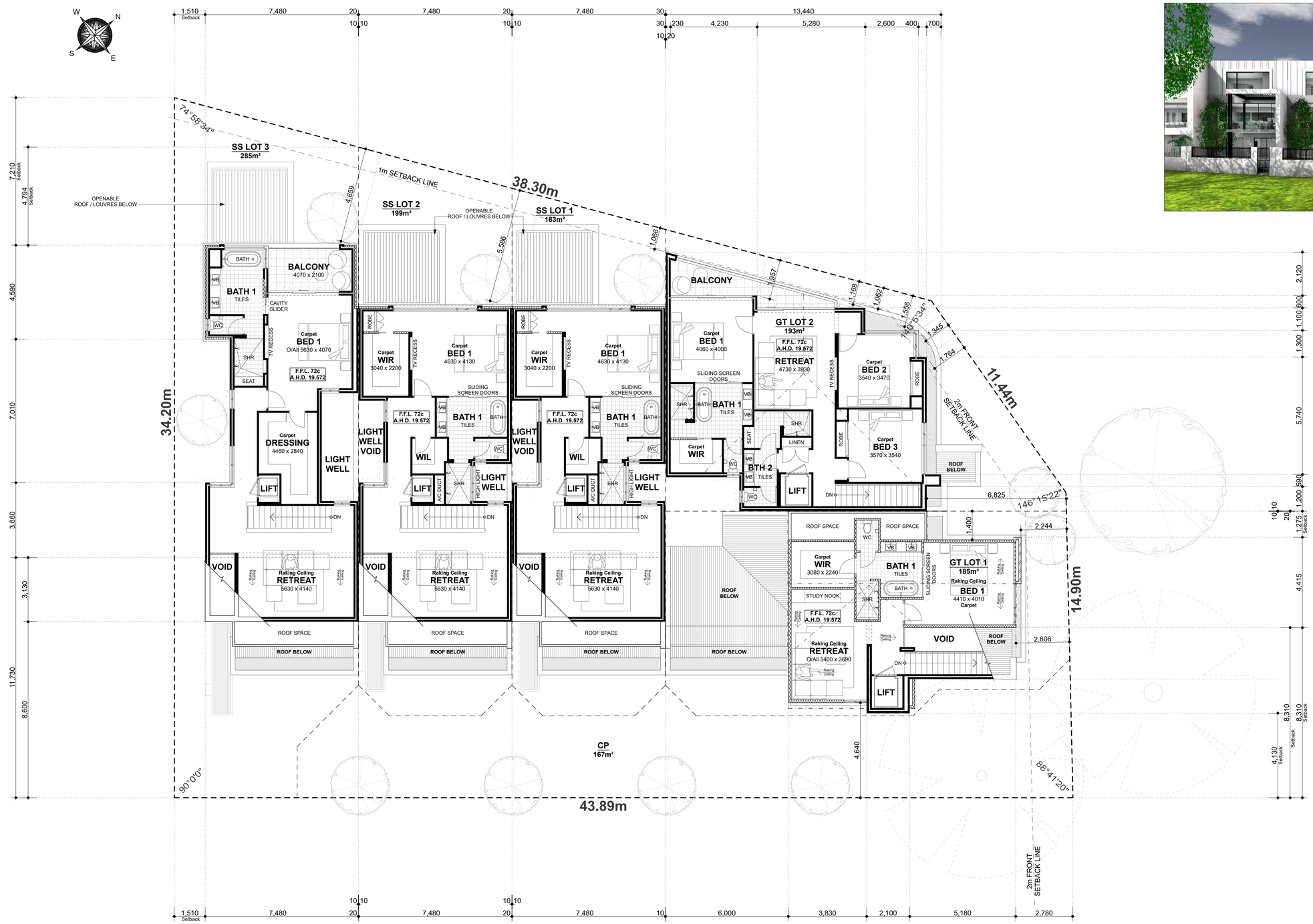
Design Matters National — The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED





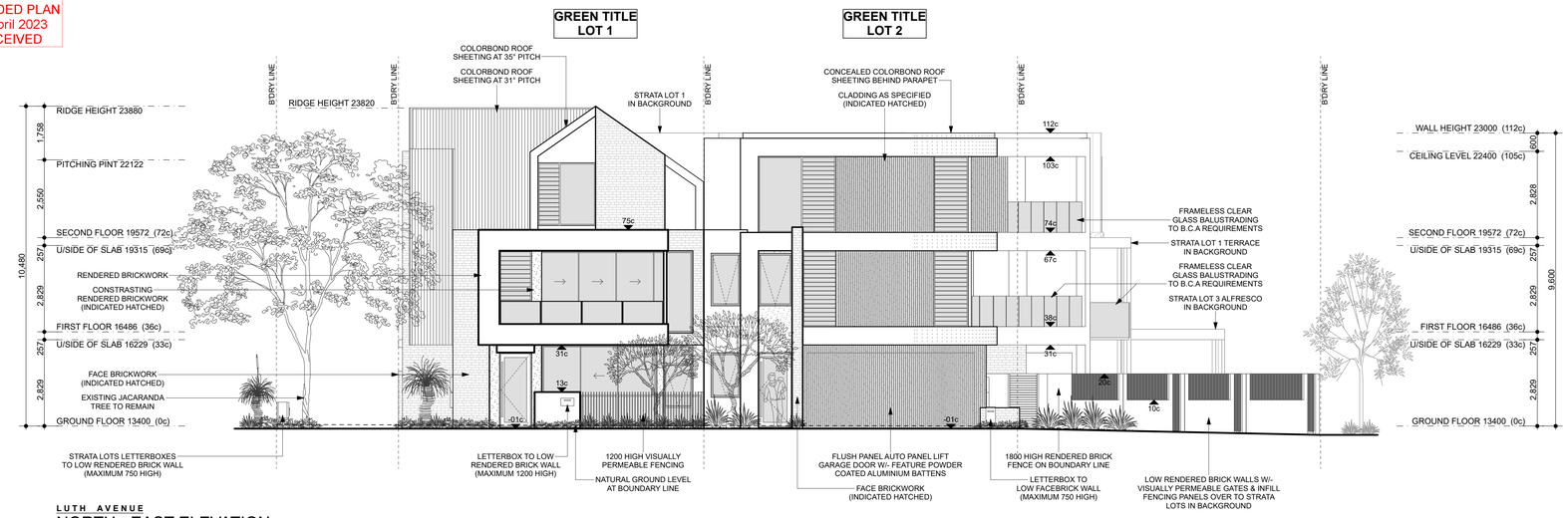
SECOND FLOOR PLAN

SCALE 1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAR. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 3 OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	WWW.DANIELLOMMADESIGN.COM

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED



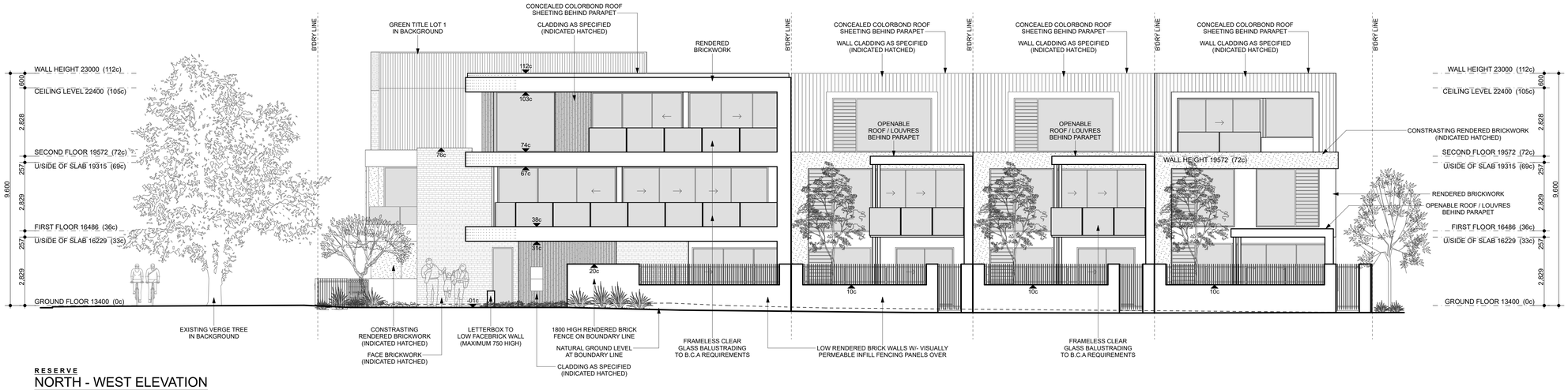


LUTH AVENUE

NORTH - EAST ELEVATION

1:100

NOTE: Landscaping indicative only

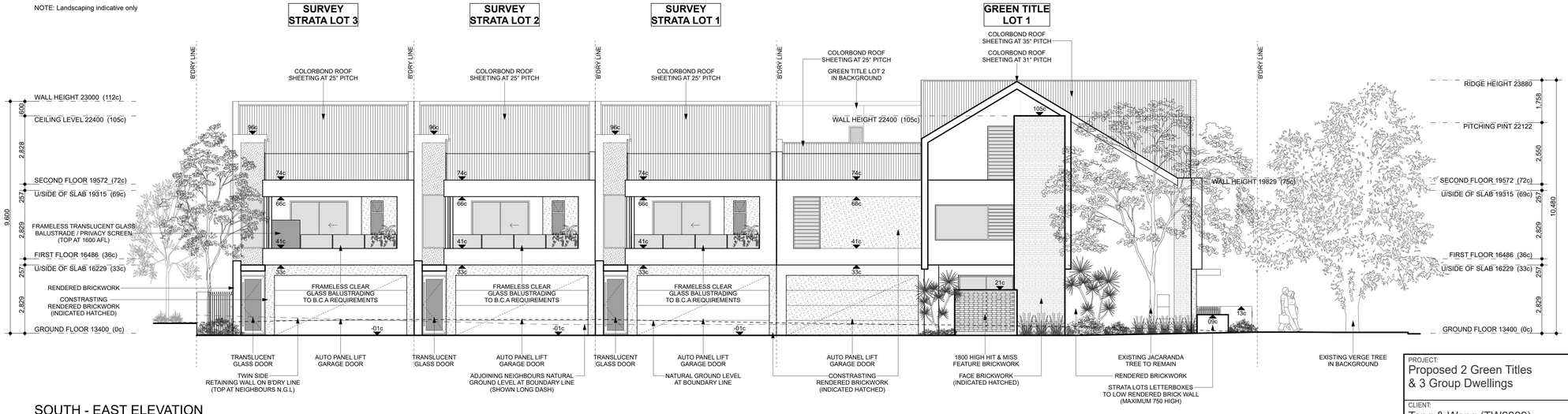


RESERVE

NORTH - WEST ELEVATION

1:100

NOTE: Landscaping indicative only



SOUTH - EAST ELEVATION

1:100

NOTE: Landscaping indicative only

SURVEY STRATA LOTS 1 - 3
EXTERNAL FINISHES & COLOUR SCHEDULE

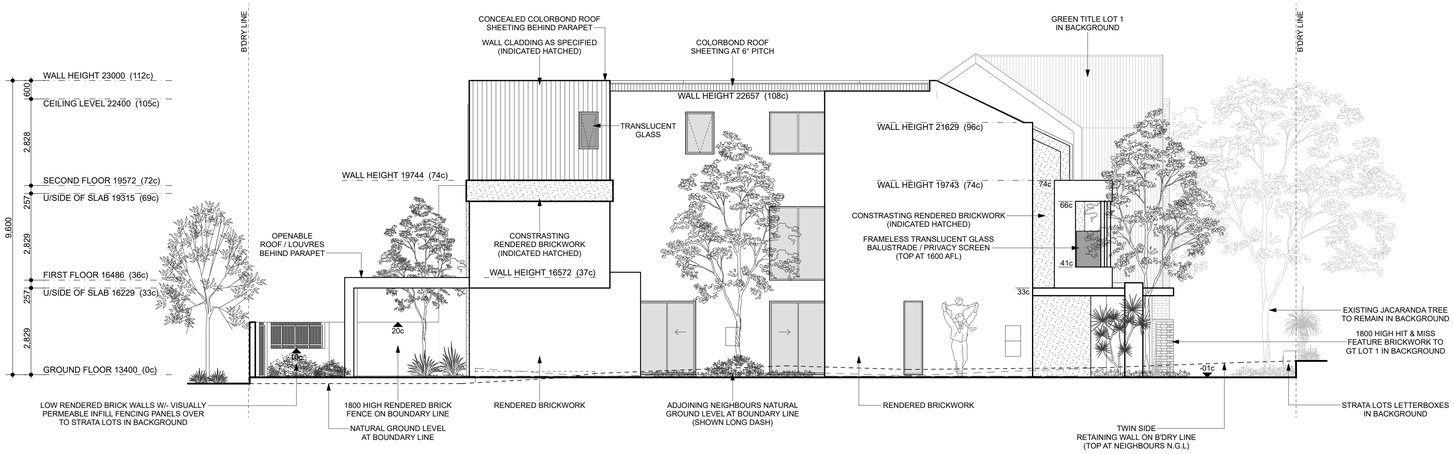
EXTERNAL WALLS (INDICATED NOT HATCHED)		RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)		RENDERED BRICKWORK "DULUX MALAY GREY HALF"
FEATURE WALLS (INDICATED BOLD HATCH)		RENDERED BRICKWORK "MOMUMENT"
WALL CLADDING		COLORBOND STEEL SHEETING "SHALE GREY"
ROOF		COLORBOND STEEL SHEETING "SHALE GREY"
EAVES LINING AND SOFFIT		DULUX LEXICON WHITE
BARGE BOARDS		COLORBOND STEEL "SHALEGREY"
STEEL COLUMNS		PAINTED GALVANISED STEEL "MONUMENT"
WINDOW FRAMES		POWDERCOATED ALUMINIUM FRAME "ANODIC DARK GREY"
DRIVEWAY & CROSSOVER		WASHED AGGREGATE LIGHT GREY
GARAGE DOOR		COLORBOND STEEL "MONUMENT"

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	DATE: MAR. 2023	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	SCALE: 1 : 100	
Design Matters National The peak body for the building design profession	JOB NO: 111-21 (A1)	SHEET: 4 OF 8
	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOM MA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED

SURVEY STRATA LOT 3



SOUTH - WEST ELEVATION

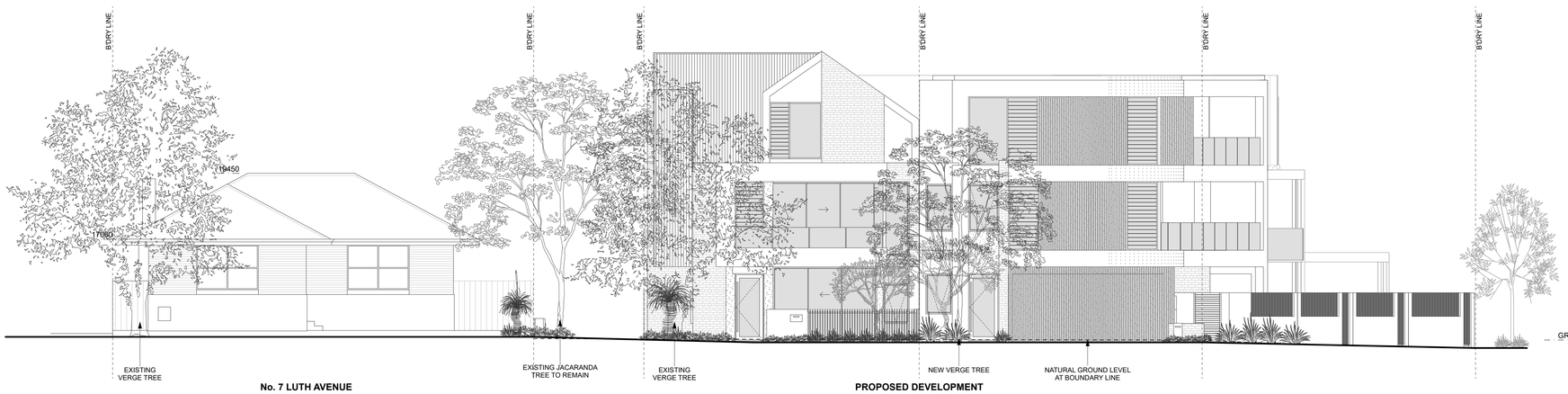
1:100

NOTE: Landscaping indicative only





GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE **PROPOSED DEVELOPMENT No. 9 LUTH AVENUE**

LUTH AVENUE

PROPOSED STREETSCAPE

1:100

NOTE: Landscaping indicative only
NOTE: With Verge Trees



GREEN TITLE LOT 1 **GREEN TITLE LOT 2**



No. 7 LUTH AVENUE **PROPOSED DEVELOPMENT No. 9 LUTH AVENUE**

LUTH AVENUE

PROPOSED STREETSCAPE

1:100

NOTE: Landscaping indicative only
NOTE: Without Verge Trees (Omitted for Clarity)



PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
CLIENT: Tang & Wang (TW6009)	DATE: MAR. 2023	SCALE: 1 : 100
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	© Copyright
Design Matters National The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	SHEET: 5 OF 8

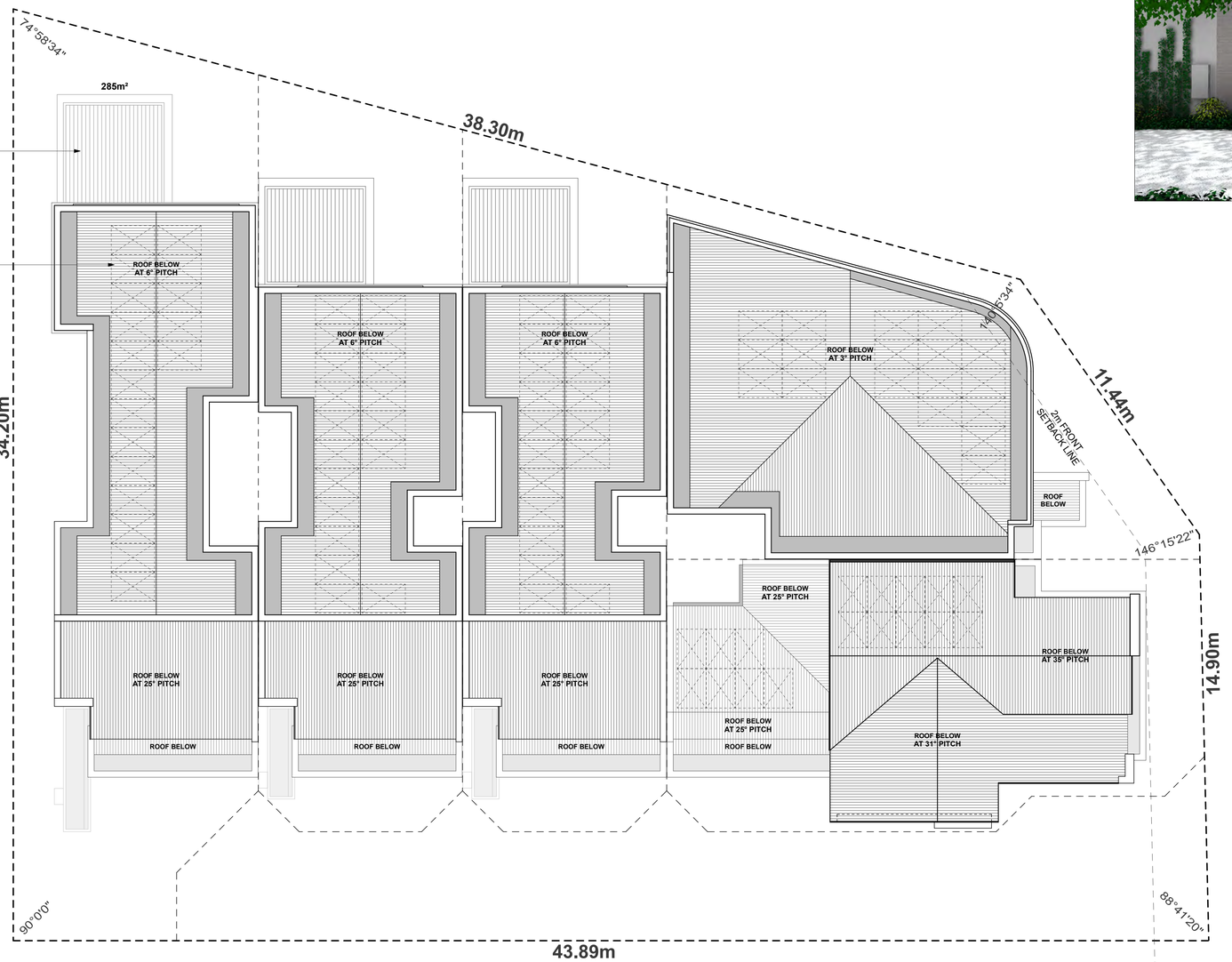
DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED

GREEN TITLE LOT 1
EXTERNAL FINISHES & COLOUR SCHEDULE

FACE BRICKWORK		AB BRICKS INDULGENCE "MOSCATO"
EXTERNAL WALLS (INDICATED NOT HATCHED)		RENDERED BRICKWORK "DULUX LEXICON WHITE"
FEATURE WALLS (INDICATED HATCHED)		RENDERED BRICKWORK "DULUX MALAY GREY HALF"
WALL CLADDING		COLORBOND STEEL SHEETING "SHALE GREY"
ROOF		COLORBOND STEEL SHEETING "SHALE GREY"
EAVES LINING AND SOFFIT		COLORBOND STEEL "SHALEGREY"
BARGE BOARDS		COLORBOND STEEL "SHALEGREY"
STEEL COLUMNS		PAINTED GALVANISED STEEL "ANODIC SILVER GREY"
WINDOW FRAMES		POWDERCOATED ALUMINIUM FRAME "ANODIC SILVER GREY"
DRIVEWAY & CROSSOVER		WASHED AGGREGATE LIGHT GREY
		COLORBOND STEEL "MONUMENT"
GARAGE DOOR		COLORBOND STEEL "BLUEGUM"





ROOF PLAN
SCALE 1:100







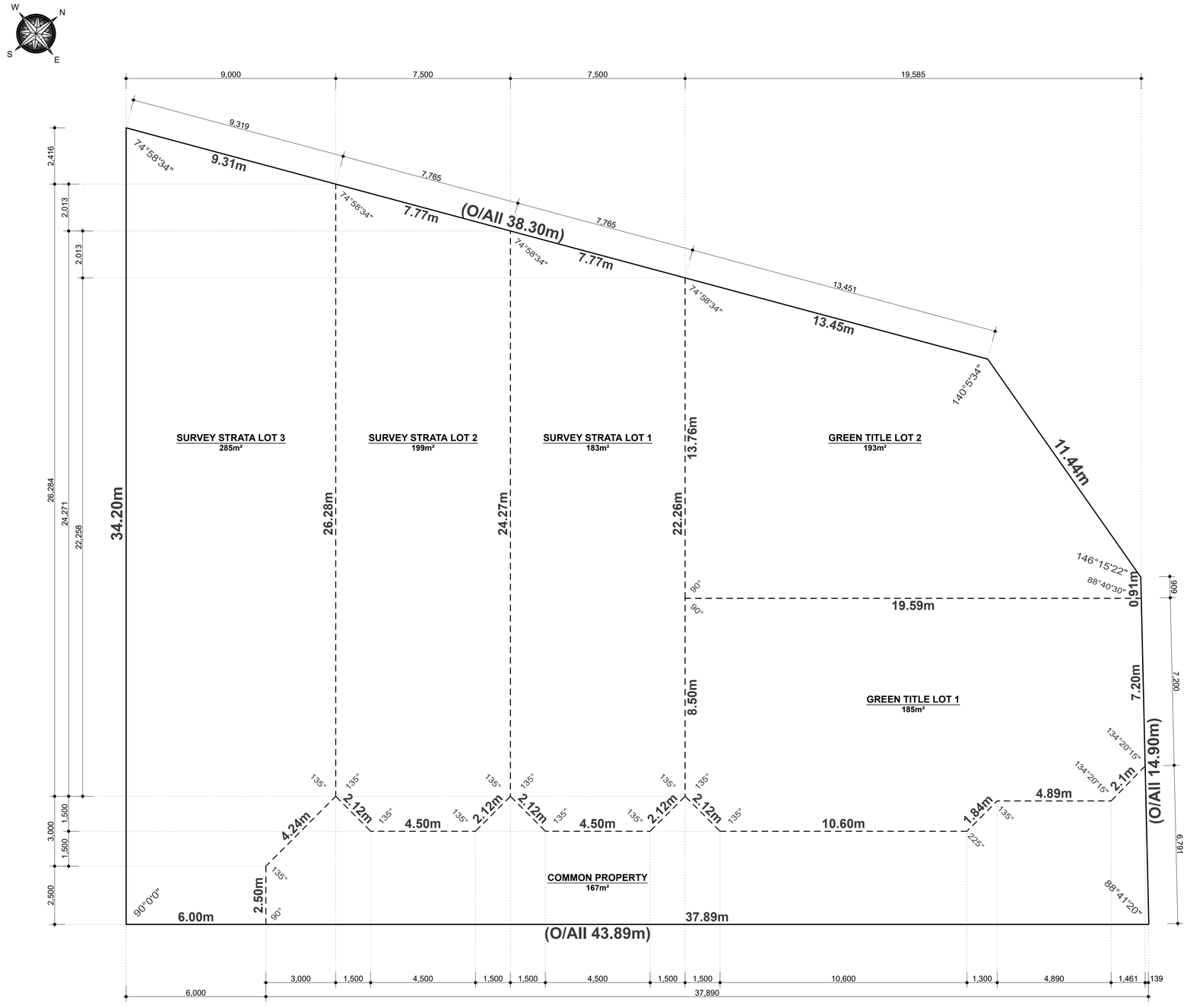


GREEN TITLE LOT 2
EXTERNAL FINISHES & COLOUR SCHEDULE

FACE BRICKWORK		AB BRICKS PURE EARTH "SMOOTH KAOLIN"
EXTERNAL WALLS (INDICATED NOT HATCHED)		RENDERED BRICKWORK "DULUX WHITE DUNE HALF"
FEATURE WALLS (INDICATED HATCHED)		RENDERED BRICKWORK "DULUX WHITE DUNE 150%"
WALL CLADDING		DECOWOOD BATTENS "CURLY BIRCH"
ROOF		COLORBOND STEEL SHEETING "SHALE GREY"
EAVES LINING AND SOFFIT		PAINTED "DULUX WHITE DUNE HALF"
WINDOW FRAMES		POWDERCOATED ALUMINIUM FRAME "PEARL WHITE"
DRIVEWAY & CROSSOVER		WASHED AGGREGATE LIMESTONE
GARAGE DOOR		DECOWOOD BATTENS "CURLY BIRCH"

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAR. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 6 OF 8
Design Matters National The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	DANIEL LOMMA MA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED



SUB-DIVISION LAYOUT PLAN

SCALE 1:100

SITE CALCULATIONS	
GREEN TITLE 1 SITE AREA	185m²
GREEN TITLE 2 SITE AREA	193m²
STRATA LOT 1 SITE AREA	183m²
STRATA LOT 2 SITE AREA	199m²
STRATA LOT 3 SITE AREA	285m²
COMMON PROPERTY SITE AREA	167m²
TOTAL SITE AREA	1212m²







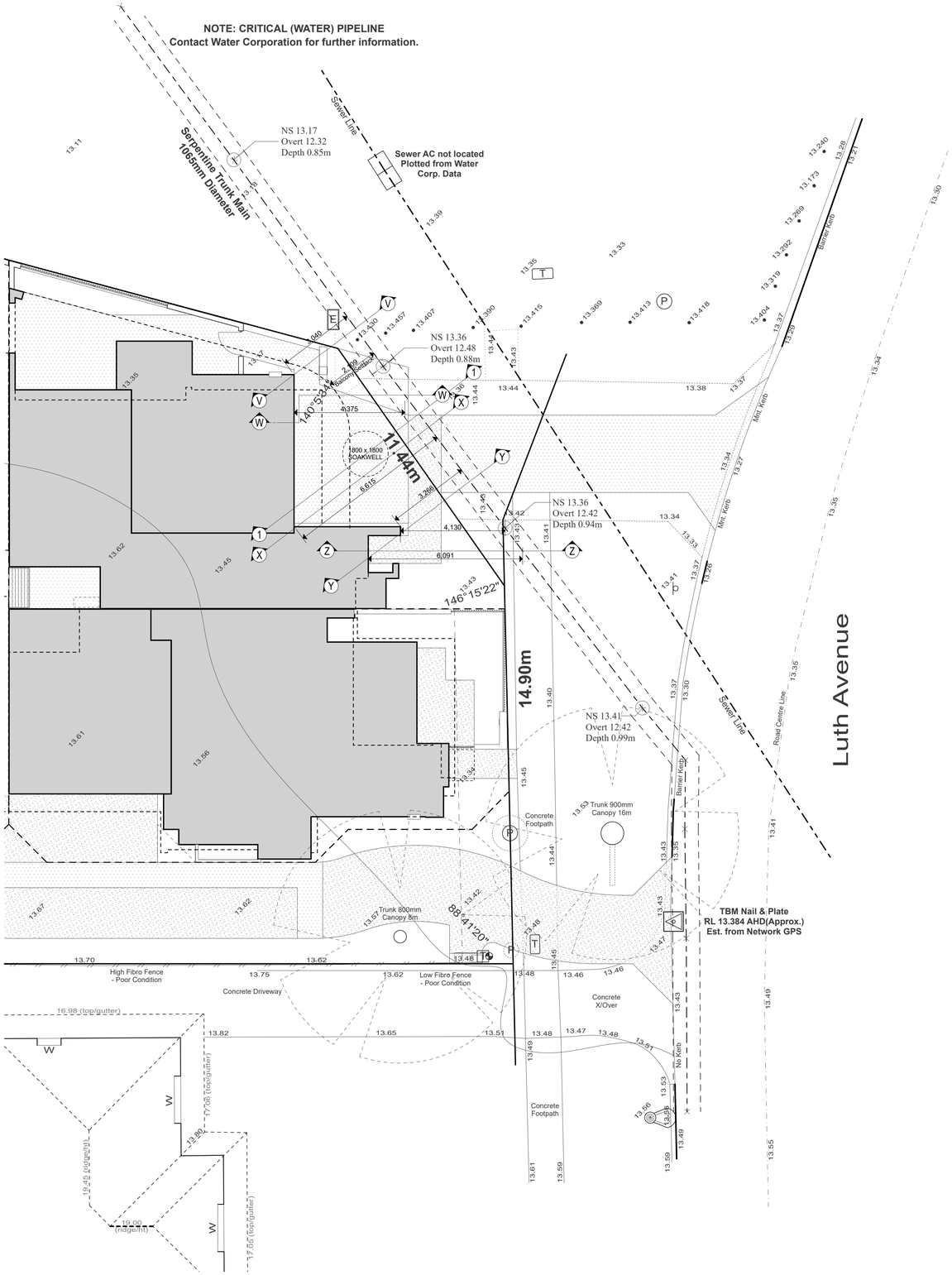
PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAR. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 7 OF 8

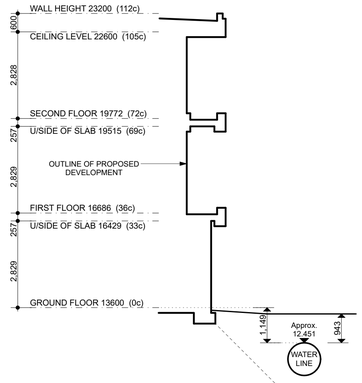
Design Matters National
The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

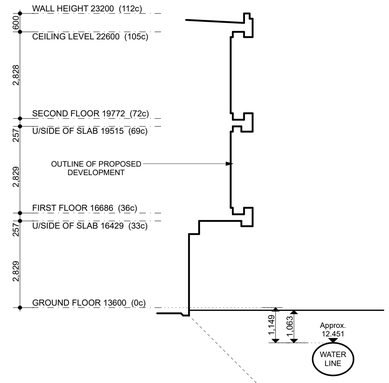
DA NIEL LOM MA DE SIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED

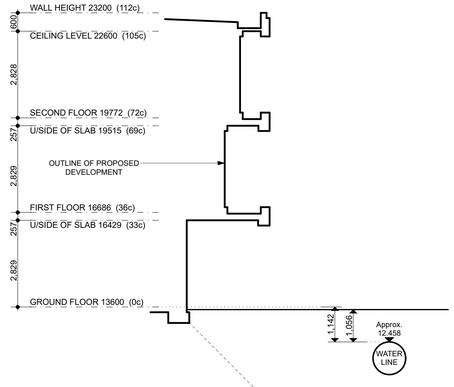




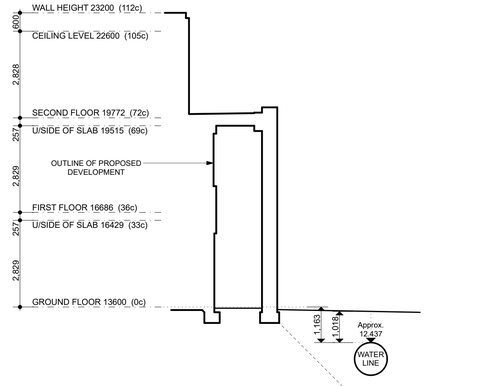
SECTION V-V
1:100



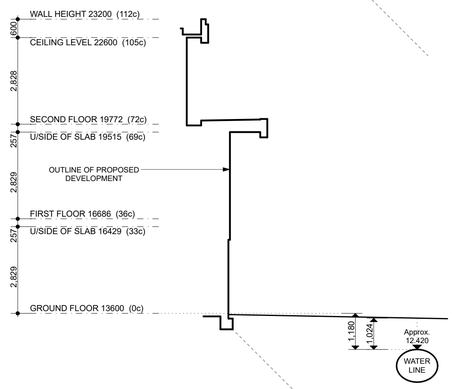
SECTION W-W
1:100



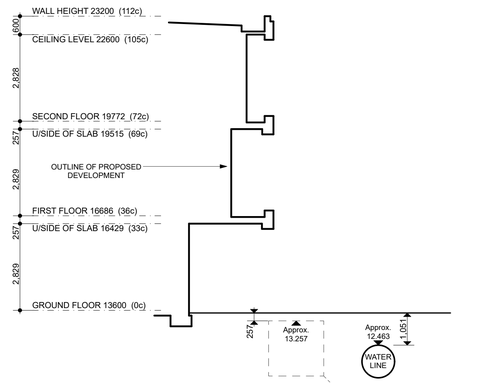
SECTION X-X
1:100



SECTION Y-Y
1:100



SECTION Z-Z
1:100



SECTION 1-1
1:100

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAR. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 7A OF 8
Design Matters National The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOMMA MADESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED

R 25908
LOT 7158



NOTE: CRITICAL (WATER) PIPELINE
Contact Water Corporation for further information.

Sewer AC not located
Plotted from Water
Corp. Data

105mm Dia. STEEL WATER MAIN

Sewer Line

Switchboard

LOT 407
Brick & Galv.
House # 12
- Well Clear

Brick & Galv.
Building

16.08 (TOW)

16.16 (TOW)

W

W

17.76 (ridge/ht)

High Fibre Fence
- Fair Condition

High C/Bond Fence
Partial Asbestos Retainer
- Good Condition

13.48 (TRW)

LOT 408
Two Storey
Brick & Galv.
House # 10

20.54 (ridge/ht)

21.29 (ridge/ht)

W1

W

W

16.31 (top/gutter)

16.32 (top/gutter)

34.20m

High C/Bond Fence
Good Condition

Sewer Junction
Depth: 2.1m
Invert: 10.90

74°58'34"

38.30m

140°5'34"

11.44m

146°15'22"

14.90m

88°41'20"

90°0'0"

43.89m

Sand

Sewer Line

Fence Leaning

Approximate Tree
Location only.

Approximate Tree
Location only.

LOT 409
Brick & Tile
House # 8
- Well Clear

High Fibro Fence
- Poor Condition

NOTE: Approximate Sewer Clearance Line
(This is not an Easement) Check Water Corp.
For any possible Easements or Setbacks.

High Fibro Fence
- Poor Condition

Galv.
Shed

LOT 1
House # 9
- Vacant Land

LOT 420
Brick & Tile
House # 7
Approx. FFL 14.45
@ Front Door

16.98 (top/gutter)

19.45 (ridge/ht)

19.00 (ridge/ht)

17.06 (top/gutter)

17.85 (top/gutter)

Brick Paved
X/Over

Concrete
Footpath

Trunk 900mm
Canopy 16m

Trunk 800mm
Canopy 8m

Low Fibro Fence
- Poor Condition

Concrete Driveway

Concrete
X/Over

Concrete
Footpath

Mini Kerb

Barrier Kerb

No Kerb

Road Centre Line

TBM Nail & Plate
RL 13.384 AHD(Approx.)
Est. from Network GPS

Luth Avenue

LEGEND

WATER METER | TELSTRA/NBN PIT | TREE (TO SCALE) | W WINDOW | W1 FIRST STOREY WINDOW
SEWER CONN. | SEWER AC | POWER DOME | TAP | TEMP. BENCHMARK
(TRW) TOP OF RETAINING WALL | (TOW) TOP OF WALL | LIGHT POLE | ELEC. BOX / PIT | BOLLARD

Vision surveys
CONSULTING

T: (08) 6144 0000 F: (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au

FEATURE SURVEY

CLIENTS DETAILS :
TW Development Pty Ltd

LEVEL DATUM: AHD (Approx.)
DWG REF: Luth 9 F - v1.0

LOT AREA :	R CODE :	SURVEY DATE :
1212m²	R60	17/05/2022

LOCAL AUTHORITY :
City of Subiaco

PLAN / DIAG /SP	D 47291	TELSTRA	YES
ELECTRICITY	UNDERGROUND	SEWERAGE	YES
WATER	YES	DRAINAGE	GOOD
GAS	YES	VEG. / SOIL	AS DESCRIBED

IMPORTANT NOTES:
THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED.

BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.

SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.

CHECK TITLE FOR EASEMENTS / COVENANTS ETC.

