appendices

TOWN OF VICTORIA PARK

Elected Members Briefing Session
6 November 2018

And

Ordinary Meeting of Council
13 November 2018

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11.1 Appendix 1 – 547-553 Albany Highway, Extract of Minutes of Ordinary Council Meeting dated 12 September 2017

11.3 547-553 (Lot 929) Albany Highway, Victoria Park – Proposed Additions and Alterations to Existing Facade

File Reference:	PR719
Appendices:	No
Attachments:	No
Landowner:	Sugarloaf Landholdings Pty Ltd
Applicant:	Formscape
Application Date:	18 May 2017
DA/BA or WAPC Ref:	5.2017.387.1
MRS Zoning:	Urban
TPS Zoning:	Commercial
TPS Precinct:	Precinct P11 'Albany Highway Precinct'
Use Class:	Showroom and Warehouse
Use Permissibility:	'P' use

Date:	7 September 2017
Reporting Officer:	N. Michael
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Approval subject to conditions.

- Application seeks to modify the existing building façade by removing a number of windows, entrances and repainting the façade;
- The proposed use 'Showroom' and 'Warehouse' are 'P' (Permitted) uses within the Commercial Zone;
- The building has heritage significance as identified by the Town's Municipal Heritage Inventory;
- The removal of windows is not supported as it is contrary to the objectives and policy provisions in the Town's Local Planning Policy 17 'Street Frontage Design Guidelines for District Centres and Commercial Areas Along Albany Highway'; and
- The application is recommended for Approval, subject to conditions.

TABLED ITEMS:

- Development application form dated received 18 May 2017;
- Development application plans dated received 18 May 2017;
- Amended plans and further information dated received 20 July 2017; and
- Amended plans dated received on the 31 August 2017.

BACKGROUND:

Nil

DETAILS:

An application has been received seeking approval for Additions and Alterations to the existing building façade as a result of a Change of Use to 'Showroom' and Warehouse'.

Site Context
The property is located within the 'Commercial' zone with Precinct Plan P11 – 'Albany Highway Precinct' and is on a corner lot with frontages to both Albany Highway and Rathay Street.

The applicant has provided the following advice regarding their business and operations:-

- The proposal is to convert the existing building into a 'Showroom' and 'Warehouse' for the purpose of a single tenant displaying and selling beds, mattresses and associated furniture;
- A reconfiguration of the internal layout, the front portion is to be used as a showroom and the rear portion is to be used as a warehouse/storage;
- A truck is required to access the site for delivery purposes;
- 11 existing car bays on site, including 1 disabled bay;
- A maximum 3 employees will be on-site at any one time; and
- The applicant seeks to operate from 9am to 5pm Monday to Friday, 9am to 4pm Saturday and 10am to 4pm Sunday.

The Development Application proposes the following Façade Changes:-

- Permanently remove 4 windows facing Albany Highway;
- Permanently remove 4 windows facing Rathay Street;
- Permanently remove 1 window facing the existing rear carpark;
- Modification to the entrance on Rathay Street;
- A roller door is proposed to the existing rear car park;
- The building is proposed to be repainted green; and
- No signage is proposed as a part of the application.

Existing Building
The subject site is listed on the Town of Victoria Park Municipal Heritage Inventory (MHI). The site is known as the 'United Friendly Societies Building'. The building was constructed in 1940 and had become the home for the Friendly Society dispensary according to the Municipal Heritage Inventory. This building was designed by Architect W H Bennet and the Art-Deco facade is a great example of how to develop a corner building.

Amended Plans
There have been a number of discussions with the applicant, owner and Council Officers regarding multiple issues and Local Planning Policy discrepancies, those of which will be discussed later in the report. The applicant has also provided amended plans in an attempt to address the issues, however the application is now at an impasse and is referred to a Council Meeting for consideration.

Legal Compliance:
Relevant General Provisions of Town Planning Scheme No. 1
In assessing and determining this application, Council is to have regards to the following general provisions of the Scheme:

- Deemed Clause 67 of the Local Planning Scheme Regulations 2015; and
- Statement of Intent contained in Precinct Plan P11 – 'Albany Highway Precinct'.

Compliance with Development Requirements

- TPS1 Scheme Text, Local Planning Policies and Precinct Plan:
  - Local Planning Policy 17 'Street Frontage Design Guidelines for District Centres and Commercial Areas Along Albany Highway';
  - Local Planning Policy 23 'Parking Policy'; and
  - Signs Local Law 2006.

Statement of Intent contained in Precinct Plan P11 – 'Albany Highway Precinct'
The Statement of Intent for the Precinct states the following part:-
"*The Albany Highway Precinct will be revitalised and consolidated as a major urban/shopping commercial axis incorporating the "strip" imagery of its past development along the length of Albany Highway"*

The text associated with the 'Commerical Zone' section of the Precinct reads:
"medium scale general commercial uses. Ultimately, the area shall develop as a high quality commercial area predominantly occupied by office uses, serving as the 'gateway' (together with the Causeway Precinct), to the Precinct and to the city centre from the south."

Local Planning Policy 17 'Street Frontage Design Guidelines for District Centres and Commercial Areas Along Albany Highway' (LPP17)
The introduction to LPP17 states:-

"All building frontages, shops, offices, warehouses and residential units contribute to the character, atmosphere and comfort of the surrounding public spaces. Buildings that are well presented, with interesting architectural or decorative detail, good lighting and with a sense of being inhabited or used regularly contribute to make people feel welcome and secure. Such buildings also reflect well on the owners and the area.

People stay out in lively urban places, remaining in the streets to sit, wait, watch, meet and talk. Buildings with irregular frontages or niches, where people can stand, sit or perch, support some of the street's social functions. Verandahs provide protection from the weather and make the street more comfortable for pedestrians. Thus buildings by their appearance and structure can contribute positively to making a shopping trip or a visit a pleasure."

Relevant LPP17 Policy Provisions are as follows:-

LPP 17 Policy Provisions	**Complies**
6.3 Activities Adjacent to the Frontages i. all street level frontages should provide displays or visible activity and a high degree of architectural design detail at a pedestrian scale. ii. vehicle parking areas and plant rooms or service areas are not acceptable on any Highway or corner site frontage. Nor should they be placed on side street frontages unless there is no alternative.	Not Compliant The application proposes to reduce the level of displays by:- • Removing 4 windows along Albany Hwy; and • Removing 4 windows along Rathay Street.

6.6 Windows/Glazing i. at least 60% of the total length of the façade along the footpath should be transparent. The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays. ii. a high level of detailing or decoration in design, structure, colour and materials, should be provided to enhance the interest from the street. iii. windows, including shop windows, should be designed in the style of the building and detailed to provide interest for the pedestrian. Interesting stall risers, facia and shopfront frame work should be provided. iv. roller doors of solid material, including see through acrylic are not acceptable. v. reflective or heavily tinted glazing is not encouraged on any building.	<u>Not Compliant</u> • It is proposed to reduce the potential window transparency from 83% to 50% of the total length of the facade along Albany Highway. It is noted that some of the existing windows along the Albany Highway frontage have previously been obscured without approval. • It is proposed to reduce the potential window transparency from 42% to 18% of the total length of the facade along Rathay Street.
6.7. Entrance i. entrances to a building or shop should be clearly visible and should not be obscured by columns, planting or other features. Major doorways should be evident as such, with minor entrances also easily seen. ii. predominant traditional entrance patterns in any street should be maintained and reinstated. Access to all new buildings should reflect the traditional access pattern of the street. iii. any existing front access to floors above ground level or to basements should be retained to encourage potential residential and/or mixed uses on these floors and enhance the integration of different uses by easy access. iv. major entrances should include access for people of limited mobility. Access will be required as under the Building Code of Australia.	<u>Not Compliant</u> The corner entrance facing Rathay Street and the rear car park is proposed to be removed and replaced by a dual pedestrian door and roller door to the car park. Notwithstanding this the modifications will have little impact to the Rathay Street streetscape and this portion of building is of little heritage significance, therefore the changes are considered acceptable.

6.9. Roller Doors i. roller doors/shutters of any solid material, including clear acrylic, are not acceptable on front ground floor facades. ii. open metal roller grills, providing they comply with the above and allow for window shopping or internal lights (offices etc.) to be seen are acceptable.	Compliant The application proposes a roller door to the existing car park. However this is not visible from Albany Highway and Rathay Street, therefore the proposed roller door is not considered to have an impact on the existing streetscape.
6.11 Heritage Buildings i. all recognised heritage buildings should retain any original shopfronts, entries or foyers. Front entries and stairs to floors above or to basements below a shopfront should be retained to encourage an appropriate mixing of activities, particularly residential on the upper floors. ii. notable building facades should be treated with the same respect accorded a heritage building, including treatment of shopfronts. iii. should it be necessary to replace or insert a shopfront, or other part of the facade, to a heritage or notable building then that shopfront/part should be designed to be in sympathy with the style, proportions, scale (both vertical and horizontal), materials, detailing and use of materials in and of that building.	Not Compliant The subject site is listed within the Town of Victoria Park Municipal Heritage Inventory. The application proposes to remove original shopfronts by removing a number of windows on both Albany Highway and Rathay Street.
6.13. Colours i. buildings that impinge on a landscaped 'natural' environment such as the Swan River foreshore or Read Park, should seek to complement the landscape with colour. ii. colour should be used so that every building is different and interesting but not at the expense of its neighbours. iii. unpainted brick walls on heritage and notable buildings should not be painted. iv. on older buildings, including heritage buildings, where a brick facade has been previously painted, any new colour scheme should differentiate between brick, render and wood	Compliant The application proposes to repaint the building ‘green’.

	surfaces. Thus the original pattern of the façade can be reinstated through the use of colour.	

In a Letter accompanying the Development Application, received on the 18 July 2017, the following statements have been made by the applicant to explain how the business is intended to operate and to address the removal of windows:

"*We actively econourage our customers to come into our store, lie down on our beds, experience the different, highquality mattresses and understand which product will suit them the best. Having a showroom with large windows opening onto a major highway, with passing traffic, will make my customers feel uncomfortable and uneasy when lying down on a bed in full view. The environment we wish to create is warm, engaging and comfortable.*

As a company, we have spent a significant amount of time refining our showroom layout to maximise the experience, through flooring, textiles, colour, lighting and sound. In order to create this environment, it is essential to limit the amount of natural light coming into the showroom which will allow a suitable ambience to be created.

Our new location in Victoria Park will be considered a 'Destination Store'. Our clientele is likely to come from across the greater Perth area and beyond to view, experience and purchase this unique, high-end product. The additional visitors who would not normally visit Victoria Park will add to surrounding retailers and hospitality providers. This is in line with our company structure that supports local, an element exisitng in our local factories producing our Australian Made Matresses.

I understand the need for the council to make decisions that provide for interesting streetscapes, that provide some interest for passing pedestrians, however, my customers are the reason for my business and need to be afforded the privacy to make a decsision to purchase a premium bedding product."

Local Planning Policy 23 – 'Parking Policy'
The proposed 'Showroom' and 'Warehouse' are both 'P' (Permitted) uses within the Commercial Zone and is compliant with the provisions of the Local Planning Policy 23 'Parking Policy'.

Signs Local Law 2006
The submitted plans indicate the potential location of a wall sign along Rathay Street however no details have been provided and therefore the signage has not been addressed as part of this development application.

Policy Implications:
Nil

Risk Management Considerations:

Risk & Consequence	Consequence Rating	Likelihood Rating	Overall Risk Analysis	Mitigation / Actions
The proponent has the right of review against Council's decision, including any conditions included therein, in accordance with the *State Administrative Tribunal Act 2004* and the *Planning and Development Act 2005.*	Moderate	Likely	Low	Ensure that Council is provided with information to make a sound decision based upon relevant planning considerations including the Scheme and applicable Local Planning Policies.

Sustainability Assessment:
External Economic Implications:
Nil

Cultural Issues:
Nil

Environmental Issues:
Nil

Social Issues:
Nil

COMMENT:
Local Planning Policy 17 'Street Frontage Design Guidelines for District Centres and Commercial Areas Along Albany Highway'
As specified in policy provision 6.3 of LPP17:-

"all street level frontages should provide displays or visible activity and a high degree of architectural design detail at a pedestrian scale."

Despite the proposal to retain some windows along Albany Highway and Rathay Street, the removal of any windows will permanently reduce the level of activation for current and future uses. The application in its current form is considered to be a retrograde step and will not maintain a high degree of displays and visible activity between shops and the street and vice versa, which is an objective for development along a main street such as Albany Highway.

As specified in policy provisions 6.6 of LPP17:-

"at least 60% of the total length of the façade along the footpath should be transparent. The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays."

It is proposed to reduce the potential window transparency from 83% to 50% of the total length of the facade along Albany Highway. In addition, it is proposed to reduce the potential window transparency from 42% to 18% of the total length of the facade along Rathay Street. It is considered that any reduction in visual displays will further reduce the level of activation and surveillance required for a main street environment.

Further the Town has recently approved other Showroom type developments along Albany Highway and has similarly required these applicants to increase the extent of windows/glazing to street fronts, those including:-

- No. 1009-1015 Albany Highway – Approved Showroom, Shops ("Aldi"), Liquor Store (Small) and Fast Food Outlet (yet to be constructed); and
- No. 1002-1004 Albany Highway – Approved Showroom "Repco" (Yet to be constructed).

While the minimum 60% glazing requirement contained in LPP17 is an acceptable minimum standard for new developments, in this instance given the aesthetic and heritage significance of the building, it is considered appropriate that a higher standard of glazing be retained.

As specified in policy provision 6.13 of LPP17:-

i. "all recognised heritage buildings should retain any original shopfronts, entries or foyers. Front entries and stairs to floors above or to basements below a shopfront should be retained to encourage an appropriate mixing of activities, particularly residential on the upper floors.

ii. notable building facades should be treated with the same respect accorded a heritage building, including treatment of shopfronts.

iii. should it be necessary to replace or insert a shopfront, or other part of the facade, to a heritage or notable building then that shopfront/part should be designed to be in sympathy with the style, proportions, scale (both vertical and horizontal), materials, detailing and use of materials in and of that building."

The subject site is listed on the Town of Victoria Park Municipal Heritage Inventory, which states the following in relation to the building:-

- The site is known as the 'United Friendly Societies Building';
- This building has aesthetic, historical and social heritage significance;
- It is an example of an Art-Deco design that maximises a corner location;
- Its historic significance lies in its association with the Victoria Park and Districts' United Friendly Society;
- It was purpose built as a dispensary for the group in 1940. The Friendly Society provided members with a range of benefits; and
- The building has become an important part of the commercial streetscape of Albany Highway.

It is considered that the proposal in its current form is not designed to be in sympathy with the style of the traditional character of the building. The positive streetscape contribution that the building makes will be weakened by removing a substantial amount of windows that are fundamental to the aesthetic significance of the building. As such the removal of windows along Albany Highway is not supported and the windows should be reinstated to their original form. In addition the façade facing Rathay Street can be improved by providing additional windows to provide further activation and surveillance.

In summary, although Council Officers recognise the need of the business operator to function effectively, this should not be to the detriment of the Albany Highway streetscape. The primary interest of LPP17 is to maintain attractive and activated streetscapes, and a Showroom type business of this nature that proposes a high proportion of blank walls/facades to street fronts (in lieu of windows/glazing) may be better suited to a location other than a main street.

CONCLUSION:
While acknowledging the needs of business operators, Council's planning priority is that of streetscape outcomes and ensuring streetscape activation. Removing windows does not achieve this and is contrary to CPTED, street activation and passive surveillance outcomes. Furthermore in this case the removal of windows from a heritage listed building detracts from the aesthetics of the building and is a retrograde step.

Having regard to the above, it is recommended that the application be approved subject to conditions, including the need for all existing windows along the Albany Highway frontage to be retained and reinstated, and for the extent of windows along Rathay Street frontage being improved to the satisfaction of the Town.

RECOMMENDATON/S:
In accordance with the provisions of the Town of Victoria Park Town Planning Scheme No.1 and the Metropolitan Region Scheme the application submitted by Formscape (DA Ref: 5.2017.387.1) for Additions and Alterations to the Existing Building Façade at 547-553 (Lot 929) Albany Highway, Victoria Park, as indicated on the plans dated received 31 August 2017 be Approved subject to the following conditions.

1. The plans be amended to retain all windows facing Albany Highway and reinstated clear glazing to these windows to the satisfaction of the Executive Manager Built Life.

2. The plans be amended to increase the extent of glazing and activation to Rathay Street, to the satisfaction of the Executive Manager Built Life.

3. All windows and doors to street frontages are to be provided with clear glazing, and are not to be subsequently obscured by alternative window treatments, painting, signage or internal shelves, unless approved in writing by the Town.

4. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.

Advice to Applicant

5. The applicant/owner should refer to the Requirements of Other Council Business Units, enclosed with this development approval, which are relevant to the submission of a building permit and/or the carrying out of the development for which this approval is granted. This development approval does not remove the need to obtain licences, permits or other forms of approval that may be required under other legislation or requirements of Council.

5. Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.