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAR. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 8 OF 8

Design Matters National
The peak body for the building design profession

DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM
TEL: 08 9467 9351 MB: 0439 933 710
P.O. BOX 1532, APPLECROSS W.A. 6953

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED



GREEN TITLE LOTS 1 & 2 (VIEWED FROM LUTH AVENUE)



GREEN TITLE LOTS 1 & 2 (VIEWED FROM LUTH AVENUE)



GREEN TITLE LOT 2 (VIEWED FROM RESERVE)



GREEN TITLE LOT 1 (VIEWED FROM COMMON PROPERTY CROSSOVER)



VIEW APPROACHING DEVELOPMENT FROM LUTH AVENUE



VIEW FROM KITCHEN / LIVING AREA TO GREEN TITLE LOT 1



VIEW FROM KITCHEN / LIVING AREA TO GREEN TITLE LOT 2



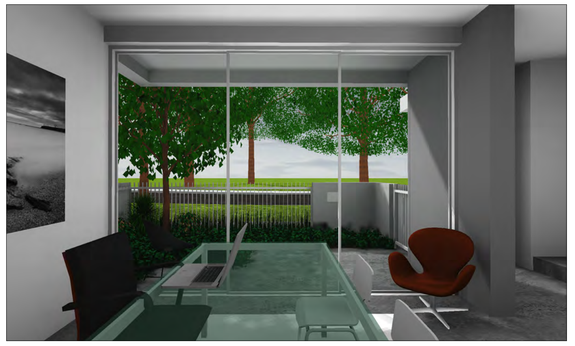
SURVEY STRATA LOTS (VIEWED FROM RESERVE)



GREEN TITLE LOT 1 FRONT COURTYARD (VIEW FROM VERGE)



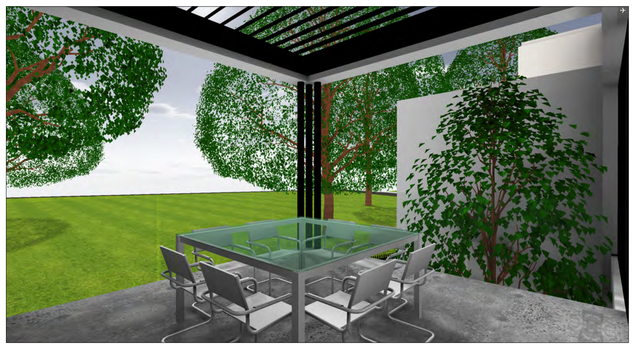
SURVEY STRATA LOT 2 (VIEW FROM COMMON PROPERTY DRIVEWAY)



VIEW FROM GROUND FLOOR STUDY / SITTING TO GREEN TITLE LOT 1



VIEW FROM FIRST FLOOR LIVING AREA TO SURVEY STRATA LOTS 1 & 2



VIEW FROM FIRST FLOOR TERRACE TO SURVEY STRATA LOTS 1 & 2



SURVEY STRATA LOTS (SOUTH - EAST VIEW)



VIEW FROM GROUND FLOOR ALFRESCO TO SURVEY STRATA LOT3

9 LUTH AVENUE, DAGLISH
PERSPECTIVES

PROJECT: Proposed 2 Green Titles & 3 Group Dwellings	DRAWN: D.L.	REVISION: 19 - 04 - 2023 16 - 01 - 2023
	DATE: MAR. 2023	
CLIENT: Tang & Wang (TW6009)	SCALE: 1 : 100	© Copyright
ADDRESS: Lot 1 (# 9) Luth Avenue, Daglish	JOB NO: 111-21 (A1)	SHEET: 8A OF 8
Design Matters National — The peak body for the building design profession	DANIEL LOMMA DESIGN WWW.DANIELLOMMADESIGN.COM TEL: 08 9467 9351 MB: 0439 933 710 P.O. BOX 1532, APPLECROSS W.A. 6953	

DANIEL LOMMA DESIGN

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED



LUTH AVENUE STREETSCAPE 1

NOTE: WITH EXISTING & NEW VERGE TREES

AMENDED 19-04-2023
AMENDED 17-04-2023

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED



LUTH AVENUE STREETSCAPE 2

NOTE: WITH EXISTING & NEW VERGE TREES

AMENDED 19-04-2023
AMENDED 17-04-2023

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED



LUTH AVENUE STREETSCAPE 3

NOTE: WITH EXISTING & NEW VERGE TREES

AMENDED 19-04-2023
AMENDED 17-04-2023

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED

LANDSCAPE CONCEPT PLAN

PRELIMINARY TREE & PLANT SELECTION - IN VERGE


Eucalytpus sideroxylon rosea


Acacia lasciocarpa


Myoporum parvifolium


Eremophila glabra

PRELIMINARY TREE & PLANT SELECTION - IN SITE BOUNDARY


Lagerstroemia indica


Pyrus calleryana capital


Tristaniopsis laurina


Acacia lasciocarpa


Dietes grandiflora


Myoporum parvifolium


Eremophila glabra


Olearia axillaris


Dianella revoluta


Rhapiolepis snow


Carissa grandiflora


Pittosporum 'Miss muffet'

SHADE TOLERANT SHRUBS AND GROUNDCOVERS


Arthropodium cirratum


Ophiopogon japonicus


Dichondra 'Silver Falls'


Agave attenuata


Senecio serpens


Dichondra repens


Philodendron selluom


Philodendron xanadu


Viola hederacea

LANDSCAPE DESIGN NOTE

1. Mix of native waterwise shrubs and groundcovers to create an appealing green entrance to the front
2. *Lagerstroemia indica* and shrub planting to the backyard
3. *Pyrus calleryana* within the boundary to bring colour, shade, and luscious green form to the property
4. Proposed shade tolerant shrubs and groundcovers planting.
5. Shade tolerant plantings create a lush green element within the light well, bringing attractive view out of the window
6. *Tristaniopsis laurina* with non-invasive root system to protect the underground services.
7. Existing *Jacaranda mimosifolia* to be retained
8. Proposed new verge tree *Eucalyptus sideroxylon rosea*
9. Verge with shade tolerant groundcover planting, with the existing tree to be retained.
10. Proposed steel edging.
11. Large existing tree outside site boundary, no new trees to be planted within the tree protection zone.
12. Turf area to provide adiditonal amenity to residents.

TDL
BEYOND GREEN

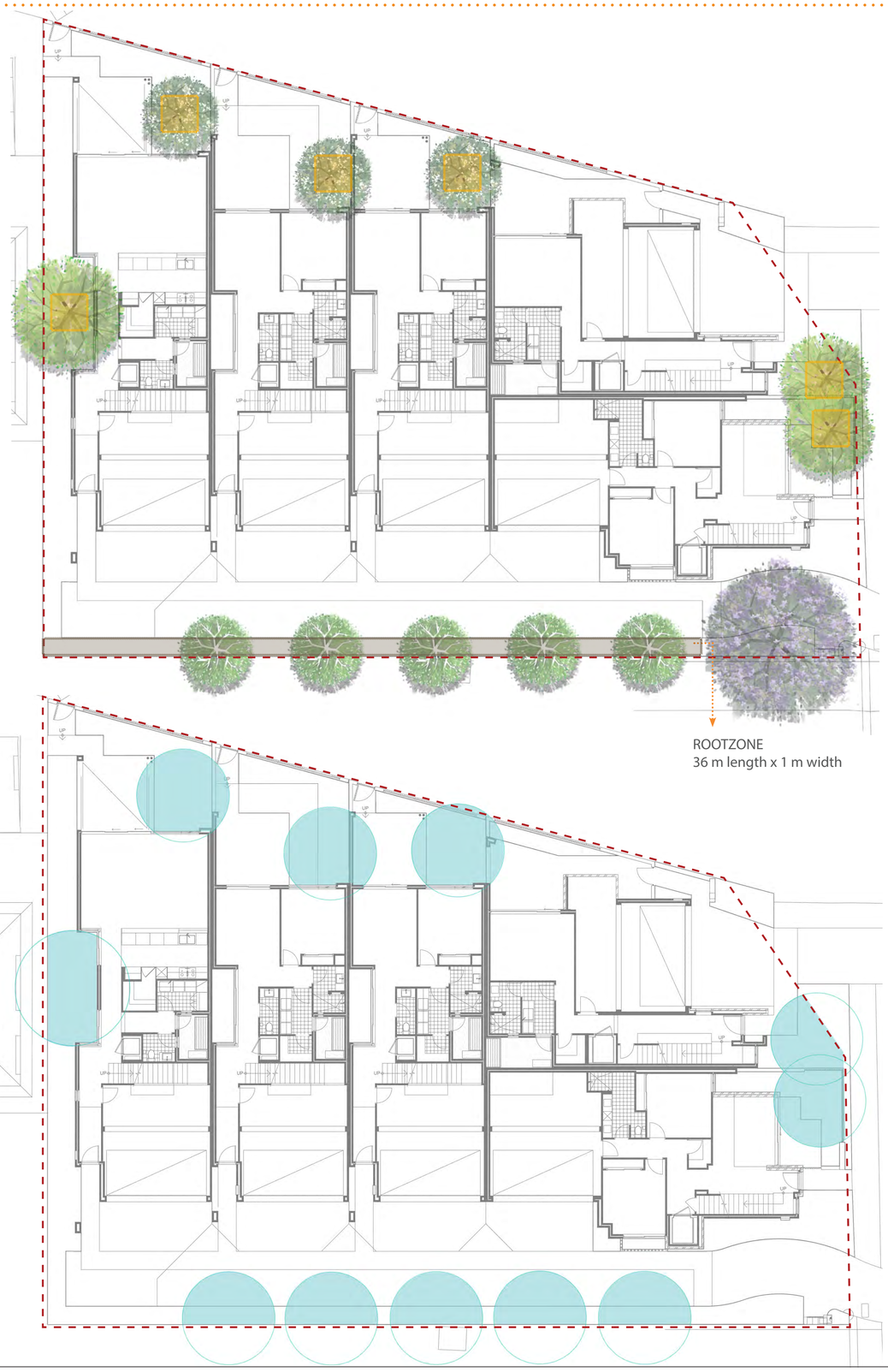
AUTHOR: VW/NL Q.A: JR/QY
SCALE: 1:100 @ A1
PROJECT #: 15596
DATE: APRIL 2023

LOT 1 (#9) LUTH AVENUE, DAGLISH
LANDSCAPE DESIGN

01

Planning Services
City of Subiaco
AMENDED PLAN
24 April 2023
RECEIVED

LANDSCAPE PROVISIONS - TREE CANOPY PLAN AND PLANTING AREA



LEGEND

LOT BOUNDARY
Total Site area 1212.8 m2

PROPOSED TREE ROOTZONE
2 m x 2 m

PROPOSED TREE ROOTZONE
NON-COMPLIANT

PROPOSED TREE 3 -MEDIUM
Tristaniopsis laurina
COMPLIANT

PROPOSED TREE 1 - SMALL
Pyrus calleryana
NON-COMPLIANT

PROPOSED TREE 2 - SMALL
Lagerstromia natchez
COMPLIANT

EXISTING TREE

LEGEND

LOT BOUNDARY
Total site area 1212.8 m2

PROPOSED TREE CANOPY
153 m2

COMPLIANCE CRITERIA

DWELLING TYPE		MINIMUM TREE PLANTING AREA	MINIMUM TREE PLANTING AREA
Single houses and grouped dwellings (tree per dwelling)		1 tree	2m x 2m
Multiple 2m x 2m dwellings (trees per site)	Less than 700m2	2 trees	
	700 - 1000m2	3 trees	
	Greater than 1000m2	4 trees	

DEVELOPMENT PROVISIONS

Compliant trees	6
Non-compliant trees	5
TOTAL	11

TREE SELECTION

SITE AREA	MATURE CANOPY DIA.	MATURE HEIGHT	PLANTED POT SIZE
Small	4-6m	4-8m	100L
Medium	6-9m	8-12m	200L
Large	>9m	>12m	500L

LANDSCAPE & IRRIGATION NOTES

Plant species which include trees, shrubs & ground covers have been chosen in accordance with local soil and site condition. Where possible plants have been selected that will require minimal maintenance and are water wise after establishment.

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

• Irrigation design to comply with waterwise design principles, LGA and Water Corporation requirements. Detailed irrigation plan to be provided at building license stage but to include water efficient measures such as subsurface dripline and bubblers.

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

• Additional waterwise design principles employed:
  > Low water use plant selection suited to the local soil complex.
  > Select use of water intensive turf areas.
  > Water retention soil preparation.
  > Reduction in soil water loss through prescribing course mulch.

• Proposed plant distribution rate 4 per m2.

• Proposed plant pot sizes:
  > Small Tree 100L
  > Medium Tree 200L
  > Large Tree 500L
  > Shrubs/groundcovers 140mm-200mm

REPORT ITEM NO. C1
ATTACHMENT NO. 3

9 LUTH AVENUE DAGLISH – DA 7.2022.50.1
SUMMARISED SCHEDULE OF SUBMISSIONS

Summary	Formal Advertising: 19/07/2022 – 2/08/2022	Informal Advertising: 6/06/2022 – 14/06/2022
Support	Nil	Nil
Object	6	1
Comment	1	Nil
TOTAL	**7**	**1**

Formal Public Consultation Period 19 July 2022 to 2 August 2022 – Plans dated 4 July 2022

OBJECT

No	Date received	Object	Submission summary	Applicant Comment	Officer Comment
1.1	24/07/2022		1. I strongly disagree with the comments stating the proposal is respectful to surrounding development. 2. The design may be considered modern but awkwardly contains traditional elements like a pitched roof with skillion. The design generally looks bland and vanilla without much change to the façade materials or colour. 3. Also the garage door width is worth addressing. There is only one garage on the existing streetscape.	1. Noted. 2. The use of the pitched roof with skillions was informed through an analysis of the character of the area. The materials of the development have been informed by a context analysis and the amended plans increased level of materiality which is informed by extensive design review process. 3. The amended plans relocate the garage for GTL1 to the common property, with additional street setback and landscaping replacing the previous garage area.	1. Noted. The proposal is consistent with the R60 code. 2. The proposal has been presented to the City's Design Review Panel (DRP) on three occasions and has been considered high-quality design. 3. The garage for GTL1 has been relocated to be accessed via the common property. As a result, the proposal is considered to be me in keeping with the existing streetscape.
1.2	25/07/2023		1. A three storey, 5 unit development is out of character with this area of Daglish. 2. The effect of this height and reduced set-backs, will mean the residents of 10B Nicholl	1. The proposal is in keeping with the applicable R-code density prescribed to the site, and is consistent with the future vision for the area.	1. The proposal is consistent with expected development within an R60 coded area. The application has been referred to the City's DRP on a number

			Street will lose much of their sunlight, as shown in the over-shadowing plan submitted. 3. Added to this, is the fact that we will now have an extra two drive-ways onto Luth Avenue. 4. With no extra parking available onsite for visitors or indeed residents with more than 2 cars, this tiny section of street will soon become congested. 5. I do hope the Council can at least enforce the minimum setback requirements, even if they are powerless to anything else.	2. The overshadowing of the adjoining properties is compliant with the R-Codes. Further the height of the overall development has been lowered by a minimum of 200mm and is compliant with the R-Code requirements for the height of the dwellings. 3. The garage for GTL1 has been relocated to be accessed via the common property. 4. The parking provision provided for each of the dwellings is compliant. 5. The proposed development is now compliant with the minimum setback requirements.	of occasions to ensure it is appropriate within its context. 2. The building height, setbacks and overshadowing are compliant with the R-Codes. 3. Vehicle access to GTL1 has been relocated to be via the common property, improving the streetscape. 4. The subject site adjoins public open space, and there are only five properties on the same block of Luth Avenue, meaning street parking is considered to be sufficient for the site. 5. All lot boundary setbacks (to boundaries adjoining properties) are compliant.
1.3	25/07/2022		1. Too big and out of character. It is an imposition on the community.	1. The proposed development has demonstrated compliance with the applicable R-Code density for the site demonstrating that the proposed development is in keeping with the desired character of the area.	1. The proposal is consistent with expected development within an R60 coded area. The application has been referred to the City's DRP on a number of occasions to ensure it is appropriate within its context.
1.4	27/07/2022		1. To say we are heartbroken and devastated by this proposal would be an understatement. In it's current form it will have an enormous impact on our amenity and enjoyment of the house. 2. We designed and built our current home to take us through our retirement years. We spent a long time designing it so we could enjoy views of the trees, and have an environmentally conscious home that would allow cross ventilation and maximise our north aspect and winter sun 3. Suddenly, the zoning was changed against the wishes of all the residents, and now we find we are going to be hemmed in on 2 sides with giant 3 storey blocks of units right on our	1. The proposal is compliant with the Building Height requirements and has been reduced via 200mm through the plan amendments. 2. The proposed development is of a scale and size consistent with the applicable R-code density of the area, where 3 storeys are allowable. 3. Noted. 4. As per response 2 above. 5. As per response 2 above. 6. As per response 2 above. 7. The proposed development is compliant with the deemed-to-comply requirements of clause 5.4.2 Solar Access for adjoining site under the R-Codes.	1. The proposal is compliant with building height, lot boundary setbacks and overshadowing. The City cannot condition or compel the applicant to further amend these elements. 2. Noted. 3. Noted. 4. The scale and size is consistent with the R60 code. 5. The proposal is consistent with the design elements of the R-Codes which relate to bulk and scale, with the exception of GTL2 seeking discretion against open space provision. The variation is considered to be capable of support, due to the sites close proximity to public open space.

			boundaries, blocking sun, air, views and privacy. 4. We believe the scale, size, height and form of the proposed 5 units at 9 Luth Ave is completely out of keeping with the neighbourhood. 5. We believe the developer is trying to fit TOO MUCH onto the block, resulting in poor design that does nothing to enhance or benefit the area or existing residents. 6. We strongly object to the height of three storeys. 7. So, our biggest objection is that the development will block all our sun. 8. To add insult to injury, the developer is seeking reductions in the required setbacks on our boundary. 9. Subiaco Council often presents itself as an environmentally aware council, so we hope they will not allow our passive solar home to be completely overshadowed. 10. The proponent is asking for 3 driveways onto the property with a total width of approx 15m. 11. We also note that the turning circle provided for unit 3 is patently inadequate. 12. We also note that there is no visitor parking provided onsite. 13. We urge you to reject this proposal and request the proponent reduce the height to 2 storeys instead of 3, in keeping with the rest of Daglish	8. The setbacks are now compliant with the R-codes. 9. Noted. 10. The garage for GTL1 has been relocated to be accessed via the common property. 11. The turning paths provided on the plans demonstrate that vehicles will be able to enter/exit the site in forward gear. 12. Noted. 13. The proposal is compliant with the Building Height requirements.	6. The building height is compliant. 7. The proposal complies with overshadowing requirements, building height, and lot boundary setbacks. 8. The plans dated 31 May 2023 include compliant lot boundary setbacks to adjoining properties. 9. The proposal complies with design element 5.4.2 of the R-Codes. 10. The driveway to GTL1 has been removed, with vehicle access now proposed via the common property. GTL2 requires a driveway as it does not benefit from access to the common property. The driveway for the common property has been designed so as to avoid existing street trees. 11. Vehicle manoeuvrability is supported by the City's Engineering Services. 12. The subject site adjoins public open space, and there are only five properties on the same block of Luth Avenue, meaning street parking is considered to be sufficient for the site. 13. The variations sought are considered to be capable of support.
1.5	31/07/2022		1. Whilst it doesn't meet the developers end goal of maximising profits, I think this development goes much too far in terms of bulk and scale. 2. The proposal makes a number of claims which are broadly unsubstantiated. Such as: meeting the criteria of the "*planning*	1. The proposed development is of a scale and size consistent with the applicable R-code density of the area, where 3 storeys are allowable. 2. The proposed development is compliant with many of the Deemed-to-Comply requirements of the R-codes, and variations have been justified against	1. The proposal is consistent with expected development within an R60 coded area. The application has been referred to the City's DRP on a number of occasions to ensure it is appropriate within its context. 2. The proposal has been considered against the applicable planning

			framework...(which) encourages higher density...sympathetic to existing built form". Saying it does not make it true. 3. The style/design of the proposal is not at all sympathetic to the other houses in the area. It is bland and largely all white and bulky, which doesn't speak to the heritage and character or natural landscape of the area. 4. The proposal claims due regard to existing dwellings, but this is not true. It is five times the density of every other site and predominantly three times higher. 5. The balcony's along the south east elevation of the three townhouses would result in immediate lack of privacy for all properties in that direction. 6. A couple of setbacks required on the second and third floor to the south-west are substantially not met. 7. Overlooking, privacy, sun and ventilation are all concerns for neighbouring properties and others within the same residential block. 8. Garages - the proposal tries to suggest that the community/city should choose between them meeting the R code with the width of a garage vs. having a compliant common driveway with acceptable landscaping. 9. Outdoor living areas - by not meeting the required limit on outdoor living areas uncovered, this design further exacerbates hard stand building materials and the lack of contribution to the green canopy. 10. Generally, I believe the site, given its location with parklands along one boundary, is ideal for medium density development to provide diversity in housing choices while residents can continue to enjoy the leafy green	the Design Principles. The proposal is considered to be in keeping with the density coding for the area. 3. The character and materiality of the design was informed via a context analysis of the surrounding locality with increased articulation and materiality being introduced via plan amendments and an extensive design review process. 4. The proposed development is predominantly compliant with the density coding for the area 5. Visual privacy requirements are compliant for the neighbouring properties 6. The setbacks are now compliant with the R-codes. 7. Visual privacy and overshadowing are compliant. 8. The garage for GTL1 has been relocated to be accessed via the common property. 9. The Jacaranda Tree is to be retained and the proposed development will plant an additional 9 trees within the site boundaries. 10. The proposed development is predominantly compliant with the density coding for the area 11. Noted, this can be managed via a constructed management plan post approval. 12. The proposed development is predominantly compliant with the density coding for the area 13. Noted. 14. An increased level of landscaping, materiality and reduction of the	framework and is considered to be capable of support. 3. The proposal has been presented to the City's DRP on three occasions and has been considered high-quality design. 4. The scale and size is consistent with the R60 code. 5. Visual privacy in regard to adjoining properties is compliant. 6. Lot boundary setbacks are now compliant, with the exception of the setbacks adjoining the public open space. 7. Visual privacy, overshadowing, building height and lot boundary setbacks are all compliant. 8. The amended plans have removed one of the driveways to GTL1. GTL2 is within its rights to proposes a driveway, as there is no other vehicle access option available. The variation to landscaping requirements is considered to be capable of support. 9. Due to the subject sites close proximity to public open space, this variation to GTL1 and GTL2 is considered to be capable of support. 10. The proposal complies with building height. 11. A recommended condition of approval will be that no pruning of any street or park trees is permitted, without prior approval from the City. A City Officer must be on site at the time of pruning. 12. Noted. The application has been considered against the planning framework and is considered to be capable of support.

			atmosphere, however two stories would be more appropriate for the area 11. It would also be devastating if due to the bulk and scale of this proposal, there was any action to reduce the existing tree canopy provided by two substantial trees just outside their boundary. 12. Just because the applicant has succeeded in achieving a subdivision for five dwellings, it does not automatically follow that all other considerations of overshadowing, amenity, privacy etc should be ignored. 13. It may also be that visitors to this property are likely to absorb all the street parking and lead to constantly clogging this currently quiet suburban street. 14. I also disagree with the proposal's conclusion that this development will positively contribute to the street scape. 15. Further, it's only contribution to housing diversity is to provide residences with a high number of bedrooms and bathrooms, and no doubt will not be any more affordable than a full-size block.	developments overall bulk has been sought through design revisions. 15. Noted.	13. Noted. The proposed development is not considered to generate unprecedented levels of traffic, in regard to visitors. Street parking is considered to be sufficient. 14. The proposal has been presented to the City's DR) on three occasions and has been considered to positively contribute to the streetscape. 15. Noted.
1.6	1/08/2022		1. Three-storey properties are too high and not in keeping with the streetscape. 2. The privacy to all other family homes on Luth Avenue Daglish will be compromised with the development. 3. Due to the height of the buildings, the balconies that overlook Luth Avenue residents currently proposed for above the garage areas will mean little to no privacy for residents in their backyards. 4. The setback, are not in keeping R Codes. 5. The garage width boundary setback is also not in keeping with R60 building code, the character of the street or the area.	1. The proposed development is of a scale and size consistent with the applicable R-code density of the area, where 3 storeys are allowable. 2. Visual privacy requirements are compliant for the neighbouring properties 3. As per response 2 above. 4. The setbacks are now compliant with the R-codes. 5. The garage for GTL1 has been relocated to be accessed via the common property.	1. The proposal is consistent with expected development within an R60 coded area. The application has been referred to the City's DRP on a number of occasions to ensure it is appropriate within its context. 2. Visual privacy for the balconies on the first floor are compliant. 3. Visual privacy for the balconies on the first floor are compliant. 4. The plans dated 31 May 2023 include compliant lot boundary setbacks to adjoining properties. 5. The amended plans have removed one of the driveways and garage to

			6. We are not opposed to infill development, when it improves the overall outlook for the street. However, it needs to be of a scale, and in keeping with other homes in the area which this proposed development is not. 7. I feel that this proposal should be viewed by the City of Subiaco Design Review Panel if it has not been assessed already, as this would result in a better outcome for the project.	6. The proposed development is in keeping with the built form outcomes expected for the prescribed density coding. 7. The proposed development has undergone an extensive design review process via the Design Review Panel.	GTL1 fronting Luth Avenue. This is considered to improve the streetscape. 6. The proposal is consistent with expected development within an R60 coded area. 7. The proposal has been presented to the City's DRP on three occasions, and is now supported from a design perspective.

COMMENT

No	Date received	Comment	Submission summary	Applicant Comment	Officer Comment
2.1	24/07/2022		1. There is insufficient detail on the attached plans.	1. The DA package included all the required plans needed for the assessment of the application.	1. The application was lodged in accordance with the City's Planning Checklist.

Informal Public Consultation Period 6 June 2023 to 14 June 2023 – Plans dated 31 May 2023

OBJECT

No	Date received	Object	Submission summary	Officer Comment
3.1	9/06/2023		1. We are extremely disappointed by the amendments to the plans. They have not taken our previous comments into consideration at all. 2. Our main object is that they proposal will block all our north sun, which is clearly shown on the plans. 3. I note that the Unit designed for SSL3 is bigger and bulkier than that of the other 2 survey strata lots, and protrudes further towards the park/reserve at the front. If it was modified to be the same scale as the 2 adjoining blocks, especially so the setback to the park/reserve on the 2nd and 3rd floor is increased to be in line with the other units, it would be a little bit of an improvement. 4. The size of the unit seems excessive for such a small block. The building height should be reduced. 5. Our house was design to be passive solar, however this proposal completely blocks all northern sun. 6. Please do not ruin our enjoyment of our property.	1. The amended plans dated 31 May 2023 comply with building height, lot boundary setbacks, and overshadowing as per the R-Codes. 2. Due to the design elements relating to overshadowing being compliant, the City cannot condition or compel the applicant to amend this aspect of the design. 3. SSL3 complies with building height, lot boundary setbacks, overshadowing, and open space, and is consistent with development within an R60 coded area. 4. Open space and building height comply for SSL3. 5. As per response 2 above. 6. The City cannot condition or compel changes to the design where they meet the deemed-to-comply requirements of the R-Codes.

REPORT ITEM NO. C1
ATTACHMENT NO. 4

Table 1	
Department	**Comment**
Building Services	• An application for a building permit is required.
Engineering Services (ES)	**Comments on original plans (4 July 2022):** • No comments or concerns. • In relation to crossover locations, ES defers to Parks in relation to impact on existing verge trees. • Drainage to be contained on-site and designed for 1 in 20 year storm. **Comments on amended plans (24 April 2023):** • ES has no issue with the updated arrangement for GTL1 garage and access via common crossover, including removal of GTL1 crossover and is supported considering the narrow street frontage.
Operations and Environment (Parks)	**Comments on original plans (4 July 2022):** • Eastern Crossover – Operations and Environment Services support the proposed crossover located on the eastern side of the Lophostemon confertus tree being 2.7m wide allowing the 2m clearance from the outer part of the base from the tree is supported. • Conditions would apply as this is a limited space to accommodate the 2m clearance from the tree the 2.7m crossover will need to extend to the property boundary of 7 Luth Avenue to be accommodated. To minimise the risk of tree damage/death to the existing street tree/buttress roots. Where excavation to a depth greater than 100mm is proposed a City officer is to be on site during excavation to monitor that there is no damage to roots of the tree. • Central Crossover – Operations and Environment Services would not support the proposed crossover on the western side of the Lophostemon confertus tree. A 2m clearance would need to be identified within the plans for the City to support this crossover. • Western Crossover – Clarification for the placement of the crossover. As the crossover in the centre may need adjusting the dimensions of the western crossover may need to be revised. • Operations and Environment Services would require, for a proposed crossover the setback based on an existing street tree. To minimise the risk of tree damage/death a minimum construction clearance of two (2) metres is required from the base of an existing street tree. Where excavation to a depth greater than 100mm is proposed the clearance should be greater than three (3) metres from the base of an existing street tree. **Comments on plans dated 31 May 2023** • Eastern Crossover. Parks and Environment Services support the proposed crossover located on the eastern side of the Lophostemon confertus tree being 2.7m wide allowing the 2m clearance from the outer part of the base from the tree is supported. Crossover will need to extend to the property boundary of 7 Luth Avenue to be accommodated. • Western Crossover – the plans demonstrate a minimum 2m clearance from a street tree. • To minimise the risk of tree damage/death to the existing street tree/buttress roots. Where excavation to a depth greater than 100mm is proposed a City officer is to be on site during excavation to monitor that there is no damage to roots of the tree. • New Additional Verge Tree Location. The City will plant a tree within the verge area if a potential location is identified adjacent to 9 Luth Avenue. The choice of tree species will be chosen from the City's street tree master plan and then tree will be planted once development has been completed. • No tree removal, branches or tree roots from the City's trees are to be cut without the authorisation of the City's arborist. Branches or roots approved for cutting are to be cut in accordance with the appropriate arboricultural

	standards by City staff. • The developer/contractor and property owner shall protect the City's street trees from any damage that may be caused by the scope of works
Waste Services	**Comments on original plans (4 July 2022):** • Application supported in principal, however no waste management plan appears to have been submitted as part of the application, and there does not seem to be any consideration given to were bins will be stored in the design and plans. • The City will require a minimum of 12 weeks' notice prior to occupation, to procure the bins required for this development. **Comments on amended plans (24 April 2023):** • The City has no objections to this proposal and notes that the bins will be presented for collection on Luth Ave. • Please note that the City now offers Verge Valet, which is a prebooked bulk hard waste collection service. Details can be found at www.vergevalet.com

REPORT ITEM NO. C1
ATTACHMENT NO. 5

September 2022 Design Review Panel Meeting Minutes

CITY OF SUBIACO
241 ROKEBY ROAD (PO BOX 270) SUBIACO WA 6008 PH: (08) 9237 9222 FAX: (08) 9237 9200

MINUTES
SUBIACO DESIGN REVIEW PANEL

DATE **21 September 2022**
TIME **3:00pm**
VENUE **via Zoom**
FILE REF **A/2673-004**

ATTENDANCE

Via Zoom
https://us02web.zoom.us/j/89491567352?pwd=dm1sTk0rQVFNMmhveTlKRUxtS0VaUT09
Meeting ID: 894 9156 7352
Passcode: 123256

Panel Members

- Philip Griffiths (Chair)
- Dominic Snellgrove
- Denise Morgan
- Simon Venturi

City Staff

- Brendan Philipps – Coordinator Statutory Planning Services
- Haydn Ruse – Senior Planning Officer
- Annie Elliott – Planning and Administration Officer

Applicants

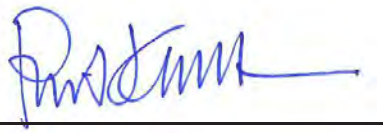
- Planning Solutions
- Locals Co
- Dynamic Planning & Developments – Attendees: Daniel Lomma, Bo Wang, Chen Tang, Neil Teo and Derek Bickley.

APOLOGIES

- Alexander Petrovski – Acting Director Community and Development Services
- Anthony Denholm – Manager Planning Services
- Chris Maher
- Tony Blackwell

5.2 PROPOSAL 2 – *9 Luth Avenue DAGLISH*

Design review report and recommendations	
Local government	City of Subiaco
Item no.	2
Date	21 September 2022
Time	4:00pm
Location	Via Zoom
Panel members	Philip Griffiths, Chair Dominic Snellgrove Denise Morgan Tony Blackwell Simon Venturi Chris Maher
Local government officers	Anthony Denholm – Manager Planning Services Brendan Philipps – Coordinator Statutory Planning Services Haydn Ruse – Senior Planning Officer Annie Elliott – Planning and Administration Officer
Proponent/s	Dynamic Planning & Developments
Observer/s	Nil
Briefings	
Development assessment overview	-
Technical issues	-
Design review	
Proposed development	Five (5), three storey Grouped Dwellings
Property address	9 Luth Avenue DAGLISH
Background	First time being presented to DRP
Proposal	Five (5), three storey Grouped Dwellings
Applicant/representative address to the design review panel	Dynamic Planning & Developments
Key issues/recommendations	The scale and intensity of the development presents a significant obstruction to achieving design excellence, particularly in the context of the site. The Panel recommends first undertaking a Context Analysis to inform design changes and ensure the existing streetscape and character of the area is built upon. Inclusions of design features, diversity of material and colours reflective of the character of the area should be introduced into the design to achieve this. Reducing the height and/or number of dwellings may be necessary to provide greater opportunity for design response and improved functionality across the development site. Particular emphasis should also be given to reducing the domination of vehicle access points and garage doors onto the streetscape. While the Panel acknowledges there is an existing subdivision approval in place, the lot layout significantly hinders the capacity of such an intensive development from achieve design excellence. To this end, the Panel recommends an alternative dwelling layout that maximises vehicle access from an internal access point wherever

	possible. The internal layout and functionality of facilities also needs some improvement. Narrow entries, extensive corridors, reliance on light wells and access to outdoor areas through bedrooms should be avoided in the internal dwelling layout to ensure they are functional and responsive to the needs of future occupants.
Chair signature	

Design review report and recommendations		
Design quality evaluation		
		Supported
		Pending further attention
		Not supported
		Insufficient information to evaluate
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a. Provide a context analysis. Context analysis is necessary to inform the design - Materials, colours, form, character etc b. Provide a streetscape plan to demonstrate how the design reads in the broader street and landscape.
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a. Retaining verge tree is a plus. b. An additional or larger street tree would be beneficial. c. Provide landscape plan by suitably qualified professional.
Principle 3 - **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a. Garage dominated streetscape is not ideal, access should be taken from internal access way. b. Townhouses are very large and present as overdevelopment of the site. Decrease in the height of the townhouses or reduction in the number of lots may be necessary. c. Consideration of the streetscape character should be given to inform the built form and scale of the development. Current design appears somewhat generic in its context. d. Rendered wall adjacent to park presents a blank wall as a poor outcome. Access gates should be considered where permitted by the City.
Principle 4 - **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a. Courtyards are accessed through bedrooms for some lots which isn't ideal. b. Internal floor layouts are inefficient, corridors should be avoided to improve functionality. c. Lightwells are not considered functional. d. Height of the 3 storey building walls impacts functionality of drying yards and light wells. e. Entry to the rear lot is extremely narrow and lack legibility and serviceability. f. Practical issues with maintenance of common areas between strata and green title lots.
Principle 5 - **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. No ESD considerations provided by a suitably qualified ESD consultant. b. Roof plan should be included to demonstrate location of solar panels. c. More ESD initiatives should be incorporated, such as EV charging.

Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a. Concerns about the dominance of driveways and crossovers onto the street, moving from one to three driveways with two double garages fronting the street. b. No on-site or street parking for visitors.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. Street level connectivity and interactivity is poor. b. Translucent garage doors may improve visual connectivity between the street and dwellings. c. Upper floors to green title lots provide some small mitigation to garage dominated ground floor; however, building frontage design needs to be more open and engaged with the street d. Drop floor levels to improve interface with park.
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. Narrow and illegible entry points to buildings present opportunities for concealment.
Principle 9 - **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a. No on street car parking b. Build design is out of context and presents a poor streetscape outcome.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a. AC units should be identified on plans and located where they can be screened from view. b. Lack of materiality and colour in the design.

February 2023 Design Review Panel Meeting Minutes

CITY OF SUBIACO
241 ROKEBY ROAD (PO BOX 270) SUBIACO WA 6008 PH: (08) 9237 9222 FAX: (08) 9237 9200

MINUTES
SUBIACO DESIGN REVIEW PANEL

DATE **15 February 2023**
TIME **3:00pm**
VENUE **via Zoom**
FILE REF **A/2673-004**

ATTENDANCE

Via Zoom

Topic: Design Review Panel
Time: Feb 15, 2023, 03:00 PM Perth

Join Zoom Meeting
https://us02web.zoom.us/j/89136416341?pwd=MURXSVNWYVowNmZaUjI4bE5jTHd5dz09

Meeting ID: 891 3641 6341
Passcode: 660423

Panel Members

- Phillip Griffiths (Chair)
- Tony Blackwell
- Dominic Snellgrove
- Denise Morgan
- Simon Venturi
- Chris Maher
- Prasanna Suraweera

City Staff

- Anthony Denholm – Manager Planning Services
- Brendan Philipps – Coordinator Statutory Planning Services
- Haydn Ruse – Senior Statutory Planning Officer
- Annie Elliott – Planning and Administration Officer

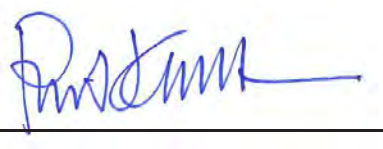
Applicants

- Hemsley Planning – Alex Hemsley, Adrian Abel and Reza Khan
- Dynamic Planning and Development – Neil Teo and Daniel Lomma
- Space Collective – Mandy Leung and Felipe Soto

APOLOGIES

- Alexander Petrovski – Director Development Services

Design review report and recommendations	
Local government	City of Subiaco
Item no.	2
Date	15 February 2023
Time	4:00pm
Location	City of Subiaco Administration Centre
Panel members	• Phillip Griffiths (Chair) • Tony Blackwell • Dominic Snellgrove • Denise Morgan • Simon Venturi • Chris Maher • Prasanna Suraweera
Local government officers	• Anthony Denholm – Manager Planning Services • Brendan Philipps – Coordinator Statutory Planning Services • Haydn Ruse – Senior Statutory Planning Officer • Aoise Noone – Planning Officer • Annie Elliott – Planning and Administration Officer
Proponent/s	Dynamic Planning and Developments
Observer/s	Nil
Briefings	
Development assessment overview	The application relates to a proposal for five (5), three storey Grouped Dwellings. The development site is located adjacent to POS to the north and east, a single storey dwelling to the south and a two-storey grouped dwelling to the west. The broader areas comprises generally low scale residential development in an area that has recently increased in density as a result of the gazettal of LPS5 in February 2020.
Technical issues	Internal Departments: Crossover design needs to accommodate a 2m clearance to existing street trees.
Design review	
Proposed development	5 x three storey Grouped Dwellings* *(following issuing of new titles, the land use classification would be 2 x three storey Single Houses & 3 x three storey Grouped Dwellings. However, assessment is carried out based on current tenure arrangements)
Property address	9 Luth Avenue DAGLISH
Background	Application was received on 4 July 2022. The City has received 7 submissions during public consultation, 6 of which object to the proposal. An item was presented to DRP on 21 September 2022. The Applicant provided amended plans on 1 February 2023 to address the comments and recommendations of the DRP from the 21 September 2022 meeting.
Proposal	The proposal entails five (5), three storey grouped dwellings with each dwelling generally comprising of the following: • 3-4 bedrooms • 3 bathrooms and 1 laundry • A storeroom • 2 bay garage • Ground floor outdoor living area and upper floor balcony's • Living, dining and kitchen areas at ground or first floor levels

	The development site also provides communal access for three of the dwellings located to the rear of the site and landscaping at the street interface and along the communal access. The site is also subject to a subdivision approval that would result in the front two lots becoming green titled.
Changes since last DRP	In response to the DRP's comments following the 21 September 2022 meeting, the applicant has made the following changes to the proposed plans: • Reduction in the width of crossovers; • Incorporation of translucent garage doors to GT lots 1 and 2; • Incorporation of pedestrian pathways and more legible entries to read dwellings; • Inclusion of sitting room at ground floor interface to rear verandah for SS lots 1 and 2; • Increased visual permeability to fencing facing the adjoining park and inclusion of gated access for SS lots 1, 2 and 3; • Additional cladding element to ground floor interface to adjoining park for GT lot 1; • Provided a landscaping plan; • Identified solar panels on roof; • Reduction in overall building height by 200mm;
Applicant/representative address to the design review panel	Dynamic Planning and Development
Key issues/recommendations	The amended design presents some positive steps in the right direction and improvements in most of the design criteria were noted; however, there remain a number of areas that require further improvement before the proposal can be supported by the Panel. The provision of a context analysis is beneficial; however, the design doesn't draw very strongly from the analysis. The design could draw more from the character of the area in terms of materiality colour and texture. Landscaping within the street setback area is still lacking and should be increased. Furthermore, outdoor living areas should be located at ground level to maximise the benefit from deep soil areas and landscaping. The streetscape interactivity of the proposal is also a weakness in the design. The garage dominant street presentation should be improved and access either consolidated or relocated to internal driveways where possible. This would allow the façade to provide a higher level of interactivity with the street and improve passive surveillance. The internal layout of the units still present functionality issues. Particularly the constrained dimensions of the drying yards and internal passages to bedrooms. The use of the storeroom for bin storage is not ideal functionally and consideration should be given to waste management more broadly as part of the proposal.
Chair signature	

Summary of Previous DRP Scores			
	Supported		
	Pending Further attention		
	Not supported		
	Insufficient information to evaluate		
	DRP Meeting 1: 21 September 2022	DRP Meeting 2: 15 February 2023	DRP Meeting 3:
Context and character			
Landscape quality			
Built form and scale			
Functionality and build quality			
Sustainability			
Amenity			
Legibility			
Safety			
Community			
Aesthetics			

Design review report and recommendations		
Design quality evaluation		
		Supported
		Pending further attention
		Not supported
		Insufficient information to evaluate
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a. The context analysis is a positive. The design should be modified to draw from this, incorporating materiality, colour and texture inspiration from the context analysis. b. The street setback is a significant deviation to the existing streetscape and appears out of character.
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a. Input from landscape architect is positive. b. Landscaping in front setback area is still minimal and should be improved. c. New verge tree species selection may present issues with access as a result of limb pruning and maintenance needs.
Principle 3 - **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a. The location and relationship to the POS provides an opportunity to consider the increased building height. b. The built form presenting to the POS should be modulated to soften massing and create interest.
Principle 4 - **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a. Issues with internal corridors and maneuverability

		b. Constraints of drying yards. Clothesline access isn't good due to size of aircon units. Aircon may run inefficiently in small space of service yard. c. Access to the backyards should be provided from the primary living space so that outdoor living area can include deep soil areas. d. Location of water heating should be considered. Limited opportunities for screened location in current plans. e. No bin store identified. Bins located in storerooms is not an acceptable solution.
Principle 5 - **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. 7-star green star is positive. A clear statement on which building the 7 star applies to should be provided. b. Solar panels are a great addition. c. An ESD statement should be provided.
Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a. Inclusion of gates to POS is a great addition. b. The streetscape presentation is still heavily dominated by garages. The garage to GT lot 1 should be reoriented to access from the internal driveway. c. If the garage cannot be reoriented, visually amalgamate the crossovers of the lot to make them narrow. Potential to have just 1 crossover.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. Pedestrian access to entry to rear dwellings is still an issue. Shared access within driveway is not ideal. b. Entry doors to rear dwellings should be more visible to improve legibility.
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. Access and increased surveillance to POS is an improvement. b. Lack of ground floor surveillance for street facing lots should be improved. Reorienting the garage to GT lot 1 would allow ground floor surveillance to be provided.
Principle 9 - **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a. Gated access to the POS is an improvement. b. Fenestration to the staircase blade wall on GT lot 2 could improve interactivity between GT lot 2 and the POS.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a. The architectural language presents a fairly generic design to the streetscape. Making use of the contextual material palette may assist. b. Lift location in GT lot 1 is very visible from the street – detracts from other good things about the front interface.