ALTERNATE MOTION:

Moved: Cr Hayes **Seconded: Cr Potter**

In accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the application submitted by Formscape (DA Ref: 5.2017.387.1) for Additions and Alterations to the Existing Building Facade at 547-553 (Lot 929) Albany Highway, Victoria Park as indicated on the plans dated received 31 August 2017 be Approved subject to the following conditions:

1. In relation to the existing windows facing Albany Highway:

1.1 All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.

1.2 All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.

1.3 Those windows described on the approved plans to be boarded up or removed shall be retained as per item (i) but may be internally screened through curtains or blinds.

1.4 The internal screening permitted in (iii) above only relates to this planning application.

2. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.

Advice to Applicant

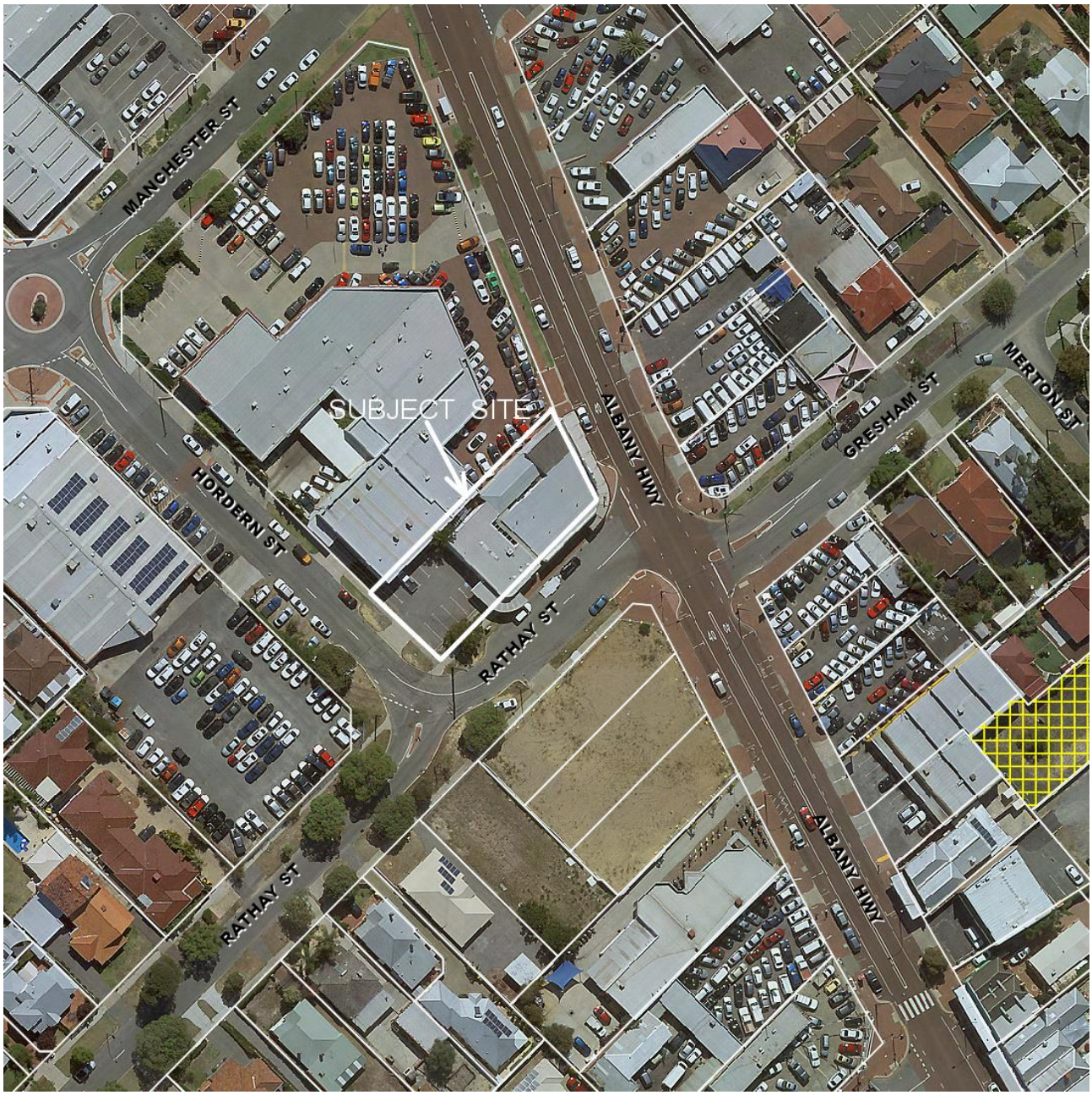
3. The applicant/owner should refer to the Requirements of Other Council Business Units, enclosed with this development approval, which are relevant to the submission of a building permit and/or the carrying out of the development for which this approval is granted. This development approval

does not remove the need to obtain licences, permits or other forms of approval that may be required under other legislation or requirements of Council.

4. **Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.**

The Alternate Motion was Put and CARRIED (8-0)

In favour of the Motion: Cr Ammons Noble; Cr Anderson; Cr Hayes; Cr Jacobs; Cr Maxwell; Cr Oliver; Cr Potter; and Cr Windram


SUBJECT SITE
MANCHESTER ST
HORDERN ST
RATHAY ST
RATHAY ST
ALBANY HWY
ALBANY HWY
GRESHAM ST
MERTON ST

11.1 Appendix 2 – 547-553 Albany Highway, Copy of development approval and plans dated 12 September 2017

TOWN OF VICTORIA PARK

find the meaning of life at
www.victoriapark.wa.gov.au

26 September 2017

Western Australia Building Certifiers &
Assessors Pty Ltd WABCA
Suite 14/755 Albany Highway
EAST VICTORIA PARK WA 6101

Nicholas Michael
Planning Officer
File Ref: 719
DA Ref No.: 5.2017.387.1

Dear Sir/Madam

DEVELOPMENT APPLICATION (5.2017.387.1) FOR CHANGE OF USE TO SHOWROOM - LOT: 929 PLN: 4377, NO.547-553 ALBANY HIGHWAY, VICTORIA PARK

Thank you for your application dated 18/05/2017, for the above proposed development. Please be advised that the application has been APPROVED by the Council subject to the conditions and advice notes in the attached Notice of Determination on Application for Development Approval.

The conditions of this approval are required to be met in the course of carrying out the development for which the approval has been granted. If you wish to clarify any of the conditions, please do so prior to submission of an application for a building permit.

All information necessary for the purpose of addressing the conditions and advice notes of this approval should be provided with, or prior to, the application for a building permit.

Please be aware that this development approval does not remove the need to obtain permits, licenses or forms of approval under other legislation or requirements of Council.

Should you have any queries please contact Nicholas Michael of Council's Urban Planning Business Unit on 9311 8109 or by email to NMichael@vicpark.wa.gov.au.

Yours faithfully

ROBERT CRUICKSHANK
EXECUTIVE MANAGER BUILT LIFE
Enc

DA Ref No: 5.2017.387.1
File No: 719

Planning and Development Act 2005

TOWN OF VICTORIA PARK

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Location: No.547-553 Albany Highway, VICTORIA PARK			
Lot: 929	**Plan / Diagram:** 4377	**Vol. No:** 1068	**Folio No:** 824
Application date: 18/05/2017		**Received on:** 18/05/2017	
Description of proposed development: CHANGE OF USE TO SHOWROOM			

At the Council's Meeting held on 12 September 2017, in accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the application for development approval was:

☑ **Approved** subject to the following conditions ☐ ~~**Refused** for the following reason(s)~~

Conditions / ~~Reasons for refusal~~ :

1. In relation to the existing windows facing Albany Highway:
   - 1.1 All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.
   - 1.2 All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.
   - 1.3 Those windows described on the approved plans to be boarded up or removed shall be retained as per item 1.1 but may be internally screened through curtains or blinds.
   - 1.4 The internal screening permitted in 1.3 above only relates to this planning application.

2. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.

Date of determination: 12 September 2017

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of this determination.

Signed: _____ Date: 12 September 2017

For and on behalf of the Town of Victoria Park

Advice to Applicant:

1. The applicant/owner should refer to the Requirements of Other Council Business Units, enclosed with this development approval, which are relevant to the submission of a building permit and/or the carrying out of the development for which this approval is granted. This development approval does not remove the need to obtain licences, permits or other forms of approval that may be required under other legislation or requirements of Council.
2. Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.

Should you have any queries regarding the above please contact Planning Officer, Nicholas Michael on 9311 8109 or by email to NMichael@vicpark.wa.gov.au.

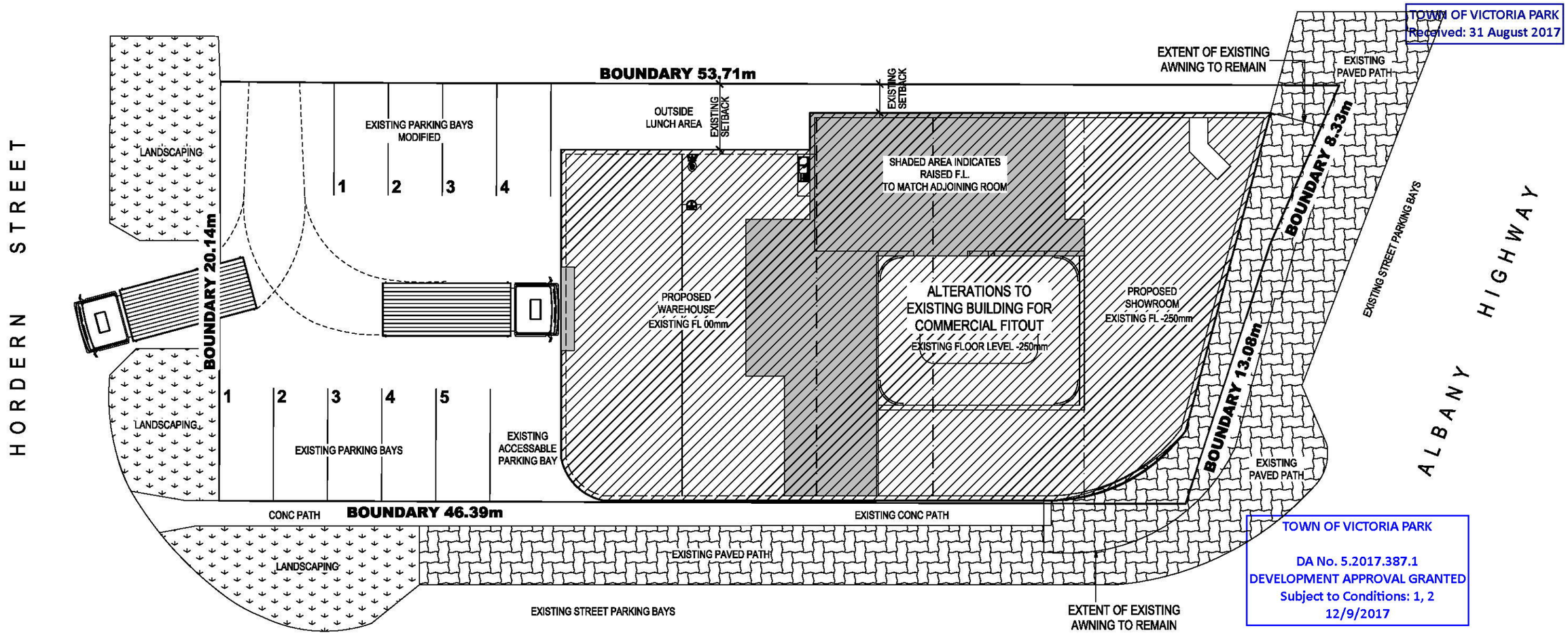
TOWN OF VICTORIA PARK
REQUIREMENTS OF OTHER COUNCIL BUSINESS UNITS

DA Ref No: 5.2017.387.1
Date of Approval: 12 September 2017

BUILDING BUSINESS UNIT:

(1) A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.
(2) A Sign Licence is required to be obtained from the Town prior to the installation of any signage.
(3) Your attention is drawn to the need to comply with the requirements of Part D3 of the Building Code of Australia - Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6.
(4) Plans are to be assessed by a practicing qualified disability Access Consultant who is an accredited member of the Association of Consultants in Access, Australia Inc (ACAA) to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards. A Copy of the certified plans is to be provided as part of the building permit application.
(5) In addition to the disabled access and facility requirements of the Building Code of Australia, it is the responsibility of the building owner/developer to ensure the development complies with the Disability Discrimination Act 1992. Further information may be obtained from the Disability Services Commission.

Advice to Applicant:
(1) In the case of a Class 1a or 10 building, the application for a building permit can be submitted as either a certified or an uncertified application. A Class 2-9 building can only be submitted as a certified application.



TOWN OF VICTORIA PARK
Received: 31 August 2017

TOWN OF VICTORIA PARK

DA No. 5.2017.387.1
DEVELOPMENT APPROVAL GRANTED
Subject to Conditions: 1, 2
12/9/2017

1. SITE PLAN
1:200

N

NOTES

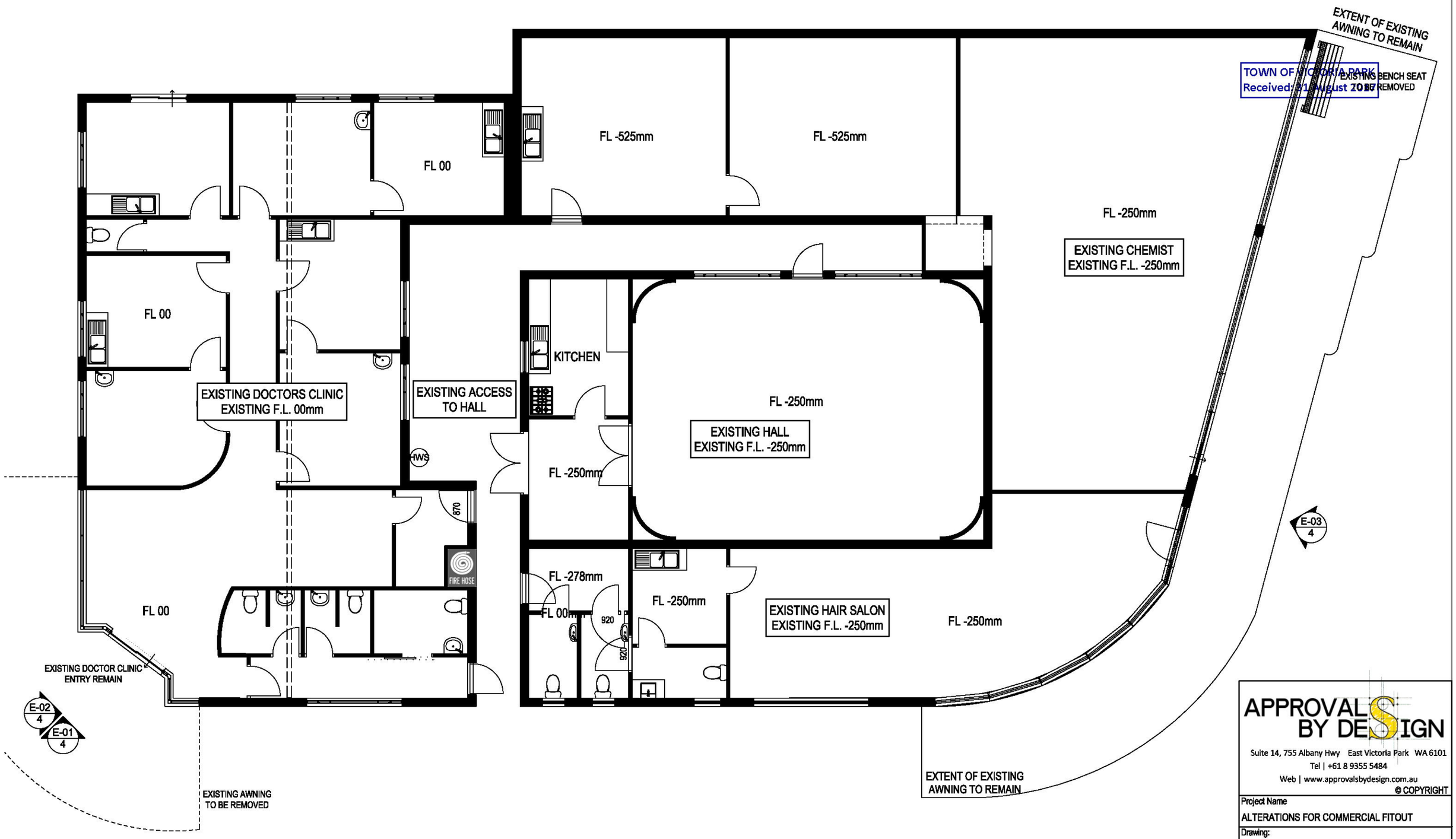
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION, REPORTS, CONTRACTS AND DRAWINGS.

ALL EXISTING STRUCTURE ARE DRAWN APPROX FOR EXACT DIMENSIONING, SIZE, LOCATION & ANY OTHER DISCREPANCY CHECK ON SITE.

APPROVALS BY DESIGN
Suite 14, 755 Albany Hwy East Victoria Park WA 6101
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Drawing:	SITEPLAN
Client	D&L BUILDING SERVICES
Project Address	Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK

Scale:	1:200 @A3	Date:	APRIL 2017
Dm by:	BC	Revision:	K
Job No.	J006055	Sheet No:	1 of 5



TOWN OF VICTORIA PARK
Received: 21 August 2017

1. EXISTING FLOORPLAN
1:100

NOTES

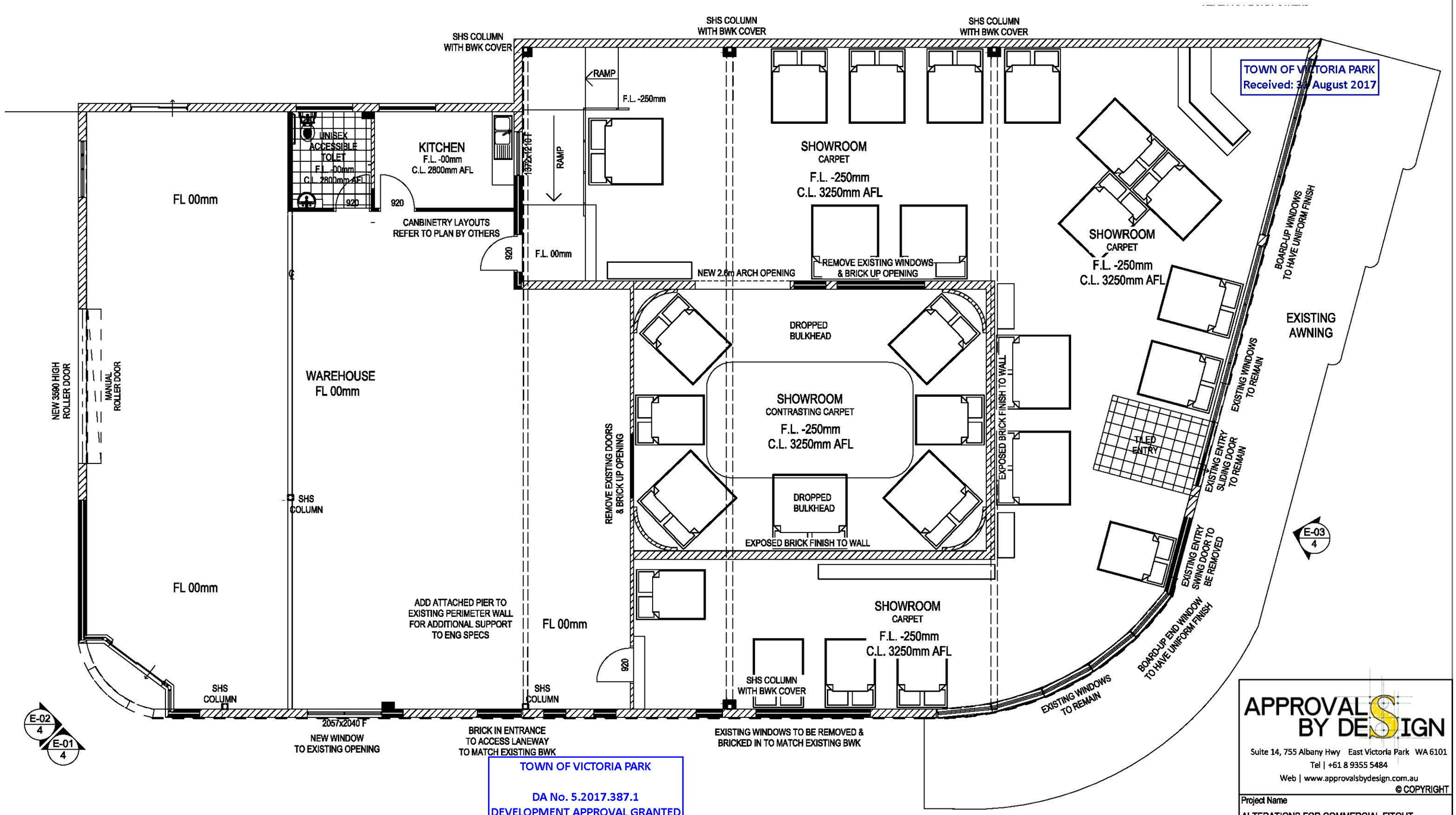
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Drawing:	EXISTING FLOORPLAN
Client	D&L BUILDING SERVICES
Project Address	Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK

Scale:	1:100 @A3	Date:	APRIL 2017
Dm by:	BC	Revision:	K
Job No.	J006055	Sheet No:	2 of 5



TOWN OF VICTORIA PARK
Received: 31 August 2017

TOWN OF VICTORIA PARK

DA No. 5.2017.387.1
DEVELOPMENT APPROVAL GRANTED
Subject to Conditions: 1, 2
12/9/2017

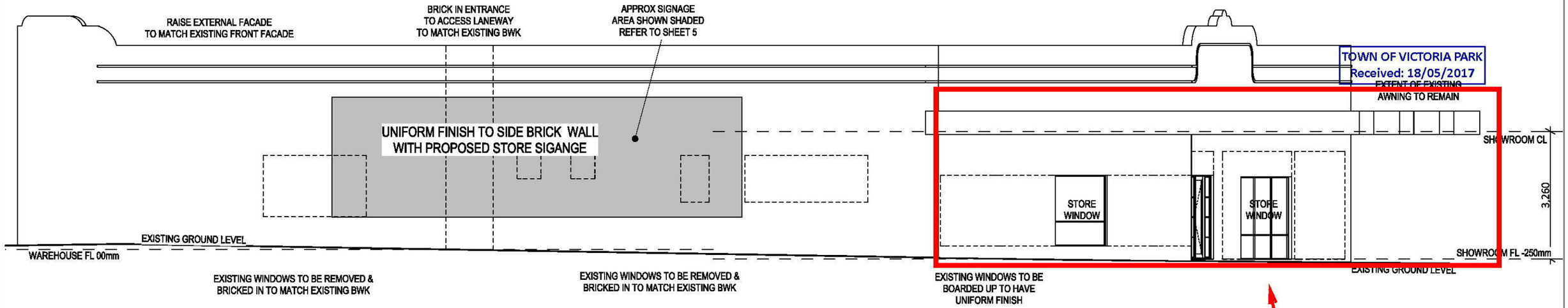
1. FLOORPLAN
1:100

AREAS	
PROPOSED WAREHOUSE AREA =	227.43m²
PROPOSED SHOWROOM AREA =	305.84m²
TOTAL AREA =	533.27m²

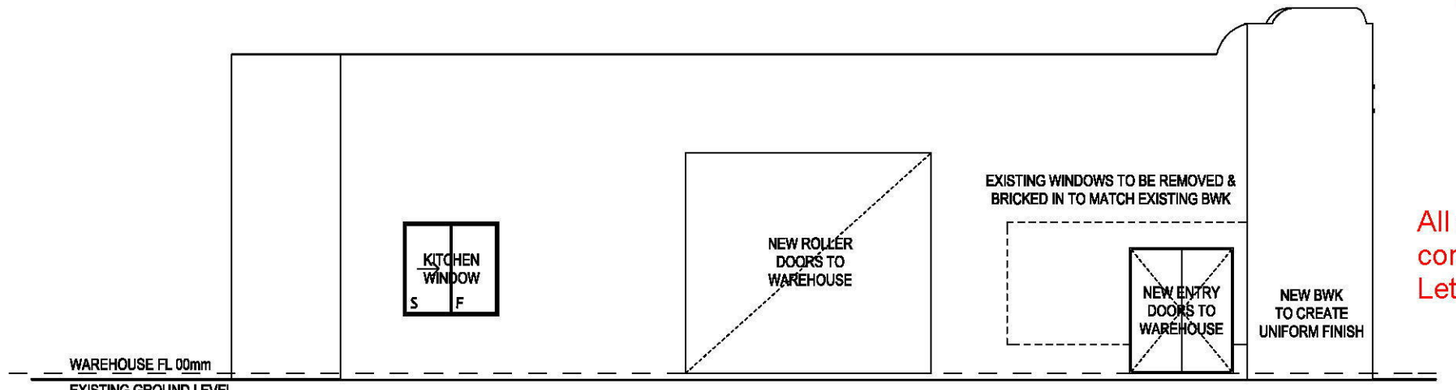
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Project Name	ALTERATIONS FOR COMMERCIAL FITOUT
Drawing:	PROPOSED FLOORPLAN
Client	D&L BUILDING SERVICES
Project Address	Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK

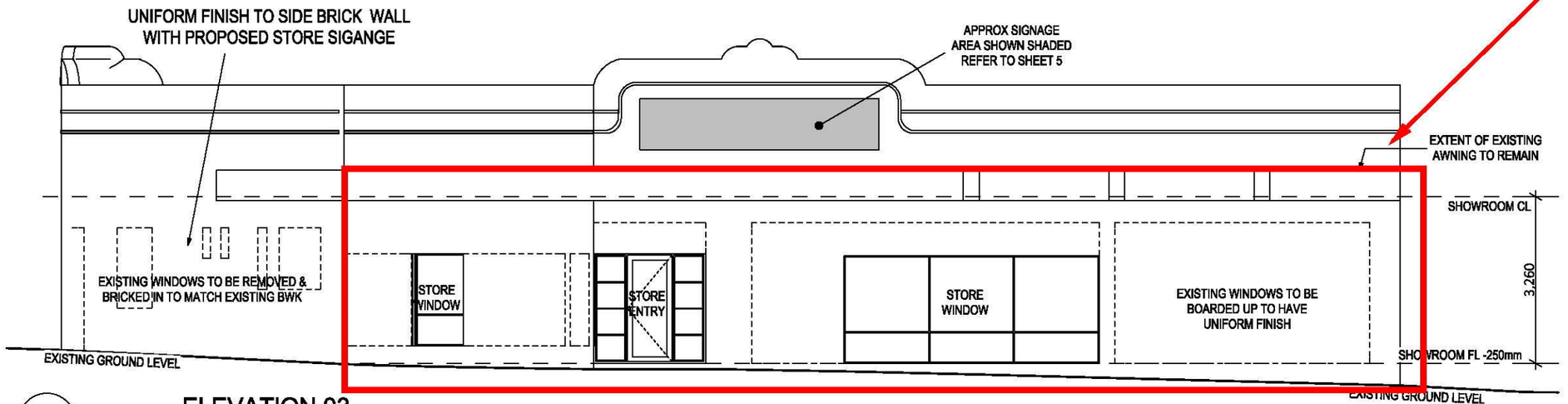
Scale:	1:100 @A3	Date:	APRIL 2017
Drn by:	BC	Revision:	K
Job No.	J006055	Sheet No:	3 of 5



E-01 ELEVATION 01
1:100



E-02 ELEVATION 02
1:100



E-03 ELEVATION 03
1:100

All windows to be retained as per condition No.1 on the Approval Letter dated 26 September 2017.

TOWN OF VICTORIA PARK
Received: 18/05/2017

TOWN OF VICTORIA PARK

DA No. 5.2017.387.1
DEVELOPMENT APPROVAL GRANTED
Subject to Conditions: 1, 2
12/9/2017

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Project Name	ALTERATIONS FOR COMMERCIAL FITOUT
Drawing:	ELEVATIONS
Client	D&L BUILDING SERVICES
Project Address	Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK
Scale: @A3	Date: APRIL 2017
Drn by: BC	Revision: D
Job No. J006055	Sheet No:



PHOTO OF EXISTING BUILDING



PERSPECTIVE OF PROPOSED ALTERATIONS



PERSPECTIVE SECTION OF PROPOSED ALTERATIONS



PROPOSED COLOUR OF STORE SIGNAGE

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Received: 31 August 2017

EXISTING FRONT FACADE RED STRIPS TO BE PAINTED ORANGE TO MATCH SIGNAGE

ENTIRE EXISTING FRONT FACADE & AWNING TO BE PAINTED HERTIAGE GREEN

EXISTING SIGNAGE & STRIPS TO REMAIN & PAINTED IN COLOUR TO MATCH NEW STORE

TOWN OF VICTORIA PARK

DA No. 5.2017.387.1
DEVELOPMENT APPROVAL GRANTED
Subject to Conditions: 1, 2
12/9/2017

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Project Name	ALTERATIONS FOR COMMERCIAL FITOUT
Drawing:	PERSPECTIVE
Client	D&L BUILDING SERVICES
Project Address	Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK

Scale:	N.T.S. @A3	Date:	APRIL 2017
Drn by:	BC	Revision:	K
Job No.	J006055	Sheet No:	5 of 5

11.1 Appendix 3 – 547-553 Albany Highway, Applicant justification report

TOWN OF VICTORIA PARK
Received: 31/7/2018

Lot 929 (No. 553) Albany Highway, Victoria Park
Retrospective Signage and Alterations Report



Ref: J006055

TOWN OF VICTORIA PARK
Received: 31/7/2018

Introduction

This report has been produced in support for retrospective signage and alterations at the recently approved and renovated bedding store (Showroom) located at Lot 929 (No. 553) Albany Highway, Victoria Park (herein referred to as the 'subject site'). The proposal intends to address matters raised by the Town of Victoria Park's Planning Department on the 9th of February and the 15th of March, 2018.

This report has been prepared on the behalf of tenants and landowners of the subject site – Makin Mattresses, and D&L Building Services.

Site Summary

Client	Makin Mattresses c/- Formscape
Applicant	FORMSCAPE Built Form Planning Solutions
Site Address	Lot 929 (No. 553) Albany Highway, Victoria Park
Site Area	1,002m^2
Gross Leasable Area (GLA)	551.47m^2
Land Use/s	Showroom
Surrounding Land Uses	Motor Vehicles and Marine Sales Premises (A25), Parking, Residential.
Main Frontage (Albany Highway)	21.41m
Secondary Frontage (Rathay Street)	46.39m
Latest Approved Development Application Reference Number (DA Ref No.)	5.2017.387.1

The subject site is legally described as being contained on Lot 929 (No. 553) Albany Highway, Victoria Park and held on Certificate of Title Volume 1068, Folio 824, and Plan 4377. Refer to the attached Certificate of Title for further information in this regard.

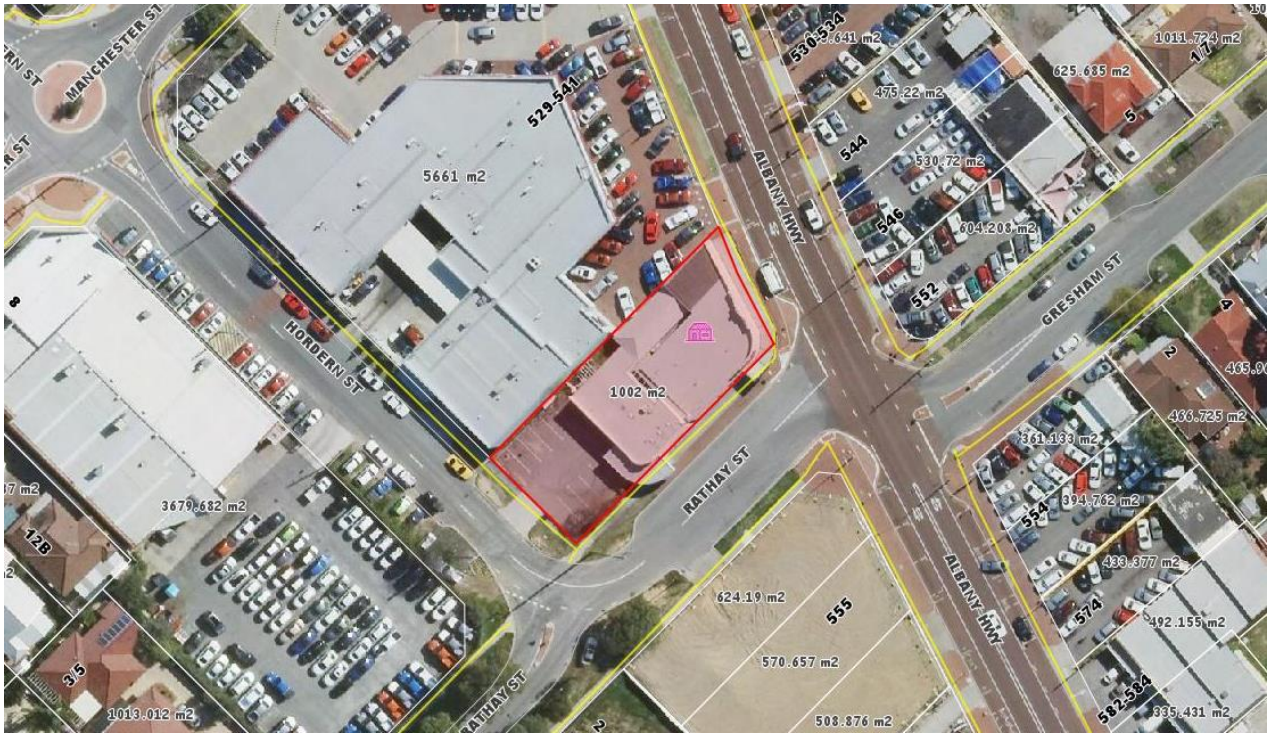


Figure 1: Aerial of subject site featuring surrounding built form.