May 2023 Design Review Panel Meeting Minutes

241 ROKEBY ROAD (PO BOX 270) SUBIACO WA 6008 PH: (08) 9237 9222 FAX: (08) 9237 9200

MINUTES
SUBIACO DESIGN REVIEW PANEL

DATE **17 May 2023**
TIME **3:00pm**
VENUE **Level 2, 388 Hay Street, SUBIACO**
FILE REF **A/2673-004**

ATTENDANCE

Panel Members

- Dominic Snellgrove (Chair)
- Tony Blackwell
- Denise Morgan
- Simon Venturi
- Chris Maher
- Prasanna Suraweera

City Staff

- Anthony Denholm – Manager Planning Services
- Brendan Philipps – Coordinator Statutory Planning Services
- Aoise Noone – Senior Statutory Planning Officer
- Taj Pelham – Planning and Administration Officer

Applicants

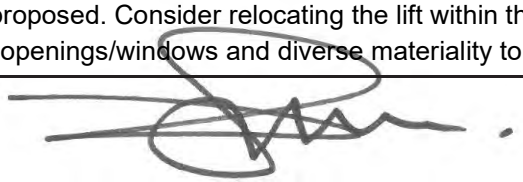
- Hemsley Planning – Adrian Abel and Reza Khan
- Dynamic Planning and Development
- ADCO Construct

APOLOGIES

- Phillip Griffiths
- Alexander Petrovski – Director Development Services

5.1 PROPOSAL 2 – *9 Luth Avenue DAGLISH (Lodged DA)*

Design review report and recommendations	
Local government	City of Subiaco
Item no.	2
Date	17 May 2023
Time	3:50pm
Location	City of Subiaco Administration Centre – Level 2, 388 Hay Street, Subiaco
Panel members	• Dominic Snellgrove (Chair) • Tony Blackwell • Denise Morgan • Simon Venturi • Chris Maher • Prasanna Suraweera
Local government officers	• Anthony Denholm – Manager Planning Services • Brendan Philipps – Coordinator Statutory Planning Services • Aoise Noone – Senior Statutory Planning Officer • Taj Pelham – Planning and Administration Officer
Proponent/s	Dynamic Planning and Developments
Observer/s	Nil
Briefings	
Development assessment overview	• The application relates to a proposal for five (5), three storey Grouped Dwellings. • The development site is located adjacent to POS to the north-west and north-east, a single storey dwelling to the south-east and a two storey grouped dwelling to the south-west. • The broader areas comprises generally low scale residential development in an area that has recently increased to medium density as a result of the gazettal of LPS5 in February 2020.
Technical issues	Internal Departments: • Crossover design needs to achieve a 2m clearance to existing street trees. • Waste Services support the bin information
Design review	
Proposed development	Five (5), three storey Grouped Dwellings* *(following issuing of new titles the land use classification would be two (2), three storey Single Houses & three (3), three storey Grouped Dwellings. However assessment is carried out based on current tenure arrangements)
Property address	9 Luth Avenue DAGLISH
Background	• Application was received on 4 July 2022. • The City has received 7 submissions during public consultation, 6 of which objected to the proposal. • The item was presented to DRP on 21 September 2022 and 15 February 2023. • The Applicant provided amended plans on 24 April 2023 to address the comments and recommendations of the DRP from the 15 February 2023 meeting.
Proposal	The proposal entails five (5), three storey Grouped Dwellings with each dwelling generally comprising of the following:

	• 3-4 bedrooms • 3 bathrooms and 1 laundry • A store room • 2 bay garage • Ground floor outdoor living area and upper floor terrace/balconies • Living, dining and kitchen areas at ground or first floor levels The development site also provides communal access for four of the dwellings located to the rear of the site and landscaping at the street interface and along the communal access. The site is also subject to a subdivision approval that would result in the front two lots becoming green titled.
Changes since last DRP	In response to the DRP's comments following the 15 February 2023 meeting, the applicant has made the following changes to the proposed plans: • Consideration of waste bin locations • Removal of a crossover and garage – GTL1 accessed via communal street • Increased landscaping as visible from the primary street • Increased diverse materiality • Building height is compliant
Applicant/representative address to the design review panel	Dynamic Planning and Development
Key issues/recommendations	Overall, the design has improved and is supported by the panel. In particular, the interface with the street is better, as a result of removing the garage and crossover to Green Title Lot 1. However, further consideration should be given to the north-eastern corner of Green Title Lot 1 and the common property, where a blank and featureless wall is proposed. Consider relocating the lift within the dwelling, or alternatively include openings/windows and diverse materiality to provide interest.
Chair signature	

Summary of Previous DRP Scores			
	Supported		
	Pending Further attention		
	Not supported		
	Insufficient information to evaluate		
	DRP Meeting 1: 21 September 2022	DRP Meeting 2: 15 February 2023	DRP Meeting 3: 17 May 2023
Context and character			
Landscape quality			
Built form and scale			
Functionality and build quality			
Sustainability			
Amenity			
Legibility			
Safety			
Community			
Aesthetics			

Design review report and recommendations

Design quality evaluation

		Supported

		Pending further attention
		Not supported
		Insufficient information to evaluate
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		a. Removing the garage fronting the street, and associated crossover from Green Title Lot 1 is a significant improvement. b. Activation of the street and park has improved. c. The connection to the park and street is pedestrian oriented.
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		a. Whilst some of the lots lack sufficient landscaping in accordance with the Medium Density Code (particularly Green Title Lot 2), it is noted that the subject site is adjoining a park; the lots include upper storey balconies overlooking the park; and the lots have access to some northern aspect.
Principle 3 - **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		a. Consider modulating the roof form and upper building elements as viewed from the park to remove continuous bulk. b. Consider reducing the height of the void over the entry to Survey Strata Lot 3 to reduce building bulk at the rear.
Principle 4 - **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.*
		a. The drying court for Green Title Lot on the first floor provides a functional outcome. b. The lift location on a prominent corner result in poor streetscape engagement c. The screening to Bedroom 3 within Green Title Lot 1 requires further consideration. The screening may block natural light. d. Consider visually permeable garage doors.
Principle 5 - **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		a. Commitment to 7 stars NatHERS is good. b. Solar panels are shown, however the capacity of energy generated is not provided. There may also be internal shadowing of solar panels. c. Consider electrifying the development, as opposed to gas. d. Support against this principle is subject to additional commitments (solar provision, electric heat pump, 7 stars NatHERS for each dwelling)
Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		a. Courtyards overlooking the parks enables excellent surveillance. b. Inclusion of access gates directly to the park provides a convenient arrangement for residents. c. Consideration should be given to the ventilation in the garage regarding the FOGO bin. Consider mechanical ventilation.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		a. Paving materials along the pedestrian path and common property should be flat and accessible. b. A different material for the pedestrian path is recommended to demarcate spaces for vehicles and pedestrians. c. Removal of driveway to Green Title Lot 1 is a substantial improvement. d. Carefully consider the entries for Survey Strata Lots 1 and 2, and the extent to which they are recessed.

Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		a. Recessed entries on Survey Strata lots provides opportunities for concealment and should be amended. b. The lots overlooking the park result in good passive surveillance.
Principle 9 - **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		a. The relationship of the development to the park is a strong community outcome.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		a. The lift location on a prominent corner (Green Title Lot 1 and common property) is a poor outcome. The façade appears as blank and inactive. An alternative location should be considered. Possible relocation could be next to the garage. Alternatively, it is recommended that the wall includes openings and varying materials.

REPORT ITEM NO. C1
ATTACHMENT NO. 6

Discretionary Assessment

LOCAL PLANNING SCHEME NO. 5

Table 1: Residential Zone Objectives	
Objective	**Comment**
a) To provide for a range of housing and a choice of residential densities housing types to meet the needs of the community.	The application proposes five Grouped Dwellings in an R60 coded area, which is considered to adequately provide housing choice that will meet the needs of the community. It is also noted that Grouped Dwellings is a permitted land use in the Residential Zone.
b) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.	The application was presented to the City's DRP on three occasions. At the last meeting, held on 17 May 2023, the Panel acknowledged the plans dated 24 April 2023 had been significantly improved, and provided further suggestions to improve the streetscape. Plans dated 31 May 2023 are considered to address the outstanding DRP comments. The proposal is considered to be of capable of support from a design perspective. It DRP noted the proposals has strong engagement with the streetscape and adjoining public open space.
c) To provide for a range of non-residential uses, which are compatible with and complementary to residential development.	N/A – the proposal is residential only.
d) To maintain the compatibility with the general streetscape for all new buildings in terms of human scale, height, style, materials, street alignment and design of facades	The DRP noted the applications strong engagement with the streetscape and public open space. It was noted that the application provides opportunities for passive surveillance through the multiple balconies; proposes a variety of materials which provide interest; and proposes direct pedestrian access to the adjoining public open space. In regard to general building controls, the application is compliant with street setback, building height and lot boundary setbacks for an R60 coded lot, with the exception of the lot boundaries adjoining the public open space. The City's DRP note the application proposes strong engagement with the public open space, and the variations are therefore considered to be capable of support.
e) To ensure that the amenity of residential areas is protected from incompatible uses and disproportionate or excessive development.	The application is considered to be appropriate for an R60 coded lot. The application was presented to DRP on three occasions to ensure the proposal was not disproportionate or excessive. The variations sought for plans dated 31 May 2023 are not considered to unduly impact the amenity of the residential area.
f) To enhance established neighbourhood character by ensuring that new development is respectful of, and responds to, the key features of the surrounding area.	The application has evolved since its lodgement with the City in July 2022 and has been reviewed by DRP on three occasions. The plans dated 31 May 2023 are considered to enhance the established neighbourhood character, whilst being respectful of adjoining properties, in accordance with the provisions of the R-Codes. Where discretion is sought, the variations are considered to meet the design principles.
g) To recognise and enhance places of cultural heritage significance which are affected by development.	N/A – there is no formal heritage associated with the subject site, nor does it abut any formally heritage protected properties.
h) To enhance and promote walkability and cycle connectivity.	N/A – the proposal is for five Grouped Dwellings within close proximity to high frequency public transport (Daglish Train Station).

i) To improve the public realm and urban tree canopy through upgrading Rights-of-way, connecting small parks and maintaining street trees.	The application proposes to plant a new verge tree, and has provided planting areas for small trees within each lot. In addition, the proposal is retaining an existing Jacaranda tree. The landscaping plan provided indicates that the proposal will result in an additional 11 trees, and one new verge tree, where there is currently one tree within the subject site. The implementation of the landscaping plan is recommended as a condition of approval. In regard to the new verge tree, the Applicant will be required to liaise with the City's Environment and Operation Services.
j) To ensure that the built form of new development is designed to provide an effective transition between higher and lower density land in a manner that considers and preserves amenity, and is at a similar scale to existing development in the surrounding area.	The subject site is coded R60, and is surrounded by R60 coded lots and public open space. The application complies with building height, street setback, lot boundary setbacks (with the exception of the boundary adjoining the public open space) and overshadowing, and therefore is not considered to unduly impact the surrounding development. The development proposes multiple articulations and various materials on each façade to reduce the impact of bulk on the surrounding area. The DRP considered the development to be of high quality design in the context of the existing streetscape.

RESIDENTIAL DESIGN CODES VOLUME 1 (R-CODES)

5.1.3 Lot Boundary Setbacks

Table 2: Lot Boundary Setback assessment			
Lot	**Deemed-to-Comply Criteria**	**Proposed**	**Discretion**
Green Title Lot 1 (GTL1)	All setbacks comply	-	Complies
Green Title Lot 2 (GTL2)	North-West		
	First Floor Terrace: **1.6m**	1.063m	-0.537m
	Second Floor Balcony: **1.4m**	1.066m	-0.334m
	Second Floor Bed 2: **5.4m**	1.566m	-3.844m
Survey Strata Lot 1 (SSL1)	North-West		
	Ground Floor Verandah: **1m**	0.689m	-0.311m
	First Floor Terrace: **1.6m**	0.689m	-0.511m
	Second Floor WIR-Bed 1: **1.4m**	3.668m	-1.132m
Survey Strata Lot 2 (SSL2)	All setbacks comply	-	Complies
Survey Strata Lot 3 (SSL3)	All setbacks comply	-	Complies

The application seeks discretion for the lot boundary setbacks proposed for GTL2 and SSL1. The discretions relate to the lot boundaries adjoining the public open space (north-west lot boundary), as demonstrated in **Table 2** above. An assessment has been undertaken with the relevant design principle in **Table 3** below.

Table 3: Lot Boundary Setback Design Principle Assessment	
Design Principle	**Assessment**
P3.1 Buildings setback from lot boundaries or adjacent buildings on the same lot so as to:	North-West Elevation
• Reduce impacts of building bulk on adjoining properties;	N/A – the lot boundary setback discretions relate to the north-western lot boundary, which adjoins public open space, meaning the discreitons have no impact in regard to building bulk onto adjoining properties. It is noted that a public submission requested SSL3 to increase the lot boundary setback from the north-west boundary, however as this lot is

	deemed-to-comply, the City cannot condition or compel the Applicant to make this amendment.
• Provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and	The subject site directly adjoins public open space to the north-west. All proposed lots include outdoor living areas to the north-west, and therefore are considered to achieve adequate direct sun and ventilation to the building and open spaces. In regard to adjoining properties, the discretion relates to the north-west boundary, meaning any overshadowing as a result of this discretion will be contained within the subject site.
• Minimises the extent of overlooking and resultant loss of privacy on adjoining properties.	Each lot (with the exception of GTL1) proposes terraces and or balconies overlooking the adjoining public open space. The proposal of two terraces and three balconies, on floors one and two is considered to result in a high level of passive surveillance. The City's Design Review Panel has noted that the interaction with the public open space is a good outcome.

The lot boundary setback discretions for GTL2 and SSL1 are considered to be appropriate within the context of the site. Since the subject site directly abuts public open space, the reduced setback to the north-western lot boundary allows balconies and terraces to passively surveil the open space. This is considered to be a good outcome, as acknowledged by the City's Design Review Panel. The discretions result in no undue impact onto any adjoining properties.

Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))
Due regard has been given to the MDC which comes into effect on 1 September 2023. The current lot boundary setback design element will be replaced by Design Element 3.4 Lot Boundary Setbacks. This design element simplifies the lot boundary setback deemed-to-comply criteria.

C3.4.1 includes Table 3.4a which states that the lot boundary setback for wall heights between 3.6m to 7m should be 1.5m, and wall heights between 7.1m and 10m should be 3m. All discretions identified within **Table 2** above, except one (SSL1 second floor), would remain a discretion. The design principles consider the discretions impact on the streetscape and adjoining development. As discussed in **Table 3** above, the discretions abut a public open space and are not considered to adversely impact the streetscape or adjoining properties.

5.1.4 Open Space Provision

The proposal seeks discretion in relation to the minimum open space provision for GTL2, as demonstrated in **Table 4** below.

Table 4: Open Space Provision assessment			
Lot	**Deemed-to-Comply Criteria**	**Proposed**	**Discretion**
Green Title Lot 1 (GTL1)	40% or 74m^2	43.6% or 102m^2	Complies
Green Title Lot 2 (GTL2)	40% or 77.2m^2	34.6% or 66.9m^2	-5.4% or 10.3m^2
Survey Strata Lot 1 (SSL1)	40% or 73.2m^2	43.2% or 92.9m^2	Complies
Survey Strata Lot 2 (SSL2)	40% or 93.04m^2	47% or 110.2m^2	Complies
Survey Strata Lot 3 (SSL3)	40% or 114m^2	50% or 143.5m^2	Complies

An assessment has been undertaken with the relevant design principle in **Table 5** below.

Table 5: Open Space Provision Design Principle Assessment	
Design Principle	**Assessment**
Development incorporates suitable open space for its context to:	

• Reflect the existing and/or desired streetscape character or as outlined under the local planning framework;	The subject site was rezoned to R60 following the adoption of Local Planning Scheme No. 5. In 2020. The development complies with building height, and street setback and is considered to reflect the future streetscape character. The City's Design Review Panel have noted that the application proposes a high level of interaction with the street, and surrounding public open spaces.
• Provide access to natural sunlight for the dwelling;	GTL2 is located to the north-west of the subject site, and is considered to achieve optimal access to natural sunlight to outdoor living areas and major openings.
• Reduce building bulk on the site, consistent with the expectations of the applicable density code and/or as outlined in the local planning framework;	GTL2 seeks discretion for lot boundary setbacks to the north-west. As commented on above, the discretions adjoin a public open space, and within this context, the reduced setbacks are considered to result in a positive community outcome, by providing passive surveillance. In regard to the primary street, the application is deemed-tocomply with the street setback and building height, and therefore is considered to be consistent with the expectations of the R60 code.
• Provide an attractive setting for the buildings, landscape, vegetation and streetscape;	GTL2 is constrained in regard to vehicle access. There is no alternative option to provide vehicle access to the lot, which results in additional hardscape materials as viewed from the street. Despite the discretion sought against 5.3.2 Landscaping (refer assessment below), GTL2 is considered to provide an attractive setting for the building within the streetscape.
• Provide opportunities for residents to use space external to the dwelling for outdoor pursuits and access within/around the site; and	GTL2 proposes an aggregate area of 49.9m^2 of outdoor living area, spanning over the ground floor, and first and second floors, to be used in conjunction with the dwelling. Whilst there is limited space within the subject lot for outdoor pursuits, whilst providing vehicle access, the lot directly abuts public open space: Charles Stokes Reserve to the north-west, and Cliff Sadlier Memorial Park to the north-east. GTL2 includes balconies overlooking both public open spaces, meaning both parks can safely be used in conjunction with the dwelling.
• Provide open space for external fixtures and essential facilities.	The application identifies sufficient space for bin storage and clothes drying yard. A standard condition is recommended to ensure external fixtures are not visible from the primary street.

GTL2 seeks discretion for a 5.4% or 10.3m^2 variation to the deemed-to-comply open space provision for R60 coded lots. The subject site abuts public open space to the north-west (Charles Stokes Reserve) and to the north-east (Cliff Sadlier Memorial Park) (refer **Figure 1**) which is considered to safely be used in conjunction with the dwelling. Furthermore, the proposal is consistent with the expectations of the R60 density code.

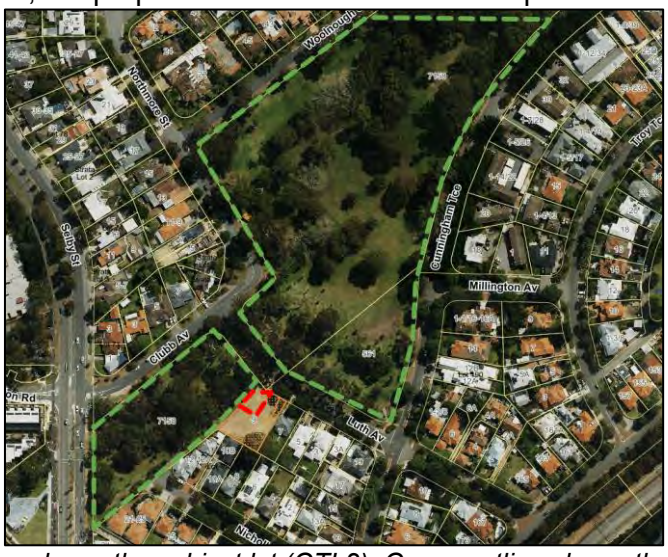


***Figure 1** – Red outline shows the subject lot (GTL2); Green outline shows the public open spaces.*

Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))
Due regard has been given to the MDC which comes into effect on 1 September 2023. The current open space criteria will be replaced by Design Element 1.1 Private Open Space. This design element introduces the criteria for a consolidated private garden area.

C1.1 provides the minimum criteria for private garden area. Table 1.1a states that the minimum private garden area requirement for GTL2 would be 35m^2, meaning the current application proposes a shortfall of 13.4m^2.

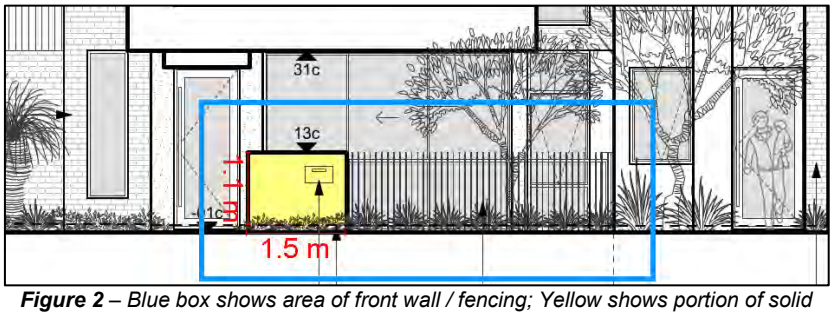
The design principles consider '*direct access to private open space which provides for entertaining, leisure and connection to the outdoors*', '*permits access to winter sun and natural ventilation*', and minimal overlooking concerns. As discussed in **Table 5** above, given the subject site's close proximity to public open space, the discretion is considered to be capable of support.

5.2.4 Street Walls and Fences (as amended by LPP1.1)

The proposal seeks discretion against C4.1 of LPP1.1, as demonstrated in **Table 6** below.

Table 6: Street Wall and Fence assessment (C4.1)		
Deemed-to-Comply Criteria	**Proposed**	**Discretion**
Front fences shall comply with the following:		
i. Visually permeable above a height of 900mm from natural ground level, measured from the primary street side of the front fence, to allow passive surveillance and visual interaction between the dwelling and the street; and	Up to 1.1m	-0.2m
ii. A maximum overall height of 1.8m above natural ground level, measured from the primary street side of the front fence; and	Maximum height of 1.1m	Complies
iii. The maximum height of piers with decorative capping to be 2.0m above natural ground level, measured from the primary street side of the fence; and	Maximum height of 1.1m	Complies
iv. Materials and design of the front fence to complement the dwelling and to be sympathetic to the streetscape.	Rendered brick is considered to complement the dwelling	Complies

An assessment has been undertaken with the relevant design principle in **Table 7** below.

Table 7: Street Wall and Fences Design Principle Assessment	
Design Principle	**Assessment**
Front fences are low or restricted in height to permit surveillance (as per Clause 5.2.3) and enhance streetscape (as per clause 5.1.2), with appropriate consideration to the need:	The application seeks discretion for a 0.2m variation to the deemed-to-comply criteria, which is considered to be minor. **Figure 2** shows the portion of non-compliant street fencing.  ***Figure 2** – Blue box shows area of front wall / fencing; Yellow shows portion of solid wall up to 1.1m from NGL*

	The proposed solid portion of wall is a low height and permits surveillance. Furthermore, it is not located within the vehicle truncation area.
• for attenuation of traffic impacts where the street is designated as a primary or district distributor or integrator arterial; and	N/A – The subject site does not adjoin a primary or district distributor or integrator arterial.
• for necessary privacy or noise screening for outdoor living areas where the street is designated as a primary or district distributor or integrator arterial.	N/A – The subject site does not adjoin a primary or district distributor or integrator arterial.

The application seeks a minor discretion to the street fencing criteria. Local Planning Policy 1.1 (LPP1.1) promotes any fencing above 0.9m to be visually permeable. The application proposes a 1.5m long and 1.1m high portion of solid wall. The proposal is not considered to have an adverse impact on the prevailing streetscape and permits surveillance. The discretion is capable of support.

Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))
Due regard has been given to the MDC which comes into effect on 1 September 2023. The current open space criteria will be replaced by Design Element 3.6 Streetscape. C3.6.7 includes provisions for fencing to be a maximum overall height of 1.8m and visually permeable above 1.2m. The discretion would comply with these requirements.

5.3.1 Outdoor Living Area (OLA)

The proposal seeks discretion against C1.1(iv) and (v) for GTL2; and C1.1(v) for GTL1 in relation to OLA requirements, as demonstrated in **Table 8** below.

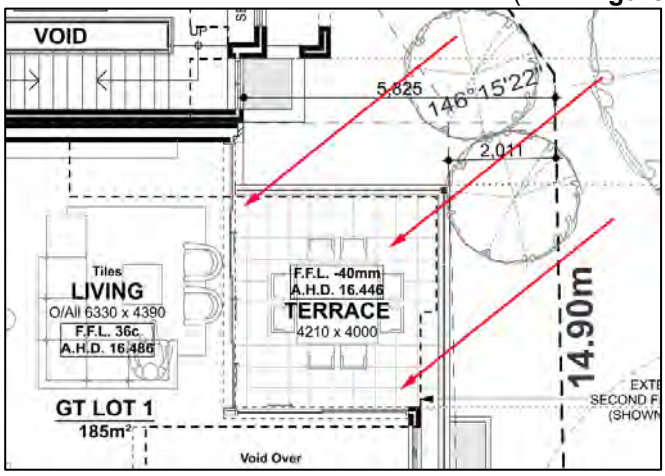
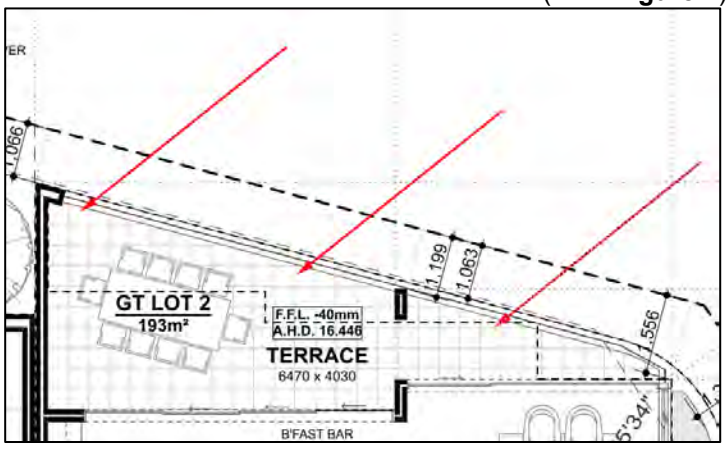
Table 8: GTL1 & GTL2 – Outdoor Living Areas assessment C1.1

Deemed-to-Comply Criteria	GTL1	GTL2	GTL1	GTL2
	Proposed		Discretion	
*i. In accordance with Table 1 – **16m²***	21.4m²	16m²	Complies	
ii. Located behind the street setback area	Behind the street setback		Complies	
iii. Directly accessible from primary living space	Accessed from Primary Living Area		Complies	
iv. With minimum length and width dimension of 4m	Min: 4m	Min 2.3m	Complies	-1.7m
*v. At least 2/3rds (**10.6m²**) without permanent roof cover*	Wholly covered		Discretion sought	

An 'outdoor living area' is defined by the R-Codes as '*the area external to a single house, grouped or multiple dwelling to be used in conjunction with that dwelling such that it is capable of active or passive use and is readily accessible from the dwelling."* Each dwelling proposes more than one outdoor living area, which is capable of being used in conjunction with the dwelling. However, **Table 8** above only assesses one consolidated OLA. An assessment has been undertaken with the relevant design principle in **Table 9** below.

Table 9: Outdoor Living Area Design Principle Assessment

Design Principle	Assessment
P1.1 A consolidated outdoor living area is provided to each single house and grouped dwelling which provides space	GTL1 and GTL2 both achieve the minimum consolidated OLA area as per C1.1(i) above.

for entertaining, leisure, and connection to the outdoors that is:	
• Of sufficient size and dimension to be functional and useable;	GTL1 achieves the minimum width and length dimensions. GTL2's main OLA does not achieve the minimum width dimension. The terrace is deemed the main OLA because it can be accessed from the primary living area. Despite the main OLA (terrace) not achieving the minimum dimensions, the terrace is 21.7m^2 in area, which exceeds the minimum requirements by 5.7m^2. Taking into consideration the ground floor verandah, the first floor terrace, and the second floor balcony (aggregate area of 49.9m^2), GTL2 is considered to provide functional and usable OLA's. The ground floor verandah achieves the minimum dimensions of 4m x 4m, however is not the main OLA. Therefore, the discretion is a result of a technicality.
• Capable of use in conjunction with a primary living space of the dwelling;	The main OLA for GTL1 and GTL2 are directly accessed from the primary living area, and are of a reasonable size to be capable of use in conjunction with the dwelling. In addition, all other verandah's, terrace's and balconies are directly accessed from habitable rooms.
• Sufficient in uncovered area to allow for winter sun and natural ventilation into the dwelling;	GTL1's main OLA (terrace) is oriented north, and therefore achieves sufficient access to winter sun and natural ventilation (refer **Figure 3**)  ***Figure 3** – GTL1: Red arrows show northern winter sun access to first floor terrace.* GTL2's main OLA (terrace) is oriented north, and therefore achieves sufficient access to winter sun and natural ventilation (refer **Figure 4**)  ***Figure 4** – GTL2: Red arrows show northern winter sun access to first floor terrace.*
• Sufficient in uncovered area to provide for landscaping, including the planting of tree(s); and	GTL1 and GTL2 both propose a ground floor OLA, which has not been considered as the main OLA. GTL1 proposes a courtyard, fronting Luth Avenue, which proposes landscaped areas, including a 2m x 2m planting area for a tree.

	GTL2 proposes a verandah, which proposes landscaping along the north-western lot boundary. In addition, the lot proposes a 2m x 2m planting area for a tree within the front setback area.
• Optimises use of the northern aspect of the site	Both lots optimise the northern aspect, and proposes the OLAs to have direct access to winter sun.
P1.3 Where provided within the street setback area, the outdoor living area to a single house or grouped dwelling…	N/A – the OLA's are behind the street setback.

C1.1(iv) – Minimum Length and Width Dimensions (GTL2)
The discretion for GTL2 for C1.1(iv) is a result of the first floor terrace being considered the primary OLA. Notwithstanding, GTL2 also proposes a verandah on the ground floor which achieves the minimum dimensions (refer **Figure 5**). In aggregate, GTL2 is considered to provide sufficient OLA's.

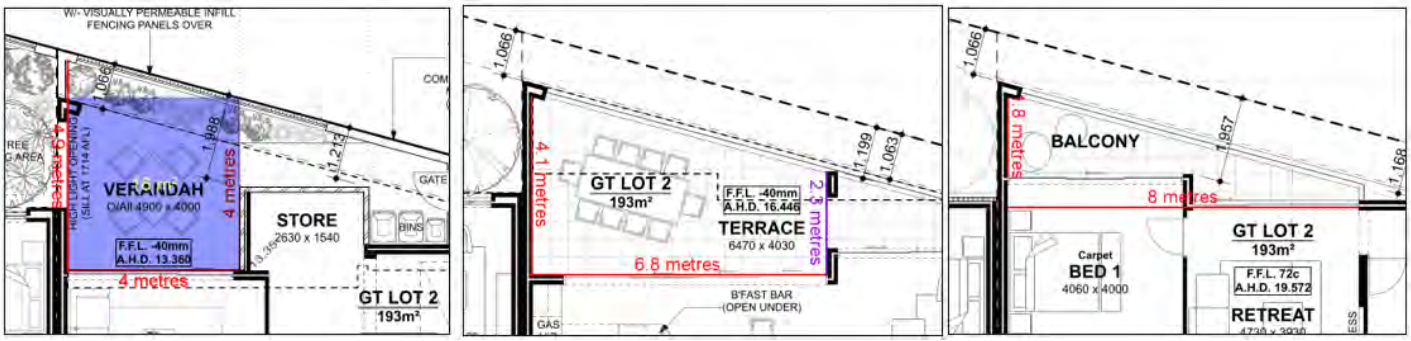


Figure 5 *– GTL2 OLAs used in conjunction with the dwelling*
(Left: ground floor verandah which achieves minimum 4m x 4m dimension (purple box); Middle: primary OLA (terrace) which proposes a minimum dimension of 2.3m (purple); and Right: second floor balcony.

*C1.1(v) – 2/3rds (**10.6m²**) without permanent roof cover (GTL1 & GTL2)*
The OLA's proposed within GTL1 and GTL2 are wholly covered. Nonetheless, the lots are oriented north, so as to achieve direct access to northern winter sun.

Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))
Due regard has been given to the MDC which comes into effect on 1 September 2023. The current outdoor living area criteria will be replaced and incorporated into Design Element 1.1 Private Open Space. This design element introduces the criteria for a consolidated private garden area, which requires a minimum dimension of 3m and at least one-third of the area to be without permanent roofing.

The design principles consider '*direct access to private open space which provides for entertaining, leisure and connection to the outdoors*', '*permits access to winter sun and natural ventilation*', and minimal overlooking concerns. As discussed in **Table 9** above, given the outdoor living area's northern orientation, the entertaining and leisure areas are considered to achieve sufficient winter sun and natural ventilation. In addition, the subject site is within close proximity to public open space. The discretions are considered to be capable of support.

5.3.2 Landscaping

The proposal seeks discretion against C2.2(ii) of the R-Codes which relates to soft landscaping within the front setback area for GTL2, as demonstrated in **Table 10** below.

Table 10: Soft Landscaping within Front Setback assessment (C2.2(ii))			
Lot	**Deemed-to-Comply Criteria**	**Proposed**	**Discretion**
Green Title Lot 1 (GTL1)	50% or 8.15m²	10.9m² or 66.8%	Complies

Green Title Lot 2 (GTL2)	50% or 11.7m^2	8.4m^2 or 35.89%	-3.3m^2 or 14.11%

The street setback area considered is 2m in from the street boundary as per Table 1 of the R-Codes (refer **Figure 6**).

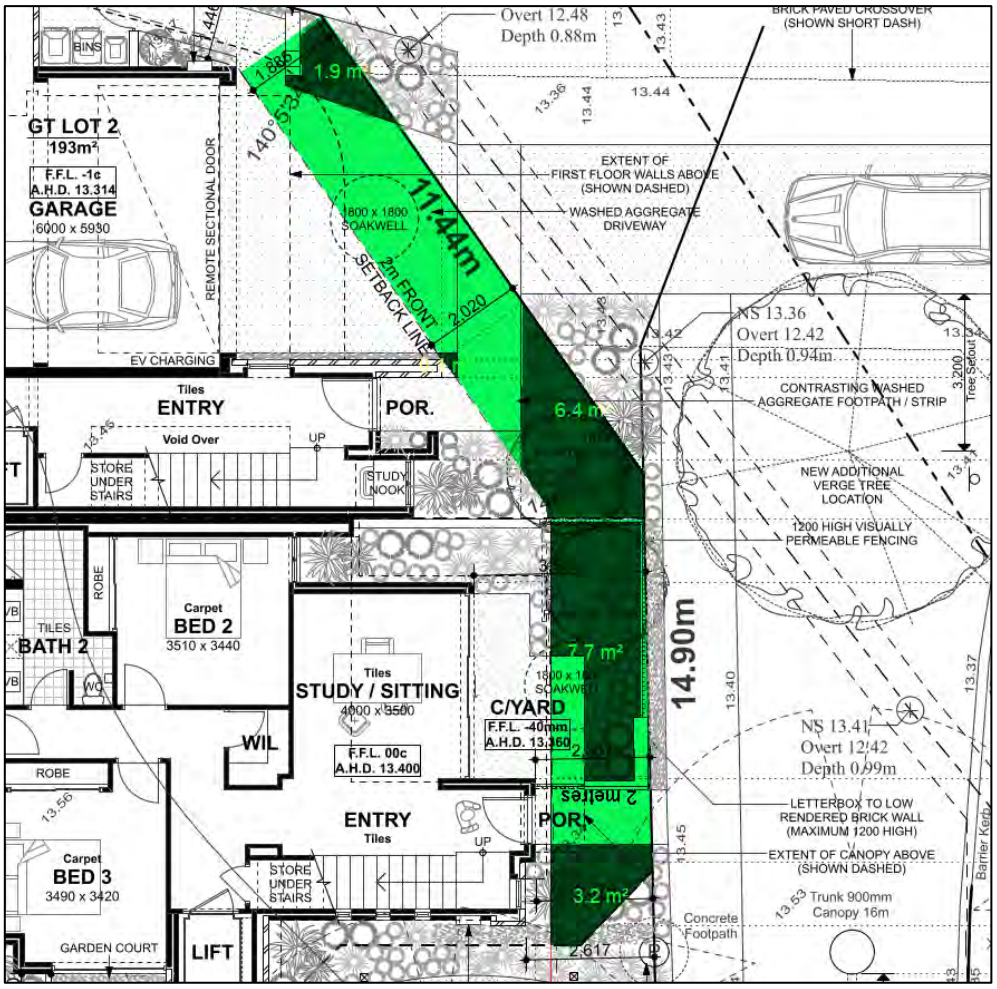


Figure 6 *– Light Green: 2m front setback area; Dark Green: Proposed soft landscaping*

An assessment has been undertaken with the relevant design principle in **Table 11** below.

Table 11: Landscaping Design Principle Assessment	
Design Principle	**Assessment**
P2 Landscaping of open spaces that:	The following assessment relates to GTL2 only:
• Contribute to the appearance and amenity of the development for the residents;	GTL2 proposes landscaping in front of the dwelling, which contributes to the appearance of the development. In addition, a 2m x 2m planting area is proposed within the front setback area, which contributes to the amenity of residents when entering the dwelling.
• Contribute to the streetscape;	GTL2 proposes landscaping which is visible from the primary street. Whilst the landscaping may technically fall outside the 2m front setback area, it is still visible from the street and is considered to contribute to the streetscape. In addition, a 2m x 2m planting area has been provided within the front setback.
• Enhance security and safety for residents;	The proposed landscaping is considered to enhance security and safety for residents, whilst maintaining the ability to passively surveil the public realm.