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Site Description

- The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), 'Commercial' under the Town of Victoria Park Town Planning Scheme 1 (TPS 1), and is located within the Albany Highway Precinct, which is referred to as Precinct Plan P11 (P11).
- The subject site is a corner site bound by Albany Highway to the east, Rathay Street to the south east and Hordern Street to the south west.
- Vehicle access to the site for parking is provided solely from Hordern Street with pedestrian (customer) access to be taken from the sites Albany Highway frontage.
- 9 car parking bays are provided towards the south western portion of the lot, including one disabled/accessible parking bay.

Development History

Prior to 2017

According to the Heritage Council of WA Places Database, the subject site is considered to have '*aesthetic, historic and social heritage significance'* (Town of Victoria Park, 2017). Please refer to the extract attached as part of this development application in this regard. The Art-Deco style building fronting Albany Highway had been constructed to facilitate the needs of the Friendly Society in 1940, which had owned the site since 1934, and ceasing around 1998. The building featured a corner shop used as a chemist dispensary and a meeting hall (also referred to as the 'Lodge Room') which was used previously by local community groups.

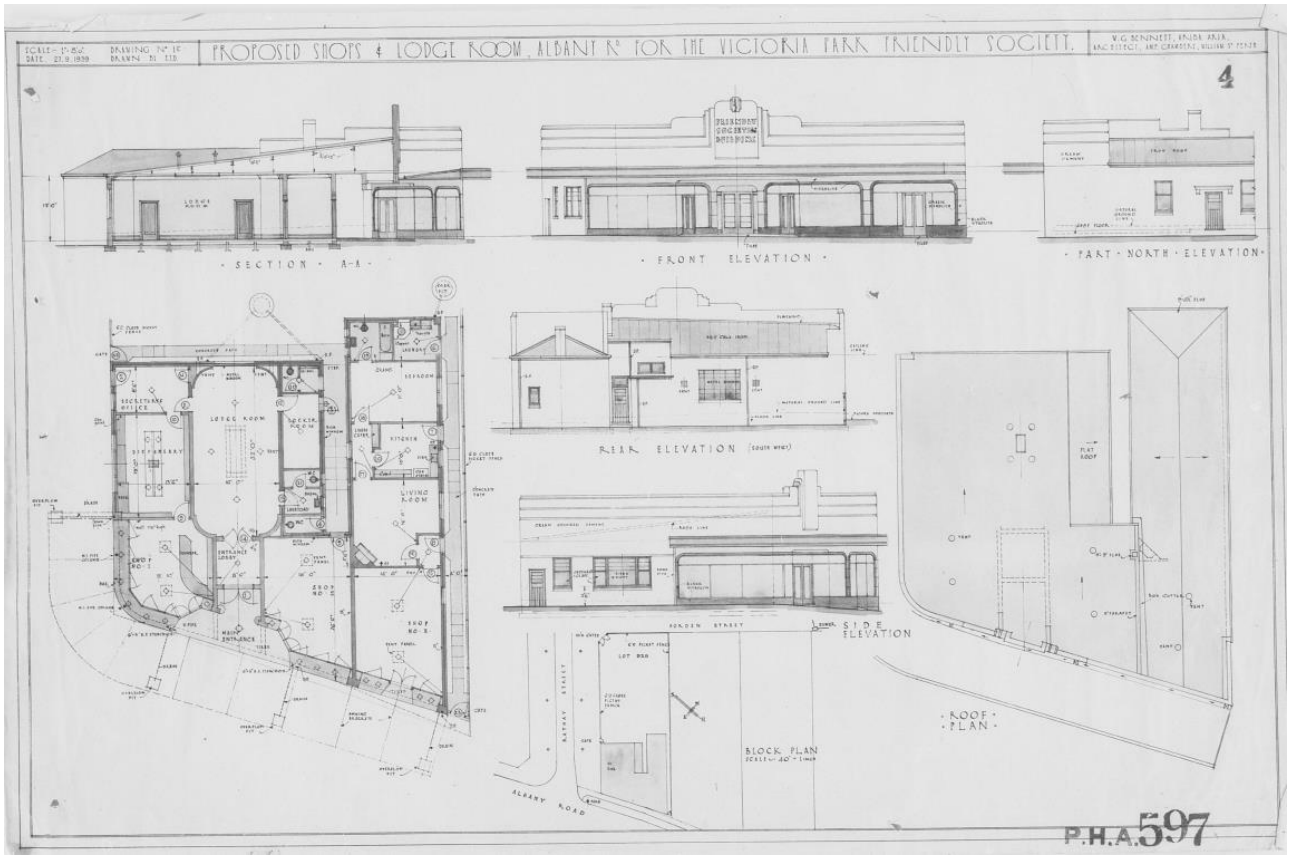


Figure 2: Original Plans of Friendly Societies Building – September 1939.

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As depicted in the previous figure, the original plans demonstrate that the building facades featured a colour scheme which incorporated black and green vitrolite, as well as an Albany Highway façade with a recessed entry leading to the 'Lodge Room', and glazing which was interrupted by a series of piers. The original drawings do not specify as to whether or not the shop frontages were transparent, or the materials used.

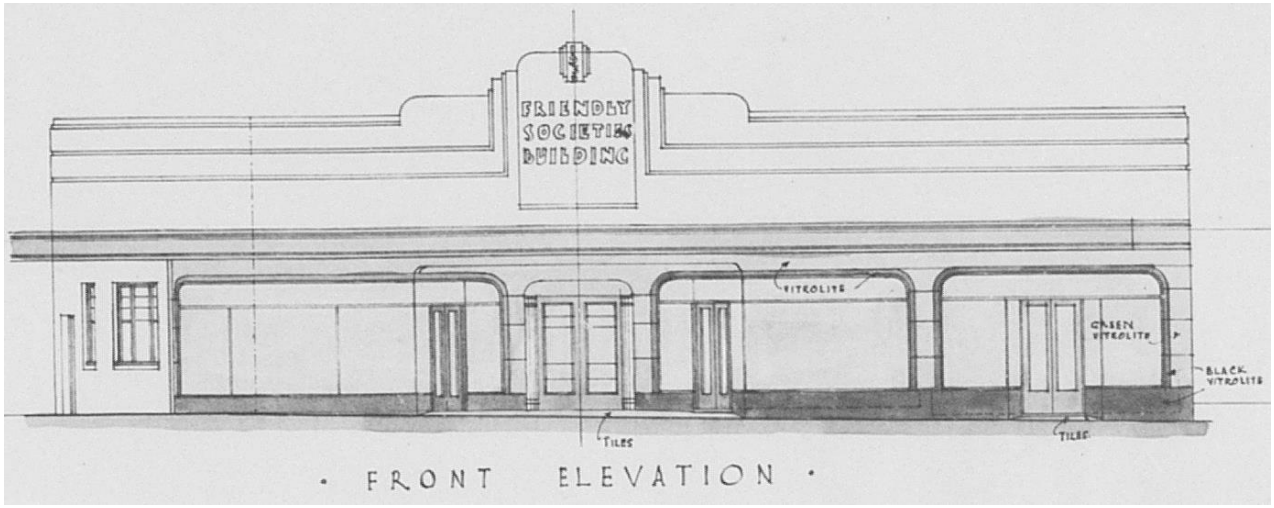


Figure 3: Original Albany Highway Elevation – September 1939.

A rear addition fronting Hordern Street however, was constructed between 1995-2000 and was used as a 'Consulting Rooms' land use by a medical practice. Please refer to the enclosed appendix 'Heritage Council of WA – Places Database Listing' for Place Number 12317 and the following images for reference:



Figure 4: Subject site aerial circa 1953.

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Figure 5: Subject site aerial circa 2000.

2017

Prior to the carrying out of works and change of use in accord with the most recent development approval (DA Ref No.: 5.2017.387.1), the entire site was vacant and unused, including the original pharmacy building, hair dressing salon and meeting hall. Many of the windows fronting the Albany Highway had been painted over completely, while numerous portions of the glazed façade had been obscured significantly by signage, images, and the like.

Meanwhile, the windows fronting Rathay Street, the secondary street, had either featured bars, were minor, or were obscured. In this sense, it can be considered that there was, in effect, no active street frontage to Rathay Street.

Overall, the subject site can be considered to have been in a neglected state, and not adequately addressing any street frontages. Please see the following images for reference to the above.



Figure 6: Street view of subject site from Albany Highway/Gresham Street intersection prior to renovation works conducted in accord with the recent change of use development approval.



Figure 7: Street view of subject site from Albany Highway prior to renovation works conducted in accord with the recent change of use development approval.



Figure 8: Street view image of front corner of building façade prior to recent redevelopment.



Figure 9: Street view image of façade fronting Rathay Street prior to recent redevelopment.

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Figure 10: Close-up view of corner portion of the building façade facing Albany Highway and Rathay Street prior to recent redevelopment. Note the obscuring of the windows, inconsistent colour scheme, and decrepit airconditioning installation.

Latest Development Approval

The recently approved change of use and associated works at the subject site (DA Ref No.: 5.2017.387.1) involved converting and reconfiguring all the previous building area in support of a 'Showroom' land use for the purpose of displaying and selling beds, mattresses and associated furniture. The heritage listed portion was converted into an active showroom, while the rear medical centre addition was converted into storage (warehouse) space.

The external building fabric had not been altered to any significant degree. The proposed layout has been designed to suit the long term individual needs of the tenant and primarily involved a careful reconfiguration of the interior spaces in order to better suit the needs of Makin Mattresses. Meanwhile, external works such as rationalisation of the Rathay Street facing façade, and signage was also included.

Moreover, at the request of the Town, both the existing heritage building within the site and the 1990's addition facing Hordern Street were connected and preserved, and many of the windows which had been screened were reinstated. Please refer to the following images in this regard.

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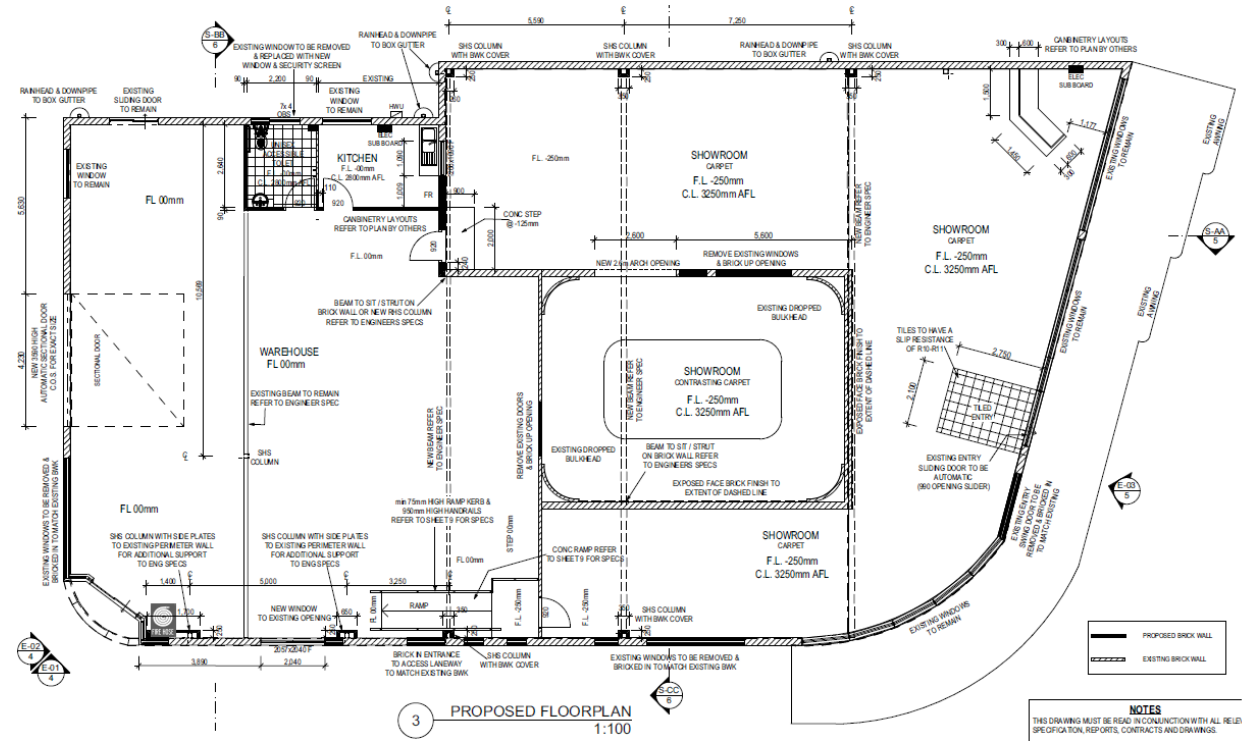


Figure 11: Approved Floor Plan.

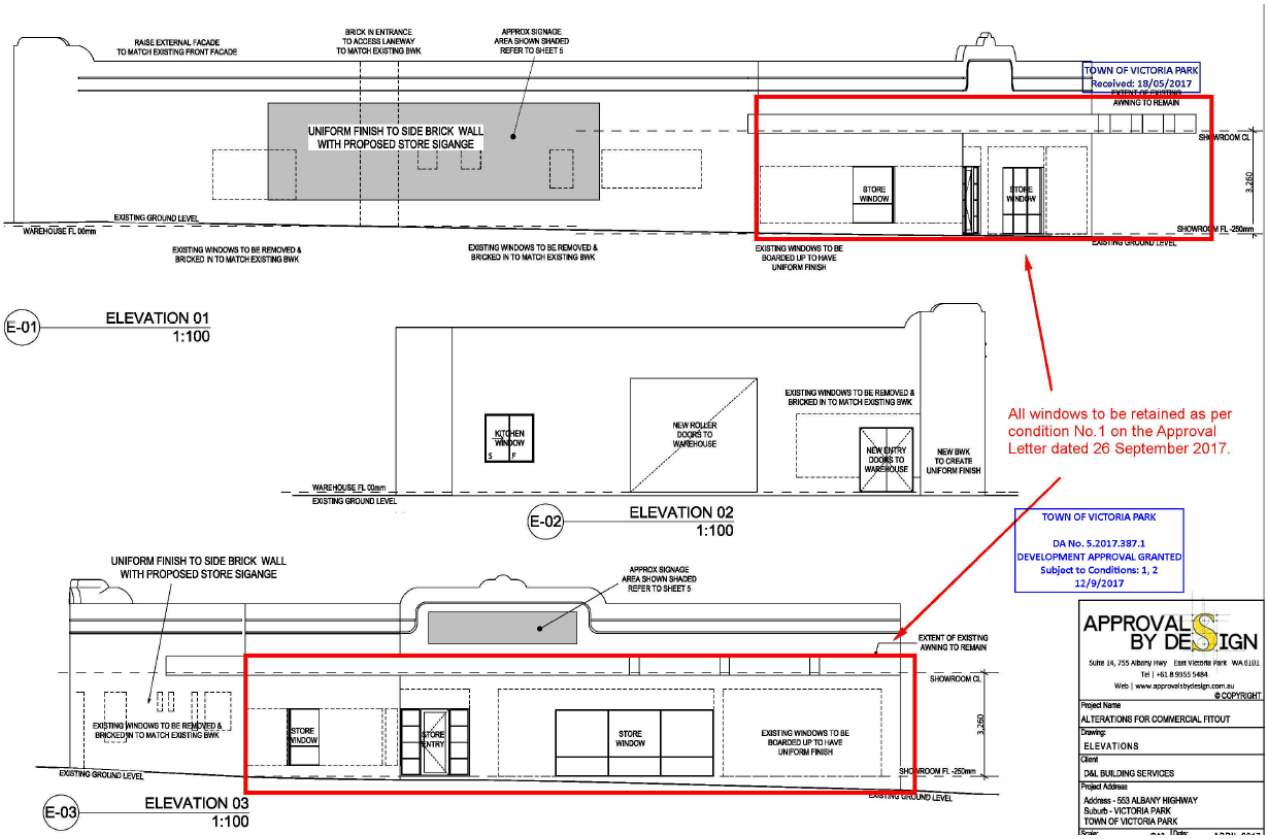


Figure 12: Approved Elevations.

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Figure 13: Street view of from Albany Highway prior to the completion of the most recent approved works (DA Ref No.: 5.2017.387.1) and the installation of signage.

Retrospective Works

Since receiving the Development Approval (DA Ref No.: 5.2017.387.1) and altering the existing development on-site, the landowners have sought to make optimal use of the premisis to ensure the viability of their business. Key factors relating to built form which are essential to this are brand awareness and creating an appropriate atmosphere for clientele. This is elaborated upon within the following sections of this report.

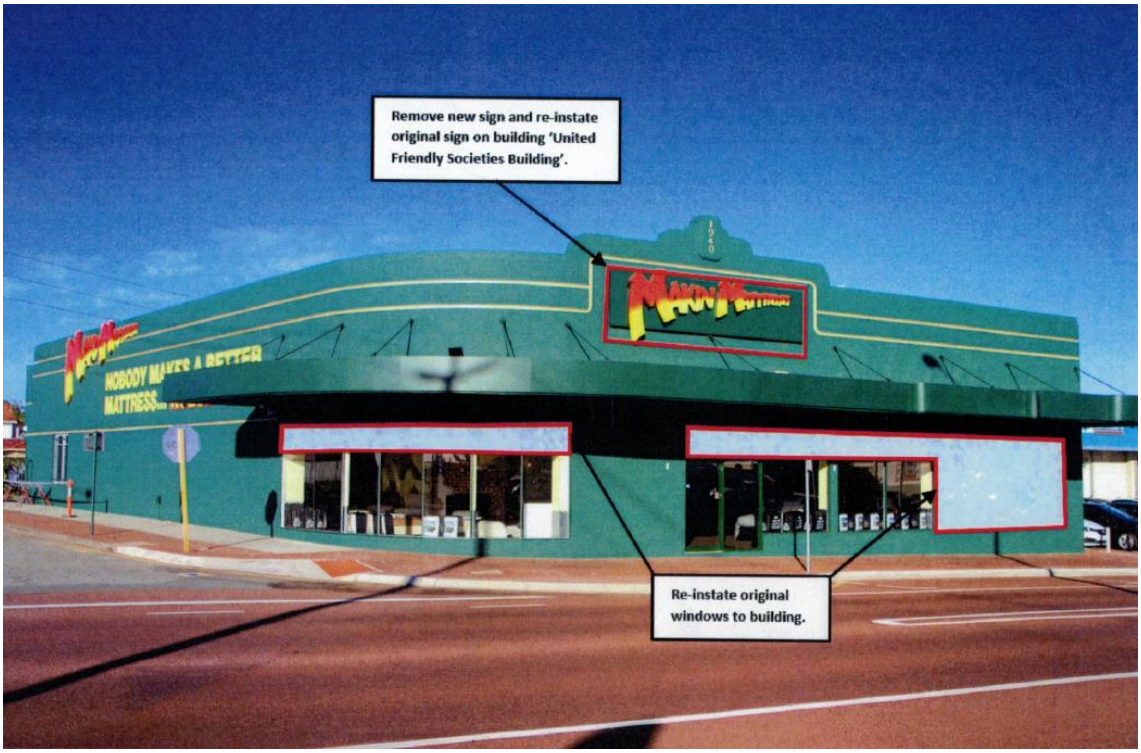


Figure 14: Street view of subject site from Albany Highway/Gresham Street intersection February 2018, as provided by the Town of Victoria Park.

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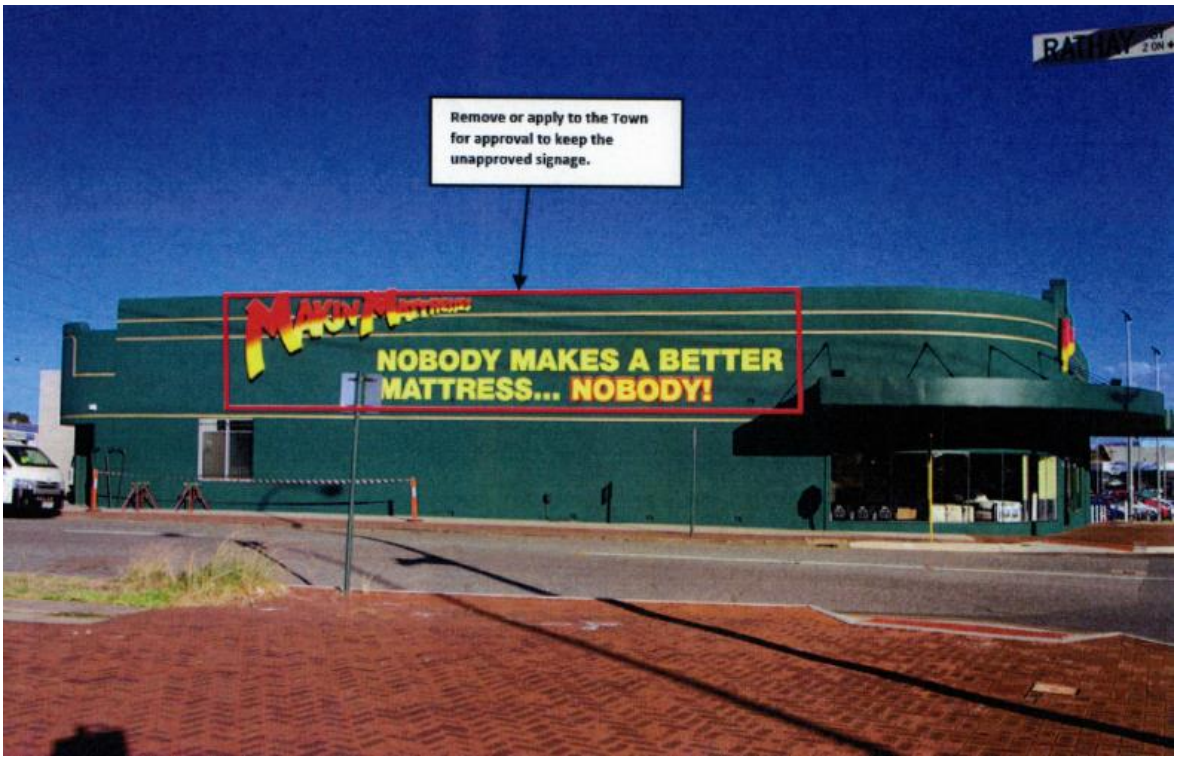


Figure 15: Street view of subject site from Rathay Street February 2018, as provided by the Town of Victoria Park.

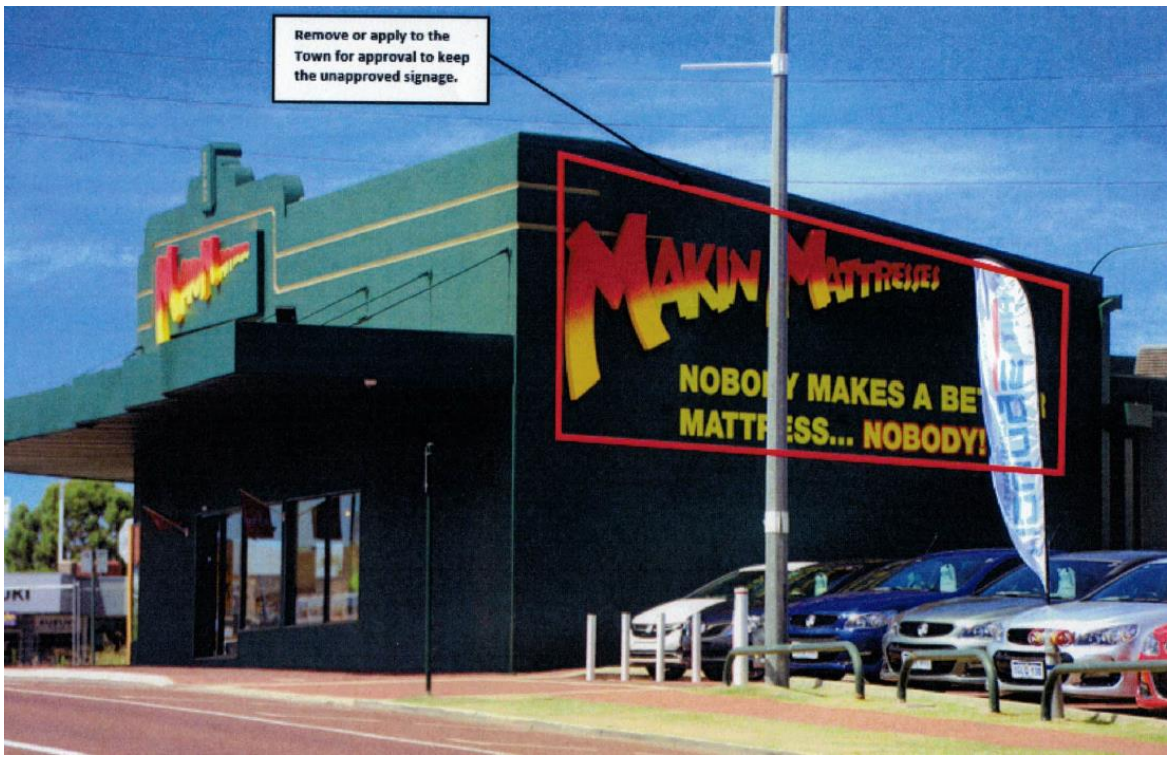


Figure 16: View of signage along the north western facing façade at February 2018, as provided by the Town of Victoria Park.

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Signage

The signage facing Rathay Street is located and dimensioned in congruence with the approved plans (refer to Figure 17. Although the signage along the north western facing façade had not been specified within the original development approval, it is understood to have been installed to make best use of a previously blank façade.

Such signage had been required in order to address any confusion with the restored 'United Friendly Society Building' sign, which had been retained. However, given that this sign remained the most visible, given that it is located on the main façade and facing Albany Highway, confusion in regards to business identification was still an issue. As a result, an additional sign was added to be placed over the 'United Friendly Society Building' sign in a way which preserved that sign, but enabled pedestrians to be able to identify the business. It was also to the landowner's understanding that retaining the visibility of the 'United Friendly Society Building' sign was not a condition of the Development Approval.

Notwithstanding, Makin Mattresses would like to rectify the matter by applying for retrospective development approval for the signage, and follow it up with a signage application (which had previously did not occur given the nascent stage of the business operating at the site). This development application will involve modifications to the existing signage, which is summarised as follows:

- Albany Highway elevation
    - Re-instatement of 'Untied Friendly Society Building' sign;
    - Removal of signage behind windows obscuring views into and out of the building;
    - Retention of modest 'Open' flags flanking main entrance.



Figure 18: Visualisation of proposed signage along Albany Highway as per Rathay Street's Alternate signage configuration (Option 1).

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- North Western elevation
    - Large logo sign and large slogan on the North western elevation removed;
    - Unapproved sign currently covering the 'Untied Friendly Society Building' sign is to be moved to the north western elevation;
    - The business slogan will be painted on the wall below this sign in smaller font.



Figure 19: Visualisation of proposed signage along North Western Elevation

- Rathay Street elevation
    - Primary Configuration (Option 2):
        - The main logo sign relocated to corner of building facing the Rathay Street/Albany Highway intersection;
        - The business slogan will remain as-is.
    - Alternate Configuration (Option 1)
        - The main logo sign relocated below its current position and between the top and bottom mouldings of the Rathay Street façade;
        - A logo sign located on the awning of the building, facing the Rathay Street/Albany Highway intersection;

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Figure 20: Visualisation of proposed signage along Rathay Street as per the Primary signage configuration (Option 2). Note – the advertising panels depicted immediately behind the windows in this image are to be removed as part of this development proposal.



Figure 21: Visualisation of proposed signage along Rathay Street as per the Alternate signage configuration (Option 1).

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The following table provides basic description of the signage proposed as part of this development application.

Signage - Major					
Sign	**Type**	**Description**	**Colours** (background; lettering; etc)	**Illuminated? (y/n)**	**Finish**
Facade facing Albany Highway					
Entry Flags (x2)	Flag Signs	States: "Open"	Background – Red Lettering – White	n	Matt
Easel Sign	Easel	Portable sign. States: "Open"	Background – Cottage green to match building render. Lettering – Yellow & 'blood orange'	n	Satin
Facade facing North West					
Logo with background	Above Verandah	'Makin Mattresses' Logo	Background – Cottage green – matches building render. Lettering – Yellow & 'blood orange'	y	Satin
Slogan	Wall	Painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Facade facing Rathay Street (Primary Configuration)					
Large Logo	Above Verandah	'Makin Mattresses' Logo	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	n	Matt
Large Slogan	Wall/ Above Verandah	Painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Facade facing Rathay Street (Alternative Configuration)					
Logo & Slogan	Wall/ Above Verandah	'Makin Mattresses' Logo and slogan painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Small Logo at corner	Awning	'Makin Mattresses' Logo	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	n	Satin

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Building Façade

In addition to the signage, Makin Mattresses have also boarded up portions of the glazed façade fronting Albany Highway and the Albany Highway/Rathay Street intersection. The full height screening towards the north western side of the Albany Highway façade is essential in order for the business to operate with an appropriate degree of security. This is because the full height window screening block view from the street the customer service desk and cash register.

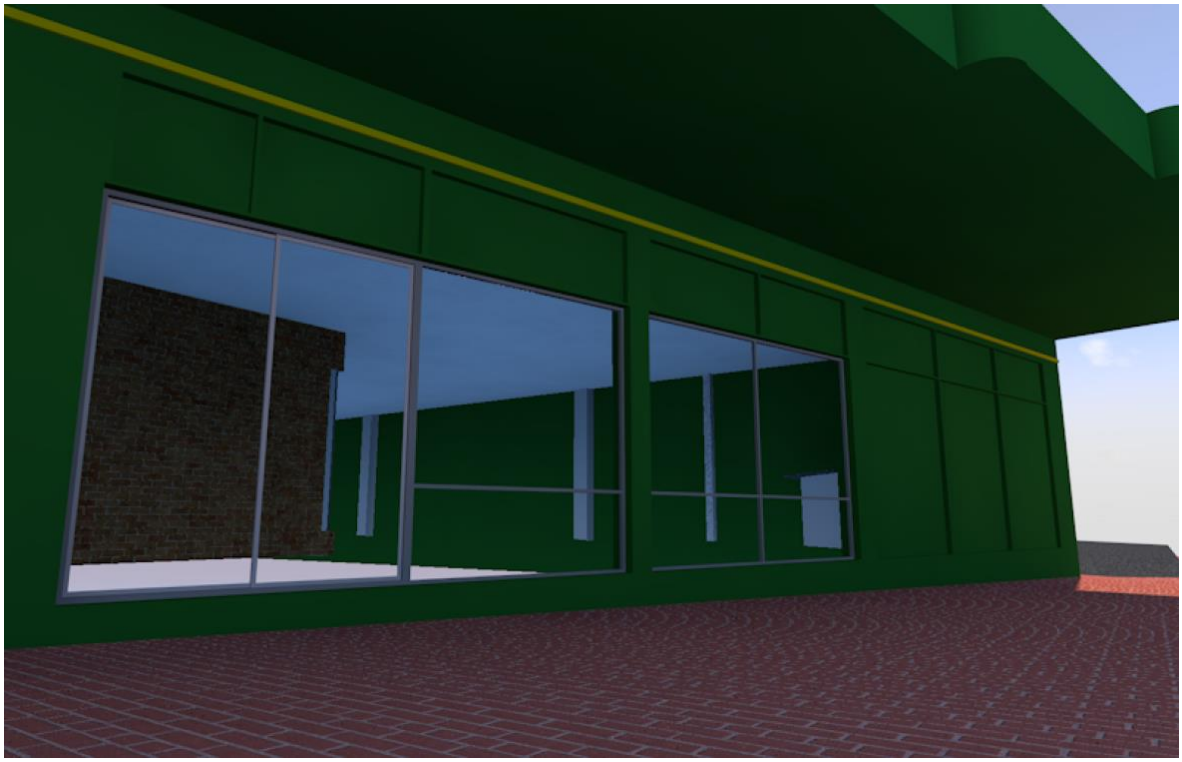
In relation to the portions of screening to the transoms of the windows extending along the front façade, these have been provided in order to create a darker environment so that clientele would be comfortable trying out mattresses by lying down on them. It is important that a sense of privacy is provided to customers visiting the store while they are trying out mattresses.

This is important to facilitate a functioning business and thereby ensure that the tenants can remain in operation on site and pay council rates.

Nonetheless, this development application will seek retrospective development approval and approval for modifications to the façade which seek to achieve a reasonable compromise in response to matters raised by the Town of Victoria Park. Modifications to the building façade are summarised as follows:

- Added mouldings over 'blind openings' of the boarded up windows to match the frames of the previous windows
    - Square/strip mouldings – protruding to be in-line with the main face of the façade.

- Yellow stripe extended from the existing bottom moulding along the Rathay street façade to across the Albany Highway façade to enhance visual interest and the horizontal emphasis of the building – which strengthens the Art Deco character of the building.