• Contribute to positive local microclimates, including provision of shade and solar access as appropriate; and	The discretion sought for soft landscaping is not considered to be significant, especially considered the limited area to satisfy the deemed-to-comply criteria. The provision of a 2m x 2m planting area within the front setback area is considered to contribute positively to local microclimates.
• Retains existing trees and/or provides new trees to maintain and enhance the tree canopy and local sense of place.	The application proposes to retain an existing Jacaranda tree within the common property. The common property driveway has been design so as to avoid impacting tree. In addition, GTL1 and GTL2 both propose a 2m x 2m planting area within the front setback area.

The 3.3m^2 or 14.11% soft landscaping discretion for GTL2 is considered to meet the design principles as demonstrated in **Table 11**. The subject lot is constrained, in that vehicle access must be provided from Luth Avenue. In addition, the subject lots configuration is unusual (refer **Figure 7**).



Figure 7 *– GTL2 unusual lot configuration at the street boundary*

R60 coded lots are constrained in their ability to comply with soft landscaping requirements, due to the front setback area only being a 2m strip of land. Within this front setback, the lot needs to provide appropriate and functional vehicle and pedestrian access, thus limiting the amount of area that can be soft landscaping. Within the front of GTL2, beyond the 2m setback area, there are further opportunities proposed for soft landscaping, resulting in a desired streetscape outcome.

Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))

Due regard has been given to the MDC which comes into effect on 1 September 2023. The current landscaping criteria will be replaced by Design Element 1.2 Trees and Landscaping. In regard to landscaping, the deemed-to-comply criteria includes provision of soft landscaping within the subject lot; provision of soft landscaping within the street setback area; and provision of soft landscaping within a communal street.

C1.2.2 includes provision for 30% of the front setback area to include soft landscaping. The deemed-to-comply criteria for GTL2 would be 30% or 7.02m^2 of soft landscaping within the front setback. Therefore, the proposed provision would comply with the MDC.

5.3.3 Parking (Visitor)

The proposal seeks discretion against C3.2 of the R-Codes as demonstrated in **Table 12** below.

Table 12: Visitor Parking assessment (C3.2)			
No. of Dwellings	**Deemed-to-Comply Criteria**	**Proposed**	**Discretion**
5 proposed	2 visitor bays	Nil	-2 visitor bays

It should be noted that following the finalisation of the approved subdivision, the land tenure will be two Single Houses and three Grouped Dwellings, meaning the provision for visitor parking will be nil in accordance with the current version of the R-Codes, at the time of writing this report. The Medium Density Code provision is for one visitor bay for more than four Grouped Dwellings, and nil for less than four. Nonetheless, an assessment has been undertaken with the relevant design principle in **Table 13** below, to address the discretion against the current land tenure, and planning framework.

Table 13: Visitor Parking Design Principle Assessment	
Design Principle	**Assessment**
P3.1 Adequate car parking is to be provided on-site in accordance with projected need related to:	Each dwelling proposes two on-site car parking spaces. The shortfall in visitor parking has been considered below:
• The type, number and size of dwellings;	The application proposes five grouped dwellings, however, following subdivision the land tenure will be two Single Houses and three Grouped Dwellings. Each dwelling proposes four bedrooms.
• The availability of on-street and other off-street parking; and	There is 2 hour on-street car parking available on Luth Avenue, directly adjoining the subject site.
• The proximity of the proposed development to public transport and other facilities	The subject site within close proximity to high-frequency public transport. The subject site is approx. 665m from Daglish Train Station (Fremantle Train Line); and approx. 600m from Shenton Park Train Station (Fremantle Train Line); and approx. 115m from a high frequency bus route (Bus Route 998).
P3.2 Consideration may be given to a reduction in the minimum number of on-site car parking spaces for grouped dwellings and multiple dwellings provided:	Each dwelling proposes two on-site car parking spaces. The shortfall in visitor parking has been considered below:
• Available street parking in the vicinity is controlled by the local government; and	On street car parking is controlled by the City of Subiaco.
• The decision-maker is of the opinion that a sufficient equivalent number of on-street spaces are available near the development.	There is the availability of more than two on street car parking spaces on Luth Avenue.
P3.3 Some or all of the required car parking spaces located off-site, provided that these spaces will meet the following:	Only visitor parking is proposed off site.
• the off-site car parking area is sufficiently close to the development and convenient for use by residents and/or visitors;	On street car parking up to two hours is available directly on Luth Avenue, and is convenient for visitors.
• any increase in the number of dwellings or possible plot ratio being matched by a corresponding increase in the aggregate number of car parking spaces;	The proposed development maximises the dwelling yield, meaning there will be no increase of dwellings or car parking for the subject site.
• permanent legal right of access being established for all users and occupiers of dwellings for which the respective car parking space is to be provided; and	The application proposes a common property, which provides vehicle access to four out of five of the dwellings. Including visitor parking could impact access.
• where off-site car parking is shared with other uses, the total aggregate parking requirement for all such uses, as required by the R-Codes and the scheme being provided. The number of required spaces may only be reduced by up to 15 per cent where the non-	N/A – the development is proposed on a residential street, where no non-residential uses currently exist.

residential parking occurs substantially between 9 am and 5 pm on weekdays	

The application satisfies the deemed-to-comply provision of on-site car parking as per C3.1. The provision for car parking is amended by clause 26 of LPS5, which only considers a minimum of one car parking bay per dwelling. Therefore, each dwelling has an additional car parking bay (two per dwelling) which could be utilised by visitors.

The subject site is considered to be conveniently located to on street car parking, as demonstrated in in **Figure 8.** The on street car parking along Luth Avenue is up to two hours between 8am and 5pm on weekdays, and no restrictions on weekends; and is controlled by the City. Approximately a minimum of 10 cars could be parallel parked along the red dash shown in **Figure 8** below, meaning there is sufficient space for at least of two visitor cars. This is considered to be sufficient on street car parking.



***Figure 8** – Red box: Subject site; Red dash: on-street car parking.*

Furthermore, the subject site is considered to be well serviced by high frequency public transport. The subject site falls within 800m of two train stations (Daglish and Shenton Park on the Fremantle Train Line); and is within 250m of a high frequency bus route (bus route 998) (refer **Figure 9**).

The two-zone far cap came into effect on 1 January 2022, allowing users to travel anywhere on the Transperth network, up to nine zones, for no more than a two-zone fare. This results in the standard fare for 2-9 zones being $4.90 (cash) or $4.41 (SmartRider). Therefore, there is more incentive for people to travel using public transport as it has become more affordable as of 1 January 2022.

In addition, on 9 October 2022 the Airport Train Line opened, which resulted in the increased frequency of trains at Daglish and Shenton Park station, from approximately every 10 minutes to every 5 minutes in peak hours. In light of above, the shortfall of two visitor bays is capable of support.



Figure 9 *– Red outline: Subject site; Pink star: Shenton Park Train Station; Green star: Daglish train station; Orange star: 998 bus route bus stop.*

Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))
Due regard has been given to the MDC which comes into effect on 1 September 2023. The current parking provision will be replaced by Design Element 2.3 Parking. C2.3.4 includes Table 2.3a which includes a minimum provision of one car parking bay for the proposal, which is one less than the current R-Code provision.

As mentioned above, following the finalisation of the approved subdivision, the land tenure will be two Single Houses and three Grouped Dwellings, meaning the provision for visitor parking will be nil in accordance with the MDC.

Nonetheless, the MDC Design Principles consider justification for the efficient use of the development site, minimising the extend of hard surfaces within the site, and consideration of alternative modes of transport. As discussed in **Table 13** above, the subject site is well serviced by public transport and there is on street car parking available. The shortfall of one visitor bay in accordance with the MDC is capable of support.

5.3.7 Site Works

The proposal seeks discretion against C7.2, Table 4 of the R-Codes as demonstrated in **Table 14** below.

Table 14: Site Works assessment

Deemed-to-Comply Criteria	Proposed	Discretion
C7.1 Retaining walls, fill and excavation between the street boundary and the street setback, not more than 0.5m above or below the natural ground level, except where necessary to provide for pedestrian, universal and/or vehicle access, drainage works or the natural light to a dwelling.	N/A – The front setback is the portion of the lot within 2m of the street boundary line. No site works proposed within the front setback.	N/A
*C7.2 Retaining walls, fill and excavation within the site and behind the required street setback to comply with **Table 4**:* ***Table 4** – Setback of Site Works and Retaining* *Height of site works/retaining* / *Required minimum setback* *0.5m or less* / *0m* *1m* / *1m*	Up to 0.7m excavation proposed along the SE boundary (0.2m variation).	Discretion sought
C7.3 Subject to subclause C7.2, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more	N/A	N/A

than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, structure plan or local development plan.		

The application proposes 0.7m (0.2m variation) of excavation, for a length of 21.5m along the south-eastern lot boundary (refer **Figure 10**).

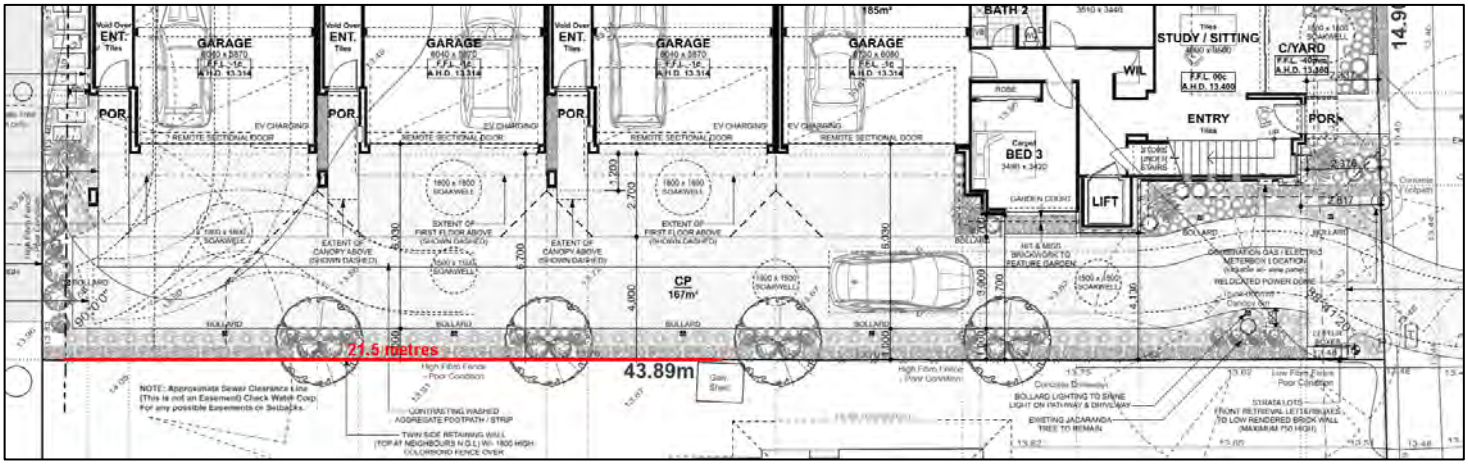


Figure 10 *– Extent of excavation >0.5m (red) along the south-eastern lot boundary*

An assessment has been undertaken with the relevant design principle in **Table 15** below.

Table 15: Site Works Design Principle Assessment	
Design Principle	**Assessment**
P7.1 Development that considers and responds to the natural features of the site and requires minimal excavation/fill.	The excavation (>0.5m) which runs 21.5m along the south-eastern lot boundary is designed to provide a level finished floor level. The proposed excavation abuts an existing retaining wall at 7 Luth Avenue.
P7.2 Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.	The finished levels do not dramatically impact the presentation of the site in relation to its site levels when viewed from the street, and the site works generally respect the existing topography. There are no site works proposed within the front setback area.
P7.3 Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.	There are no visual privacy concerns as a result of the proposed excavation. The excavation is along the south-eastern boundary adjacent a proposed communal street. The proposed excavation is considered to result in land which can be effectively used by the occupiers and does not detrimentally impact adjoining properties.

The 0.2m discretion is considered to meet the design principles as demonstrated in **Table 15**. Therefore, the subject plans are considered to incorporate suitable site works within its context.

<u>Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))</u>
Due regard has been given to the MDC which comes into effect on 1 September 2023. The current site works criteria will be replaced by Design Element 3.5 Site Works and Retaining Walls. C3.5.3 states that '*excavation within the site is permitted behind the street setback line and may be constructed up to the lot boundary*'. There is no numerical limit relating to excavation, meaning the discretion identified within **Table 14** above would be compliant with the MDC.

5.4.1 Visual Privacy

There are a number of internal visual privacy discretions relating to the proposed Grouped Dwellings within the subject site, as demonstrated in **Table 16** below.

Table 16: Internal Visual Privacy assessment

Deemed-to-Comply Criteria	Proposed	Discretion
C1.1 Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback like are: *i. Setback, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below:* *or;*	i. **GTL1:** NW (1F) – Terrace overlooks part of GTL2 (no sensitive areas) – refer **Figure 11** **SSL1:** NW (1F) – Living overlooks GTL2 (falls onto a blank wall) – refer **Figure 12** NW (1F) – Terrace overlooks part of GTL2 (falls onto blank wall) and SSL2 (oblique) – refer **Figure 12** NW (2F) – Bed 1 overlooks SSL2 (minor and oblique) – refer **Figure 12** SE (1F) – Balcony overlooks SSL2 (blank wall) – refer **Figure 13** **SSL2:** NW (1F) – Terrace overlooks part of SSL1 (blank wall) and SSL3 (oblique) – refer **Figure 14** NW (1F) – Living overlooks SSL1 (falls onto blank wall) – refer **Figure 14** NW (2F) – Bed 1 overlooks SSL1 (minor and oblique) and SSL3 (blank wall) – refer **Figure 14** SE (1F) – Balcony overlooks SSL3 (blank wall) – refer **Figure 13** **SSL3:** NW (1F) – Bed 3 overlooks SSL2 (oblique) – refer **Figure 15**	Discretion sought

Type of space	*Setback for areas coded >R50*
Major openings to bedrooms and studies	*3m*
Major openings to habitable rooms other than bedrooms and studies	*4.5m*
Unenclosed outdoor active habitable space	*6m*

ii. Are provided with permanent screening to restrict views within the cone of vision from any major opening or an unenclosed outdoor active habitable space.	NW (2F) – Balcony overlooks SSL2 (oblique) – refer **Figure 15** Internal (2F) – Bed 1 overlooks SSL2 (oblique and no major openings) – refer **Figure 16** ii. **SSL3:** SE (1F) – screening to balcony prevents overlooking	
C1.2 Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.6m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.	SSL3 proposes permanent screening to the first floor balcony facing the common property to prevent overlooking to the south-west. A condition is recommended to ensure compliance.	Complies

As the proposal seeks discretion against C1.1 of the R-Codes for proposed dwellings within the subject site, an assessment has been undertaken with the relevant design principle in **Table 17** below.

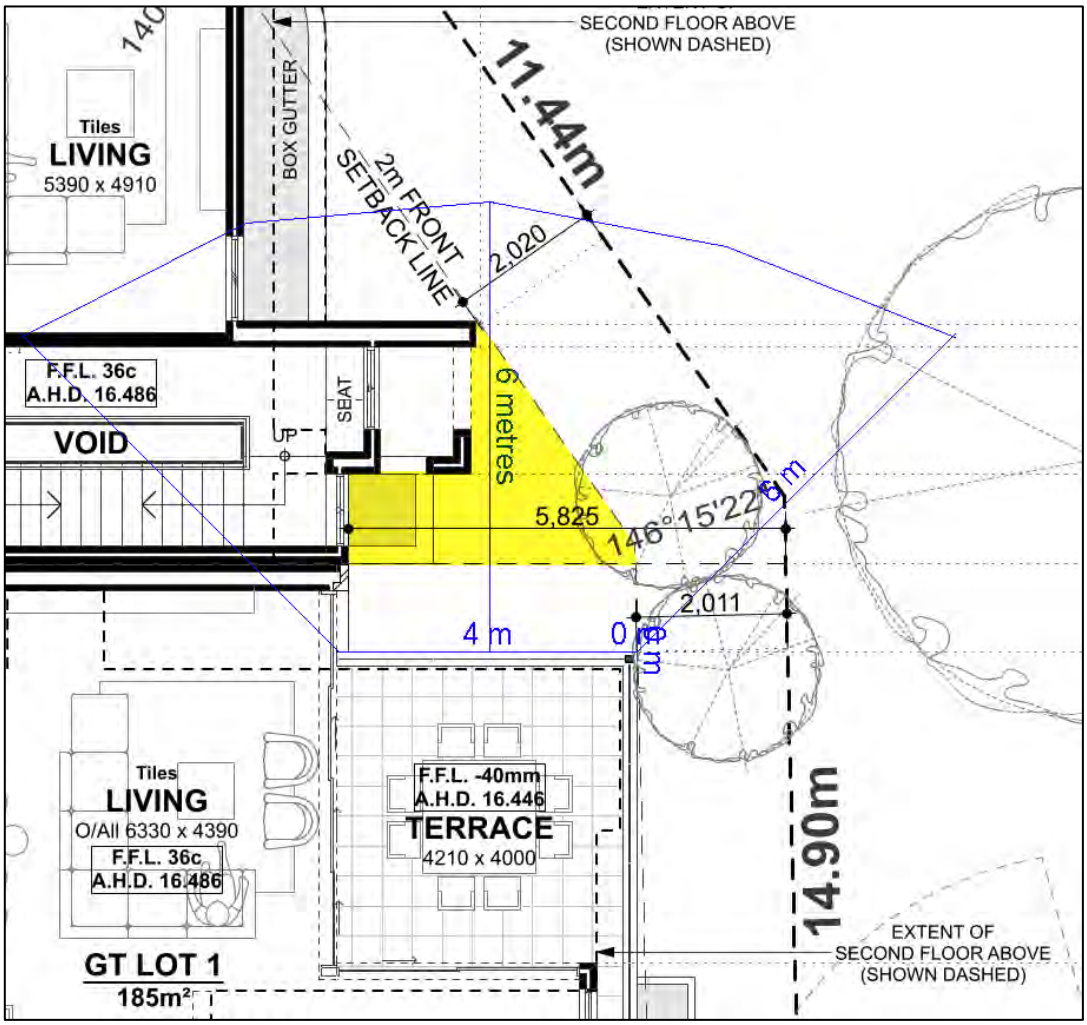


Figure 11 *– Yellow shows GTL1's first floor terrace 6m cone of vision behind the front setback area of GTL2.*

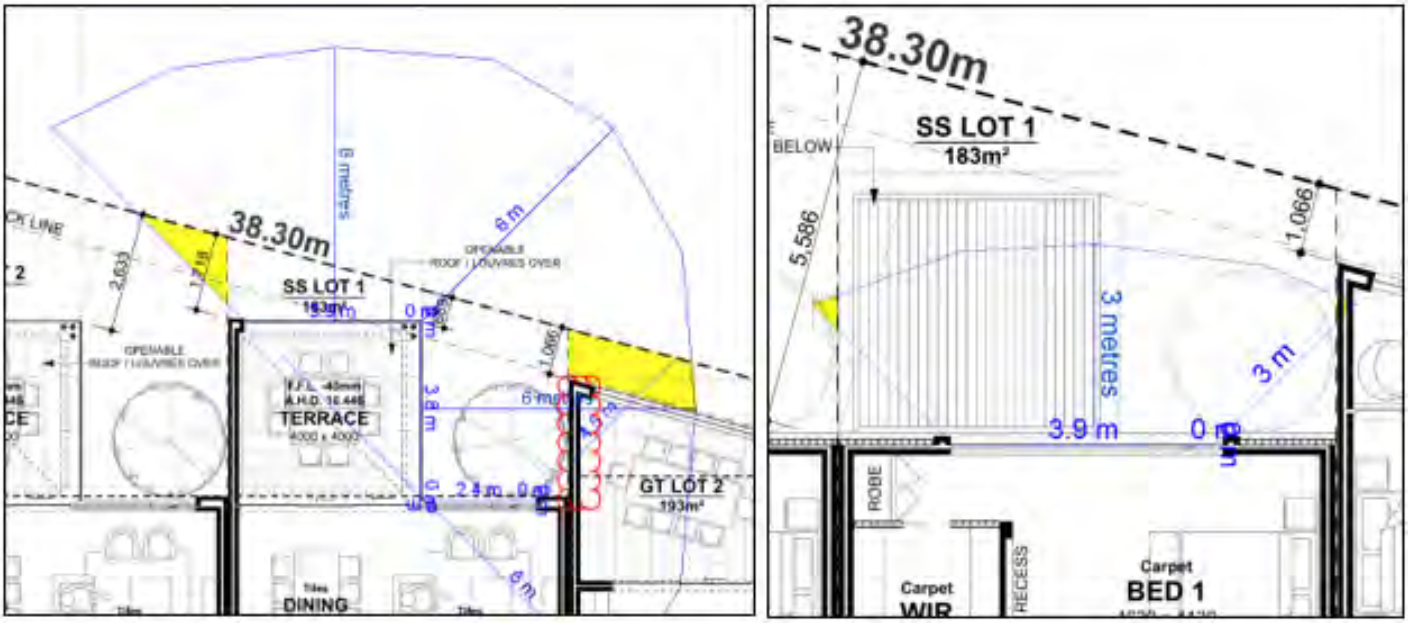


Figure 12 *– Left: Yellow shows SSL1's first floor terrace 6m cone of vision encroachment and red bubble shows blank wall; Right: Yellow shows SSL1's bedroom 3m cone of vision encroachment.*

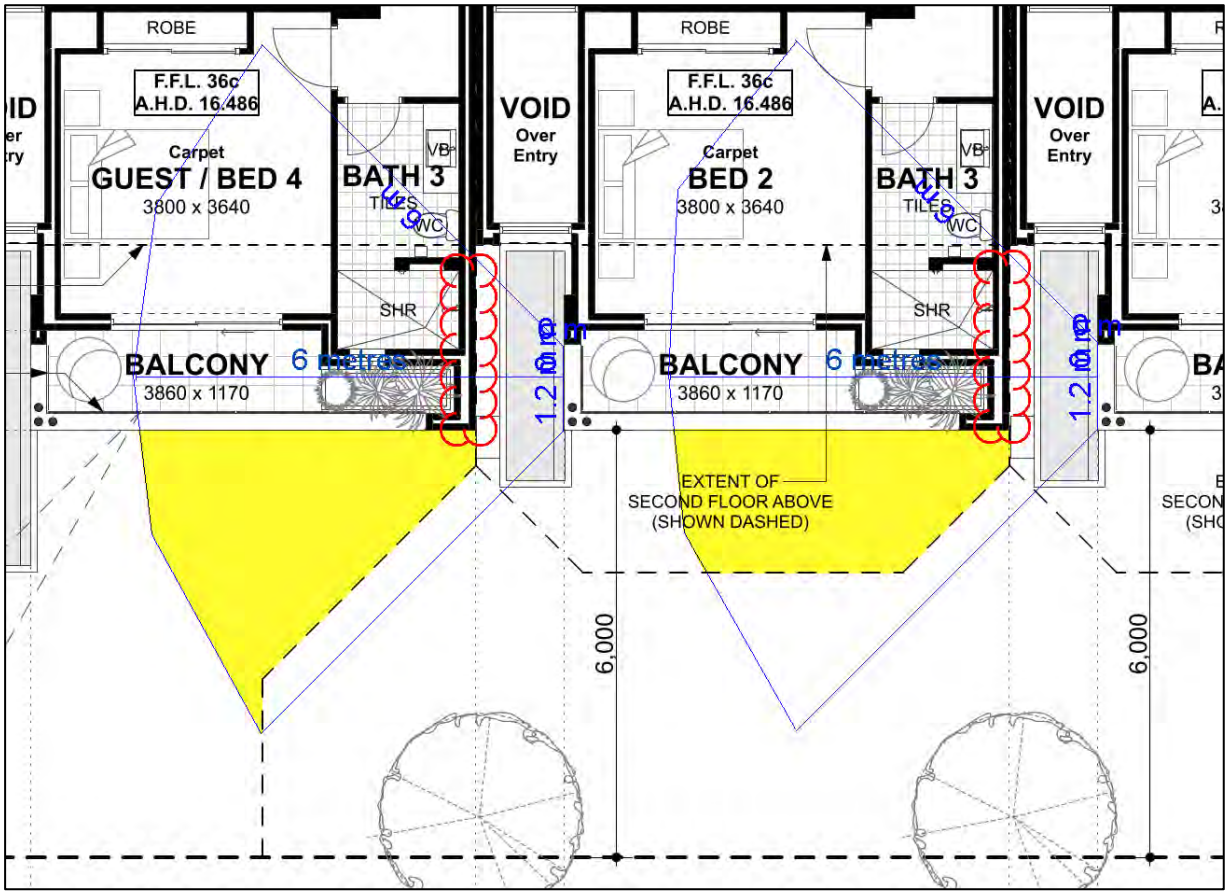


Figure 13 *– SSL1 and SSL2 first floor balcony's 6m cone of vision (south-east elevation). Red bubble shows blank wall.*

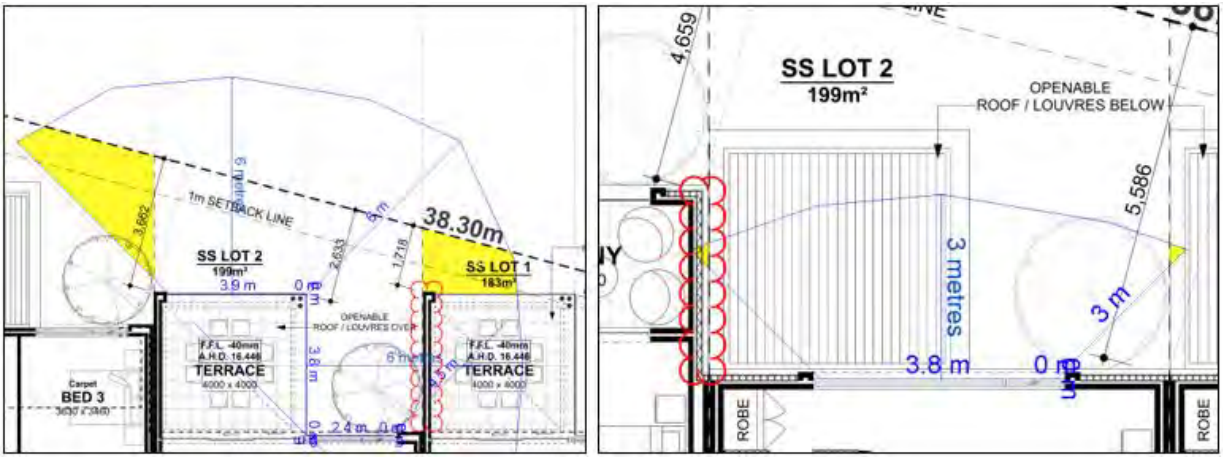


Figure 14 *– Left: Yellow shows SSL2 first floor terrace 6m cone of vision and red bubble shows blank wall at SSL1; Right: Yellow shows SSL2 second floor bedroom 3m cone of vision and red bubble shows blank wall.*

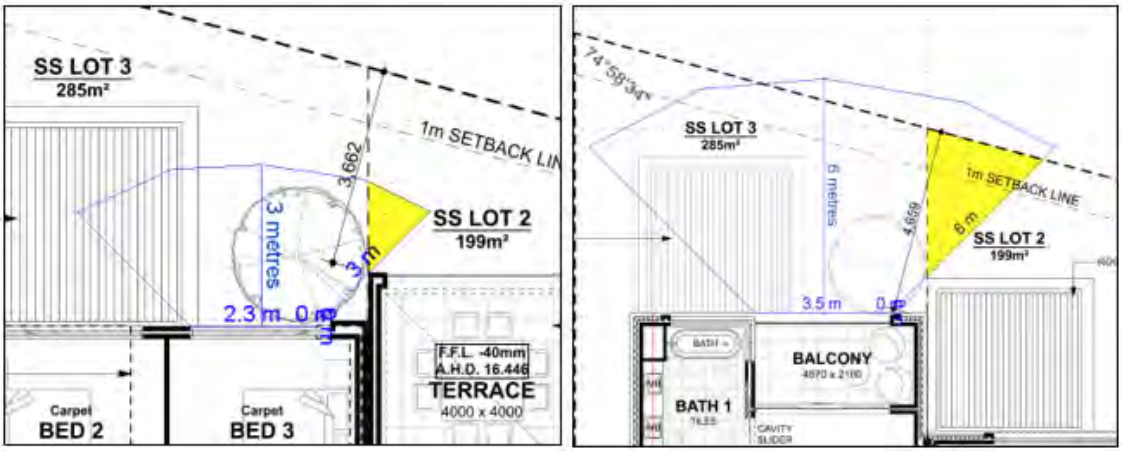


Figure 15 *– Left: Yellow shows SSL3 first floor bedroom 3m cone of vision; Right: Yellow shows SSL3 second floor balcony 6m cone of vision.*

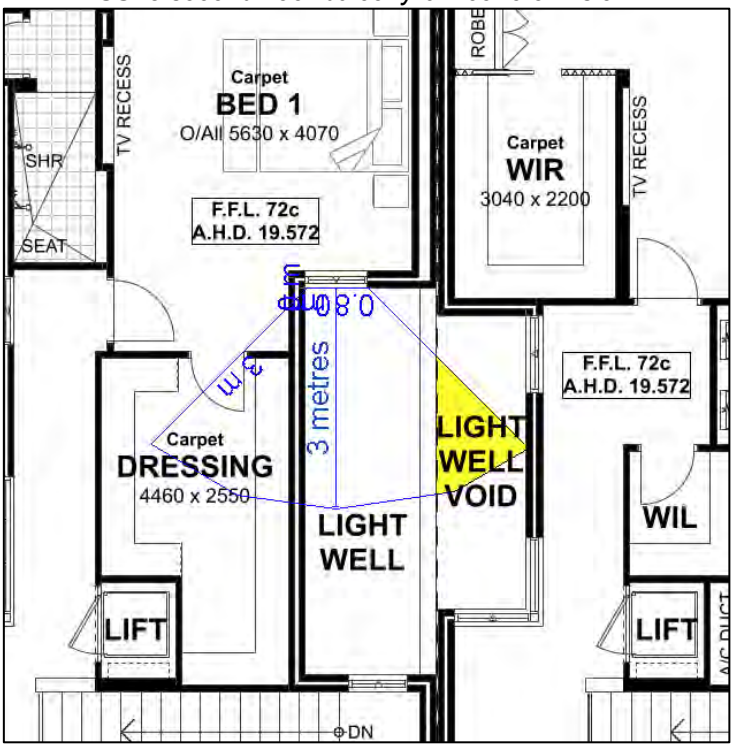


Figure 16 *– Yellow shows SSL3 bedroom 3m cone of vision.*

Table 17: Visual Privacy Design Principle Assessment	
Design Principle	**Assessment**
P1.1 Minimal direct overlooking of active habitable spaces and outdoor living areas of adjacent dwelling achieved through:	Each discretion is considered to impose minimal direct overlooking of habitable areas. The cone of visions primarily fall onto non-sensitive areas (e.g. front porch, communal street, and portions of outdoor yard which are not the primary OLA and blank portions of wall).
• Building layout	• Each cone of vision is oblique, minimising direct overlooking. • The openings to habitable rooms, balconies and terraces on the north-west predominantly aim to capitalise on park views. • Many of the cone of visions fall onto portions of blank wall.
• Design of major openings	• Outdoor habitable areas have been designed to achieve a good level of privacy. • Many of the cone of visions fall onto portions of blank wall.
• Landscape screening of outdoor active habitable areas; and/or	• The discretions relate to the first and second floor, making it difficult for landscaping to be utilised as screening. • Nonetheless, the primary OLA for each dwelling is located so as not to be impacted by an adjoining Grouped Dwellings cone of vision.
• Location of screening devices	• The proposed screening device for the first floor balcony at SSL3 ensures the cone of vision is compliant and falls wholly within the subject site.
P1.2 Maximum visual privacy to side and rear boundaries through measures such as:	The application proposes no direct overlooking of active habitable spaces.
• Offsetting the location of ground and first floor windows so that viewing is oblique rather than direct;	• The view from the habitable rooms, balconies and terraces to the north-west are oblique and do not directly overlook the adjoining Grouped Dwellings. • The habitable areas and rooms on the north-west elevation primarily aim to capitalise on park views.
• Building to the boundary where appropriate;	• Not applicable for a discretion which relates to the first and second storeys.
• Setting back the first floor from the side boundary;	• The south-east balconies run parallel to the lot boundaries, and comply with lot boundary setback design element. • The north-west habitable room openings, balconies and terraces seek discretion for a reduced lot boundary setback, however the boundary directly adjoins a public park and the proposal is considered to provide a high level of passive surveillance.
• Providing higher or opaque and fixed windows; and/or	• N/A – none proposed in relation to these discretions.
• Screen devices (including landscaping, fencing, obscure glazing, timber screens, external blinds, window hoods and shutters).	• The proposed screening device for the first floor balcony at SSL3 ensures the cone of vision is compliant and falls wholly within the subject site.

The discretions proposed result in cone of visions which fall onto non-sensitive areas, such as a front porch (**Figure 11**), the communal street (**Figure 13**), and portions of outdoor yard which are not the primary OLA and blank portions of wall (**Figures 12, 14, 15** and **16**). There is no overlooking of adjoining properties, external to the subject site. The proposal is considered to results in a high level of passive surveillance onto Luth Avenue, and the adjoining public open space, Charles Stokes Reserve. The discretions are capable of support.

Part C – Residential Design Codes Volume 1 (Medium Density Code (MDC))

Due regard has been given to the MDC which comes into effect on 1 September 2023. The current site works criteria will be replaced by Design Element 3.10 Visual Privacy. The cone of vision criteria is retained, meaning the assessment is unchanged. For the reasons outlines in **Table 17** above, the discretions are capable of support against the MDC, due to the cone of visions falling onto non-sensitive areas.

REPORT ITEM NO. C1
ATTACHMENT NO. 7

Table 1: 9 Luth Avenue, Daglish – 24 August 2022, 11:30am



9 Luth Avenue (Vacant lot) – View from Luth Avenue (10 Nicholl in background)



9 Luth Avenue (Vacant lot) – View from Luth Avenue (Charles Stokes Reserve in background)

Table 2: 9 Luth Avenue, Daglish – 24 February 2023, 2:40pm



Street view looking south-east – Jacaranda tree retained on boundary



Street view looking south-west – existing crossover



Street view looking south-west – from adjoining public open space



Street view looking south-east – from adjoining public open space

REPORT ITEM NO. C2
ATTACHMENT NO. 1

CITY OF SUBIACO
DRAFT LOCAL PLANNING POLICY 1.3

Sustainable Development

ADMINSTRATIVE

Version	Date	Comment
0.1	25 July 2023	Draft for public advertising

AUTHORITY
- Planning and Development (Local Planning Scheme) Regulations 2015
- City of Subiaco Local Planning Scheme No. 5 (**Scheme**)
- State Planning Policy 7.3 – Residential Design Codes Volume 1 (**R-Codes Volume 1**)

STATUTORY BACKGROUND
This Local Planning Policy (**the Policy**) is made pursuant to Schedule 2, Part 2, Division 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to local planning policies.

This policy applies in conjunction with the Scheme, R-Codes Volume 1, and any other relevant local planning policies.

PURPOSE
The Policy ensures the future development of single and grouped dwellings in the City of Subiaco is done in an environmentally sensitive manner to protect the natural environment for current and future generations.

The Policy provides a framework to achieve sustainable development, while giving proponents the flexibility to integrate the most appropriate sustainability measures to suit the context of their site.

Whilst sustainable development can often incur a greater cost up front, the resultant utility cost savings from energy and water efficiencies compensate this over time. Many new dwellings already provide some or many of the sustainability measures provided by this Policy, however this Policy provides additional guidance on sustainability outcomes for applicants to consider and implement. There are a variety of options to comply with the Policy provided in **Table 1**, which accommodate a range of site contexts and budgets.

APPLICATION
The Policy applies to Single Houses, Grouped Dwellings and Significant Additions and/or Alterations to which R-Codes Volume 1 applies, on all land within the Scheme area.

The Policy does not apply to:
- Additions and/or alterations resulting in an additional floor area below 50 per cent of the existing building footprint; and
- Change of use applications.

POLICY

1.0 Objectives

(a) To realise the City's sustainable built form strategic objectives as identified in the Strategic Community Plan, Local Planning Strategy and Scheme.
(b) To provide a framework of sustainability measures to be integrated into residential development to achieve sustainable built form.
(c) To protect the natural environment by minimising energy and water use, and the generation of greenhouse gases.
(d) To provide flexible design options for residents to develop sustainable buildings that are fit for purpose and appropriate for their specific site context.
(e) To build environmental sustainability in the City.

2.0 Definitions

(a) The following terms are defined for the purpose of this Policy.

Additions and/or Alterations:	Means any addition and/or alteration to an existing dwelling.
Building Footprint:	Means the total area of a dwelling as enclosed by the exterior walls, including all enclosed attached and detached structures (excluding outbuildings).
Enclosed:	Means Enclosed as defined in R-Codes Volume 1.
Floor Area:	Means the total floor area enclosed by the exterior walls of any proposed additions and/or alterations.
Grouped Dwellings:	Means Grouped Dwelling development as defined in R-Codes Volume 1.
NatHERS:	Means the Nationwide House Energy Rating Scheme.
On-site	Means contained within the lot boundaries as per the Lot Diagram of Survey (i.e. Deposited Plan or Strata Plan).
Outbuilding:	Means Outbuilding as defined in R-Codes Volume 1.
Passive House:	Means a design standard that achieves thermal comfort with minimal heating and cooling by using insultation, airtightness, appropriate window and door design, ventilation systems with heat recovery, and elimination of thermal bridges.

Permeable Driveway:	Means a driveway that allows for water to naturally pass through its surface.
Scheme:	Means the applicable Local Planning Scheme to which this Policy applies being Local Planning Scheme No. 5 (LPS 5).
Significant Additions and/or Alterations:	Means an addition and/or alteration with a floor area greater than 50 per cent of the existing building footprint.
Single House:	Means Single House development as defined in R-Codes Volume 1.
Solar Absorptance:	The fraction of the total incident solar radiation that is absorbed by the roofing material, with the remainder being reflected.
Solar PV:	Means solar photovoltaic (PV) system.
Tree Planting Area:	An area around the tree, provided to support the healthy growth of a tree and is free from development or structure, including areas of hard stand and roof cover.
Waterwise Plants:	As classified in the Water Corporation's Waterwise Plant Search for Subiaco.

(b) All other terms, words and expression used in this policy have the same meaning as they have in the Scheme and applicable local planning framework.

3.0 Sustainability Measures

3.1 All new single houses and grouped dwellings must reach a minimum of 100 points under **Table 1** below.

3.2 Proponents are required to submit the Sustainability Checklist (**Form 1**) when lodging a development application to indicate which sustainability measures have been incorporated into the development. If there is more than one dwelling, a **Form 1** must be provided for each dwelling.

3.3 Sustainability measures must also be reflected on the development plans and will be reinforced through condition(s) of development approval.

3.4 Significant additions and/or alterations are only required to reach a minimum 75 points under **Table 1** below.

3.5 Where proponents can demonstrate that an item(s) under **Table 1** is already included in the design of an existing dwelling, discretion to the point value allocation of the sustainability measure(s) may be reduced to the minimum points required under clauses 3.1 and 3.4. The sustainability measure(s) must:

- Be of a minimum standard as per **Table 1**; and

- Be able to be maintained in perpetuity.