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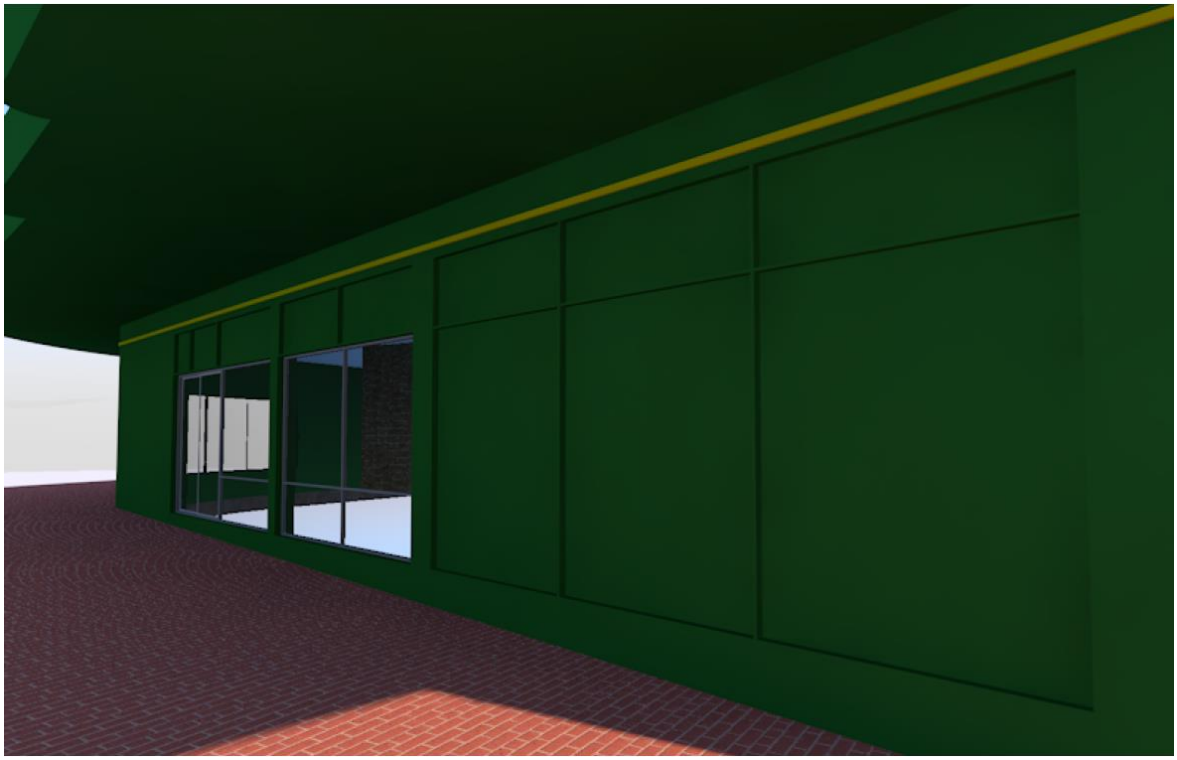


Figure 22: Close up perspectives depicting proposed detailing along the Albany Highway facing facade.

Local Planning Framework

The following Statutory framework and Local Planning Policies are considered relevant in this instance:

- Town of Victoria Park - Signs Local Law 2006
- Local Planning Policy 17 - Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway; and

The abovementioned documents are discussed further hereunder.

Town of Victoria Park - Signs Local Law 2006

Part 4 of the Town's Signs Local Law 2006 outlines the maximum/minimum required specifications for certain types of signs which are to be met in order to be exempt from requiring planning approval. The following table demonstrates such requirements in relation to the types of signs proposed as part of this planning application.

Specifications for Exempt Signs				
Type of Sign	**Max area** *(m^2)*	**Min Ground Clearance** *(m)*	**Max height above ground** *(m)*	**Projection max** *(mm)*
Awning	**10m^2*	-	-	-
Flag	***2m^2*	*2.4m*	*3m*	*600mm*
Wall	**10m^2*	-	*3.4m*	-
Above Verandahs	*NO PLANNING APPROVAL EXEMPTION FOR THIS TYPE OF SIGN*			

** 0.4m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 10m^2)*
*** 0.2m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 2m^2)*

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The following table outlines the characteristics of each of the proposed signs.

Details of Proposed Signs									
Frontage	**Sign**	**Type of Sign**	**Max device height** (m)	**Max length/ width** *(m)*	**Max Area** *(m^2)*	**Min Ground Clearance** *(m)*	**Max height above ground** *(m)*	**Projection Max** *(mm)*	**Exempt?**
Albany Highway	*Entry Flags (x2)*	Flag	0.7m	0.4m	0.468m^2 (0.234m^2 x2)	2m & 2.15m	2.5m & 2.65m	Approx. 800mm	Yes
	Easel Sign	Easel	1.7m	0.9m	1.08m	0.1m	1.27m	0mm from face	
North West	Logo with back-ground	Above Verandah	1.1m	4.725m	5.2m^2	3.64m	4.8m	Approx. 120mm	No – 'Wall' Variations: +1.4m height above ground
	Slogan	Wall / Above Verandah	0.3m	2.6m	0.78m^2	3.34m	3.7m	0mm	No – 'Wall' Variations: +0.3m height above ground
Rathay Street *(Primary Configuration)*	Large Curved Logo	Above Verandah	1.7m	6.6m	11.22m^2	4.84m	6.7m	60mm	No – 'Wall' Variations: +3.3m height above ground
	Slogan	Wall / Above Verandah	1.21m	10.36m	11.47m^2	Approx. 3.1m	Approx. 4.5m	0mm	No – 'Wall' Variations: +1.47m^2 area; +1.1m height above ground
Rathay Street *(Alternative Configuration)*	Logo & Slogan	Wall / Above Verandah	2.1m	4.650m	9.765m^2	2.6m	4.8m	60mm	No – 'Wall' Variations: +1.4m height above ground
	Small Logo at corner	Awning	0.6m	1.32m	0.792m^2	3.25m	3.85m	60mm	Yes

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Local Planning Policy 17 - Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway

Signage

LPP 17 Clause 6.14a) specifies the following explanation in relation to the provisions for signage;

> *a) Explanation*
>
> *Well designed and placed signs can be an excellent introduction to a business. Often a proliferation of overlarge signs threatens to engulf streets. This causes a sense of visual chaos and a loss of the local character and identity. Others are like a crowd of people all yelling at once and not one stands out to be remembered. Others cause obstruction on the public footpath.*

The signage is considered to be well designed and placed to afford a legible introduction to the business on-site. No more than one fixed piece of signage displaying the business logo and slogan is provided for each façade so as to ensure that the occupants and their business are sufficiently identifiable from the street.

Although the signage along the north western and Rathay Street facing facades are visually prominent, they are painted onto the façade and thereby incorporated into the building as opposed to obscuring the building and its textured render (with the exception of two letters and one panel).

Visual chaos is considered to be avoided as the main signage has been positioned in-line with the architectural features of the building, and located towards the upper half of each façade to allow for the lower halves to remain uninterrupted. This results in the active street frontage being retained in form, and thus for the local character and identity of the building to be retained.

Each of the signs are uncluttered and easy to read, and are readily able to be painted over/removed for any future tenants. Meanwhile, the entry flags and single easel sign are not considered to prevent pedestrian access in any way and are modest in size.

Given these various factors, the signage of the premisis is considered to respond to the LPP 17 Clause 6.14a) explanation.

In relation to LPP 17 Clause 6.14 – Signage b) Policy, the following table has been provided to outline how the retrospective alterations and additions respond to the provisions outlined.

LPP 17 Clause 6.14 – Signage b) Policy	
Provision	**Compliance/Note**
i. all buildings should clearly display their street numbers, in a large typeface, as required under the Local Government Act.	Landowners are not averse to providing street numbering signage with a large typeface.
ii. all signs should be in keeping with the character of the building and the surrounding locality.	Complies – Signage with large typefaces are common throughout the immediate vicinity of the subject site. Signage located towards the top portion of facades are also common amongst the nearby car dealerships. Please refer to the Heritage Impact Statements provided, and the following street view images in this regard. In regards to the letters which project above the roofline for the Primary Configuration for Rathay Street (Option 2), it must be noted that a property opposite the subject site along Albany Highway also features projecting signage. Please refer to the following street view image for reference.

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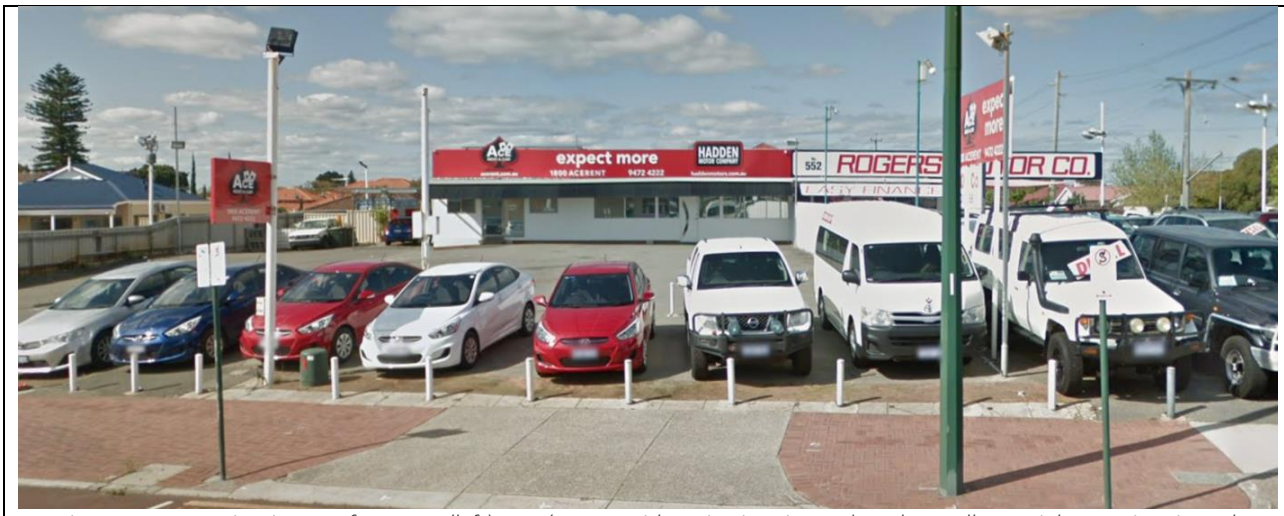


Figure 23: Street view image of Lots 544 (left), 546 (centre, with projecting signage), and 552 Albany Highway, Victoria Park.



Figure 24: Street view image of No's 554 (left) to 582 (right) Albany Highway, Victoria Park.



Figure 25: Image of large hoarding sign within 526-528 Albany Highway, Victoria Park.

iii. signs should not obscure:	Complies – The signage will not cover any windows and will enable the detailed mouldings of the building to remain visible.

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• *architectural detailing including windows;* • *views of the buildings to which they are attached; or* • *views of neighbouring buildings.*	No signage obscures the view of the building. The only freestanding signage external to the building is a modestly sized fold up sign. Such signs are commonly used by many businesses located along Albany Highway. The signage does not obscure views of neighbouring buildings from the premisis. Moreover, the neighbouring lot to the south east along Rathay Street is vacant.
iv. signs attached to a building should be restricted to ground floor level, under awnings and the facia of an awning. A sign above this level might be approved, if it is in keeping with the architecture; does not obscure or duplicate existing signs; and allows space on the frontage to accommodate the identity of other occupiers.	The majority of the signs are located below or to the side of the main awnings so as to minimise visual conflict. No signs are duplicated along the same façade (with the corner considered a separate façade). In regards to other occupiers, Makin Mattresses is the only occupier of the subject site, meaning there will be no confusion in relation to occupancy. The signage located along the north western facing façade is located below the two strips of mouldings framing the top of the facades, lower than the 'United Friendly Society Building' sign, and are along an existing blank wall. As a result, this signage will not conflict with the architectural character of the building. In relation to the Rathay Street façade, for the Primary Configuration (Option 2), there is only one sign located directly above the awning on the façade facing the Albany Highway – Rathay Street intersections. Despite this, it is considered to be in keeping with the architectural character of the building as it emphasises the Art Deco curve of the building's corner, and is located to the side of the 'United Friendly Society Building' lettering and lower than that sign's 'key stone' (which reads "1940") so as to minimise visual conflict. The lettering of the logo also enables for the two strips of moulding and the top of the building's parapet wall to remain visible and easy to interpret.  *Figure 26: Close up of main logo sign as per the proposed primary Configuration (Option 2).* The existing slogan to remain along Rathay Street for its Primary Configuration is located in between the strips of mouldings along the façade, spaced evenly, and does not obscure any windows or detailing. Meanwhile, for the Alternative Configuration (Option 1) of the Rathay Street façade, the signage will be contained within the mouldings and avoid obscuring any windows. The awning sign will also be contained within the dimensions of the awning and not obscure any detailing.

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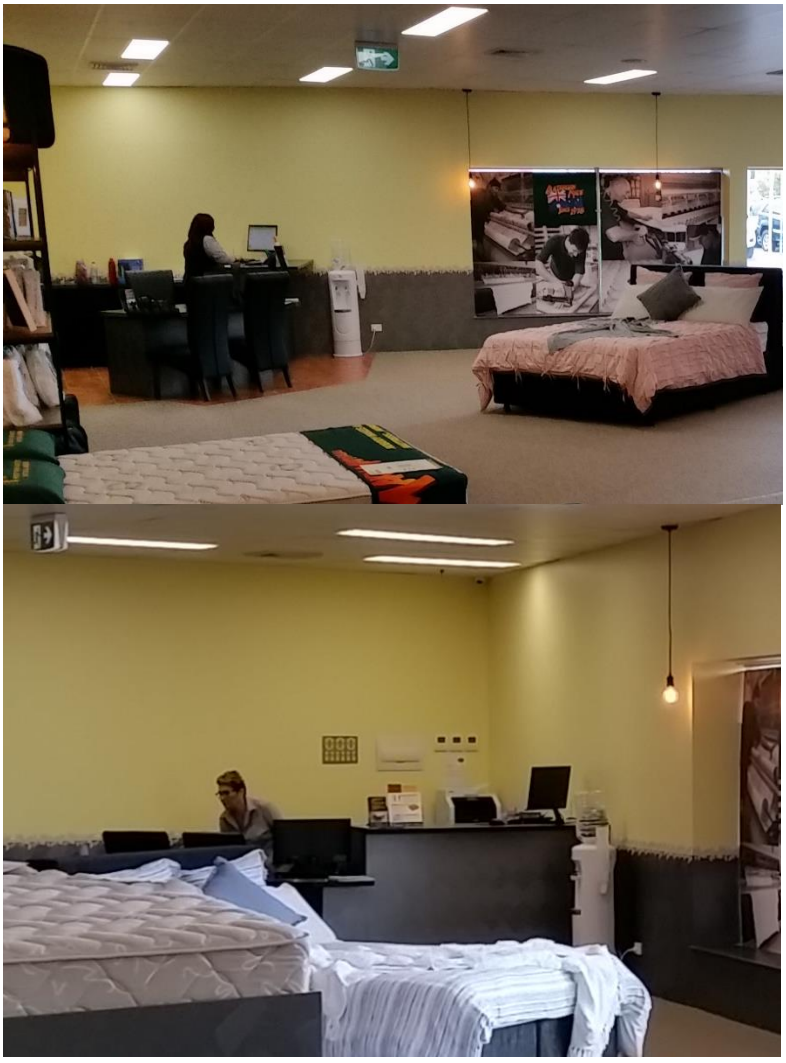
v. roof top signs are generally not acceptable.	Complies – None of the signs are to be located on the roof of the building. Although the Primary Configuration along Rathay Street will feature signage protruding above the parapet wall of the building, it will protrude no higher than the existing parapet above the 'United Friendly Society Building' lettering. Moreover, a significant portion of the sign will be located below the top of the parapet wall.
vi. signs on heritage and other notable buildings above ground floor level may be permitted if the sign occupies an architectural space, such as a window or recessed area, traditionally used for signs. The sign should look as if it is made in the traditional manner.	Complies – the 'United Friendly Society Building' lettering will be preserved and not obscured. Other than the 'large curved logo' for Rathay Street's Primary Configuration, each sign is contained within the building's architectural mouldings. Each sign proposed is considered to be possible to construct in a traditional manner. Modern/non-traditional features such as translucent materials, illuminated lettering, and/or metallic paints have not been utilised for any of the signs proposed. Although the 'large curved logo' sign is attached over the top two horizontal moulding lines, these lines will still remain highly visible. In fact, the nature of this signage will evoke a sense of dynamism and playfulness, which is a common characteristic of the Art-Deco architectural style.
vii. signs attached to heritage buildings should be erected with extreme care so as not to damage old brick, render or timber work, whether painted or not.	Complies – no signage will involve the need to damage or remove any parts of the existing building. Only painting and minor works to secure signage installations will be required. The 'United Friendly Society Building' lettering had never been removed or damaged to make way for the 'logo with background', which had merely been placed over the sign. As discussed, this sign will be shifted to the north Western façade. Please refer to the Heritage Impact Statements provided for further information in regards to how the proposal relates to the building's heritage and streetscape character.
viii. neon and animated light signs may be appropriate in areas where night-time entertainment is a major use but not in or close to other areas where neighbouring residential amenity could be adversely affected.	Complies – none of the signage on the facades of the premisis and external to the building are animated or neon in nature. Moreover, none of the illumined signs are oriented towards any residential properties.
ix. all signs require a licence from the Council's Building Department Signage should comply with the relevant By-laws and Policies.	Given that Makin Mattresses are now established and have optimised the use of their property to suit their operational needs, they are not averse to applying for a signage licence upon receiving development approval as required.

Given what has been outlined in regards to the unapproved signage and the LPP 17 Clause 6.14 – Signage provisions, and the Heritage Impact Statements provided, the proposal in support of their retention is considered to be acceptable and in accord with Local Planning Policy expectations.

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Windows/Glazing

In relation to LPP 17 Clause 6.6 – Windows/Glazing, the following table has been provided to outline how the retrospective alterations and additions respond to the provisions outlined.

LPP 17 Clause & Explanation	(b) Policy	Compliance/Note
Clause 6.6. – Windows/Glazing		
(a) Explanation Shopfronts have a major impact on the quality and vitality of adjacent public footpaths and open spaces. Shopfronts change frequently, with new users and new images. Many changes however fail to meet the environmental/social needs of the shop's location. For example, a new shop on the Highway installs a roller door, effectively cutting out window shopping after hours. Window shopping is a major attraction for visiting the Highway in the evening and supports adjacent restaurants. In addition it is important that glazing itself, by tinting or reflection does not obscure views into buildings from street level, thus contributing to an environment that is indifferent even hostile to the pedestrian.	*i. at least 60% of the total length of the facade along the footpath should be transparent. The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays.*	Variation of 6.7% proposed. (Albany Highway Façade – 10.26m/19.25m – 53.3% of façade to be transparent). Although the proposal seeks to retain boarding over the set of windows to the north west of the Albany Highway facing façade, it is considered necessary and appropriate in this case. This is due to the following reasons: • The store counter is located immediately behind these windows. Opening up these windows will severely compromise the security of the tenancy. • Disallowing these windows to be boarded up will not allow for any window shopping as it will merely show a store counter.  *Figure 27: Images of the store counter in relation to the boarded up windows towards the north western corner of the building. As discussed, the advertising featured behind the un-boarded windows are to be removed.*

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		• Enforcing the boarding to be removed will severely compromise the privacy of employees standing behind the counter. • Removal of the boarding will allow a level of light towards the interior of the building which is unacceptable given the need to enable customers to test out bedding products. • Many windows of the building had already blocked either completely or partially prior to the establishment of the mattress shop. The most recent development application which was approved had reinstated 50% of the transparent glazing which had been painted over when the building operated as a pharmacy. Please refer to previous figures 6, 7, and 8 in this regard. • The proposed extent of glazing is generously sized and appropriately located to facilitate window shopping. Please refer to the following figure in this regard. As for the Rathay Street façade, it is important to note that the façade did not originally feature much glazing. In any case, Rathay Street is a relatively quiet suburban street.
	ii. a high level of detailing or decoration in design, structure, colour and materials, should be provided to enhance the interest from the street.	The Art-Deco façade has been preserved and restored. The façade colour maintains the approved cottage green colour (in the corporate colours of Makin Mattresses). Sufficient visual interest will be provided through the recessing of the boarding over the windows towards the north west of the Albany Highway façade, and the adding of mouldings to these indicate the location of the windows and further preserve the architectural character of the building. Meanwhile, signage provides visual contrast to as to contribute to visual interest.
	iii. windows, including shop windows, should be designed in the style of the building and detailed to provide interest for the pedestrian. Interesting stall risers, facia and shopfront frame work should be provided.	Complies. Windows have been restored and provided in accordance to the storefront prior to the establishment of the mattress store. Detailing over the boarded up windows to the north west of the main frontage will further provide visual interest for pedestrians.
	iv. roller doors of solid material, including see through acrylic	Complies - N/A.

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	are not acceptable.	
	v. reflective or heavily tinted glazing is not encouraged on any building.	Glazing is considered to comply with the conditions of the most recent development approval.



Figure 28: Current street frontage showcasing an illuminated bedding product display and a feature wall of the preserved United Friendly Society Building 'Lodge Room' (which was used as a meeting hall).

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Other Matters

The following table outlines how the retrospective development relates to other relevant provisions of LPP 17.

LPP 17 Clause and Explanation	(b) Policy	Compliance/Note
Clause 6.3. – Activities Adjacent To The Frontage		
(a) Explanation All street level frontages should provide interest to the passing pedestrian.	*i. all street level frontages should provide displays or visible activity and a high degree of architectural design detail at a pedestrian scale.* *…*	Complies - The primary street frontage – Albany Highway – provides a large product display backed by a preserved wall of the United Friendly Society Building 'Lodge Room'. This display, along with other products, are also visible along Rathay Street through the curved windows addressing the Albany Highway/Rathay Street intersection. Ample opportunity for pedestrian "window shopping" is therefore provided. Added detailing of the boarded openings along Albany highway also provided architectural detail at a pedestrian scale and acknowledges the building's past. The original entrance to the 1990's addition to the rear of the United Friendly Society Building, which faces Rathay Street, is also preserved. Please refer to the following figures in this regard.
Clause 6.4 – Façade Design		
(a) Scale, proportion and details - Explanation Large buildings with predominantly horizontal lines create a tiring and intimidating pedestrian environment, with a sense of endless distances to walk. Vertical facade rhythms/patterns and interesting details make the walk alongside feel shorter.	*…* *iii. long straight, unrelieved, horizontal lines at awning or parapet level should be broken by interesting design devices to suit a pedestrian environment and the building. Any slope in the land should be reflected in stepped awnings and parapets.*	Complies - The Albany Highway façade will be enhanced to provide detailing over the boarded up windows to indicate their existence and its framing design. This will both reinforce the architectural character of the Art Deco building and its previous window configuration, and enhance the vertical rhythm of the façade by contrasting with the original and prevailing horizontal emphasis. The signage is also considered to help break up the façade and add visual interest through providing contrasting colours and detailing.
Clause 6.11 – Heritage Buildings		
(a) Explanation Older buildings with their varied ages and styles are an asset that provide cultural interest and integrity to the locality's visible historical development. The current list of buildings protected under the Town Planning Scheme is not	*i. all recognised heritage buildings should retain any original shopfronts, entries or foyers. Front entries and stairs to floors above or to basements below a shopfront should be retained to encourage an appropriate mixing*	Complies – the United Friendly Society Building 'Lodge Room', which has been retained, will be highly visible from both Albany Highway and Rathay Street (as depicted in the following figures). Please refer to the Heritage Impact Statements provided for further information in regards to how the proposal relates to the building heritage and streetscape character.

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exclusive. Due to the need for constant monitoring and updating of the list of heritage buildings, new buildings are periodically included in the Town Planning Scheme as their value becomes apparent.	*of activities, particularly residential on the upper floors.*	
	ii. notable building facades should be treated with the same respect accorded a heritage building, including treatment of shopfronts.	Complies – The proposal restores the architectural character of the building through the creation of 'blind openings' over the boarded up windows towards the north west portion of the Albany Highway façade. Please refer to the Heritage Impact Statements provided for further information in this regard.
	iii. should it be necessary to replace or insert a shopfront, or other part of the facade, to a heritage or notable building then that shopfront/part should be designed to be in sympathy with the style, proportions, scale (both vertical and horizontal), materials, detailing and use of materials in and of that building.	Complies – the proposal allows for visibility to the preserved 'Lodge Room' to be maintained. This extent of visibility and showcasing of materials is greater than the state of the building prior to its restoration/conversion into the current mattress shop. Please refer to the Heritage Impact Statements provided for further information in this regard.
Clause 6.12. – Lighting		
(a) Explanation All lighting should be in keeping with the character of the shopping area and should not impinge on the surrounding residential areas.	*i. shopfronts should allow a clear view into the shop or window display and should be lit after hours until midnight.* …	Complies – the proposal features a lighted product display visible from both Albany Highway and Rathay Street. Lighting.
	iii. strobe lighting, to attract attention, is not appropriate in these areas. …	Complies – strobe lighting has not and will not be installed or utilised.
Clause 6.13. – Colours		
(a) Explanation The use of complementary and naturally occurring colour will enhance and distinguish the unique character of Victoria Park and East Victoria Park as urban places	… *ii. colour should be used so that every building is different and interesting but not at the expense of its neighbours.*	Complies.
	iii. unpainted brick walls on heritage and	Complies.

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rather than mere collections of buildings.	*notable buildings should not be painted.*	
	iv. on older buildings, including heritage buildings, where a brick facade has been previously painted, any new colour scheme should differentiate between brick, render and wood surfaces. Thus the original pattern of the façade can be reinstated through the use of colour.	No glazed surfaces of the heritage component of the building have been bricked up. These have been preserved and boarded up instead. The heritage building prior to its restoration/conversion to a mattress store did not feature any colour differentiation between painted windows and the rendered portions of the façade. The proposal seeks to instate 'blind openings' over the currently boarded set of windows to the north west of the Albany Highway façade in order to differentiate between the brick and glazed component of the building in its prior state.



Figure 29: View from the store counter depicting the product display and the windows along Albany Highway and Rathay Street. As discussed, advertising located immediately behind the windows are to be removed.

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Figure 30: View of the United Friendly Society Building 'Lodge Room' from towards the Albany Highway and Rathay Street intersection.



Figure 31: View of the United Friendly Society Building 'Lodge Room' depicting the facades facing Rathay Street (left) and Albany Highway (right).

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Additional matters to be considered

The most recent development approval granted in regards to the restoration/reconfiguration of the building into a mattress store, including the conditions imposed, were based on the since debunked assumption that the previous façade of the building had been the original façade. In this manner, the notion that the original heritage character of the building had been compromised as a result of any retrospective works, or any of the proposed works, is disputed.

This is supported by the Heritage Impact Statements prepared in relation to this development proposal, which considers the development on-site to have ceased being a good example of Art Deco architecture after it had been altered during the 1970's, 1980's.

Conclusion

We believe the proposed design is capable of being approved by the Town given that the relevant Local Planning Policy provisions have been suitable addressed, and that the heritage significance of the United Friendly Societies Building has not been compromised. From an urban planning perspective, we believe that the proposal, as discussed, can receive development approval subject to suitable conditions being applied.

Please do not hesitate to contact the undersigned, should you wish to discuss this any aspects of the proposal further.

Yours faithfully,

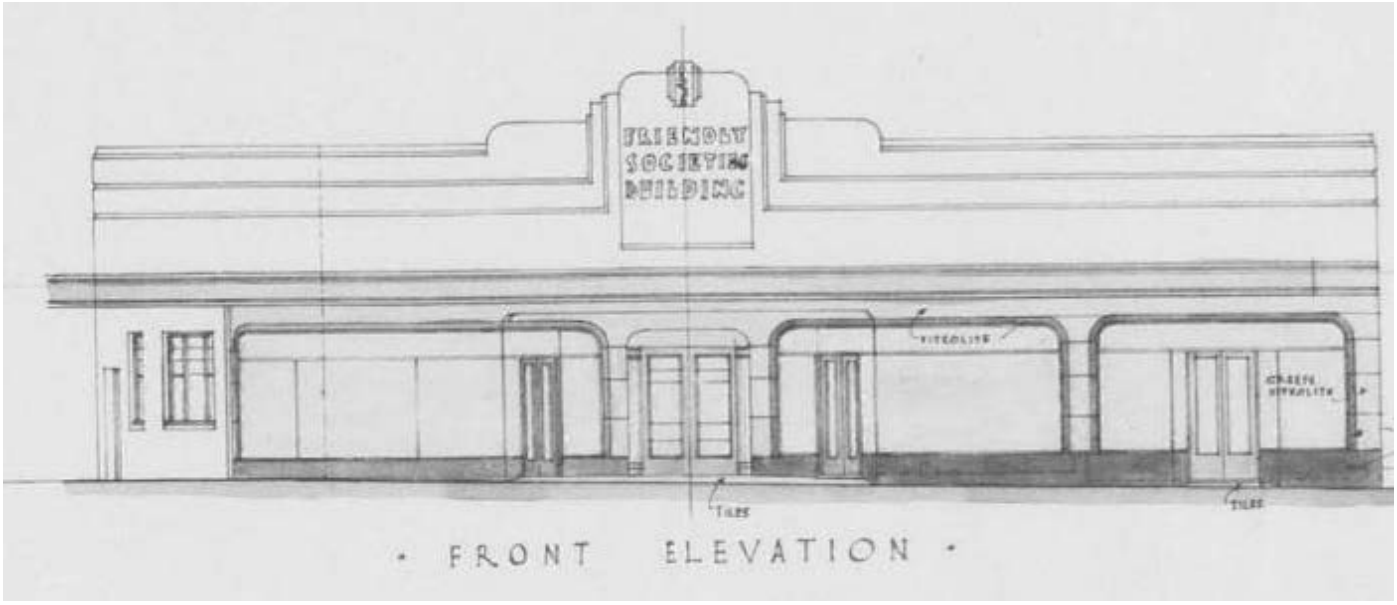


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11.1 Appendix 4 – 547-553 Albany Highway, Applicant's Heritage Impact Statement

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553 Albany Highway, Victoria Park

Heritage Impact Statement

Prepared for

D&L Building Services

By

HOCKING
HERITAGE STUDIO

July 2018

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1. Introduction

No. 553 Albany Highway, Victoria Park is occupied by Makin Mattresses. They recently acquired the building, undertook works of renovation and adaptation to accommodate their new West Australian store. A Development Application was submitted to Town of Victoria Park in May 2017, with approval being granted in September 2017. All works were approved by the Town of Victoria Park except the blocking up or removal of the façade windows and no application had been submitted for signage.

Despite the Development Application Refusal for the façade windows, the owners of the place went ahead with boarding them up, but not complete removal. The owners also installed signage to three elevations, including covering up the original building name on the parapet. As a result, Town of Victoria Park issued a Non-Compliance Notice in February 2018 requesting that the windows be reinstated and an application for signage be submitted.

No. 553 Albany Highway, Victoria Park is entered on the Town of Victoria Park's Municipal Heritage Inventory and as such, all alterations must be in keeping with the significance of the place. As a commercial building, any proposed works are subject to the provisions of local planning policy 17: Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway which contains specific provisions for heritage buildings and the requirements of Signs Local Law 2006.

The owners of the place appointed Hocking Heritage Studio to provide them with advice as to how the situation could be remedied taking into account the significance of the building and user requirements for the space.

During research into the building as part of the advice provided to the owners, it transpires that the frontage of no. 553 Albany Highway at the time of the unauthorised works is likely not to be original and has undergone significant alteration. In view of this information, the owners seek to submit an alternative solution that enables them to retain the blocked openings. This heritage impact statement seeks to assess the proposal against the documented significance of the place utilising the framework for heritage impact statements adopted by the State Heritage Office.

2. No. 553 Albany Highway

No. 553 Albany Highway is located to the east side of the main road, approximately 500m north of the intersection with Kent Street. The building is located to the north of the main commercial area of Victoria Park and south of the secondary commercial area towards the northern end of Albany Highway.

No. 553 is located in a section of Albany Highway that has experienced a large amount of redevelopment and is now situated amongst a predominance of car yards and is one of the few original buildings remaining extant in this section of Albany Highway.

The statement of significance associated with the entry for no. 553 Albany Highway, known as the United Friendly Society Chemist (fmr), on the Town of Victoria Park's Municipal Heritage Inventory states:

> *'This building has aesthetic, historic and social heritage significance. It is an example of an Art Deco design that maximises a corner location. Its historic significance lies in its association with the Victoria Park and Districts' United Friendly Society. It was purpose built as a dispensary for the group in 1940. The Friendly Society provided members with a range of benefits. The building has become an important part of the commercial streetscape of Albany Highway.'*

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The physical description in the entry reads:

> *'This corner shop has an Art Deco façade which encompasses a simple monopitch corrugated iron roof structure. It is a good example of how to handle a corner building in an economical manner. The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title. There are two recessed string course mouldings at parapet height and one at a height of the top windows to accentuate the horizontal lines of the building. Behind the corner shop is a small hall with a gabled corrugated iron roof, and walls constructed from cement bricks.'*



Figure 1: No. 553 Albany Highway - United Friendly Societies Building c. 2017

An archival search on the building did not reveal any historic photographs of the United Friendly Societies Building but original building plans were found. In the absence of any early photographs, it has to be assumed that the building was constructed as per the plans.

The building was designed by William Bennett and was described as consisting of

> *'a lodge hall, a dispensary and offices, a shop and residence, a lock-up, a supper room, a kitchen and convenience. The lodge hall, which measures 32ft by 24ft has seating accommodation for 150 people'*
>
> *West Australian, 11 March 1940*

The plans dated 1939 correspond with this description and show a façade that contained a set of double timber framed glass doors in the centre leading into the hall flanked by shops either side with traditional angled entrances and a third shop with a separate set of double doors at the northern end of the range.

The shop windows were large plated openings, either as a single pane or multi-pane depending on the length of the shop frontage, with highlights above.

All entrances were set back from the shop windows.

The stall riser below the windows was black vitrolite, the main section of the façade green vitrolite with the side elevations being cream cement render and a verandah canopy wrapped around the entire frontage with a short return onto Rathay Street.

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The parapet incorporated three grooved string courses and the stepped central piece incorporating the name of the building 'Friendly Societies Building'.

The entrance into the residence was via the north elevation with a single door flanked by 1-over-1 timber framed sash windows.