3.6 The City may consider request(s) for alternative sustainability measure(s) to be included in the proposal. Where a proponent wishes to pursue this option:

(a) All requests must be made to the City of Subiaco in writing seeking approval as part of the development application. The request must include:
   i. A description of the sustainability measure(s); and
   ii. Unit of measure (if applicable); and
   iii. Manufacturer (if applicable); and
   iv. A description of the proposed tangible sustainability benefit that would be provided.

(b) The points value attributed to a request under clause 3.6 will be considered as the remaining point value required to meet clauses 3.1 or 3.4 of the Policy (whole or in-part).

(c) Where considering a request under clause 3.6 the City will consider the following:
   i. Clauses 3.6(a) – (b) of this Policy; and
   ii. How the proposed sustainability measure(s) meets the objectives of the policy; and
   iii. How the sustainability measure(s) is proposed to be implemented; and
   iv. If the sustainability measure(s) can be maintained in perpetuity.

Table 1 – Sustainability Measures

Item	Theme	Sustainability Measure	Points
1	Solar Efficiency	Solar PV system with the following minimum size inverters: • 3kW for dwellings with 2 or less bedrooms; or • 5kW for dwellings with 3 or more bedrooms.	25
2		Solar battery storage of a minimum: • 4kWh for each dwelling with 2 or less bedrooms; or • 6kWh for each dwelling with 3 or more bedrooms.	25
3		A minimum 300L: • Solar hot water system with a minimum 2 panels of solar collector area; or • Heat pump hot water system.	25
4		Roof colour to have a solar absorptance value of not more than 0.45. ***Note**: this sustainability measure is an option for new single houses and grouped dwellings, and applicable detached additions and/or alterations only.*	25
5		100% of windows:	

		• double glazed • Triple glazed. ***Note**: this sustainability measure is an option for new single houses and grouped dwellings, and applicable detached additions and/or alterations only.*	25 50
6	Water Efficiency	Rain water tank of minimum 3,000L capacity that is plumbed in to a toilet and/or laundry.	25
7		A 3,000L capacity grey water reuse system[1] that collects grey water from the laundry and bathroom and redirects it for garden irrigation.	25
8		Construct a permeable driveway. ***Note**: this sustainability measure is an option for green title lots only.*	25
9	Vegetation	Waterwise plants as defined by the Water Corporation comprise 75% of the total landscaped area. The landscaped area must be a minimum of 20m^2. A landscaping plan must be provided with the development application, to the satisfaction of the City of Subiaco.	25
10		Retain one mature tree on-site with a tree height of: • Under 10m • 10m or higher for current and future protection. An arborist report and **Form 2** must be provided with the development application. The City of Subiaco will determine whether the proposed tree satisfies the requirement of this sustainability measure.	50 75
11		Provide an additional new tree on-site than what is required under the R-Codes. The tree must be native with a planting size of: • between 45L and 100L • between 100-200L The tree must: • have a minimum 2x2m tree planting area; and • Have a free draining unimpeded base; and	25 50

[1] Refer to the Code of Practice for the Reuse of Greywater in Western Australia 2010, which specifies the minimum areas of garden or lawn required for greywater disposal.

		• have a minimum soil depth of 1m; and • be retained in perpetuity. A **Form 3** must be provided with the development application. The City of Subiaco will determine whether the proposed tree satisfies the requirement of this sustainability measure.	
12	Transport	At least one car parking bay provided with a minimum 7kW electric vehicle charger.	25
13	Energy Efficient Design	Achieve a Nationwide House Energy Rating Scheme (NatHERS) star rating of a minimum of one star in excess of the current energy efficiency requirements of the Building Codes of Australia for class 1a buildings. The energy efficiency rating for the dwelling shall be certified by a suitably qualified and accredited energy assessor using accredited software and shall be provided at the development application stage. The City will also consider an alternative evidenced through an equivalent rating tool. Where an alternative certification is being sought, seek prior approval from the City's Climate Change Officer.	75
14		Design the dwelling to a 'Passivhaus' (Passive House) standard. The dwelling design must be certified by a Passive House Institute accredited Building Certifier. Evidence of the certification must be provided at the development application stage. ***Note**: this sustainability measure is an option for new single houses and grouped dwellings, and applicable detached additions and/or alterations only.*	100
15	Additional Sustainability Measure(s)	Refer to clause 3.6 of this policy. ***Note:** Should a proponent wish to use an alternative sustainability measure in accordance with clause 3.6/item 15, it is recommended they contact the City of Subiaco for advice on the suitability of the measure prior to lodgement of the development application. The City of Subiaco will advise if further sustainability measures in addition to the alternative sustainability measure is required to achieve the points required in accordance with clause 3.1 and 3.4.*	

Form 1 - Sustainability Checklist

Name: _____

Address of Development: _____

Development Type (include Lot No. if grouped dwelling): _____

Notes:

1. *In accordance with clause 3.2, if more than one dwelling is proposed on-site, one Form 1 checklist is required for each dwelling*
2. *In accordance with clause 3.3, sustainability measure(s) must also be reflected on development plans (including site, floor, roof and elevation plans)*

Item	Theme	Sustainability Measure	Points	Check
1	Solar Efficiency	Solar PV system with the following minimum size inverters: • 3kW for dwellings with 2 or less bedrooms; or • 5kW for dwellings with 3 or more bedrooms.	25	
2		Solar battery storage of a minimum: • 4kWh for each dwelling with 2 or less bedrooms; or • 6kWh for each dwelling with 3 or more bedrooms.	25	
3		A minimum 300L: • Solar hot water system with a minimum 2 panels of solar collector area; or • Heat pump hot water system.	25	
4		Roof colour to have a solar absorptance value of not more than 0.45. ***Note**: this sustainability measure is an option for new single houses and grouped dwellings, and applicable detached additions and/or alterations only.*	25	
5		100% of windows: • double glazed • Triple glazed. ***Note:** this sustainability measure is an option for new single houses and grouped dwellings, and applicable detached additions and/or alterations only.*	25 50	
6	Water Efficiency	Rain water tank of minimum 3,000L capacity that is plumbed in to a toilet and/or laundry.	25	

7		A 3,000L capacity grey water reuse system[2] that collects grey water from the laundry and bathroom and redirects it for garden irrigation.	25	
8		Construct a permeable driveway. ***Note**: this sustainability measure is an option for green title lots only.*	25	
9	Vegetation	Waterwise plants as defined by the Water Corporation comprise 75% of the total landscaped area. The landscaped area must be a minimum of 20m^2. A landscaping plan must be provided with the development application.	25	
10		Retain one mature tree on-site with a tree height of: • Under 10m • 10m or higher for current and future protection. An arborist report and **Form 2** must be provided with the development application. The tree will be approved by the City's Parks and Environment Department.	 50 75	
11		Provide an additional new tree on-site than what is required under the R-Codes. The tree must be native with a planting size of: • between 45L and 100L • between 100-200L The tree must have a minimum 2x2m tree planting area with a free draining unimpeded base, and minimum soil depth of 1m. A **Form 3** must be provided with the development application. The tree will be approved by the City's Parks and Environment Department.	 25 50	
12	Transport	At least one car parking bay provided with a minimum 7kW electric vehicle charger.	25	
13	Energy Efficiency Design	Achieve a Nationwide House Energy Rating Scheme (NatHERS) star rating of a minimum of one star in excess of the current energy efficiency requirements of the Building Codes of Australia for class 1a buildings. The energy efficiency rating for the dwelling shall be certified by a suitably qualified and accredited energy assessor using accredited software and shall be provided at the development application stage.	75	

[2] Refer to the Code of Practice for the Reuse of Greywater in Western Australia 2010, which specifies the minimum areas of garden or lawn required for greywater disposal.

		The City will also consider an alternative evidenced through an equivalent rating tool. Where an alternative certification is being sought, seek prior approval from the City's Climate Change Officer.		
14		Design the dwelling to a 'Passivhaus' (Passive House) standard. The dwelling design must be certified by a Passive House Institute accredited Building Certifier. Evidence of the certification must be provided at the development application stage. ***Note**: this sustainability measure is an option for new single houses and grouped dwellings, and applicable detached additions and/or alterations only.*	100	
15	Alternative Sustainability Measure(s)	_____ _____ _____ [state sustainability measure(s)] Refer to clause 3.6 of this policy. ***Note:** Should a proponent wish to use an alternative sustainability measure in accordance with clause 3.6/item 15, it is recommended they contact the City of Subiaco for advice on the suitability of the measure prior to lodgement of the development application. The City of Subiaco will advise if further sustainability measures in addition to the alternative sustainability measure is required to achieve the points required in accordance with clause 3.1 and 3.4.*		
Sustainability Measure(s) Chosen:		[list item numbers]	**TOTAL:**	
Declaration:		I _____ [print name], will implement the sustainability measure(s) as identified above and understand that relevant conditions will be contained as part of any development approval for the application. Signature: _____		

Form 2 – Tree Survey Form – Existing Tree

Note: *In accordance with clause 3.3, sustainability measure(s) must also be reflected on development plans (including site, floor and elevation plans)*

	Tree Attribute	Description
1	**Applicant name:**	
2	**Address of development:**	
3	**Development type:**	[include lot no. if applicable]
4	**Arborist report completed by:**	
5	**Arborist contact details:**	
6	Location map and photo of tree:	Insert location map Insert photo
7	Location:	
8	Name (Botanical and Common):	
9	DBH range/ ('L' at planting if new tree):	
10	Height:	
11	Canopy Diameter (average):	
12	Canopy Area ($\pi \times r^2$):	
13	Age Class:	
14	Health / Vitality:	
15	Structural Condition:	
16	Useful Life Expectancy:	
17	Comments:	
18	Amenity Valuation (Helliwell):	
19	Total Points:	
20	Monetary Value:	

21	General Significance:	
22	Historical Significance:	

Form 3 – Tree Survey Form – New Tree

Note: *In accordance with clause 3.3, sustainability measure(s) must also be reflected on development plans (including site, floor and elevation plans)*

	Tree Attribute	Description
1	**Applicant name:**	
2	**Address of development:**	
3	**Development type:**	[include lot no. if applicable]
4	Supplier:	
5	Botanical Name:	
6	Common Name:	
7	Litre (at time of planting):	
8	Height at Maturity (average):	
9	Life Expectancy (average):	

REPORT ITEM NO. C2
ATTACHMENT NO. 2

Attachment 2 – Supporting Information for draft LPP 1.3 – Sustainable Development

Strategic and Statutory Alignment

Draft Local Planning Policy 1.3 – Sustainable Development (LPP 1.3) aligns with the overarching purpose of sustainability under the *Planning and Development 2005.* The alignment of draft LPP 1.3 below with Local Planning Scheme No. 5 and the Local Planning Strategy, further displays how draft LPP 1.3 serves a proper planning purpose.

Strategic Alignment

City of Subiaco Strategic Community Plan

Draft LPP 1.3 aligns with the following actions and objectives in the Strategic Community Plan as outlined in **Table 1** below.

Table 1: Alignment of draft LPP 1.3 and the City's Strategic Community Plan

Focus Area	Objective	No.	Draft LPP 1.3 Alignment
Two: Parks, Open Spaces and Places	A sustainable environment that is well-maintained, green and leafy.	2.1.1 Preserve, enhance and maintain the urban forest.	Draft LPP 1.3 has three specific sustainability measures which relate to the provision and retention of the City's urban forest. By encouraging development that contributes to the City's urban forest, the policy assists in achieving a sustainable green urban network.
		2.1.6 Be proactive and innovative in its approach to environmental, sustainability and climate change.	The approach to sustainable development proposed in draft LPP 1.3 has not been undertaken in WA. It presents an innovative and proactive response in addressing the growing need for sustainability amid the changing climate. If successful, the approach used in the draft LPP could extend more broadly to other local governments across WA.
Six: Council Leadership	A leading council that is supported by an excellent organisation	6.1.3 Be innovative, responsive and maintain and strong customer focus.	Sustainability is a growing area of importance in the community. Draft LPP 1.3 provides an innovative way for Council to display leadership on sustainable development, and the broader issue of climate change.

City of Subiaco Local Planning Strategy

Draft LPP 1.3 aligns with the with the following actions and objectives in the Local Planning Strategy as outlined in **Table 2** below.

Table 2: Alignment of draft LPP 1.3 and the City's Local Planning Strategy

Element	Objective	Strategy	Implementation/ Action	Alignment
Three: Environment and Sustainability	One: Create a sustainable and resilient City that values and protects its natural resources, encourages the latest	One: Maintain and enhance natural resources.	(1) make the following amendments to the local planning framework: a. Investigate ways to encourage achievement of minimum environmental design standards, including in relation to tree retention.	Enhancing natural resources is a key component of sustainable development. Draft LPP 1.3 recognises this through over one-third of the 15 sustainability measures, which

	technologies and embraces new concepts and ideas.		b. Investigate ways that encourage the retention of existing significant trees and provide opportunities to vary scheme standards where trees are preserved. c. Incorporate appropriate standards to facilitate water sensitive urban design within the City as part of LPS5.	pertain directly to tree retention and provisions and water recycling.
		Two: Make more efficient use of existing infrastructure and resources such as public transport, land and financial resources.		The sustainability measures contained in draft LPP 1.3 encourage the latest technologies and exemplar design standards that can be incorporated into achieving sustainable design. This ensures that future dwellings in the City make efficient use of natural resources.
Six: Urban Design, Character and Heritage	One: Protect and enhance the unique character and built heritage of Subiaco and ensure that new buildings are well designed and of a high standard as well as respectful of and sympathetic to existing heritage and character.	One: Foster a 'sense of place' unique to Subiaco and an attractive urban environment.	(7) Develop planning controls through LPS5 and/or local planning policies to guide the development of high quality and sustainable buildings which promote best practice urban design.	Draft LPP 1.3 ensures that all applicable new development in the City incorporates some aspects of sustainability in the design of the property. The outcome is a higher environmental standard of buildings in the City. City-wide sustainable development can contribute to the City's unique sense of place; as one that promotes best practice sustainable urban design.

City of Subiaco Local Planning Scheme No. 5

Draft LPP 1.3 aligns with the following aims in the City's Local Planning Scheme No. 5 (LPS 5) as outlined in **Table 3** below.

Table 3: Alignment of draft LPP 1.3 and the City's Local Planning Scheme No. 5

LPS 5 Aim	Draft LPP 1.3 Alignment
(c) foster and control the use and development of land in an effective, efficient and environmentally sustainable manner according to precinct planning principles, whilst striking the balance between accommodating increasing population and maintaining local character.	Each one of the sustainable measures in draft LPP 1.3 achieves a sustainable outcome pertaining to either solar efficiency, water efficiency, vegetation measures, electric vehicles, passive design, or a combination of any/all of the above. This guides the residential development in the City in an environmentally sustainable manner.
(e) Facilitate and encourage effective public involvement in planning issues of significance to the character, amenity, evolution, vibrancy and environmental attributes to the City.	Draft LPP 1.3 ensures that landowners in the City are involved in sustainable design by mandating at least some degree of sustainability into their development. By choosing which of the sustainability measures is most suited to their specific context, the public can be better informed and involved in sustainable urban design.

(f) Coordinate and ensure that development is of a high quality and is completed in an efficient and environmentally responsible manner which: ii. Promotes an energy-efficient environment.	There are over one-third of the 15 sustainability measures in draft LPP 1.3 that pertain directly to improving the energy efficiency of the dwelling. By guiding development that promotes energy efficiency, the policy ensures development is completed in an environmentally responsible manner.
iii. Respects the natural environment.	Nearly all of the sustainability measures in draft LPP 1.3 pay respect to the natural environment it exists in. Incorporating renewable resources, water sensitive urban design, tree provision and retention, electric vehicles, and passive design promotion all ensure the natural environment is considered in the development.
v. Promotes excellence in design quality	Two of the sustainability measures in draft LPP 1.3 relate specifically to promoting excellence in sustainable design quality.
vi. Ensures high amenity for those livening, visiting or working in a building, as well as those passing through and observing the building	There are over one-third of the 15 sustainability measures in draft LPP 1.3 that pertain directly to improving the energy efficiency of the dwelling. This gives the occupancy of the dwelling a higher amenity, as the internal temperatures are regulated.

City of Subiaco Environmental Plan

Draft LPP 1.3 aligns with the following objectives and action in the City's Environmental Plan as outlined in **Table 4** below.

Table 4: Alignment of draft LPP 1.3 and the City's Environmental Plan

Objective	Action	Draft LPP 1.3 Alignment
Two: increase water re-use and use of fit-for-purpose water sources	Investigate options for increasing the use of alternative water sources, such as rainwater capture, stormwater harvesting and wastewater reuse. Identifies suitable project to test and monitor initiatives.	There are four sustainability measures in draft LPP 1.3 relating to water efficiency. These directly implement the rainwater capture, stormwater harvesting and waste water reuse actions from the Environmental Plan.
Four: increase flora, fauna and green corridor connections across and beyond and City	Develop where necessary/possible revegetate regional and local green corridors.	Three sustainability measures relate directly to the local green network across the City. Tree provision and retention, and water-wise landscaping are options in draft LPP 1.3 that present opportunities to value-add to the City's green corridors.
Six: provide environmental leadership to the community and other stakeholders	Review existing policies and identify opportunities for planning controls to support achievement of Environmental Plan objectives and targets. These may include guidelines for green corridors and water sensitive urban design.	Draft LPP 1.3 presents an opportunity, through planning controls, to implement the actions as recognised in the Environmental Plan. By preparing the policy, Council will be directly actioning this item.
Seven: enable and support community action towards environmental priorities	Involve the community in tree planting, wildlife protection and a range of environmental protection activities considered in this plan.	Draft LPP 1.3 directly involves the community to incorporate the environmentally sustainable by implementing environmental protection mechanisms into their development.

REPORT ITEM NO. C3
ATTACHMENT NO. 1

Coles/Crossways Precinct Local Development Plan

→ **Prepared for the City of Subiaco by GHD**



Version	Author	Reviewer	
		Name	Date
1.4	A Augustson F Farshidfar	M Lavery	12.6.23

GHD Pty Ltd | ABN 39 008 488 373

999 Hay Street, Level 10

Perth, Western Australia 6000, Australia

Contact

Marlaine Lavery | Business Group Leader

Planning, Consultation & Urban Design

© GHD 2023

Contents

1.	Operation	1
2.	Application	3
3.	Local Development Plan area	7
4.	Vision & objectives	9
5.	Public realm & movement	11
6.	Land use	15
7.	Primary controls	18
8.	Siting the development	28
9.	Designing the building	32
10.	Subdivision	36
11.	Terms used	38

1. Operation

1.1 Adoption

This Local Development Plan has been prepared and approved by the City of Subiaco under clause 52 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Signature **Date**

1.2 Amendments

Table 1 sets out the amendments to this Local Development Plan.

Table 1 Amendments to the Local Development Plan

Amendment	Summary of Amendment	Date



Application

2. Application

2.1 Development assessment

This Local Development Plan applies to all development within the Local Development Plan area depicted on Map 1.

When determining an application for development approval, a decision maker is to have due regard to the provisions of this Local Development Plan.

The provisions of this Local Development Plan apply in addition to those set out in the Subiaco Activity Centre Plan and local planning policies.

Where there is a conflict in the provisions between this Local Development Plan and the provisions of the Subiaco Activity Centre Plan or any local planning policies, the provisions of this Local Development Plan prevail to the extent of any inconsistency, except for any local planning policy with development guidelines for the Rokeby Road and Hay Street Heritage Area.

The Local Development Plan area is zoned Centre and coded R-AC0 under the City of Subiaco Local Planning Scheme 5. To the extent there is inconsistency between this Local Development and the provisions of Local Planning Scheme 5, Local Planning Scheme 5 prevails.

2.2 Application of the R-Codes

State Planning Policy 7.3 Residential Design Codes (Volume 2 – Apartments) (SPP7.3) provides that, development provisions for land coded R-AC0 are to be set out in a Local Development Plan, Local Planning Scheme or Precinct Structure Plan.

SPP7.3 applies to all residential dwellings within the precinct. The provisions of this Local Development Plan and SPP7.3 also apply to non-residential developments (or non-residential components of mixed-use developments) to the extent that:

- An Element Objective provides guidance to the assessment of the development.
- An Acceptable Outcome included in Part 2.1 (Primary Controls) of SPP7.3 provides built form criteria for the development.
- Any other Acceptable Outcome or Design Guidance contained in SPP7.3 is applicable to the design of non-residential development.

The relevant provisions of SPP7.3 that apply to non-residential development (or non-residential components of mixed-use developments) are as follows:

- Part 2 – Primary Controls
- Part 3 – Siting the Development
  - 3.1 Site analysis and design response
  - 3.2 Orientation
  - 3.3 Tree canopy and deep soil areas
  - 3.6 Public domain interface
  - 3.7 Pedestrian access and entries
  - 3.8 Vehicle access
  - 3.9 Car and bicycle parking.
- Part 4 – Designing the Building
  - 4.7 Managing the impact of noise
  - 4.10 Façade design
  - 4.11 Roof design
  - 4.12 Landscape design
  - 4.13 Adaptive reuse
  - 4.14 Mixed use
  - 4.15 Energy efficiency
  - 4.16 Water management and conservation
  - 4.17 Waste management
  - 4.18 Utilities.

2.3 Modifications to the R-Codes

Provisions of this Local Development Plan amend or replace various Acceptable Outcome provisions of SPP7.3 to the extent permissible. In accordance with section 1.2.3 of SPP7.3, the approval of the Western Australian Planning Commission (WAPC) is required for certain modifications to the R-Codes. Table 2 below sets out the extent of modifications to the R-Codes, the applicable provision of this Local Development Plan, and whether WAPC endorsement is required for the provision.

Table 2 Modifications to the R-Codes

SPP7.3 Design Element	LDP section	Amended or replaced Acceptable Outcomes	WAPC endorsement required
Primary Controls			
2.2 – Building height	7.1 – Building height	Replaces A2.2.1	No
2.3 – Street setback	7.2 – Street setbacks	Replaces A2.3.1	No
2.4 – Side and rear setbacks	7.2 – Side and rear setbacks	Replaces A2.4.1	No
2.5 – Plot ratio	7.3 – Plot ratio	Replaces A2.5.1	No
2.7 – Building separation	7.5 – Building separation	Replaces A.2.7.1	No
2.8 – Development incentives for community benefits	7.4 – Development incentives for community benefits	-	No
Siting the development			
3.2 – Orientation	8.1 – Orientation	Replaces A3.2.3	Yes
3.6 – Public domain interface	8.2 – Public domain interface	Replaces A3.2.3	No
3.7 – Pedestrian access and entries	8.3 – Pedestrian access and entries	Amends A3.6.2 Amends A3.6.8 Amends A3.6.9	No
3.8 – Vehicle access	8.4 – Vehicle access	Replaces A3.8.1	No
Designing the building			
4.10 – Façade design	9.1 – Façade design	Amends A4.10.1 Amends A4.10.5	No
4.17 – Waste management	9.2 – Waste management	Amends A4.17.4	Yes

All other design elements are to be applied as per SPP7.3, or as amended by a relevant local planning policy, precinct structure plan or provision of a local planning scheme.

2.4 LDP provisions

Section 1.2 of SPP7.3 specifies that a Local Development Plan may provide local objectives for design and development to guide a decision maker. This Local Development Plan provides a range of design and development criteria, consisting of:

– A statement of local **design objective,** in accordance with SPP7.3.
– Section headings delineating the relevant SPP7.3 design element, or design consideration.
– Assessment criteria and where relevant, amended or replaced Acceptable Outcomes.

2.5 Design Principles

The State Planning Policy 7.0 - Design of the Built Environment design principles informed the preparation of this Local Development Plan.

Context and character

Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

Landscape quality

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Built form and scale

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

Functionality and build quality

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

Sustainability

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Amenity

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

Legibility

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

Safety

Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Community

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

Aesthetics

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

2.6 Engagement with the Local Authority

The City of Subiaco has a focus on creating the best possible development outcomes for its community, part of that is improving the design quality of the built environment.

Research indicates that an investment in good design generates a number of benefits, such as increased levels of amenity, cohesive streetscapes, safer developments that incorporates CPTED principles, housing amenity and resident well-being and business productivity.

The City of Subiaco encourages applicants to engage with the City planners as early in the development process as possible. The City is available for informal, preliminary discussions about the character of the precinct through to assistance during a formal development application review.

Applicants are encouraged to engage with the City's Design Review Panel (DRP) during early concept design.

Design engagement process

1	2	3	4
Identify Development Strategy	**Meet with City's Planners**	**Present to Design Review Panel**	**Lodge Application**



3. Local Development Plan area

This Local Development Plan applies to the area depicted in Map 1.



Map 1 **Local Development Plan Area**



Vision & objectives

4. Vision & objectives

4.1 Precinct vision

The precinct vision has informed the site and development requirements of this Local Development Plan. Where development is subject to the provisions of this Local Development Plan, it shall demonstrate consistency with the following precinct vision:

"A place for everyone, that is safe and inviting. Generous and attractive public spaces, anchored by a green space, integrated with new development that respects the heritage values of Rokeby Road and provides life, activity and greenery."



4.2 Place objectives

When considering consistency with the precinct vision, and in exercising discretion under the provisions of this Local Development Plan, decision makers shall have due regard to the following place objectives.

Legible Connected and safe	– Create a legible, well defined urban structure for future growth. – Improve movement permeability and safety for all users.
Community A place for everyone	– Provide an attractive, well activated public realm that supports diverse urban dynamics. – Create intergenerational public gathering, rest and activity opportunities.
Character Village atmosphere	– Support Rokeby Road's vitality and place offering. – Reinforce the precincts heritage through complementary built form and urban structuring.
Connected Integrate with surroundings	– Improve integration with adjoining precincts. – Improve the precinct's functionality and amenity.
Green Suitable landscaping	– Enhance biodiversity and microclimate. – Achieve sustainability in development and urban resource management.



Designing the public realm

5. Public realm & movement

Design objective: Provide an attractive, well activated public realm that supports diverse urban dynamics.

5.1 Public realm

5.1.1 Development demonstrates consistency and integration with the desired future public realm as depicted on Map 2**.**

Legend

- Pedestrian movement network
- Existing carpark (potential future green space)
- Postal Walk (pedestrian only)
- Park Street (shared space)
- Pedestrian connection
- New street
- Local access
- Existing/proposed trees
- Existing pedestrian crossing
- * Preferred pedestrian entry point/crossing outside of the LDP boundary
- Public plaza
- LDP boundary



Map 2 Public Realm Plan

Design objective: Improve movement permeability and safety for all users.

5.2 Movement

5.2.1 Development demonstrates consistency and integration with the desired future movement network as depicted on Map 3.

5.3 New street and pedestrian connections

5.3.1 Where required by other sections of this Local Development Plan, development shall provide for new street and pedestrian connections in the locations depicted on Map 3 and designed in accordance with the accompanying new street sections.

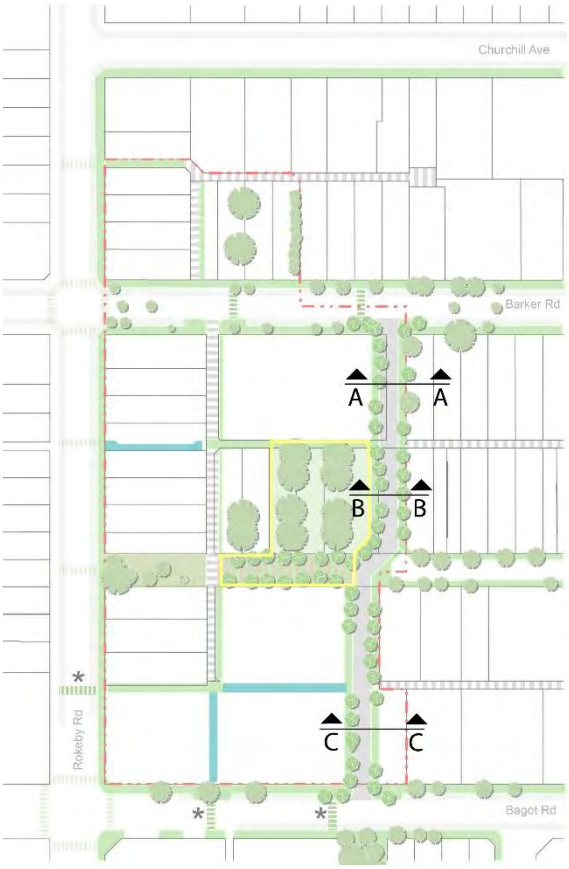
Legend

- Pedestrian movement network
- Pedestrian connection
- Street
- Local access
- Shared space
- Existing pedestrian crossing
- Preferred pedestrian entry point/crossing
- LDP boundary

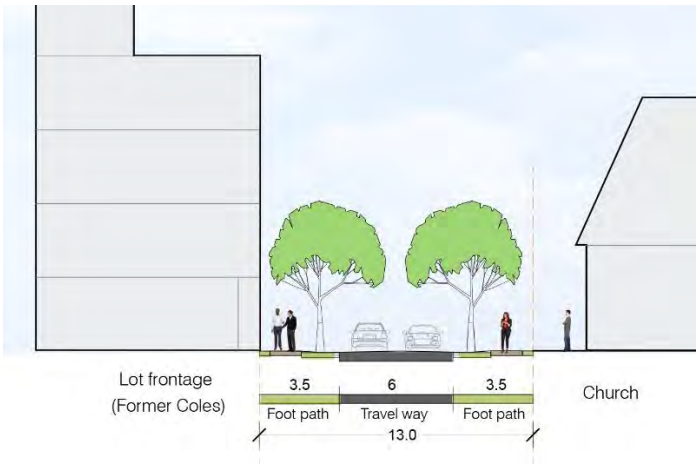


Map 3 Movement Plan

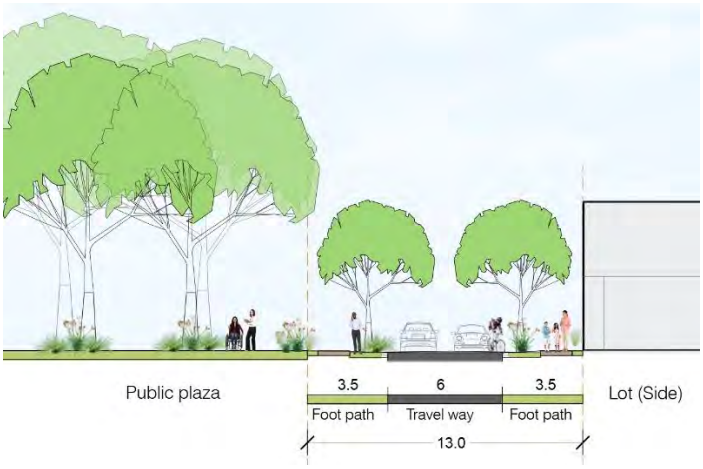
New Street Section Plan



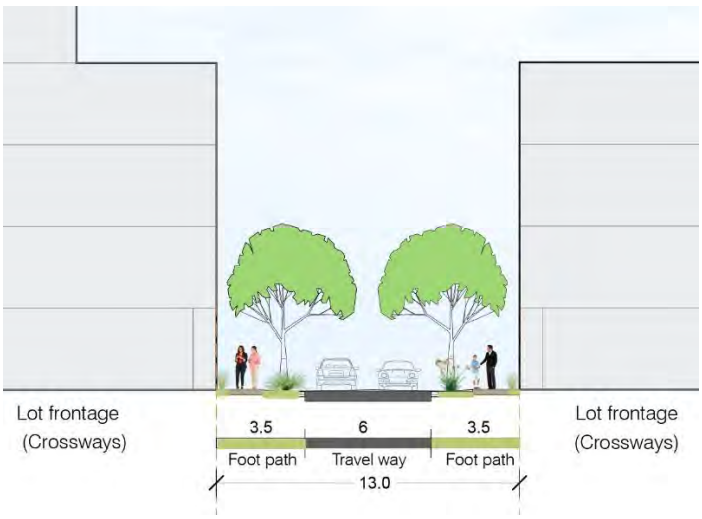
Section A – A



Section B – B



Section C – C





Land use

6. Land use

The following provisions provide guidance to the distribution of land use across the precinct. The distribution of active ground floor land use ensures compatibility between different activities and will encourage the concentration of activity generating uses at key locations.

Design objective: Encourage land use that generates interest, activity and caters for a diverse range of visitors to the precinct.

6.1 Active ground floor land use

6.1.1 Development is designed to provide for active land use along ground floor frontages in the locations depicted on Map 4.

6.1.2 Where a use that is not an active land use is proposed on a frontage depicted on Map 4, the use achieves sufficient activation and passive surveillance of the adjacent public realm.

6.1.3 The design of buildings where an active ground floor land use is proposed provides glazing, entries and openings that are designed to:

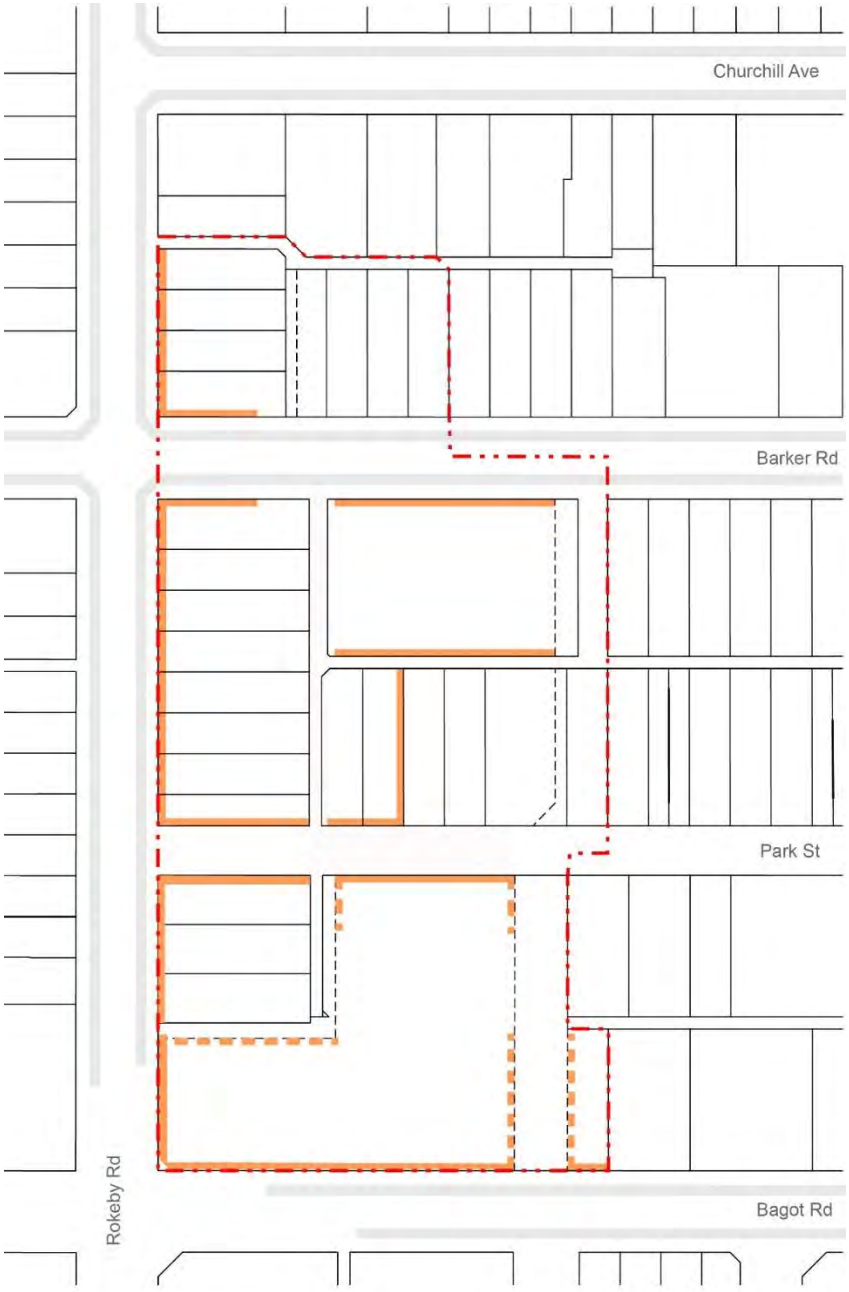
a. Reflect the built-form character of existing, adjacent buildings; and,

b. Enable interaction between public realm and private spaces within the building.

Note: The above provisions do not interfere with the provisions of Schedule 2 (clause 61) of the *Planning and Development (Local Planning Schemes) Regulations 2015, or land use that is permitted in accordance with Table 3 of Local Planning Scheme 5.*

Legend

- Active ground floor land use
- Active ground floor use (if new road provided)
- LDP boundary



Map 4 **Active ground floor land use**



Development criteria

7. Primary controls

The primary controls provide definition to the position, massing, height and arrangement of buildings throughout the precinct. This section outlines where the Acceptable Outcomes of Part 2 – Primary Controls of SPP7.3 are amended or replaced. Acceptable Outcome criteria assist in determining whether a development satisfies the Element Objectives of SPP7.3.

Design objective: Ensure building height is responsive to topography, achieves an appropriately scaled built-form, and provides definition to the precincts urban structure.

7.1 Building height

Acceptable Outcome A2.2.1 of SPP7.3 is replaced to read as follows:

7.1.1 Development complies with the maximum building 'base height limit' depicted on Map 5.

7.1.2 Floor to ceiling heights of each storey are to generally be in accordance with the criteria of SPP7.3, being:

a. 4.0 metres for the ground floor, to allow for a diverse range of land use.

b. Preferred 3.0 metres for uses above ground floor.

c. Double height floors greater than 5.0 metres floor to ceiling are counted as two storeys.

7.1.3 Lift over-runs, rooftop plant and servicing are not extend more than 3.5 metres in height above the top of a building and be located, positioned or screened so as to not be significantly visible from the public realm.

7.1.4 Where development exceeds the maximum building base height limit, the development shall be assessed in accordance with section 7.6 (Development Incentives for Community Benefit) of this Local Development Plan.

Design objective: Street, side and rear setbacks provide spatial definition to the desired urban structure and complement the existing townscape.

7.2 Street setbacks

Acceptable Outcome A2.3.1 of SPP7.3 is replaced to read as follows:

7.2.1 Development provides a minimum street setbacks up to the corresponding base height limit, as indicated on Map 5.

7.2.2 Development is built to the street boundary with a nil setback, up to the maximum building height permitted, except where to provide for:

a. Recesses for entries and doorways.

b. Vehicle sightlines.

c. Tree retention or deep-soil areas in accordance with Design Element 3.3 of SPP7.3.

d. Vertical and horizontal articulation as specified by section 9.1 (Façade Design) of this Local Development Plan.

e. The conservation of cultural heritage significance, in accordance with a Heritage Impact Statement.

7.2.3 Where indicated on Map 5, development is setback 1.8 metres from the lot boundary, up to a height of 3.0 metres above ground level to provide for ground floor pedestrian movement.

7.2.4 The ground floor setback area shall be free of obstructions, enclosures, or fencing, except to provide for building columns, and achieve a continuous pedestrian path with a minimum width of 1.2 metres.

7.3 Side and rear setbacks

Acceptable Outcome A2.4.1 of SPP7.3 is replaced to read as follows:

7.3.1 Development provides the minimum side and rear setbacks, up to the corresponding base height limit, as indicated on Map 5.

7.3.2 Notwithstanding 7.3.1, where an existing dwelling on an adjacent site has major openings, balconies or terraces within 3.0 metres of the boundary, development shall be setback a minimum of 3.0 metres from that part/portion of the boundary.

7.4 Plot ratio

Acceptable Outcome A2.5.1 of SPP7.3 is replaced to read as follows:

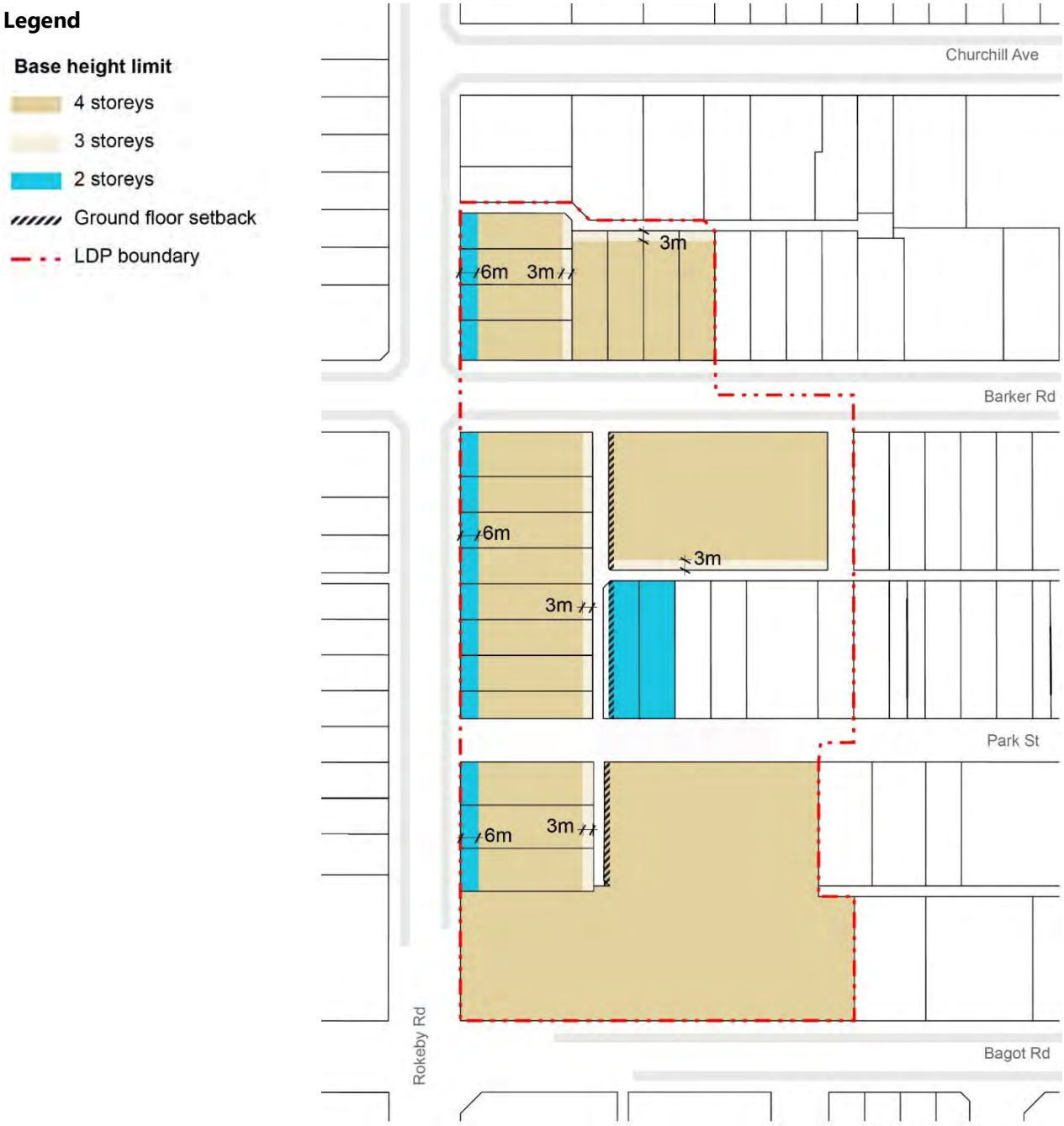
7.4.1 Development does not exceed a maximum plot ratio of 2.5.

7.4.2 Where development exceeds a maximum plot ratio of 2.5, the development shall be assessed in accordance with section 7.6 (Development Incentives for Community Benefit) of this Local Development Plan.

7.5 Building separation

Acceptable Outcome A2.7.1 of SPP7.3 is amended to read as follows:

7.5.1 Development complies with the separation requirements set out in Table 2.7 of SPP7.3. When measuring building separation between non-residential and residential uses, consider office windows and balconies as habitable rooms/spaces and service and plant areas as non-habitable rooms.



Map 5 **Base height limits and setbacks**

Design objective: Provide for greater building height on key sites to incentivise provision of a north-south link, creation of a public plaza and other community benefits.

7.6 Development incentives for community benefit

The Subiaco Activity Centre Plan and Local Planning Scheme 5 provide criteria for the provision of development incentives for community benefit. This section provides the criteria for the provision of community benefits within the Local Development Plan area.

Where development proposes to exceed the maximum base height limit or plot ratio criteria of this Local Development Plan, community benefits are to be provided consistent with this section.

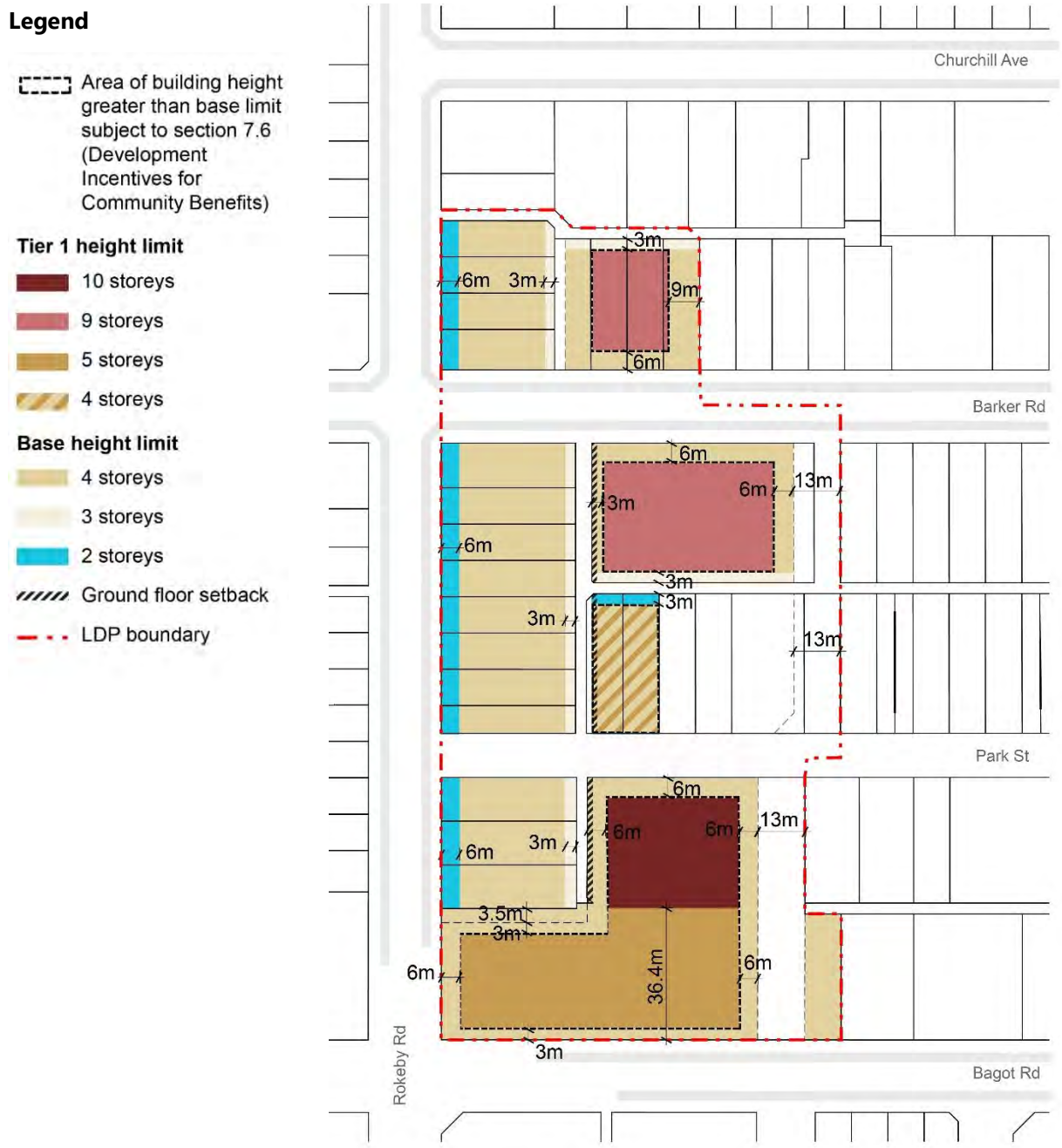
7.6.1 Development that exceeds the maximum building 'base height limit' depicted on Map 5, or the plot ratio criteria of this Local Development Plan, may be approved at the discretion of the Local Government, where all the following criteria are met:

a. The site is either:
   i. Lot 35 (No. 184) Rokeby Road (Crossways site)
   ii. Lot 50 (No. 277) Barker Road (former Coles site)
   iii. Lots 42-45 (No. 294) Barker Road (Barker Road car park); or
   iv. Lots 21-24 (No. 218) Park Street.

b. Building height above the base height limit is:
   i. Contained within the area depicted on Map 6
   ii. Up to the maximum number of storeys depicted as the 'Tier 1 height limit' on Map 6.

c. The development complies with the solar access provisions of section 8.1 – Orientation of this Local Development Plan.

d. The development provides the mandatory and optional community benefits required by other sections of this Local Development Plan.



Map 6 **Tier 1 building height limits and setbacks**

7.6.2 Where development is required to provide community benefits under section 7.6.1, mandatory community benefits are provided in accordance with Table 3.

Table 3: Mandatory Tier 1 Community Benefits

Mandatory Community Benefits	Criteria	Applicable Site
Land for new street connection	Land to be ceded in accordance with section 7.6.9 and Map 7 for the provision of a new street	Mandatory for: – Lot 35 (No. 184) Rokeby Road – Lot 50 (No. 277) Barker Road – Lot 18 (No. 210) Park Street
Construction of new street	A new street is to be constructed by the landowner, in accordance with engineering drawings and specifications, to the satisfaction of the Local Government	Mandatory for: – Lot 35 (No. 184) Rokeby Road
Land for new plaza	Land to be ceded in accordance with section 7.6.9 and Map 7 for the provision of a new public plaza	Mandatory for: – Lot 50 (No. 277) Barker Road – Lots 21-24 (No. 218) Park Street
Construction of public plaza	Monetary contribution for full hard/soft landscaping of the public plaza equivalent to 75% of the cost of construction of the public plaza	Mandatory for: – Lot 35 (No. 184) Rokeby Road
Land for laneway widening	Land ceded in accordance with section 7.6.9 and Map 7 for the provision of new/widened laneways	Mandatory for: – Lots 42-45 (No. 294) Barker Road – Lots 21-24 (No. 218) Park Street
Pedestrian accessway	A pedestrian access way is provided and constructed by the landowner in the position indicated on Map 7	Mandatory for: – Lot 35 (No. 184) Rokeby Road
Public parking facility	A public parking facility that provides for parking for land use on other sites in the surrounding area	Mandatory for: – Lots 42-45 (No. 294) Barker Road
Residential land use	Portions of development that exceed the maximum height and/or plot ratio criteria comprise 60% residential land use	Mandatory for all lots, except Lots 21-24 (No. 218) Park Street.
Design quality	Design is of significantly high design quality to achieve design excellence as determined by the Local Government, on advice from the City of Subiaco Design Review Panel	Mandatory for all lots

7.6.3 Where development is required to provide community benefits under section 7.6.1, optional community benefits are provided as set out in Table 4. Development shall provide benefits that achieve a combined optional benefit weighting value of at least 1.0.

Table 4: Optional Tier 1 Community Benefits

Optional Community Benefits	Criteria	Optional benefit weighting value
Pedestrian access	Permanent pedestrian access is provided through the site in the location(s) indicated on Map 3	0.75
Cultural facilities	Provision of cultural facilities (cultural, art spaces or galleries) guided by demonstrated demand for such facilities, or provided in accordance with the City's Social Infrastructure Plan to the satisfaction of the Local Government	0.75
Affordable housing	Provision of affordable dwellings (minimum 10% of total number of dwellings) in partnership with an approved housing provider or not-for-profit organisation recognised by the Housing Authority	0.75
Sustainable building	Development meets or exceeds a 5 Star Green Star design rating under the Green Building Council of Australia, or an equivalent rating system as agreed by the Local Government	0.50
Waste management	The development provides a communal waste storage/collection facility that provides for all waste management of the site and at least one other site within the Local Development Plan area	0.25
End-of-trip facilities	Provision of public bicycle parking and end of trip facilities in addition to the requirements of the relevant local planning policy for the users of the building and members of the public who are not tenants/users of the building	0.25
Public facilities	Provision of public facilities (public toilets, change rooms) guided by demonstrated demand for such facilities, to the satisfaction of the Local Government	0.25

7.6.4 In the case of Lot 35 (No. 184) Rokeby Road only, at the discretion of the Local Government, building height may exceed the maximum Tier 1 height limit, where the additional building height:

a. Is contained within the area depicted on Map 6 applicable to the Tier 1 building height limit.

b. Does not cause overshadowing over the lot boundary of properties on the southern side of Bagot Road at 12 noon on the winter solstice (*Refer Figure 1*).

Note: For the purpose of Figure 1 the additional building height above the Tier 1 limit is depicted as 'Tier 2 building height limit'.

7.6.5 Where building height on Lot 35 (No. 184) Rokeby Road exceeds the maximum Tier 1 building height limit, a further additional mandatory community benefit in the form of a monetary contribution equivalent to 25% of the cost of construction of full hard/soft landscaping of the public plaza is provided.

7.6.6 Mandatory and optional benefits are provided in accordance with any guidance set out in this Local Development Plan or any relevant policy, masterplan (or equivalent) or guidelines endorsed by the City of Subiaco.

7.6.7 Where an optional community benefit is proposed, the development application is to be supported by a 'Needs Assessment' for the benefit. The assessment is to demonstrate how the benefit assists in satisfying the social, cultural, recreational or environmental needs of the community. In considering whether adequate need is established, the local government is to consider whether the proposed benefit may be provided as part of other approved developments.

7.6.8 The requirement set out in 7.6.7 above does not apply to the 'Sustainable building' or 'Affordable housing' optional benefits.

7.6.9 Where land is required to be ceded for a new street, public plaza, or laneway widening, it is to be provided in the location depicted on Map 7 and ceded to the Crown free of cost, without any payment of compensation.

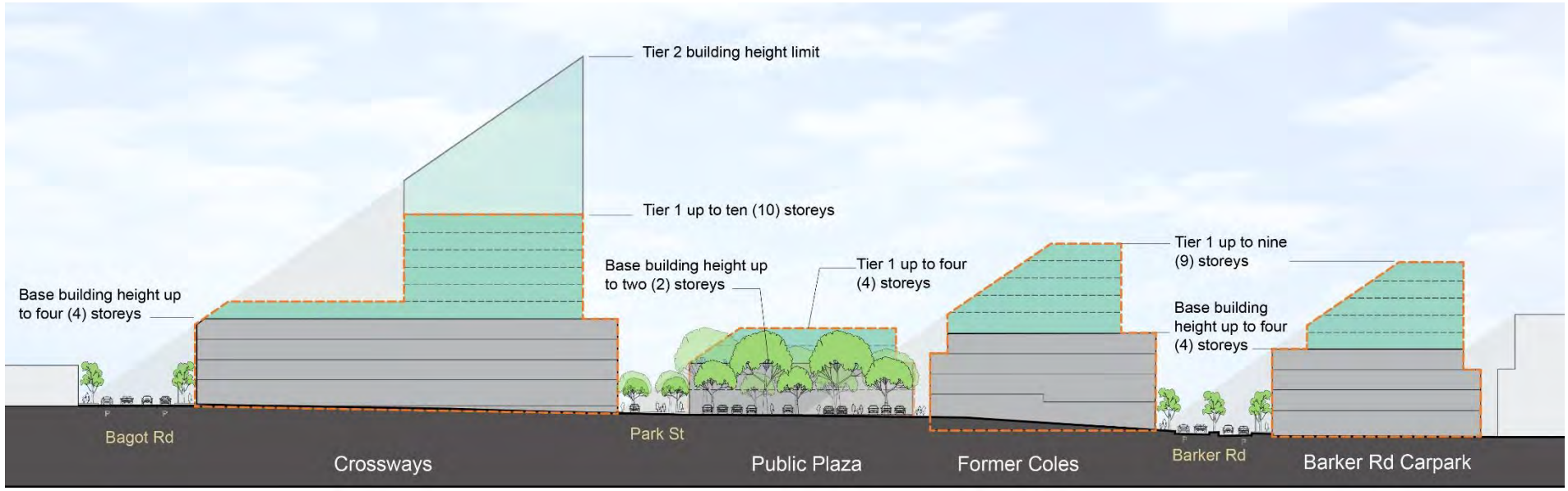
Legend

- Land ceded for new road, laneway widening, and public plaza
- Land required for pedestrian access way
- Public Plaza
- LDP boundary



Map 7 **Land requirements for community benefits**

Figure 1 – Maximum base, Tier 1 & Tier 2 building height limits



Base height limit

Tier 1 height limit (where mandatory and optional benefits are provided)

Tier 2 height limit (where additional mandatory benefits are provided)

Note: All Tier 1 and Tier 2 building height limits subject to solar access requirements.

8. Siting the development

Development siting ensures that the design and configuration of the building align with key spaces in the public realm, considers specific built-form and spatial characteristics, and achieves legible and safe access.

Design objective: Building heights and setbacks ensure appropriate levels of solar access to public streets and adjacent sites.

8.1 Orientation

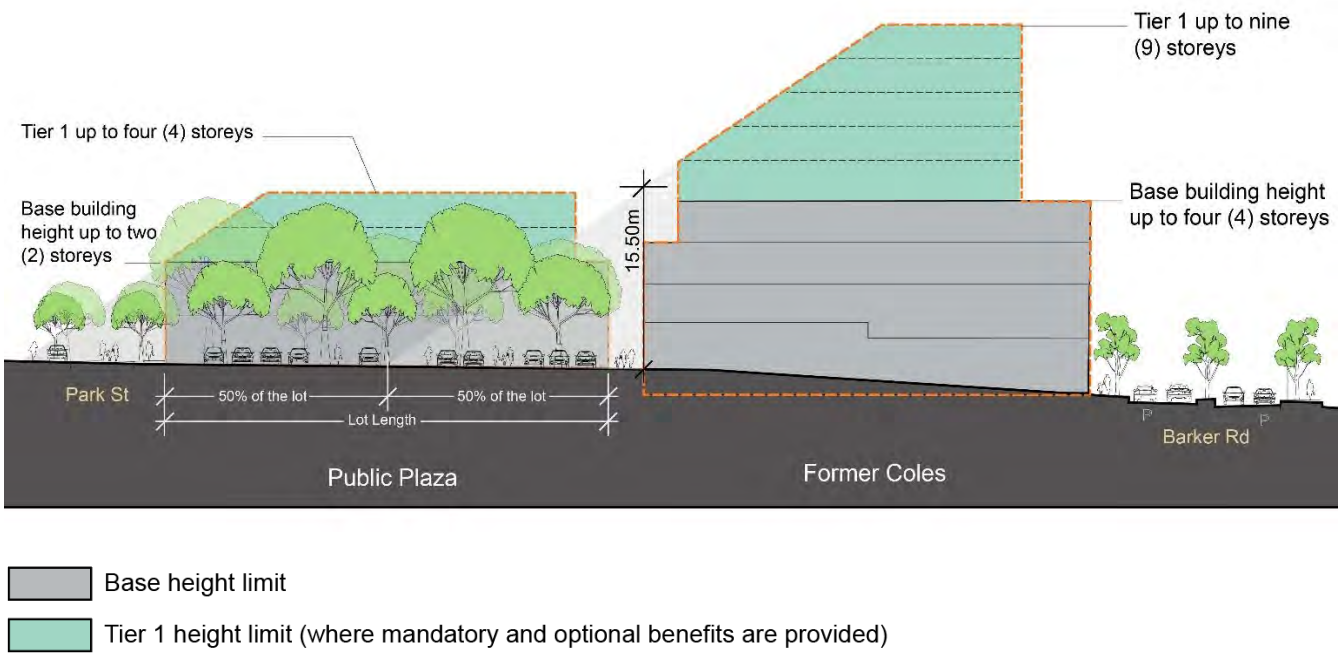
Acceptable Outcome A3.2.3 of SPP7.3 is replaced to read as follows:

8.1.1 Development designed so:

a. In the case of Lot 35 (No. 184) Rokeby Road, Lots 42-45 (No. 294) Barker Road or Lots 21-24 (No. 218) Park Street, buildings do not cause overshadowing over properties on the southern side of the adjacent street at 12 noon on the winter solstice (*Refer Figure 1*).

b. In the case of Lot 50 (No. 277) Barker Road, portions of building located above RL15.50 metres, measured at the southern boundary, are setback so as to not cause any additional overshadowing to adjacent lots at 12 noon on the winter solstice *(refer Figure 2)*.

Figure 2 – Setbacks for solar access for Lot 50 (No. 277) Barker Road



8.2 Public domain interface

Acceptable Outcome A3.6.2 of SPP7.3 is amended to read as follows:

8.2.1 Car parking is not visible from the primary or secondary and is designed to integrate with the building. Car parking is sleeved with active land use on the ground floor to conceal car parking on frontages where an active land use is required by this Local Development Plan.

Acceptable Outcome A3.6.8 of SPP7.3 is amended to read as follows:

8.2.2 Bins are not located within a primary or secondary street setback, or in locations visible from the public domain.

Acceptable Outcome A3.6.9 of SPP 7.3 is amended to read as follows:

8.2.3 Services and utilities are to be located at the rear of properties abutting a vehicle accessible laneway (where available) and integrated into the design of the development.

Design objective: Pedestrian entries that align with crossing points and provide legible access.

8.3 Pedestrian access and entries

Acceptable Outcome A3.7.3 of SPP7.3 is amended to read as follows:

8.3.1 Pedestrian entries are:

a. Well-lit for safety and amenity.
b. Aligned to preferred entry/crossing points as depicted on Map 3.
c. Visible from the public domain without opportunity for concealment and provided.
d. At the level of the adjacent public domain/footpath and provide direct, universally accessible entry to the building.

Design objective: Vehicle access points are minimised and located to prioritise pedestrian and cycling movements.

8.4 Vehicle access

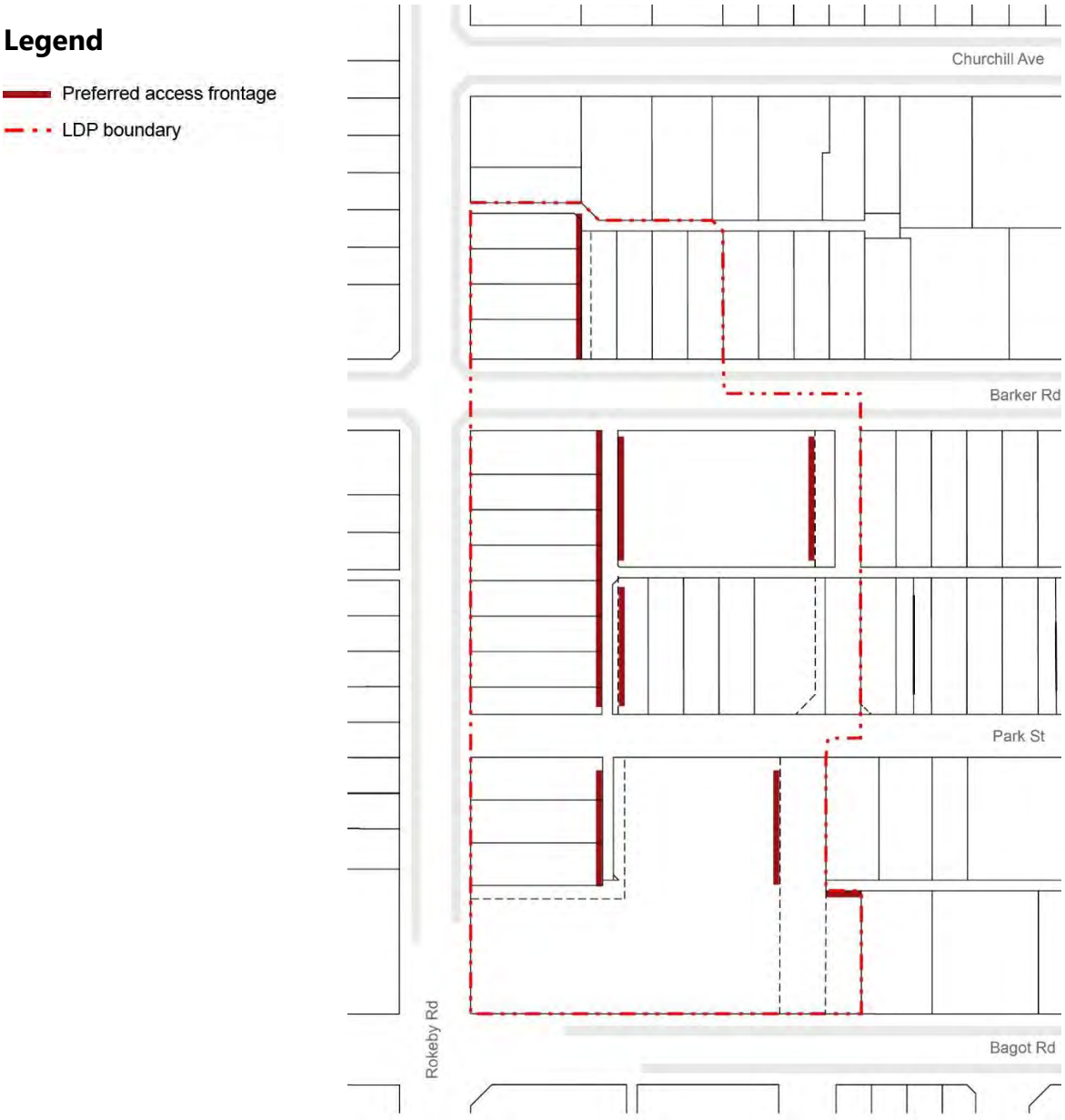
Acceptable Outcome A3.8.1 of SPP7.3 is replaced to read as follows:

Vehicle access to a site is not permitted directly from Rokeby Road. Vehicle access points are located on the preferred vehicle access frontage indicated on Map 8 and are designed:

a. To integrated with potential public realm and movement upgrades/changes identified on Map 2 and Map 3.

b. Limited to one entry per preferred access frontage.

c. Provide adequate separation from intersections and pedestrian/cycling crossing points.



Map 8 **Preferred vehicle access frontage**

Design objective: Ensure new development complements existing heritage values.

8.5 Heritage Impact Statement

8.5.1 Applications for development approval shall be accompanied by a Heritage Impact Statement, prepared by a suitably qualified professional, demonstrating that the development is consistent with the conservation of cultural heritage significance, where the development relates to:

a. Places on the City of Subiaco Heritage List.

b. Places within the Rokeby Road & Hay Street Heritage Area, or any other Heritage Area.

c. The State Register of Heritage Places.

8.5.2 Where a building is proposed fronting Rokeby Road on Lot 35 (No. 184) Rokeby Road, the Heritage Impact Statement shall specifically demonstrate how the design of the building sympathetically addresses the floor levels, scale, massing and setbacks of the building at Lot 199 (No. 177) Rokeby Road.

9. Designing the building

This section considers elements of building design that are important to the internal amenity and environmental performance of a building. This includes how the design of the building responds to activity in the public realm, manages waste and is designed to complement local design context.

Design objective: Create a fine-grained urban fabric that reinforces Rokeby Road's heritage qualities.

9.1 Façade design

Acceptable Outcome A4.10.1 of SPP7.3 is amended to read as follows:

9.1.1 Façade design achieves vertical and horizontal variation and fenestration to reinforce the precincts' urban structure, changes in topography and traditional design features through the following elements:

a. Building scale: Wall heights, verandah/awning arrangements, stepped parapets, plates and rooflines respond to the traditional form, lot structure and wall heights of the surrounding streetscape.

b. Topography: Building entry floor levels and façade design elements respond to changes in topography and stepped building forms.

c. Proportions and rhythm: Buildings provide for a pattern of building proportions, entrances, façade treatments and form that reflect the traditional streetscape character of the precinct.

d. Articulation: Building facades maintain a continuous street frontage to Rokeby Road, with voids and recesses on the ground floor to provide definition to entries and reflect traditional patterns and proportions.

e. Materials and colours: Complement materials and colours of buildings in the immediate surrounds of the building and the wider character of the precinct. Façade materials, particularly at the ground floor, are durable and of a high quality.

f. Corner buildings: The design of buildings at the corner of Rokeby Road and Barker Road, and Rokeby Road and Bagot Road, compliments the form, setback, floor levels and scale of heritage/contributory buildings on adjacent street corners and provide strong definition to street block ends/corners.

Note: The above section applies in addition to the development criteria set out in the local planning policy relating to Rokeby Road & Hay Street Heritage Area.

Acceptable Outcome A4.10.5 is amended to read as follows:

9.1.2 Continuous weather protection in the form of an awning or veranda is provided along the frontages identified on Map 9 that:

a. Project over the adjacent footpath/public domain a minimum distance of 2.4 metres from the site boundary.

b. Are designed to minimise impacts on existing or planned street trees.

c. Are integrated into the façade design.

d. Are compatible with the design of other awnings or verandahs on adjoining sites.



Map 9 Weather protection

Design objective: Coordinated waste management conditions.

9.2 Waste management

Acceptable Outcome A4.17.4 is amended to read as follows:

9.2.1 Communal waste storage areas are located and designed to be screened from view from the street and private dwellings. Sites with frontage to a 'local access' laneway depicted on Map 3 shall provide for access to waste storage from this frontage. Buildings designed to enable presentation of waste bins for collection at the site boundary.



Subdivision

10. Subdivision

When making a recommendation on a application for subdivision, a decision maker shall have regard to the effect of the subdivision on the area, considering:

a. The objectives, vision, and statements of desired future character, set out in this local development plan.

b. The design of public realm and movement arrangements specified in this Local Development Plan.

c. The ability for future development on the site to satisfactorily address development criteria set out in the local planning framework.

d. The preservation of heritage, traditional pattern of subdivision, urban structure, and townscape characteristics, including scale and rhythm of development.

e. The requirements for lot servicing and vehicle access.

Terms used

11. Terms used

Terms used throughout this Local Development Plan are to have the following meaning:

'active land use' means a land use that is described as permitted (P) or discretionary (D, A) in the 'Centre' zone of Local Planning Scheme No. 5, and identified in the table below:

Active Land Use
'Entertainment' – Amusement Parlour, Brewery, Cinema/Theatre, Club Premises, Nightclub, Restaurant/café, Small Bar, Tavern.
'Retail (and Recreation)' – Convenience Store, Garden Centre, Liquor Store (Small & Large), Local Shop, Market, Recreation – Private, Shop.
'Fast Food/Lunch Bar' – Fast Food Outlet Lunch Bar
'Civic and Cultural' – Art Gallery, Civic Use, Community Purpose, Educational Establishment, Exhibition Centre, Place of Worship, Reception Centre,

'precinct' means sites or lots within the Local Development Plan area.

'**traditional streetscape**' means the pattern, form and style of development that was established along Rokeby Road in the early to mid-twentieth century, as collectively illustrated by the original form and detailing of the heritage buildings.

'storey' has the same meaning as described in State Planning Policy 7.3 (Volume 2 – Apartments) (as amended).

GHD

The Power of Commitment

REPORT ITEM NO. C3
ATTACHMENT NO. 2

Attachment 2 – Coles/Crossways Precinct Local Development Plan – Summary of development concepts and provisions

The following summarises the key development concepts proposed to be achieved through the draft LDP, including the proposed framework of development incentives for community benefits.

New public plaza/green space and tree retention
A key element of the draft LDP is the creation of a future public plaza/green space on part of the Park Street car park, which enables retention of mature fig trees located within the car park. An arborist report has concluded that these trees have a significant life expectancy of between 40 and 100 years remaining. The arborist report is included as **For Information 5**.

Creation of a public plaza/green space in this location is consistent with both the City's Local Planning Strategy (Strategy) and the SACP. The Strategy states:

> *"Consideration should be given to converting the City owned car park to the south* [of the Coles site] *into public open space or pedestrian friendly space to complement the small public square that connects with Rokeby Road."*

The SACP identifies the Park Street car park as shared car park and plaza with the possibility of a five storey car park to be developed. A multi-storey car park would require the removal of all existing trees within the Park Street car park. This is an undesirable outcome, due to the impact on amenity, the promotion of car use by providing more parking, increased urban heat island effect, and loss of opportunity to create a significant, attractive green space within the town centre.

The designation of this site as shared car park and plaza allows for the existing car park to be converted into a public plaza/green space in the longer term, subject to sufficient car parking being available within the town centre to service the Precinct. The public plaza/green space would provide a pedestrian link to Rokeby Road via Postal Walk, which the City is currently upgrading.

A public plaza/green space provides significant amenity to all users of the Precinct, including future residents, workers and visitors. It provides a welcome relief from built form and urban heat, and provides openness and outlook to businesses and residents overlooking the plaza from surrounding buildings.

The proposed plaza provides an opportunity for some of the City owned land to be developed with smaller scale active land uses, such as food and beverage establishments to spill into the plaza, providing activation and passive surveillance. Without this building, the public plaza/green space would be surrounded by roads and laneways with fewer opportunities for activation.

The public plaza/green space is subject to future detailed planning for the area indicated in the yellow boundary in **Figure 1**, possibly through the preparation of a master plan in the future.

The proposed public realm elements are shown in **Figure 1**.



Figure 1 – Proposed public realm elements

Movement network

The draft LDP seeks to resolve the existing conflict points between pedestrians, cyclists, cars and service vehicles and provide a clear movement network hierarchy with improved permeability through the Precinct. This will improve legibility and safety for pedestrians and cars within the Precinct.

This is proposed to be achieved through the introduction of a new north-south road along the eastern portion of the Precinct connecting Barker Road with Bagot Road. Laneways are proposed to be widened to a functional width that allows safe use by cars, delivery vehicles and pedestrians. The creation of permanent pedestrian connections through the Crossways site to connect with existing laneways and the new north-south street further improve permeability. Similar measures were included in the City's recent LDPs for Rokeby Road South and Seddon Street Precincts.

The draft LDP identifies the future movement network for the Precinct as shown in **Figure 2**. It represents a considered approach to movement throughout the Precinct by pedestrians, cyclists and vehicles, in support of the vision for the Precinct to focus on safety, activity and greenery.

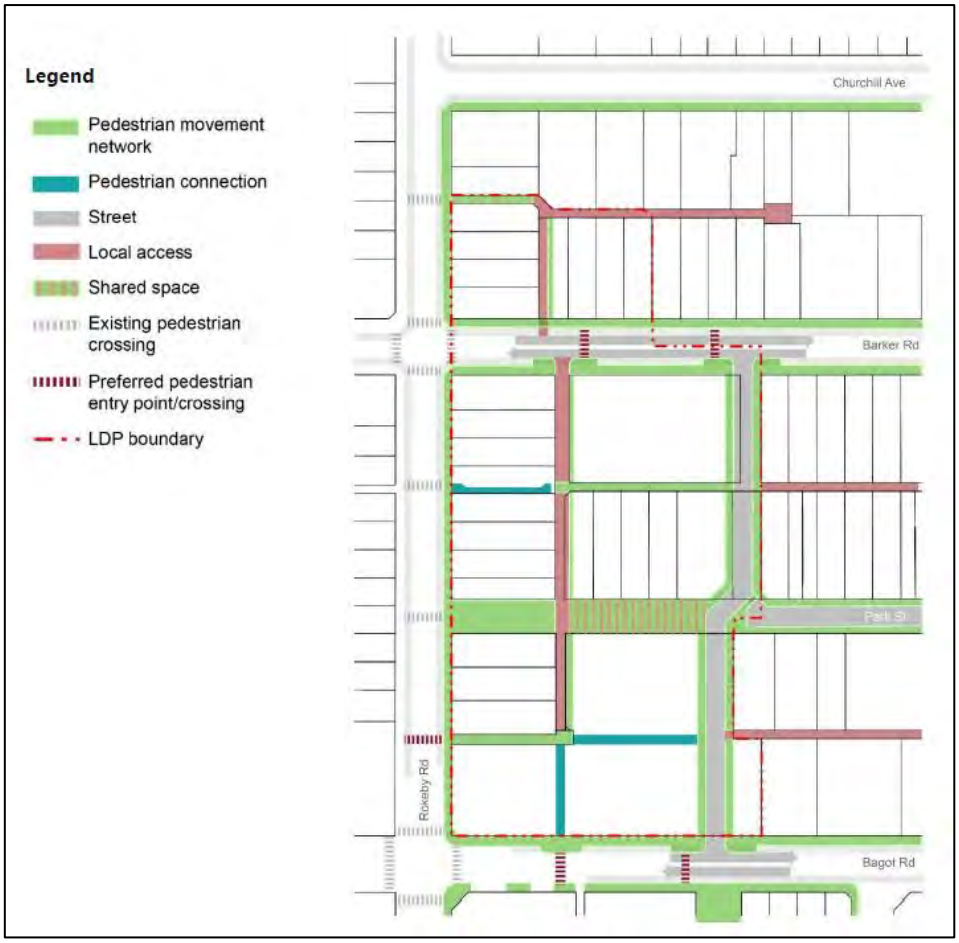


Figure 2 – Proposed movement network

Development sites

The development sites include the Crossways shopping centre site, former Coles site and the City owned Barker Road car park. The draft LDP applies the base height limit and plot ratio of the SACP as an as-of-right development scenario. The draft LDP encourages additional development above the SACP base height in exchange for community benefits. This provides a means to achieving the proposed LDP aims, primarily the creation of a public plaza/green space, improvements to the movement network and pedestrian permeability and safety. The height limits are shown in **Figure 3**.

The lots fronting Rokeby Road are small, in fragmented ownership and located within the Rokeby Road and Hay Street Heritage Area. The HIS recommends that any new development facing on the Rokeby Road streetscape should be respectful to the heritage area. As such, development potential is limited to additions, extensions and small-scale redevelopment. No additional development potential above and beyond that provided for under the SACP is being contemplated as part of this draft LDP.

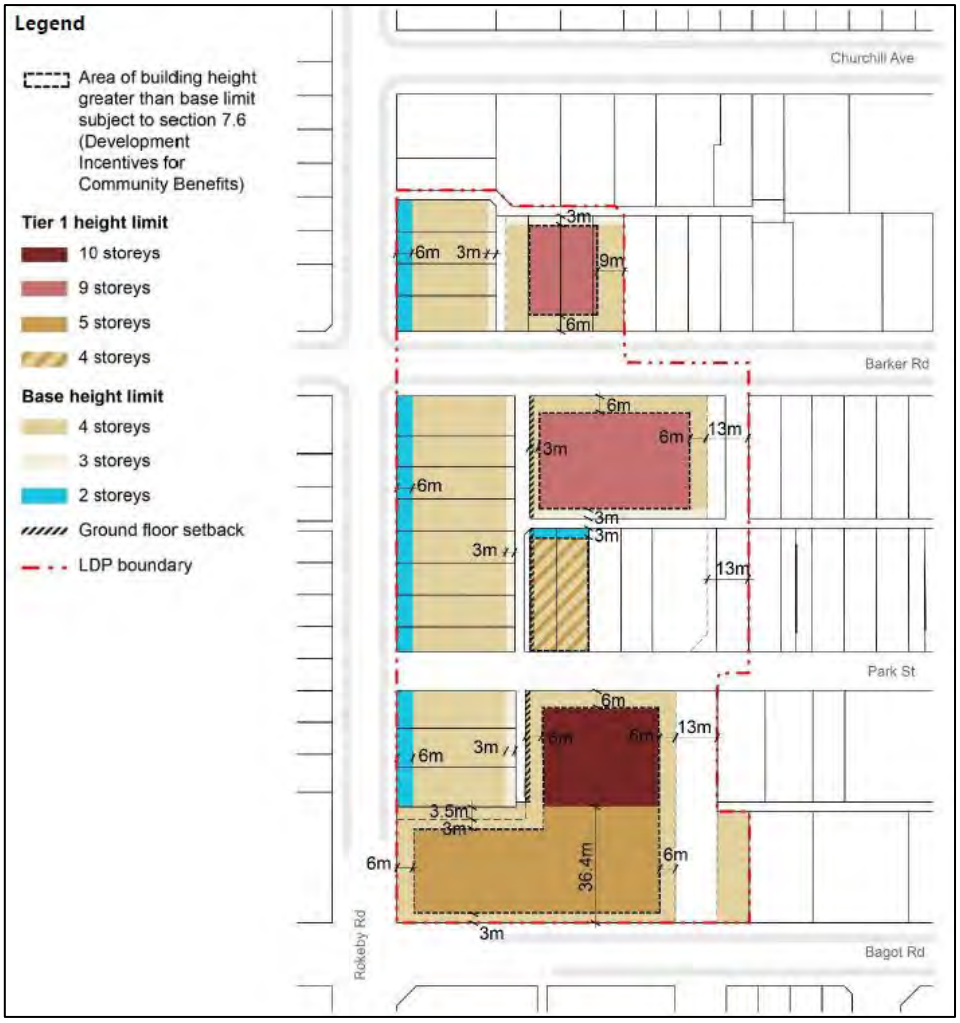


Figure 3 – Maximum building heights subject to community benefits

Crossways site

The Crossways site has a base height of four storeys under the SACP. A maximum of ten storeys is considered appropriate for the northern portion of the Crossways site with appropriate boundary setbacks. The remainder of the site is limited to a four to five storey podium, with the fifth storey set back from all boundaries. The ten-storey element is set back 36.4 metres from the Bagot Road boundary and 43.5 metres from the Rokeby Road boundary. This is sufficient to not cause an adverse impact on the Rokeby Road and Hay Street Heritage Area. This is similar to the massing of the One Subiaco development and its relationship to the Rokeby Road and Hay Street Heritage Area. While the building heights are reduced (both for the podium height and the tower height), the setbacks of the ten storey element from Rokeby Road and Bagot Street are similar to the setbacks of the 24-storey element from Rokeby Road and Roberts Road.

Potential development above ten storeys may be considered where the additional height doesn't cause any additional overshadowing onto the public realm and is subject to additional community benefits being provided.

Provisions have been included in the draft LDP that require the Rokeby Road façade and the corner element with Bagot Road to provide appropriate scale and massing to be sympathetic to the building at Doyle Court on the opposite side of Rokeby Road. A

Heritage Impact Statement is required to be submitted as part of a development application for the Crossways site demonstrating that the interface with the Heritage Area is dealt with appropriately. This approach is supported by the Heritage Impact Statement (**For Information 4**).

Former Coles site
The former Coles site supports a maximum height of up to nine storeys with a four storey podium and is subject to solar access requirements of the public realm, specifically the future public plaza/green space. The additional height encourages land to be ceded to create the future public plaza/green space and the new north-south road, as well as other community benefits as outlined in more detail below.

Barker Road car park site
The Barker Road car park site is proposed to accommodate development up to nine storeys to facilitate ceding of land for a new laneway to provide access to the Rokeby Road properties and to accommodate a public car park. The additional parking bays compensate for the loss of car parking through redevelopment of the Park Street car park into a public plaza/green space.

Figure 4 shows the land required to be ceded to facilitate implementation of the draft LDP.



Figure 4 – Proposed land ceding requirements

Development incentives for community benefits

A framework of community benefits in exchange for development incentives is proposed as a means of achieving the measures proposed in the draft LDP without creating an unreasonable cost burden for the City.

Community benefits

Table 1 shows the community benefits mandated for each development site. The City-owned land, which is currently used as public car park, both on Park Street and Barker Road, have been listed as a single site due to the interrelationship between community benefits provided and development potential gained.

Table 1 – Community benefits provided			
	Crossways site	**Coles site**	**Barker Road car park site & Park Street car park site (City owned land)**
Base development as per SACP	Nil	Nil	Nil
Tier 1 community benefits	• Land ceding for new road • Construction of new road • 75% financial contribution to public plaza upgrade • Provision of pedestrian access • Design excellence • 60% of the bonus development being residential • Optional community benefits	• Land ceding for public plaza • Land ceding for new road • Design excellence • 60% of the bonus development being residential • Optional community benefits	• Land ceding for public plaza • Land ceding for new road • Land ceding for laneway widening • Public parking facility • Design excellence • 60% of the bonus development being residential (Barker Rd site only) • Optional community benefits
Tier 2 community benefits	• 25% additional financial contribution to public plaza upgrade, resulting in 100% funding of the public plaza	N/A	N/A

Development incentives

Table 2 shows the development incentives applicable to each site. The draft LDP proposes to allocate sufficient additional building height to off-set any development potential lost by the land ceding requirements. The additional height is located on each site to minimise negative impacts on amenity, including with regard to solar access onto the public realm, and to ensure an appropriate relationship with the surrounding built form, including the Rokeby Road and Hay Street Heritage Area.

Table 2 – Development incentives granted			
	Crossways site	**Coles site**	**Barker Road car park site & Park Street car park site (City owned land)**
Base development as per SACP	Nil (max. 4 storeys)	Nil (max. 4 storeys)	Nil (max. 4 storeys on Barker Rd and 2 storeys on Park St)
Tier 1 development	• 4/5 storey podium • 10 storey element	• 4 storey podium • 9 storey element	Barker Rd: • 4 storey podium • 9 storey element

			Park St: • 4 storey building
Tier 2 development	Additional height subject to solar access to public realm maintained	N/A	N/A

Development sites will gain additional indirect benefits, including:

- A landscaped public plaza/green space;
- Improved public realm and movement network functionality;
- Improved outlook for upper storeys for both residential and/or commercial development (capturing both additional views and outlook over green space); and
- Economies of scale by developing consolidated buildings with active frontages.

The guidance in R-Codes Volume 2 provides for community benefits to be weighted and measured to balance benefit to public and developer. Accordingly, additional community benefits are included to account for the indirect benefits gained by the development sites.

Optional community benefits may include provision of cultural facilities, affordable housing, sustainable buildings and public end-of-trip facilities, subject to demand for the facilities being demonstrated to the satisfaction of the City. The various options have been allocated a points value between 0.25 and 0.75 based on cost and desirability of the particular benefit being provided. A developer is required to achieve a minimum points value of 1.0 in optional benefits.

In the case of the Crossways site additional building height may be considered for the tower element above the Tier 1 height provided it:

- Does not cause overshadowing over the lot boundary of properties on the southern side of Bagot Road at 12 noon on the winter solstice; and
- An additional community benefit is provided in the form of an additional 25% contribution to the cost of construction of the public plaza/green space.

The additional community benefit would result in 100% of the cost of the construction, both soft and hard landscaping, to be covered by the developer of the Crossways site. The additional height of the tower element is not considered to have any significant additional impact on the streetscape or the Rokeby Road and Hay Street Heritage Area due to the significant setbacks of this element from both street frontages. In addition, a HIS would be required at the development application stage to consider the detailed design and assess its impact on the heritage area.

The mandatory and optional community benefits included in the draft LDP are supported by the outcomes of the preliminary stakeholder and community engagement. This includes creation of the public plaza/greenspace, improvement to the movement network, improving the Precinct's vibrancy and activation, introducing opportunities for residential development and capitalising on and improving the laneway network.

REPORT ITEM NO. C6
ATTACHMENT NO. 1

STATEMENT OF FINANCIAL ACTIVITY BY NATURE OR TYPE
FOR THE PERIOD ENDING 31/05/2023

Original Budget $ '000	Revised Budget $ '000		YTD Budget $ '000	YTD Actual $ '000	YTD Variance $ '000	Var	Note	Explanation of Variances > $50K
		OPERATING ACTIVITIES						
		Income						
25,775	25,700	Rates revenue	25,700	25,642	(58)	▼	1	Interim rates lower than expected.
4,831	4,831	Sanitation	4,831	4,898	66	▲	2	Interim waste adjustments charged on new properties. To be transferred to Waste reserve at year end.
12,929	13,124	Fees and charges	12,574	13,046	472	▲	3	Timing of invoices issued for leased properties / Carpark fees higher than budgeted.
118	298	Grants, subsidies and contributions	267	320	54	▲	4	Operating grant funding received earlier than expected.
742	908	Reimbursements and donations	878	1,009	130	▲	5	Recoup of sports ground costs from user groups and employee leave entitlements from other councils.
418	1,716	Interest revenue	1,667	1,808	140	▲	6	Interest rates higher than budgeted due to improved market conditions.
14	14	Gain on disposal of assets	14	82	68	▲	7	Gain on disposal of assets higher than budgeted. This is non cash item.
582	404	Other revenue	393	431	38	▲		
45,410	**46,996**	**Subtotal Income**	**46,326**	**47,236**	**910**	▲		
		Expenditure						
22,798	23,240	Employee expenses	20,695	19,695	1,000	▲	8	There have been vacant positions during the year, offset by temporary contract labour costs which are reflected as Materials and Contracts.
14,274	15,096	Materials and contracts	12,621	10,955	1,666	▲	9	Some operational projects carried forward to 2023/24 budget as not yet complete.
934	934	Utility charges	814	771	43	▲		
6,147	6,147	Depreciation and amortisation	6,015	5,871	144	▲	10	Depreciation is a non cash item and will be adjusted as part of year end accounting entries.
319	319	Interest expenses	199	199	(0)	▼		
514	514	Insurance expenses	512	555	(44)	▼		
128	128	Loss on disposal of assets	128	7	121	▲	11	Plant items not yet traded.
1,505	1,686	Other expenses	1,471	1,427	44	▲		
46,620	**48,064**	**Subtotal Expenditure**	**42,454**	**39,479**	**2,975**	▲		
(1,211)	**(1,068)**	**NET OPERATING SURPLUS/(DEFICIT)**	**3,872**	**7,757**	**3,885**	▲		
		ADJUSTMENTS AND NON OPERATING ACTIVITIES						
6,147	6,147	Depreciation and Amortisation	6,015	5,871	144	▼	12	See Note 10.
1,045	1,308	Grants for Acquisitions of Assets	582	744	(162)	▲	13	Acquittals for capital works finalised.
114	114	Profit/Loss on Disposal of Assets	114	(75)	189	▼	14	See Note 11.
-	-	Movement in Deferred Rates (Non-Current)	-	3	(3)	▲		
(21,323)	(24,087)	Acquisition and Construction of Assets	(20,912)	(9,122)	(11,790)	▲	15	Capital works currently in progress as detailed below.
(462)	(462)	Loan Principal Repayments	(388)	(388)	(0)	▲		
-	-	Proceeds from loans	-	-	-			
39	39	Proceeds from financial assets - self supporting loan	39	-	39	▼		
(39)	(39)	Self Supporting Loan Principal Repayments	(39)	(39)	(0)	▲		
(200)	(200)	Payments for financial assets (self supporting loan)	(200)	-	(200)	▲	16	Self Supporting loan approved by Council not yet provided to Regal Theatre due as project not commenced.
(18,876)	(22,395)	Transfers to Reserves	(16,394)	(7,365)	(9,028)	▲	17	Transfer to reserve tied to sale of assets not yet occurred.
20,780	23,721	Transfer from Reserves	13,431	3,876	9,555	▼	18	Reserve funding for capital works not yet ocurred.
10,426	10,462	Proceeds on Disposal of Assets	366	127	239	▼	19	Sale of Assets not yet ocurred
3,558	6,459	Opening Net Current Assets July 1 B/Fwd	6,459	6,459	-			
1,211	**1,068**	**SUBTOTAL**	**(10,928)**	**91**	**(11,018)**	▲		
(0)	**(0)**	**CLOSING NET CURRENT ASSETS YTD**	**(7,056)**	**7,847**	**(7,134)**	▲		

CAPITAL REVENUE AND EXPENDITURE BUDGET VERSUS ACTUAL

Original Budget $ '000	Revised Budget $ '000		YTD Budget $ '000	YTD Actual $ '000	YTD Variance $ '000	Var	Note	
		Capital Revenue						
1,045	1,308	Parks and Roads	582	744	162	▲	20	Acquittals for capital works finalised.
1,045	**1,308**	**Total Revenue**	**582**	**744**	**162**	▲		
		Capital Expenditure						
3,518	3,739	Land and Buildings	3,354	1,361	1,993	▲	21	Library Refurbishment, Regal Theatre Toilet, Investment Properties in progress or yet to commence.
1,620	1,887	Furniture and Equipment	1,566	374	1,192	▲	22	Various IT Projects on hold or yet to commence.
2,540	2,598	Plant and Equipment	2,072	309	1,763	▲	23	Plant items not yet traded.
10,175	12,638	Engineering Infrastructure	11,510	5,225	6,285	▲	24	Rokeby Road South, Drainage Upgrade Program, Streetscape projects in progress or yet to progress.
3,470	3,224	Parks and Reserves	2,410	1,853	557	▲	25	Rosalie Park and Lake Jualbup lighting and landscape projects in progress
21,323	**24,087**	**Total Expenditure**	**20,912**	**9,122**	**11,790**	▲		

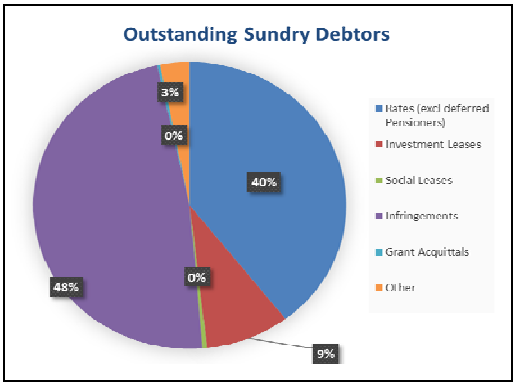
REPORT ITEM NO. C6
ATTACHMENT NO. 2

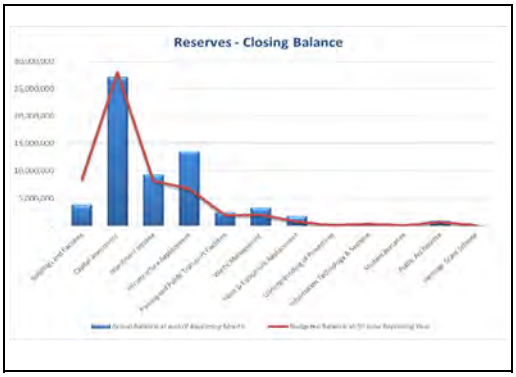
City of Subiaco
Statement of Financial Position
31-May-2023

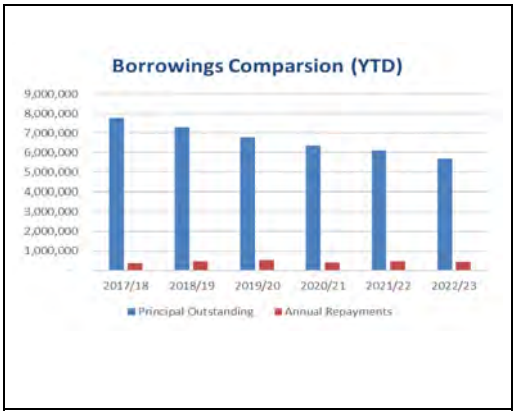
	2022/23 YTD 31-May $'000	2021/22 YTD 31-May $'000	2021/22 Audited 30-Jun $'000
Current Assets			
Cash and cash equivalents	75,908	75,279	71,850
Trade and other receivables	2,229	2,385	1,947
Other assets	-	-	1
Inventories	7	13	7
Total Current Assets	**78,144**	**77,677**	**73,804**
Non-Current Assets			
Other receivables	86	73	89
Investment in Associate	1,136	1,247	1,136
Property, plant and equipment	133,576	125,418	133,975
Infrastructure	135,355	131,977	131,757
Investment property	138,742	125,134	138,742
Right-of-use assets	385	564	385
Total Non-Current Assets	**409,281**	**384,412**	**406,085**
Total Assets	**487,424**	**462,089**	**479,890**
Current Liabilities			
Trade and other payables	3,104	4,153	3,658
Other liabilities	-	136	68
Lease liabilities	165	208	165
Borrowings	74	110	462
Borrowings - Self Supporting Loan	- -	19	39
Employee related provisions	3,829	3,688	3,746
Total Current Liabilities	**7,172**	**8,277**	**8,137**
Non-Current Liabilities			
Lease liabilities	239	373	239
Borrowings	5,462	6,084	5,462
Borrowings - Self Supporting Loan	142	-	142
Employee related provisions	329	375	329
Total Non-Current Liabilities	**6,171**	**6,832**	**6,171**
Total Liabilities	**13,342**	**15,109**	**14,308**
Net Assets	**474,082**	**446,981**	**465,582**
Equity			
Retained surplus	227,022	211,664	212,734
Reserves - cash backed	63,363	60,944	59,874
Revaluation surplus	175,197	165,766	175,197
Net Profit/ Loss	8,500	8,607	17,777
Total Equity	**474,082**	**446,981**	**465,582**

Net current assets used in Rate Setting Statement			
Total current assets	78,144	77,677	73,804
Less: Total current liabilities	(7,172)	(8,277)	(8,137)
Less: Total adjustments to net current assets			
Reserves	(63,363)	(60,944)	(59,874)
Current Portion of Borrowings	74	110	462
Current Portion of Borrowings (Self Supporting)	-	19	39
Current Portion of Lease Liabilities	165	208	165
Net current assets used in Rate Setting Statement	**7,847**	**8,756**	**6,459**









REPORT ITEM NO. C6
ATTACHMENT NO. 3

CITY OF SUBIACO
SUMMARY OF CASH & INVESTMENTS
31-May-2023

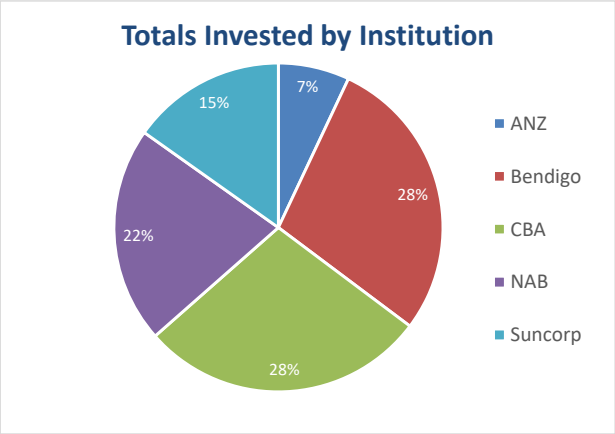
Cash and Cash Equivalents	31-May-23	31-May-22
Municipal Fund	4,292,181	8,769,483
Municipal Investments	8,000,000	8,000,000
Reserve Investments	63,363,463	60,944,054
Trust Fund (*)	252,231	315,246
	75,907,875	**78,028,783**

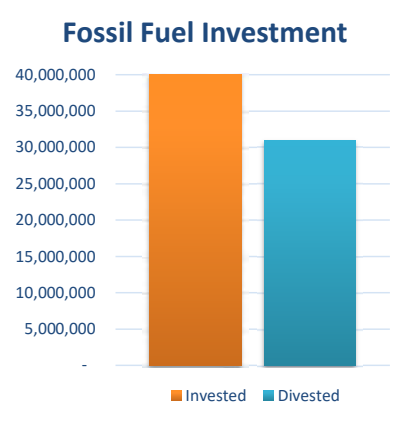
(*) non interest bearing

The City currently holds financial investments of $71,363,463.

The table below shows the percentage of investments held with each institution at reporting date.

Institution	Total Investment (Municipal)	Total Investment (Reserves)	Total Investment	%	Fossil Fuels
ANZ	-	5,000,000	5,000,000	**7%**	Invested
Bendigo	-	20,161,296	20,161,296	**28%**	Divested
CBA	4,000,000	16,151,959	20,151,959	**28%**	Invested
NAB	4,000,000	11,213,931	15,213,931	**21%**	Invested
Suncorp	-	10,836,277	10,836,277	**15%**	Divested
	8,000,000	**63,363,463**	**71,363,463**	**100%**	





The table below shows the current value of investments held at each credit rating permitted by the policy.

Standard & Poors Short Term Issue Credit Ratings		Total	%
A-1	16,580,607		
A-1+	34,621,560	51,202,167	72%
A-1-	-		
A-2	20,161,296		
A-2+	-	20,161,296	28%
A-2-	-		
		71,363,463	**100%**

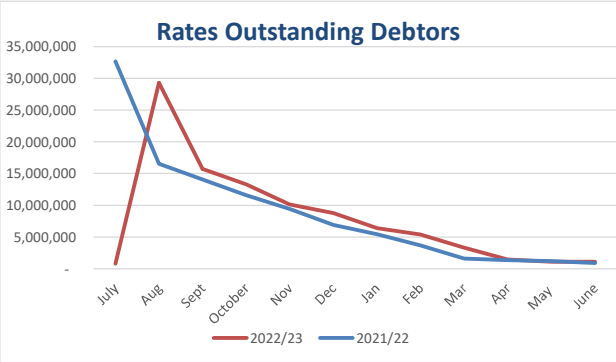
REPORT ITEM NO. C6
ATTACHMENT NO. 4

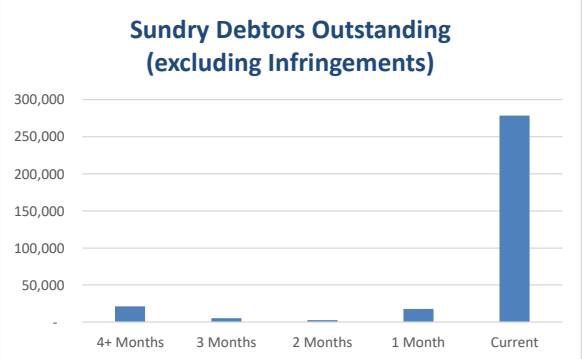
CITY OF SUBIACO
SUMMARY OF MAJOR DEBTOR CATEGORIES
31-May-2023

Rates Debtors Outsanding	31-May-23	31-May-22
Outstanding - Current Year & Arrears	1,029,999	1,156,458
Pensioner Deferrals	85,535	72,624
	1,115,533	**1,229,082**

Rates Outstanding as a percentage of rates levied

Percentage of Rates Uncollected at Month End	**3.05%**	**3.47%**





Sundry Debtors Outstanding

Debtor	4+ Months	3 Months	2 Months	1 Month	Current	Balance
Sundry Debtors	21,259	5,405	2,694	17,854	278,606	325,818
Infringement Debtors (Modified Penalty)	1,115,956	31,090	29,710	15,580	58,437	1,250,773
	1,137,215	36,495	32,404	33,434	337,043	1,576,591
Investment Leases	- 1	-	-	98	227,003	227,100
Social leases	-	3,300	-	7,792	635	11,726
Grants & Contributions	-	-	-	-	8,161	8,161
Other	21,260	2,105	2,694	9,964	42,807	78,830
Infringements	1,115,956	31,090	29,710	15,580	58,437	1,250,773
	1,137,215	36,495	32,404	33,434	337,043	1,576,591

REPORT ITEM NO. C6
ATTACHMENT NO. 5

PAYMENTS SUMMARY FOR MAY 2023

This report provides a summary of the payments made from the City's bank account during the month.

The following payroll payments were made by direct debit as listed in the attached report titled "Payment Summary - Creditors, EFT & Payroll"

Date	Payee	Details		
4-May-23	Employees - Lords	Salaries & Wages		66,890.90
10-May-23	Employees - CoS	Salaries & Wages		407,825.00
18-May-23	Employees - Lords	Salaries & Wages		67,953.37
24-May-23	Employees - CoS	Salaries & Wages		414,298.43
			Sub total	**956,967.70**

The following creditor and other payments were made by cheque & EFT as listed in the attached report titled "Payment Summary - Creditors, EFT & Payroll"

Municipal Fund	3,272,710.50
Trust Fund	3,554.72
Sub total	**3,276,265.22**

The following creditor and other payments were made by credit card as listed in the attached report titled "Credit Card Payment Summary"

Credit Card CEO	3,370.56
Credit Card DCS	5,322.09
Credit Card MinS	1,292.56
Sub total	**9,985.21**
Grand total for period	**4,243,218.13**

CERTIFICATE OF DIRECTOR CORPORATE SERVICES:

This schedule of accounts to be passed for payment, covering direct debits to the bank totalling $4,243,218.13 which was submitted to each member of the Council on 25 July 2023 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations, and costings and the amounts shown are due for payment.

_____
Director of Corporate Services.

CERTIFICATE OF PRESIDING MEMBER:

I hereby certify that this schedule of accounts covering direct debits to the bank totalling $4,243,218.13 was submitted to the Council 25 July 2023 and that the amounts are recommended to Council for payment.

_____
Presiding Member

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
Municipal Fund				
Payments				
Creditors Cheques				
00066195	19-May-23	City Of Subiaco (Library P/C)	Petty Cash Reinstatement	192.75
00066196	19-May-23	City of Subiaco (Lords P/C)	Petty Cash Reinstatement	256.65
			Total Creditors Cheques	**449.40**
Creditors EFT Payments				
1674.2964-01	12-May-23	3 Monkeys Audiovisual	Stationery and Office Supplies	952.00
1673.9298-01	5-May-23	A A Priolo	Refund of Rates, Fees and Charges	124.64
1678.5489-01	22-May-23	ABC Blinds & Awnings	Office Furniture	1,120.00
1680.8441-01	26-May-23	Activ8 Media	Printing Services	1,518.00
1674.5557-01	12-May-23	Acurix Networks	Internet Services	1,331.00
1680.6841-01	26-May-23	Adelphi Apparel	Uniforms and Protective Equipment	215.05
1674.4949-01	12-May-23	Advance Press (2013) Pty Ltd	Printing Services	539.00
1680.8644-01	26-May-23	Agencia Property	Carpark Licencing Fees and Outgoings	17,526.75
1678.5465-01	22-May-23	Aha! Consulting Pty Ltd	Community Engagement Services	6,725.40
1680.2270-01	26-May-23	ALS Library Services Pty Ltd	Library Equipment and Stock	369.56
1678.587-01	22-May-23	Amcom Pty Ltd	Internet Services	11,454.30
1682.3862-01	26-May-23	AMP Superleader Super Fund	Superannuation	7.03
1671.7218-01	5-May-23	Amy Fuller	Reimbursement of Expenses	97.25
1682.4882-01	26-May-23	ANZ Smart Choice Super	Superannuation	1,832.38
1671.6437-01	5-May-23	Apollo Plumbing and Gas Pty Ltd	Plumbing Services	382.50
1674.6437-01	12-May-23	Apollo Plumbing and Gas Pty Ltd	Plumbing Services	2,102.50
1678.6437-01	22-May-23	Apollo Plumbing and Gas Pty Ltd	Plumbing Services	608.50
1680.6437-01	26-May-23	Apollo Plumbing and Gas Pty Ltd	Plumbing Services	5,224.50
1680.2377-01	26-May-23	Arborwest Tree Farm	Landscaping Materials and Services	21,230.00
1671.3850-01	5-May-23	Archival Survival Pty Ltd	Museum Conservation Supplies	825.00
1682.5435-01	26-May-23	Asgard - Infinity eWrap Super Accou	Superannuation	553.96
1678.2982-01	22-May-23	ATI - Mirage	Training and Development Services	1,029.60
1680.2982-01	26-May-23	ATI - Mirage	Training and Development Services	1,029.60
1680.6792-01	26-May-23	Atlantis Industries	Lease of Equipment	214.50
1674.3994-01	12-May-23	AUSactive	Subscription	650.00
1671.1806-01	5-May-23	Australia Post - A/c 677940	Postage Services	1,915.91
1678.1806-01	22-May-23	Australia Post - A/c 677940	Postage Services	77.23
1678.514-01	22-May-23	Australia Post - Ac 677916	Postage Services	2,610.00
1680.57-01	26-May-23	Australia Post - Acc# 605060	Postage Services	6,253.10
1674.707-01	12-May-23	Australia Post - Acc# 9485205	Postage Services	291.99
1682.5987-01	26-May-23	Australian Ethical Retail	Superannuation	966.18
1678.1094-01	22-May-23	Australian Institute of Management	Training and Development Services	196.50
1678.2728-01	22-May-23	Australian Library & Information As	Memberships and Training Courses	2,275.00
1682.2596-01	26-May-23	Australian Super Pty Ltd	Superannuation	22,155.52
1672.994-01	5-May-23	Australian Taxation Office	Taxation	16,010.00
1675.994-01	12-May-23	Australian Taxation Office	Taxation	169,581.00
1677.994-01	22-May-23	Australian Taxation Office	Taxation	142,997.00
1678.2416-01	22-May-23	Baileys Fertilisers	Landscaping Materials and Services	2,695.00
1681.9306-01	26-May-23	Bastille Developments	Bond Refund	7,925.00
1678.9200-01	22-May-23	Bidi Facility Services Pty Ltd	Facility Maintenance Services	280.50
1680.9200-01	26-May-23	Bidi Facility Services Pty Ltd	Facility Maintenance Services	574.20
1671.5688-01	5-May-23	BioPak	Stock for Lords Cafe	1,424.17
1680.9244-01	26-May-23	Birds Eye Media	Advertising Services	2,981.00
1674.158-01	12-May-23	BOC Limited	Equipment Consumables	18.79
1678.158-01	22-May-23	BOC Limited	Equipment Consumables	22.63
1671.7647-01	5-May-23	Body Bike Australia	Lease of Equipment	4,888.52
1681.9222-01	26-May-23	Brajkovich Demolition & Salvage (WA	Bond Refund	6,537.00
1678.4165-01	22-May-23	Bridge42 Advisory Pty Ltd	Consultancy Services	18,150.00
1680.4165-01	26-May-23	Bridge42 Advisory Pty Ltd	Consultancy Services	4,400.00
1674.6820-01	12-May-23	BrightMark Group Pty Ltd	Cleaning Services and Equipment	9,801.77
1671.4843-01	5-May-23	Brownes Foods Operations Pty Ltd	Stock for Lords Cafe	521.58
1674.4843-01	12-May-23	Brownes Foods Operations Pty Ltd	Stock for Lords Cafe	176.76
1678.4843-01	22-May-23	Brownes Foods Operations Pty Ltd	Stock for Lords Cafe	469.83
1680.4843-01	26-May-23	Brownes Foods Operations Pty Ltd	Stock for Lords Cafe	208.71

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
1682.3509-01	26-May-23	BT Financial Group	Superannuation	308.46
1682.4534-01	26-May-23	BT Super for Life	Superannuation	272.14
1680.1680-01	26-May-23	Bucher Municipal Pty Ltd	Mechanical Plant Supply and Maintenance	1,071.07
1671.1072-01	5-May-23	Bunnings Group Ltd - Cust NO.728282	Equipment Consumables	118.95
1674.1072-01	12-May-23	Bunnings Group Ltd - Cust NO.728282	Equipment Consumables	116.79
1678.1072-01	22-May-23	Bunnings Group Ltd - Cust NO.728282	Equipment Consumables	17.48
1680.8375-01	26-May-23	Burgess Rawson (WA) Pty Ltd	Lease Expense and Outgoings	2,150.04
1679.9328-01	22-May-23	C & P Hamer	Refund of Rates, Fees and Charges	596.84
1678.8424-01	22-May-23	C Cameron	Reimbursement of Expenses	1,757.75
1680.9212-01	26-May-23	C H Van Straten	Reimbursement of Expenses	170.40
1679.9329-01	22-May-23	C Shoobridge	Refund of Rates, Fees and Charges	696.44
1682.3371-01	26-May-23	Care Super	Superannuation	580.21
1678.4933-01	22-May-23	Castledex Pty Ltd	Office Furniture	1,331.00
1682.4072-01	26-May-23	Catholic Super	Superannuation	678.46
1682.2888-01	26-May-23	Cbus Superannuation	Superannuation	4,807.99
1674.9113-01	12-May-23	CDP Town Planning & Urban Design	Consultancy Services	37,631.00
1680.4292-01	26-May-23	Chamber of Commerce & Industry WA	Training and Development Services	12,963.00
1671.8467-01	5-May-23	Charles Service Company	Cleaning Services and Equipment	14,137.27
1674.1819-01	12-May-23	Child Education Services	Library Equipment and Stock	263.86
1672.178-01	5-May-23	Child Support Agency - 509038822449	Payroll Deductions	691.24
1678.69-01	22-May-23	City of Nedlands	Local Government Services	4,335.89
1680.69-01	26-May-23	City of Nedlands	Local Government Services	452.41
1672.1869-01	5-May-23	City of Subiaco	Payroll Deductions	9,344.00
1672.137-01	5-May-23	City Of Subiaco (Social Club)	Payroll Deductions	584.00
1678.137-01	22-May-23	City Of Subiaco (Social Club)	Payroll Deductions	4,020.00
1680.3924-01	26-May-23	Clarity Corporate Communications Pt	Consultancy Services	2,618.00
1674.677-01	12-May-23	Classic Tree Services	Tree Maintenance Services & Supplies	566.50
1678.677-01	22-May-23	Classic Tree Services	Tree Maintenance Services & Supplies	14,828.73
1680.677-01	26-May-23	Classic Tree Services	Tree Maintenance Services & Supplies	34,884.82
1674.44-01	12-May-23	Cleanaway	Waste Management Services	17,255.70
1674.6949-01	12-May-23	CMS Engineering Pty Ltd	Facility Maintenance Services	3,686.86
1678.6949-01	22-May-23	CMS Engineering Pty Ltd	Facility Maintenance Services	6,655.26
1674.274-01	12-May-23	Coates Hire Operations Pty Ltd	Equipment Hire	2,552.31
1678.274-01	22-May-23	Coates Hire Operations Pty Ltd	Equipment Hire	149.60
1674.7284-01	12-May-23	Cobblestone Concrete Pty Ltd	Concrete Repairs and Maintenance Service	11,570.99
1678.7284-01	22-May-23	Cobblestone Concrete Pty Ltd	Concrete Repairs and Maintenance Service	17,785.66
1674.358-01	12-May-23	Coca-Cola Amatil	Stock for Lords Cafe	2,507.64
1680.358-01	26-May-23	Coca-Cola Amatil	Stock for Lords Cafe	832.28
1671.354-01	5-May-23	Coles Account - Wright Express Aust	Groceries	35.50
1674.354-01	12-May-23	Coles Account - Wright Express Aust	Groceries	260.15
1678.6224-01	22-May-23	Colleagues Nagels Pty Ltd	Parking Equipment and Supplies	1,065.90
1680.6224-01	26-May-23	Colleagues Nagels Pty Ltd	Parking Equipment and Supplies	2,518.28
1682.3491-01	26-May-23	Colonial First State Super - 1464	Superannuation	1,372.04
1671.3718-01	5-May-23	Complete Office Supplies Pty Ltd	Stationery and Office Supplies	316.41
1674.3718-01	12-May-23	Complete Office Supplies Pty Ltd	Stationery and Office Supplies	695.08
1678.3718-01	22-May-23	Complete Office Supplies Pty Ltd	Stationery and Office Supplies	433.88
1678.7645-01	22-May-23	Complete Pest Management Services	Pest Control Services	125.00
1680.7645-01	26-May-23	Complete Pest Management Services	Pest Control Services	3,068.75
1678.980-01	22-May-23	Compu-Stor	Records Management	2,200.36
1680.1060-01	26-May-23	Connect Call Centre Services	Customer Service Support	858.72
1680.7291-01	26-May-23	Corsign WA Pty Ltd	Supply and Install Signs	203.50
1671.7168-01	5-May-23	Cr A Hamersley	Elected Member Entitlements	1,935.83
1671.8478-01	5-May-23	Cr G J Kosovich	Elected Member Entitlements	1,935.83
1671.7169-01	5-May-23	Cr L G Jennings	Elected Member Entitlements	1,935.83
1671.5202-01	5-May-23	Cr M G Burns	Elected Member Entitlements	1,935.83
1671.7170-01	5-May-23	Cr R A Powell	Elected Member Entitlements	1,935.83
1671.7171-01	5-May-23	Cr R de Vries	Elected Member Entitlements	1,935.83
1671.4450-01	5-May-23	Cr S L Stroud	Elected Member Entitlements	3,255.41
1678.4450-01	22-May-23	Cr S L Stroud	Elected Member Entitlements	20.46
1671.8477-01	5-May-23	Cr S L White	Elected Member Entitlements	1,935.83
1671.6172-01	5-May-23	Crossways Wool & Fabrics	Stationery and Office Supplies	185.60
1682.8681-01	26-May-23	Cruelty Free Super	Superannuation	348.67
1674.7963-01	12-May-23	Crystal Water	Stationery and Office Supplies	90.00

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
1671.276-01	5-May-23	CSP Group Pty Ltd	Mechanical Plant Supply and Maintenance	1,698.00
1674.276-01	12-May-23	CSP Group Pty Ltd	Mechanical Plant Supply and Maintenance	1,975.55
1678.276-01	22-May-23	CSP Group Pty Ltd	Mechanical Plant Supply and Maintenance	1,098.15
1674.6448-01	12-May-23	CSSTECH	Office Equipment and Maintenance	5,780.50
1678.6194-01	22-May-23	CTI Couriers Pty Ltd	Secure Cash Collection Service	392.70
1678.6679-01	22-May-23	CTI Risk Management	Secure Cash Collection Service	1,686.30
1674.9101-01	12-May-23	Cup & Co	Stock for Lords Cafe	829.40
1678.9101-01	22-May-23	Cup & Co	Stock for Lords Cafe	1,609.96
1680.9101-01	26-May-23	Cup & Co	Stock for Lords Cafe	740.52
1680.8210-01	26-May-23	Cupid Catering	Catering and Refreshments	200.20
1678.8568-01	22-May-23	D A Lyons	Reimbursement of Expenses	73.68
1679.9295-01	22-May-23	D Beardsmore	Bond Refund	3,231.00
1674.7786-01	12-May-23	Dapth	Website Development, Hosting and Support	17,600.00
1680.7786-01	26-May-23	Dapth	Website Development, Hosting and Support	1,017.50
1680.9281-01	26-May-23	Delivering Outcomes Pty Ltd	Consultancy Services	5,500.00
1671.6645-01	5-May-23	Department of Mines, Industry	Payments of Levies Collected	123.30
1680.6645-01	26-May-23	Department of Mines, Industry	Payments of Levies Collected	3,431.42
1680.187-01	26-May-23	Dept of Fire & Emergency Services	Payments of Levies Collected	489,389.32
1680.5327-01	26-May-23	Dept of Planning, Lands and Heritag	Development Assessment Panel Fees	8,977.00
1674.984-01	12-May-23	Discus Print & Signage	Printing Services	23,452.00
1682.5058-01	26-May-23	DL & RH Roberts Superannuation Fund	Superannuation	211.76
1678.387-01	22-May-23	Domus Nursery	Tree Maintenance Services & Supplies	2,283.11
1671.1274-01	5-May-23	Drainflow Services Pty Ltd	Road Cleaning and Maintenance Services	1,245.01
1678.1274-01	22-May-23	Drainflow Services Pty Ltd	Road Cleaning and Maintenance Services	42,072.62
1680.1274-01	26-May-23	Drainflow Services Pty Ltd	Road Cleaning and Maintenance Services	2,028.92
1680.9136-01	26-May-23	Duress Pty Ltd	Licencing Fees	11,913.00
1678.6469-01	22-May-23	Dymocks Subiaco	Library Equipment and Stock	297.74
1680.6469-01	26-May-23	Dymocks Subiaco	Library Equipment and Stock	206.46
1674.3773-01	12-May-23	Elite Pool Covers	Equipment Maintenance and Repair	1,310.00
1671.8802-01	5-May-23	Elizabeth French Consulting	Consultancy Services	8,321.50
1671.586-01	5-May-23	Elliotts Filtration	Water Filtrations Services	2,402.40
1680.586-01	26-May-23	Elliotts Filtration	Water Filtrations Services	2,282.50
1680.8778-01	26-May-23	Emma Pegrum	Artistry Works	1,650.00
1678.5063-01	22-May-23	Enviro Sweep	Road Cleaning and Maintenance Services	15,472.54
1674.133-01	12-May-23	Environmental Health Australia (WA)	Memberships and Training Courses	1,640.00
1678.133-01	22-May-23	Environmental Health Australia (WA)	Memberships and Training Courses	740.00
1680.6196-01	26-May-23	Enviropath Pty Ltd	Cleaning Services and Equipment	2,178.00
1678.7916-01	22-May-23	EOS Electrical	Street Lighting Maintenance and Repairs	20,768.14
1680.7916-01	26-May-23	EOS Electrical	Street Lighting Maintenance and Repairs	13,994.80
1678.6155-01	22-May-23	Ergolink	Office Equipment and Maintenance	600.00
1674.8789-01	12-May-23	Eroad Australia Pty Ltd	Software and IT Solutions	1,982.20
1680.8789-01	26-May-23	Eroad Australia Pty Ltd	Software and IT Solutions	1,982.20
1680.5793-01	26-May-23	Espresso Works	Equipment Maintenance and Repair	509.30
1682.5374-01	26-May-23	Essential Super	Superannuation	1,140.89
1671.8858-01	5-May-23	Estrat Pty Ltd	Software and IT Solutions	7,418.13
1680.8858-01	26-May-23	Estrat Pty Ltd	Software and IT Solutions	12,100.00
1671.8796-01	5-May-23	Evenstar Pty Ltd t/a Cottage Garden	Flowers	260.20
1678.8796-01	22-May-23	Evenstar Pty Ltd t/a Cottage Garden	Flowers	4,290.00
1679.9322-01	22-May-23	FGJB Pty Ltd	Refund of Rates, Fees and Charges	966.28
1680.441-01	26-May-23	Flick Anticimex Pty Ltd	Cleaning Services and Equipment	1,316.30
1674.9220-01	12-May-23	Flower Nation	Flowers	898.70
1680.9220-01	26-May-23	Flower Nation	Flowers	898.70
1674.8803-01	12-May-23	Food Safety Co	Consultancy Services	10,003.13
1678.8803-01	22-May-23	Food Safety Co	Consultancy Services	6,773.32
1680.8803-01	26-May-23	Food Safety Co	Consultancy Services	11,523.60
1680.8092-01	26-May-23	Forestree Australia Pty Ltd	Subscription	4,950.00
1674.3484-01	12-May-23	Foxtel Cable Television Pty Ltd	Subscription	400.00
1674.9302-01	12-May-23	Freakhaus Pty Ltd	Advertising Services	3,300.00
1680.9302-01	26-May-23	Freakhaus Pty Ltd	Advertising Services	3,300.00
1671.3402-01	5-May-23	Fulton Hogan Industries Pty Ltd	Road Works Materials and Services	466.40
1678.3402-01	22-May-23	Fulton Hogan Industries Pty Ltd	Road Works Materials and Services	103,163.06
1679.9288-01	22-May-23	G Ayres	Refund of Rates, Fees and Charges	72.00
1671.8665-01	5-May-23	G Ilich	Reimbursement of Expenses	83.63

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
1680.8665-01	26-May-23	G Ilich	Reimbursement of Expenses	63.00
1678.8743-01	22-May-23	Galley Press (WA) Pty Ltd	Printing Services	22,000.00
1671.7081-01	5-May-23	Geared Construction Pty Ltd	Facility Construction and Maintenance	43,051.70
1674.7081-01	12-May-23	Geared Construction Pty Ltd	Facility Construction and Maintenance	6,976.51
1678.7081-01	22-May-23	Geared Construction Pty Ltd	Facility Construction and Maintenance	2,888.58
1680.7081-01	26-May-23	Geared Construction Pty Ltd	Facility Construction and Maintenance	1,887.56
1678.1114-01	22-May-23	GHD Pty Ltd	Engineering & Surveying Services	28,956.68
1671.4858-01	5-May-23	Glass Workx (WA) Pty Ltd	Facility Maintenance Services	495.00
1678.8944-01	22-May-23	Glen Flood Group Pty Ltd - trading	Agency and Contract Staff	3,975.18
1680.8944-01	26-May-23	Glen Flood Group Pty Ltd - trading	Agency and Contract Staff	3,661.35
1671.9100-01	5-May-23	Global Industrial Pty Ltd	Museum Conservation Supplies	45.76
1678.6939-01	22-May-23	Go Doors Pty Ltd	Facility Maintenance Services	622.60
1674.1590-01	12-May-23	Goodyear Dunlop Tyres (Aust) Pty Lt	Tyres	5,432.06
1678.6699-01	22-May-23	Greensteam Australia Pty Ltd	Weed Control Services	25,635.78
1671.4531-01	5-May-23	Greenward Consulting	Consultancy Services	12,376.00
1678.5930-01	22-May-23	Gutter-Vac Perth	Facility Maintenance Services	4,796.00
1678.9198-01	22-May-23	H Bowman-Gale	Facility Construction and Maintenance	1,000.00
1678.9308-01	22-May-23	H Lorbeer	Provision of Grant or Contribution	200.00
1678.9087-01	22-May-23	H Robson	Reimbursement of Expenses	29.00
1678.9291-01	22-May-23	Handy Truck South Perth	Storage & Removal Services	220.00
1678.2883-01	22-May-23	Hang It All	Artistry Works	376.20
1674.9241-01	12-May-23	Hannah Etherington Flowers	Flowers	1,375.00
1671.293-01	5-May-23	Hays Specialist Recruitment (Aust)	Agency and Contract Staff	10,263.84
1674.293-01	12-May-23	Hays Specialist Recruitment (Aust)	Agency and Contract Staff	3,780.93
1678.293-01	22-May-23	Hays Specialist Recruitment (Aust)	Agency and Contract Staff	7,949.18
1680.293-01	26-May-23	Hays Specialist Recruitment (Aust)	Agency and Contract Staff	5,129.48
1682.2892-01	26-May-23	Hesta Super Fund	Superannuation	1,699.67
1671.9283-01	5-May-23	Home Integrity Building Consultants	Consultancy Services	445.00
1674.7046-01	12-May-23	Horizon Surveys Pty Ltd	Engineering & Surveying Services	1,980.00
1682.3211-01	26-May-23	Host-Plus Pty Limited	Superannuation	8,771.81
1679.9327-01	22-May-23	I D & H G McNee	Refund of Rates, Fees and Charges	88.36
1671.9225-01	5-May-23	Iconic Art Gallery & Framing	Artistry Works	940.00
1674.5329-01	12-May-23	Instant Products Hire	Equipment Hire	495.79
1678.3732-01	22-May-23	International Art Services (IAS)	Storage & Removal Services	1,678.60
1682.3285-01	26-May-23	IPS - IOOF Employer Super	Superannuation	351.43
1678.595-01	22-May-23	IPWEA - WA Division	Memberships and Training Courses	150.00
1680.595-01	26-May-23	IPWEA - WA Division	Memberships and Training Courses	75.00
1678.9292-01	22-May-23	Irwin Legal Pty Ltd	Legal Services	4,400.00
1671.3121-01	5-May-23	J Graf	Reimbursement of Expenses	37.40
1673.9297-01	5-May-23	J J L Wade & V H Cullity	Refund of Rates, Fees and Charges	154.99
1671.8235-01	5-May-23	J Marantelli	Reimbursement of Expenses	327.45
1678.8235-01	22-May-23	J Marantelli	Reimbursement of Expenses	85.32
1671.7999-01	5-May-23	JB HiFi Solutions	Office Equipment and Maintenance	337.04
1680.8873-01	26-May-23	Jeffery Electronic Control Pty Limi	Office Equipment and Maintenance	594.00
1678.7333-01	22-May-23	Joel Guest	Reimbursement of Expenses	231.58
1678.3827-01	22-May-23	K & W Panelbeaters Pty Ltd	Fleet Supply and Maintenance	2,433.20
1680.9316-01	26-May-23	K Byrne	Reimbursement of Expenses	115.00
1678.8960-01	22-May-23	K Wu	Provision of Grant Funding	100.00
1671.9285-01	5-May-23	KBV Decorating Pty Ltd	Facility Maintenance Services	759.00
1678.9285-01	22-May-23	KBV Decorating Pty Ltd	Facility Maintenance Services	660.00
1671.4564-01	5-May-23	KC Distributors (Aust) Pty Ltd	Uniforms and Protective Equipment	1,666.50
1674.4564-01	12-May-23	KC Distributors (Aust) Pty Ltd	Uniforms and Protective Equipment	393.25
1671.501-01	5-May-23	Kelyn Training Services	Memberships and Training Courses	8,600.00
1678.9271-01	22-May-23	Kennards Hire Pty Ltd	Equipment Hire	238.40
1680.9271-01	26-May-23	Kennards Hire Pty Ltd	Equipment Hire	118.40
1671.7285-01	5-May-23	Keys The Moving Solution	Storage & Removal Services	4,770.00
1678.7285-01	22-May-23	Keys The Moving Solution	Storage & Removal Services	726.42
1680.7285-01	26-May-23	Keys The Moving Solution	Storage & Removal Services	554.65
1671.8717-01	5-May-23	Keystone Structural Pty Ltd	Consultancy Services	550.00
1674.6221-01	12-May-23	Kleenit Pty Ltd	Grafitti Removal and Cleaning	2,232.85
1678.6221-01	22-May-23	Kleenit Pty Ltd	Grafitti Removal and Cleaning	1,358.62
1678.6033-01	22-May-23	KLMedia Pty Ltd	Library Equipment and Stock	101.20
1680.6033-01	26-May-23	KLMedia Pty Ltd	Library Equipment and Stock	182.39

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
1680.917-01	26-May-23	Kmart Australia Ltd	Stationery and Office Supplies	149.00
1671.6500-01	5-May-23	Kompan Playscape Pty Ltd	Supply/Maintenance of Playground Equipme	4,345.00
1671.542-01	5-May-23	Kool Digital Graphics Pty Ltd	Printing Services	786.50
1678.542-01	22-May-23	Kool Digital Graphics Pty Ltd	Printing Services	1,265.00
1680.542-01	26-May-23	Kool Digital Graphics Pty Ltd	Printing Services	2,261.60
1679.9323-01	22-May-23	L C & P M White	Refund of Rates, Fees and Charges	954.94
1678.7945-01	22-May-23	L Wijns	Provision of Grant or Contribution	100.00
1674.7940-01	12-May-23	La Paleta	Stock for Lords Cafe	252.80
1671.1509-01	5-May-23	Landgate - GRV's	Valuation Services	111.84
1678.1509-01	22-May-23	Landgate - GRV's	Valuation Services	105.48
1680.15-01	26-May-23	Lane Bookshop	Library Equipment and Stock	154.61
1680.9053-01	26-May-23	Lavan Legal	Road Works Materials and Services	165,577.68
1674.6608-01	12-May-23	Left Field Coffee	Stock for Lords Cafe	584.80
1678.6608-01	22-May-23	Left Field Coffee	Stock for Lords Cafe	324.00
1680.6608-01	26-May-23	Left Field Coffee	Stock for Lords Cafe	345.50
1680.6681-01	26-May-23	Les Mills Asia Pacific Industries	Sporting Equipment & Supplies	22,120.07
1671.2775-01	5-May-23	Les Mills Australia	Licencing Fees	1,958.56
1672.26-01	5-May-23	LGRCEU	Payroll Deductions	335.50
1674.5996-01	12-May-23	Linemarking WA Pty Ltd	Road Works Materials and Services	1,091.42
1678.5996-01	22-May-23	Linemarking WA Pty Ltd	Road Works Materials and Services	2,153.69
1674.6698-01	12-May-23	Living Turf	Landscaping Materials and Services	5,335.00
1678.6698-01	22-May-23	Living Turf	Landscaping Materials and Services	10,032.00
1680.6698-01	26-May-23	Living Turf	Landscaping Materials and Services	5,505.50
1680.9079-01	26-May-23	LJ Hooker Commercial Perth	Lease Expense and Outgoings	65,606.92
1674.643-01	12-May-23	Local Government Professionals	Memberships and Training Courses	910.00
1671.8824-01	5-May-23	LO-GO Appointments WA	Agency and Contract Staff	4,048.51
1674.8824-01	12-May-23	LO-GO Appointments WA	Agency and Contract Staff	1,220.51
1678.8824-01	22-May-23	LO-GO Appointments WA	Agency and Contract Staff	11,904.19
1680.8824-01	26-May-23	LO-GO Appointments WA	Agency and Contract Staff	2,456.85
1680.8757-01	26-May-23	Louis Boeglin Patisserie	Gift Vouchers	900.00
1678.9084-01	22-May-23	M D Mulimba	Reimbursement of Expenses	75.17
1673.9299-01	5-May-23	M J Maxwell	Refund of Rates, Fees and Charges	999.74
1679.9326-01	22-May-23	M K Yelverton	Refund of Rates, Fees and Charges	348.46
1676.9287-01	12-May-23	M Zoiti	Refund of Rates, Fees and Charges	72.00
1682.5542-01	26-May-23	Macquarie Wrap	Superannuation	1,992.28
1680.4900-01	26-May-23	Maia Financial Pty Ltd	Lease of Equipment	5,323.48
1680.215-01	26-May-23	Main Roads Western Australia	Community Partnerships	16,500.00
1671.157-01	5-May-23	Major Motors Pty Ltd	Mechanical Plant Supply and Maintenance	4,814.91
1674.157-01	12-May-23	Major Motors Pty Ltd	Mechanical Plant Supply and Maintenance	1,056.00
1678.157-01	22-May-23	Major Motors Pty Ltd	Mechanical Plant Supply and Maintenance	132.00
1680.157-01	26-May-23	Major Motors Pty Ltd	Mechanical Plant Supply and Maintenance	5,242.42
1678.5961-01	22-May-23	Marketforce Pty Ltd	Advertising Services	3,398.58
1674.5798-01	12-May-23	Marsmen Plumbing & Gas	Plumbing Services	3,767.50
1680.6282-01	26-May-23	Mastec Australia Pty Ltd	Waste Bags, Bins and Parts	209.00
1671.5851-01	5-May-23	McLeods Barristers and Solicitors	Legal Services	12,159.77
1674.5851-01	12-May-23	McLeods Barristers and Solicitors	Legal Services	2,833.53
1678.5851-01	22-May-23	McLeods Barristers and Solicitors	Legal Services	1,752.30
1680.9310-01	26-May-23	McLeods Barristers and Solicitors -	Legal Services	35,000.00
1678.7140-01	22-May-23	Media Engine	Advertising Services	528.00
1674.8995-01	12-May-23	Megamind Audio Visual	Stationery and Office Supplies	110.00
1682.8711-01	26-May-23	Mercer Super Trust	Superannuation	1,371.76
1678.288-01	22-May-23	Metal Artwork Creations	Minor Equipment	194.98
1671.5360-01	5-May-23	Michael Page International (Austral	Agency and Contract Staff	1,301.23
1678.5360-01	22-May-23	Michael Page International (Austral	Agency and Contract Staff	946.35
1680.5360-01	26-May-23	Michael Page International (Austral	Agency and Contract Staff	2,602.46
1671.404-01	5-May-23	Mirage Photographics Lab Pty Ltd	Photography Services	2,305.50
1682.3023-01	26-May-23	MLC Nominees Pty Limited	Superannuation	2,955.69
1679.9324-01	22-May-23	Monannesijo Pty Ltd	Refund of Rates, Fees and Charges	1,052.98
1676.9301-01	12-May-23	Mr D Martin	Refund of Rates, Fees and Charges	150.00
1671.6527-01	5-May-23	Name Withheld	Elected Member Entitlements	7,874.16
1681.1623-01	26-May-23	National Estate Builders (WA) Pty L	Bond Refund	3,000.00
1674.5262-01	12-May-23	Nature Play Solutions	Supply/Maintenance of Playground Equipme	434.50
1671.9032-01	5-May-23	Newground Water Services Pty Ltd	Irrigation Supply and Repair	16,911.56

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
1674.9032-01	12-May-23	Newground Water Services Pty Ltd	Irrigation Supply and Repair	1,095.05
1680.9211-01	26-May-23	Neylor Holding Pty Ltd	Architectual Services	3,891.71
1671.6394-01	5-May-23	NGIS Australia Pty Ltd	Training and Development Services	3,905.00
1680.9305-01	26-May-23	Niche Diving Services	Equipment Maintenance and Repair	3,118.50
1679.9325-01	22-May-23	Northbridge Sales and Leasing	Refund of Rates, Fees and Charges	539.85
1674.3640-01	12-May-23	Northern Districts Pest Control	Pest Control Services	250.00
1678.3640-01	22-May-23	Northern Districts Pest Control	Pest Control Services	440.00
1682.6214-01	26-May-23	NSF Nominees Pty Ltd	Superannuation	26.62
1678.9167-01	22-May-23	Nuturf	Landscaping Materials and Services	2,200.00
1680.9311-01	26-May-23	O Terry	Provision of Grant or Contribution	400.00
1680.7005-01	26-May-23	Objective Corporation Limited	Subscription	14,437.50
1678.804-01	22-May-23	ORS Group	EAP Consultancy Service	816.75
1678.4745-01	22-May-23	OSH Group Pty Ltd	Medical Assessment	1,051.14
1680.4745-01	26-May-23	OSH Group Pty Ltd	Medical Assessment	386.35
1674.3528-01	12-May-23	Outback Imaging Pty Ltd	Subscription	693.00
1679.9321-01	22-May-23	P Blackburn	Refund of Rates, Fees and Charges	436.56
1674.5733-01	12-May-23	Paragon Cabling Services	Electrical Equipment and Services	858.00
1680.4238-01	26-May-23	Parallax Productions Pty Ltd	Office Equipment and Maintenance	5,126.00
1678.640-01	22-May-23	Parks & Leisure Australia	Memberships and Training Courses	99.00
1682.5189-01	26-May-23	Perpetual Wealthfocus Superannuatio	Superannuation	591.23
1681.714-01	26-May-23	Perth Festival	Bond Refund	1,000.00
1671.9076-01	5-May-23	Perth Medical Volunteers INC	Community Event	264.00
1671.9278-01	5-May-23	Perth Party Games	Event Performance or Activity	239.00
1671.89-01	5-May-23	Perth Party Hire	Equipment Hire	590.00
1678.7294-01	22-May-23	Perth Playground and Rubber Pty Ltd	Supply/Maintenance of Playground Equipme	3,267.00
1671.6490-01	5-May-23	Place Laboratory	Engineering & Surveying Services	5,874.00
1680.9219-01	26-May-23	POP Floral Studio	Flowers	2,100.00
1682.2908-01	26-May-23	Prime Super	Superannuation	1,998.11
1678.9169-01	22-May-23	Procurement Plus	Consultancy Services	11,162.25
1671.664-01	5-May-23	Property Council of Australia	Memberships and Training Courses	330.00
1674.9114-01	12-May-23	Prova Construction Pty Ltd	Facility Construction and Maintenance	47,888.28
1682.5870-01	26-May-23	QSuper	Superannuation	6.44
1680.4393-01	26-May-23	R & E O'Connor Pty Ltd	Consultancy Services	5,192.00
1674.6990-01	12-May-23	R H Roberts	Reimbursement of Expenses	93.40
1682.9107-01	26-May-23	RAIZ Invest Super	Superannuation	75.13
1678.8022-01	22-May-23	Rapid Asbestos Removals	Waste Management Services	825.00
1674.9240-01	12-May-23	Reef Group Pty Ltd	Equipment Hire	277.20
1671.8063-01	5-May-23	Reffing Hoops	Sporting Equipment & Supplies	2,178.00
1674.8063-01	12-May-23	Reffing Hoops	Sporting Equipment & Supplies	2,436.50
1678.8063-01	22-May-23	Reffing Hoops	Sporting Equipment & Supplies	594.00
1671.451-01	5-May-23	Reino International Pty Ltd	Parking Equipment and Supplies	16,596.21
1678.451-01	22-May-23	Reino International Pty Ltd	Parking Equipment and Supplies	2,999.32
1671.8808-01	5-May-23	ReNew Property Maintenance	Facility Maintenance Services	1,320.00
1678.8808-01	22-May-23	ReNew Property Maintenance	Facility Maintenance Services	4,870.80
1678.9269-01	22-May-23	Rentokil Initial Pty Ltd T/A Ambuis	Mechanical Plant Supply and Maintenance	137.50
1682.2608-01	26-May-23	Rest Superannuation	Superannuation	11,753.19
1671.4363-01	5-May-23	Ricoh Australia Pty Ltd	Lease of Equipment	416.64
1674.4363-01	12-May-23	Ricoh Australia Pty Ltd	Lease of Equipment	2,158.35
1680.4363-01	26-May-23	Ricoh Australia Pty Ltd	Lease of Equipment	69.49
1678.9249-01	22-May-23	RL & Sons Transport	Equipment Hire	53,625.00
1678.2642-01	22-May-23	Rosmech	Fleet Supply and Maintenance	2,648.03
1682.7196-01	26-May-23	Russell Investments (IQ Super)Russe	Superannuation	12.78
1680.4688-01	26-May-23	S E Avery	Traffic Management Services	625.00
1673.9274-01	5-May-23	S Langa	Bond Refund	400.00
1678.8737-01	22-May-23	S Metzger	Provision of Grant or Contribution	200.00
1674.2365-01	12-May-23	Safety Zone Australia Pty Ltd	Uniforms and Protective Equipment	1,064.43
1671.9224-01	5-May-23	Scaf-West Pty Ltd	Facility Construction and Maintenance	2,673.00
1678.4571-01	22-May-23	Scott Print	Printing Services	913.00
1680.9102-01	26-May-23	Seamless Merchandise	Museum Conservation Supplies	1,170.40
1671.2724-01	5-May-23	Securex Security Systems & Services	Fire Alarm and Security Services	920.39
1678.2724-01	22-May-23	Securex Security Systems & Services	Fire Alarm and Security Services	110.00
1680.2724-01	26-May-23	Securex Security Systems & Services	Fire Alarm and Security Services	2,057.00
1678.4883-01	22-May-23	SEEK Limited	Advertising Services	125.55

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
1680.5842-01	26-May-23	SEM Distribution	Subscription	300.50
1678.6731-01	22-May-23	Shred-X Pty Ltd	Waste Management Services	95.35
1678.4761-01	22-May-23	Sigma Companies Group	Equipment Consumables	569.80
1680.4761-01	26-May-23	Sigma Companies Group	Equipment Consumables	125.40
1680.6979-01	26-May-23	Signature Floral Design	Flowers	2,942.50
1680.6994-01	26-May-23	Sir Botanical	Flowers	2,673.00
1678.6239-01	22-May-23	SJR Civil Consulting Pty Ltd	Engineering & Surveying Services	935.00
1671.6807-01	5-May-23	Smartsensor Technologies Pty Ltd	Waste Bags, Bins and Parts	839.30
1671.6912-01	5-May-23	Smoke and Mirrors Audio Visual	Equipment Hire	1,598.75
1674.6107-01	12-May-23	Snap Northbridge	Printing Services	676.54
1678.6107-01	22-May-23	Snap Northbridge	Printing Services	350.48
1680.6107-01	26-May-23	Snap Northbridge	Printing Services	170.50
1680.8900-01	26-May-23	Soco Studios	Photography Services	2,475.00
1680.9218-01	26-May-23	Sonny & Willow	Flowers	1,650.00
1680.8256-01	26-May-23	South Side Wire	Park Furniture & Equipment	825.00
1678.9313-01	22-May-23	South West Mobility	Office Equipment and Maintenance	409.00
1671.5763-01	5-May-23	Speedo Australia	Sporting Equipment & Supplies	1,435.50
1671.205-01	5-May-23	Statewide Cleaning Supplies P/L	Cleaning Services and Equipment	2,341.64
1674.8916-01	12-May-23	Steamatic	Cleaning Services and Equipment	22,227.74
1678.6335-01	22-May-23	StrataGreen	Irrigation Supply and Repair	22,029.50
1680.6335-01	26-May-23	StrataGreen	Irrigation Supply and Repair	3,118.56
1680.9091-01	26-May-23	Strategic Art Services	Artistry Works	476.00
1678.3060-01	22-May-23	Subaru & VW Osborne Park	Fleet Supply and Maintenance	1,374.35
1671.3359-01	5-May-23	Subiaco Milk Supply	Stock for Lords Cafe	245.10
1674.3359-01	12-May-23	Subiaco Milk Supply	Stock for Lords Cafe	58.50
1680.3359-01	26-May-23	Subiaco Milk Supply	Stock for Lords Cafe	326.00
1680.9304-01	26-May-23	Subiaco Print Pty Ltd	Printing Services	1,441.00
1682.3771-01	26-May-23	Summit Personal Super Plan	Superannuation	66.61
1682.3604-01	26-May-23	Sunsuper Superannuation Fund	Superannuation	4,361.25
1682.3599-01	26-May-23	SuperWrap	Superannuation	682.20
1678.5205-01	22-May-23	Surun Services	Facility Maintenance Services	5,230.77
1678.7042-01	22-May-23	Sweetly Baked Perth	Catering and Refreshments	783.75
1671.8176-01	5-May-23	Synaco Global Recruitment Pty Ltd	Agency and Contract Staff	1,335.51
1678.8176-01	22-May-23	Synaco Global Recruitment Pty Ltd	Agency and Contract Staff	1,790.17
1680.8176-01	26-May-23	Synaco Global Recruitment Pty Ltd	Agency and Contract Staff	2,003.27
1671.208-01	5-May-23	Synergy	Electricity Usage Charges	37,488.76
1678.208-01	22-May-23	Synergy	Electricity Usage Charges	28,436.50
1680.208-01	26-May-23	Synergy	Electricity Usage Charges	2,130.38
1680.9140-01	26-May-23	T Waigana	Artistry Works	677.60
1678.1757-01	22-May-23	Telstra	Telephone Usage Charges	94.97
1680.1757-01	26-May-23	Telstra	Telephone Usage Charges	1,340.75
1678.6251-01	22-May-23	TenderLink	Advertising Services	184.80
1680.6251-01	26-May-23	TenderLink	Advertising Services	184.80
1678.1476-01	22-May-23	Testo Pty Ltd	Environmental Testing Supply or Service	991.10
1680.6940-01	26-May-23	The Bohemian Flower Collective Pty	Flowers	3,190.00
1674.3362-01	12-May-23	The Cookie Barrel	Stock for Lords Cafe	485.71
1678.3362-01	22-May-23	The Cookie Barrel	Stock for Lords Cafe	250.15
1680.3362-01	26-May-23	The Cookie Barrel	Stock for Lords Cafe	206.37
1674.3341-01	12-May-23	The Distributors Perth	Stock for Lords Cafe	666.90
1674.7302-01	12-May-23	The Frenchams Group WA	Stationery and Office Supplies	446.60
1678.7302-01	22-May-23	The Frenchams Group WA	Stationery and Office Supplies	165.00
1671.9031-01	5-May-23	The Grind Hay St	Catering and Refreshments	133.00
1671.1727-01	5-May-23	The Irish Club of WA (Inc)	Community Event	400.00
1680.9093-01	26-May-23	The Jessen Group Pty Ltd T/A Slimli	Museum Conservation Supplies	1,717.27
1671.9254-01	5-May-23	The Poster Girls	Advertising Services	345.00
1680.9109-01	26-May-23	The Poster Girls	Community Engagement Services	521.00
1678.7755-01	22-May-23	The Salvation Army Australia Territ	Community Event	750.00
1682.6059-01	26-May-23	The Superior Superannuation Fund	Superannuation	19.97
1682.7601-01	26-May-23	The Trustee for Future Super Fund	Superannuation	1,815.29
1682.7800-01	26-May-23	The Trustee for Aware Super	Superannuation	115,092.84
1682.8886-01	26-May-23	The Trustee for Birch Hill Superfun	Superannuation	700.03
1680.7715-01	26-May-23	The Trustee for Croudace Trust	Superannuation	3,850.00
1682.8766-01	26-May-23	The Trustee for HUB24 Super Fund	Superannuation	1,850.02

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
1680.9195-01	26-May-23	The Trustee for Kelly Canby Family	Artistry Works	680.00
1682.8669-01	26-May-23	The Trustee for McCracken	Superannuation	147.25
1682.7094-01	26-May-23	The Trustee for Public Sector	Superannuation	237.78
1682.8174-01	26-May-23	The Trustee for Super Directions Fu	Superannuation	972.98
1682.8157-01	26-May-23	The Trustee for TWU Superannuation	Superannuation	584.58
1678.452-01	22-May-23	The University of Western Australia	Photography Services	5,648.50
1671.1107-01	5-May-23	TK Elevator Australia Pty Ltd	Facility Maintenance Services	776.09
1671.5532-01	5-May-23	Totally Workwear	Uniforms and Protective Equipment	804.06
1674.5532-01	12-May-23	Totally Workwear	Uniforms and Protective Equipment	44.96
1678.5532-01	22-May-23	Totally Workwear	Uniforms and Protective Equipment	480.30
1680.5532-01	26-May-23	Totally Workwear	Uniforms and Protective Equipment	2,882.02
1671.943-01	5-May-23	T-Quip	Mechanical Plant Supply and Maintenance	174.80
1674.943-01	12-May-23	T-Quip	Mechanical Plant Supply and Maintenance	2,210.25
1671.7547-01	5-May-23	Trilogy Advertising and Marketing P	Advertising Services	16,500.00
1680.424-01	26-May-23	Tyrepower Perth City	Tyres	458.00
1671.6465-01	5-May-23	Ultimo Catering and Events	Catering and Refreshments	3,089.15
1678.6465-01	22-May-23	Ultimo Catering and Events	Catering and Refreshments	2,783.10
1673.9265-01	5-May-23	Uni Camp for Kids	Bond Refund	1,250.00
1682.2779-01	26-May-23	Unisuper	Superannuation	2,469.30
1678.9317-01	22-May-23	V M Lopez Torres Gordillo	Reimbursement of Expenses	45.48
1680.9317-01	26-May-23	V M Lopez Torres Gordillo	Reimbursement of Expenses	19.97
1671.9270-01	5-May-23	V Portelli	Refund of Rates, Fees and Charges	87.00
1680.9270-01	26-May-23	V Portelli	Refund of Rates, Fees and Charges	92.25
1682.3568-01	26-May-23	Vision Super	Superannuation	1,752.24
1674.419-01	12-May-23	Viva Energy Australia Ltd	Fuel & Oils	5,787.42
1678.7846-01	22-May-23	Vocus Communications	Telephone Usage Charges	1,554.68
1670.85-01	3-May-23	WA Treasury Corporation	Loan Repayments	10,396.27
1678.8691-01	22-May-23	Wandana Community Association (WCA)	Community Partnerships	7,500.00
1678.7080-01	22-May-23	Wannadoo Tours	Community Event	2,054.00
1671.128-01	5-May-23	Water Corporation	Water Usage Charges	410.18
1678.128-01	22-May-23	Water Corporation	Water Usage Charges	148.14
1678.1955-01	22-May-23	WC Convenience Management P/L	Facility Maintenance Services	6,890.18
1682.5645-01	26-May-23	Wealth Personal Super & Pension Fun	Superannuation	608.97
1680.9185-01	26-May-23	Wembley Nihongo Studio	Artistry Works	60.00
1671.5770-01	5-May-23	Wembley Supa IGA	Groceries	20.32
1674.5770-01	12-May-23	Wembley Supa IGA	Groceries	126.71
1678.5770-01	22-May-23	Wembley Supa IGA	Groceries	24.77
1680.5770-01	26-May-23	Wembley Supa IGA	Groceries	69.86
1678.8877-01	22-May-23	Wesfarmers Kleenheat Gas Pty Ltd	Gas Usage Charges	642.60
1680.9061-01	26-May-23	West Coast Construction & Demolitio	Facility Construction and Maintenance	21,285.00
1671.5153-01	5-May-23	West Oz Wildlife	Event Performance or Activity	489.50
1680.4929-01	26-May-23	WESTBOOKS	Library Equipment and Stock	96.45
1671.31-01	5-May-23	Western Lockservice	Facility Maintenance Services	105.00
1678.31-01	22-May-23	Western Lockservice	Facility Maintenance Services	264.00
1671.37-01	5-May-23	Western Metro Regional Council	Waste Management Services	41,506.37
1678.37-01	22-May-23	Western Metro Regional Council	Waste Management Services	167,418.12
1680.37-01	26-May-23	Western Metro Regional Council	Waste Management Services	87,885.10
1678.2937-01	22-May-23	Western Power	Electricity Usage Charges	1,320.00
1680.2937-01	26-May-23	Western Power	Electricity Usage Charges	1,320.00
1671.2732-01	5-May-23	Western Resource Recovery Pty Ltd	Waste Management Services	216.70
1678.2732-01	22-May-23	Western Resource Recovery Pty Ltd	Waste Management Services	774.27
1678.1586-01	22-May-23	Western Suburbs Building & Landscap	Landscaping Materials and Services	35.00
1671.4712-01	5-May-23	Woodlands Distributors & Agencies P	Park Furniture & Equipment	1,538.68
1678.4712-01	22-May-23	Woodlands Distributors & Agencies P	Park Furniture & Equipment	3,839.00
1680.4712-01	26-May-23	Woodlands Distributors & Agencies P	Park Furniture & Equipment	8,702.76
1678.9314-01	22-May-23	Woodruff & Co	Stationery and Office Supplies	248.70
1678.8680-01	22-May-23	Workforce Health Assessors Pty Ltd	Medical Assessment	2,387.00
1671.1956-01	5-May-23	Workzone Pty Ltd	Supply and Install Signs	1,218.21
1680.1956-01	26-May-23	Workzone Pty Ltd	Supply and Install Signs	2,914.80
1678.4010-01	22-May-23	Xpanse Pty Ltd	Software and IT Solutions	6,259.00
			Total Creditors EFT Payments	**3,275,815.82**

Payroll

PY01-23	10-May-23	Municipal Fund		407,825.00

Payment Summary
Creditors, Non Creditors, EFTs and Payroll

All Payments Made From 1-May-23 To 31-May-23

Payment	Date	Payee	Description	Amount
PY01-24	24-May-23	Municipal Fund		414,298.43
PY02-22	4-May-23	Municipal Fund		66,890.90
PY02-23	18-May-23	Municipal Fund		67,953.37
			Total Payroll	**956,967.70**
			Total Payments From Municipal Fund	**4,233,232.92**
				4,233,232.92

Cheques Cancelled between 1-May-23 and 31-May-23 that were raised in a prior period

Cheque	Payee	Raised	Value	Cancelled

REPORT ITEM NO. C6
ATTACHMENT NO. 6

CREDIT CARD PAYMENT SUMMARY
1 May 2023 to 31 May 2023

Date	Card Holder	Amount	Description
	Chief Executive Officer	$ 3,370.56	Credit card transactions April 2023
	Director Corporate Services	$ 5,322.09	Credit card transactions April 2023
	Manager Information Services	$ 1,292.56	Credit card transactions April 2023
	TOTAL	**$9,985.21**	

Corporate Credit Card Transaction Listing
1 May 2023 to 31 May 2023
CHIEF EXECUTIVE OFFICER

Transaction Date	Creditor	Amount	Description
8/05/2023	Myer Pty Ltd	$ 209.92	388 Hay Street - kitchen equipment
9/05/2023	Ultimo Catering	-$ 467.20	Refund due to non-supply of catering
9/05/2023	Coles Online	$ 186.15	Meeting Refreshments
10/05/2023	Uber Eats	$ 383.99	Meeting Refreshments
12/05/2023	nib Travel Services	$ 42.00	Insurance airfare Australian Coucil of Local Govt Canberra Mayor
12/05/2023	Perth Airport Pty Ltd	$ 79.92	Parking - Mayor
12/05/2023	QANTAS Airways	$ 1,392.02	Airfare Canberra Mayor
17/05/2023	Nespresso Australia	$ 192.60	Meeting Refreshments
17/05/2023	Uber Eats	$ 659.99	Meeting Refreshments
19/05/2023	Woolworths Online	$ 179.10	Meeting Refreshments
26/05/2023	Coffee Luxe Pty Ltd	$ 11.00	Meeting Refreshments
31/05/2023	Uber Eats	$ 501.07	Meeting Refreshments
	TOTAL	**$3,370.56**	

Corporate Credit Card Transaction Listing
1 May 2023 to 31 May 2023
DIRECTOR CORPORATE SERVICES

Transaction Date	Creditor	Amount	Description
1/05/2023	Commonwealth Bank of Australia	$ 20.00	Annual fee
2/05/2023	Delisio Pizza	$ 179.42	Meeting Refreshments
4/05/2023	Officeworks Subiaco	$ 43.82	Stationery
9/05/2023	Ultimo Catering	$ 164.95	Meeting Refreshments
10/05/2023	GeoGuessr	$ 35.88	Subscription
10/05/2023	Officeworks	$ 289.80	Stationery
10/05/2023	Officeworks	$ 157.00	Equipment
15/05/2023	Officeworks	-$ 289.80	Stationery - refund for non-supply
15/05/2023	Officeworks	$ 59.00	Equipment
15/05/2023	State Library	$ 225.00	Photographs
15/05/2023	LG Professionals	$ 265.51	Membership DCS
15/05/2023	Shui	$ 101.99	Gift Vouchers - Mothers Day promotion
15/05/2023	Shui	$ 101.99	Gift Vouchers - Mothers Day promotion
15/05/2023	Jana Beauty	$ 100.00	Gift Vouchers - Mothers Day promotion
15/05/2023	Jana Beauty	$ 100.00	Gift Vouchers - Mothers Day promotion
16/05/2023	Rumble Boxing	$ 338.00	Gift Vouchers - Mothers Day promotion
16/05/2023	Woolworths	$ 80.00	Supplies - Kitchen
16/05/2023	Woolworths	$ 60.00	Supplies - Kitchen
16/05/2023	Woolworths	$ 16.25	Supplies - Kitchen
17/05/2023	Officeworks	$ 82.00	Stationery
17/05/2023	Hilton Albany	$ 500.00	Accommodation Craig Silvey Award promotion DDS
18/05/2023	Indigenous Promotions	$ 472.50	Promotional material - NAIDOC Week
19/05/2023	The West Digital	$ 28.00	Subscription
23/05/2023	Delisio Pizza	$ 297.43	Meeting refreshments
25/05/2023	The Literature Centre	$ 495.00	Registration - Celebrate Reading Conference KL
26/05/2023	State Library of WA	$ 125.00	Photographs
26/05/2023	MyDeal	$ 290.36	Equipment 388 Hay Street
26/05/2023	Canva	$ 164.99	Marketing - digital resource
30/05/2023	The Royal West Australian Historical Society	$ 40.00	Photographs
30/05/2023	National Storage	$ 724.00	Museum storage - 1 month
31/05/2023	Dick Smith	$ 54.00	Equipment
	Total	**$5,322.09**	

Corporate Credit Card Transaction Listing
1 May 2023 to 31 May 2023
MANAGER INFORMATION SERVICES

Transaction Date	Creditor	Amount	Description
1/05/2023	Send Grid	$ 135.32	Subscription - marketing
1/05/2023	Commonwealth Bank of Australia	$ 3.38	International bank fee
10/05/2023	Microsoft	$ 15.95	Subscription - marketing
17/05/2023	Zoom	$ 182.00	Subscription - marketing
17/05/2023	Hilton Albany	$ 309.00	Accommodation Craig Silvey Award - C Silvey
18/05/2023	Campaign Monitor	$ 141.90	Subscription - marketing
21/05/2023	Mailchimp	$ 175.01	Subscription - marketing
29/05/2023	Facebook	$ 100.00	Marketing - Facebook
31/05/2023	Mailchimp	$ 230.00	Subscription - marketing
	TOTAL	**$1,292.56**	