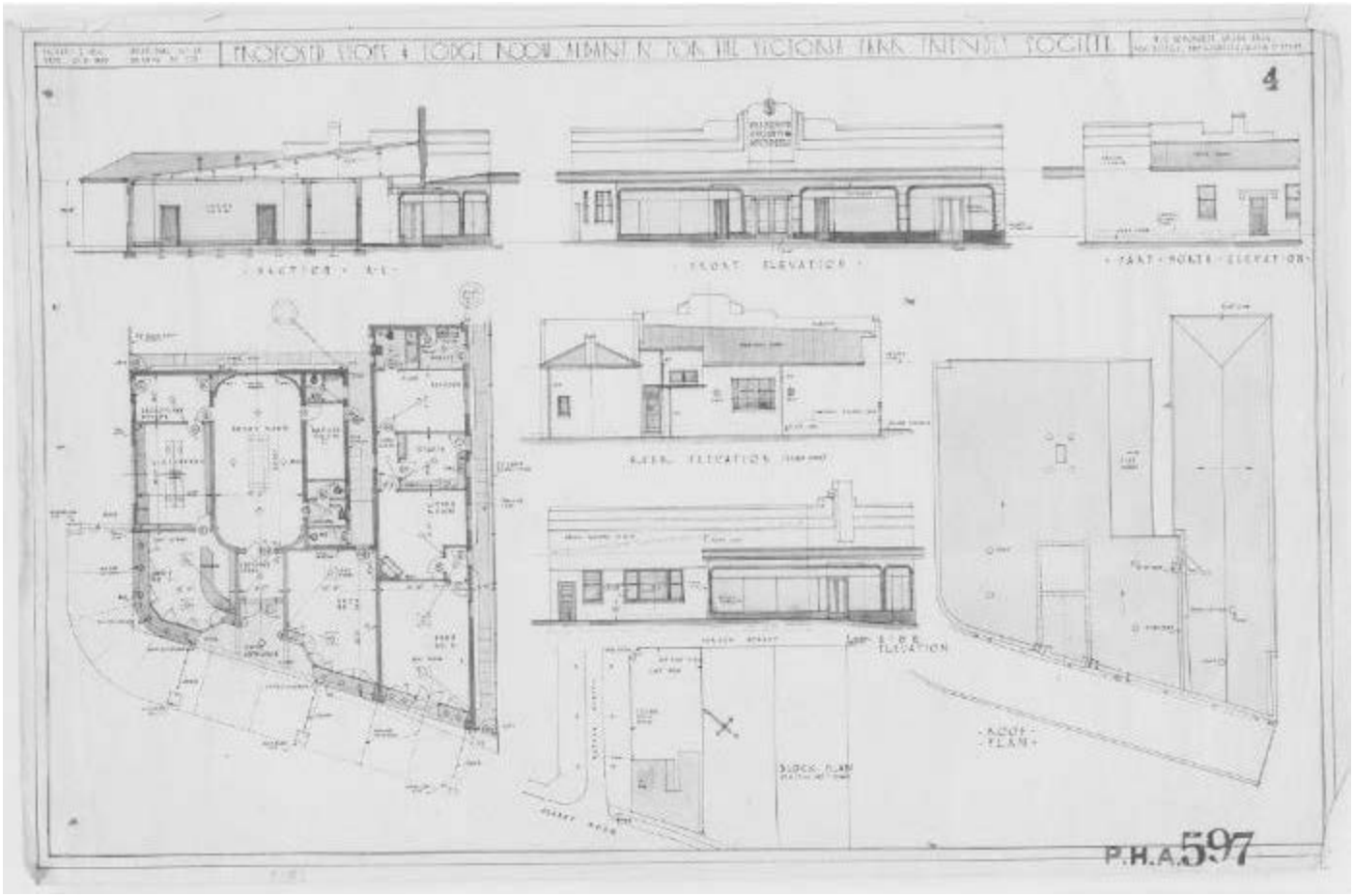


Figure 2: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building

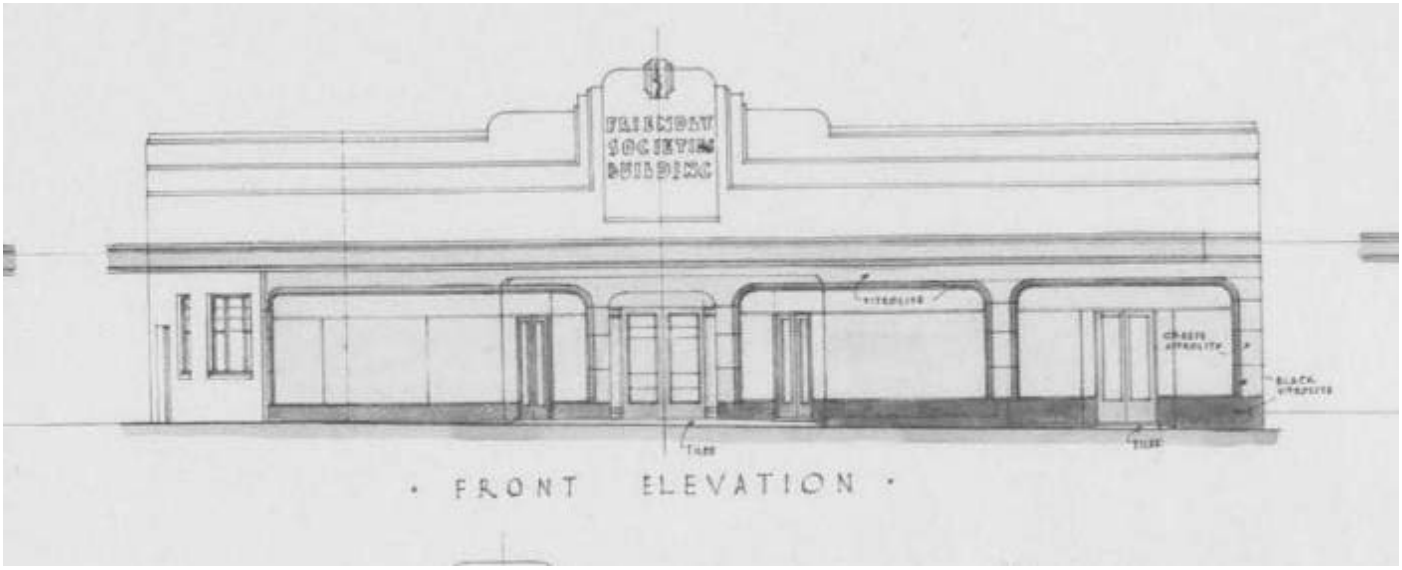


Figure 3: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – façade

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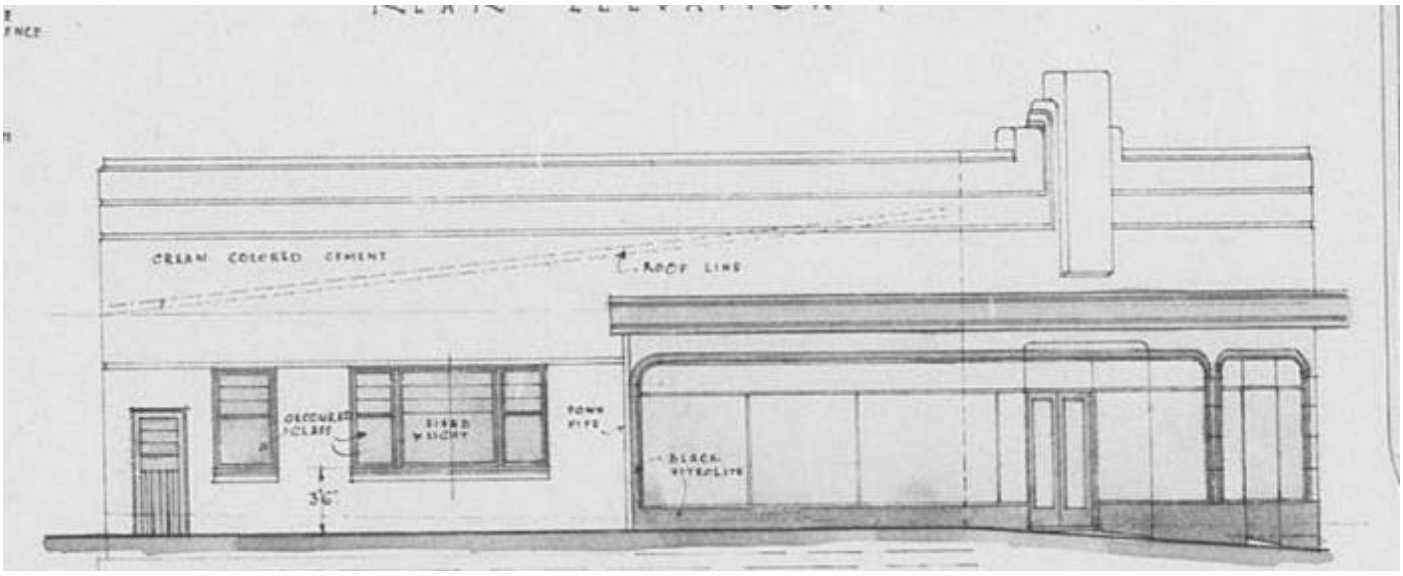


Figure 4: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – south elevation (Rathay Street)

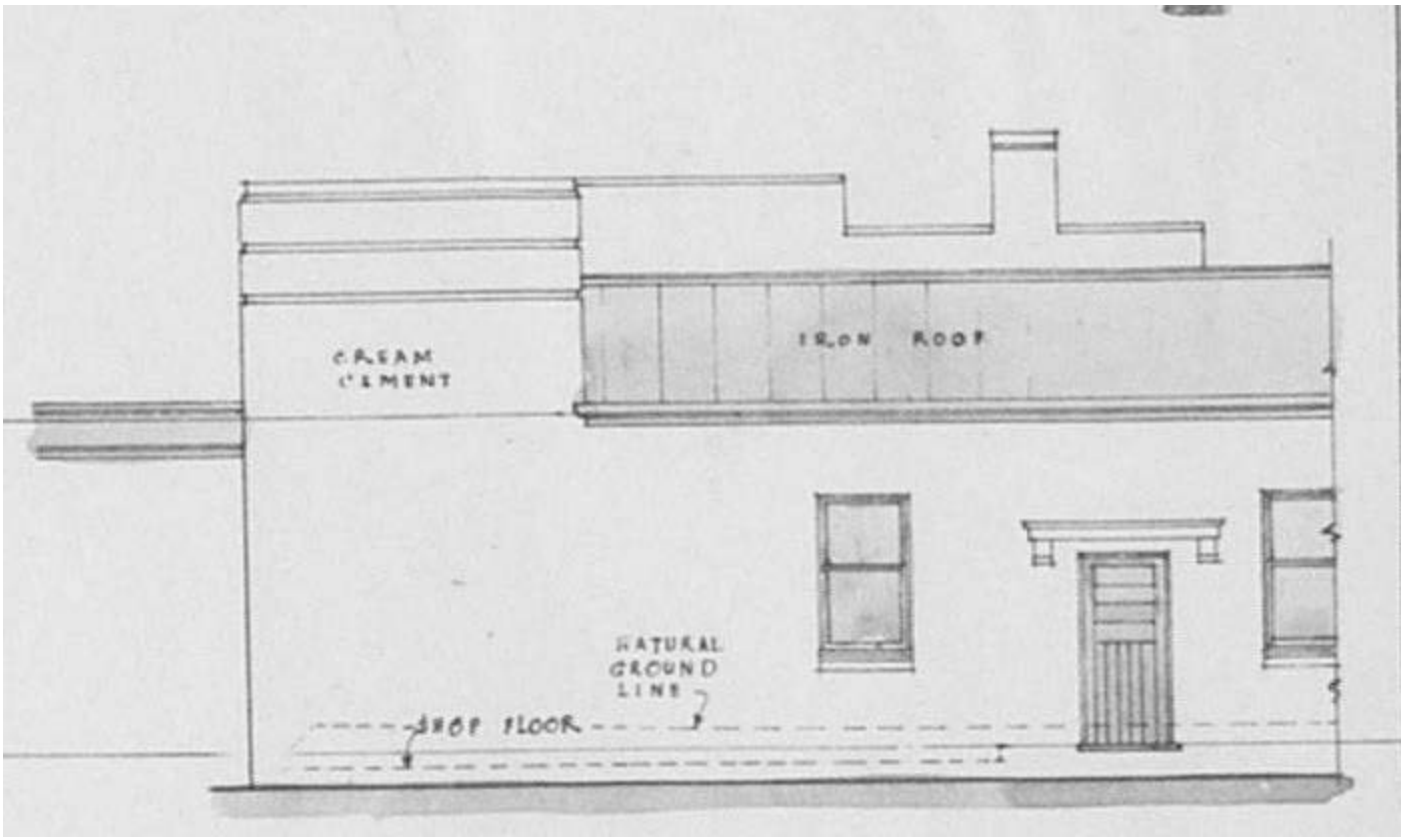


Figure 5: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – part north elevation

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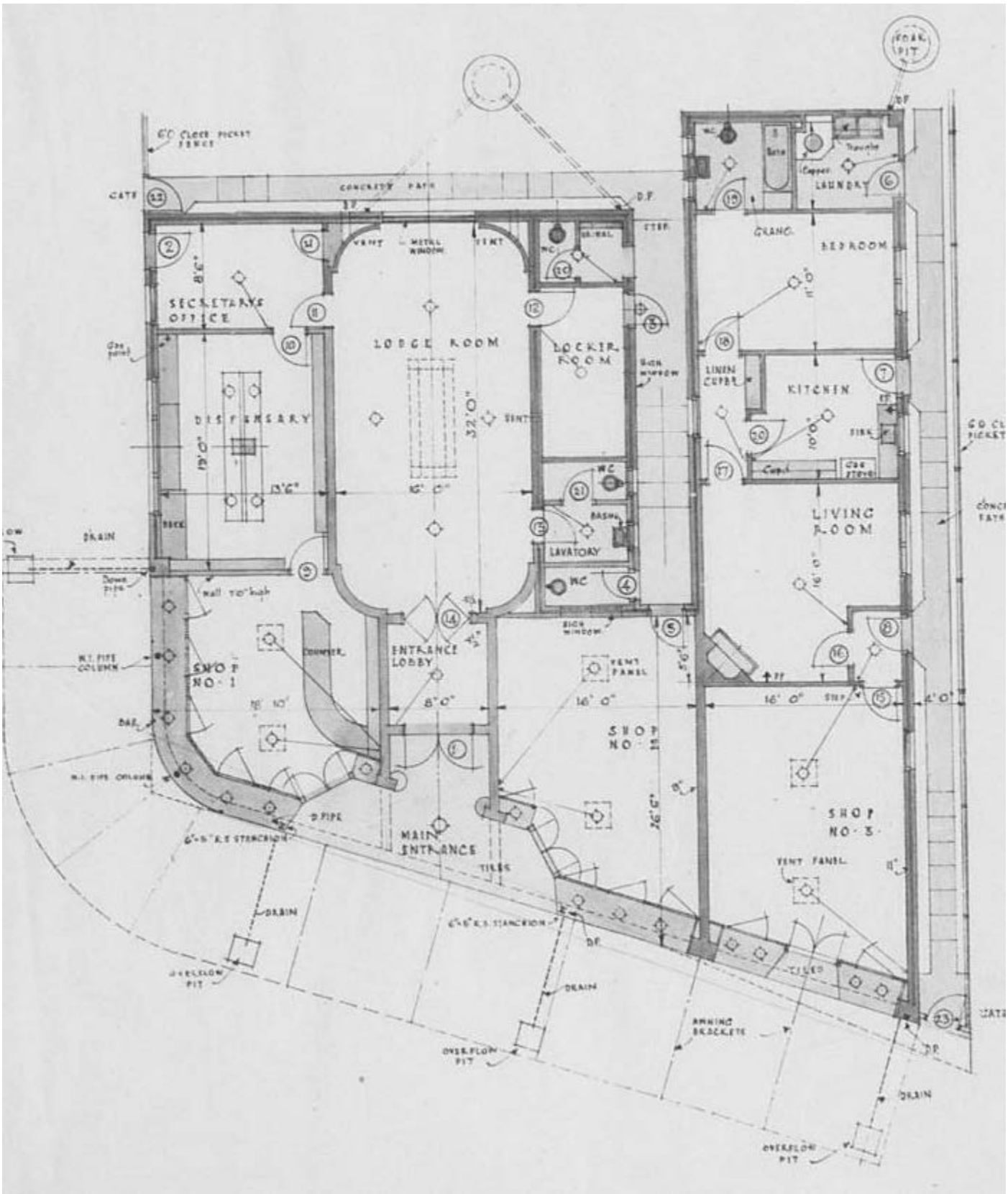


Figure 6: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – Floor Plan

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It is unknown when the changes occurred to the building but it is thought to be in circa the 1970s based on the replacement window framing. Archival searches at the local library and Council (including City of Perth) did not reveal any further information relating to this building.

The changes significantly altered the façade of the United Friendly Societies Building. The shop as it presented in 2017 prior to the current alteration works being undertaken, had a continuous shop frontage with the original recessed main entrance being brought forward to meet the main building line. The two retail units that were originally located to the north of the main entrance were amalgamated to make one retail unit, with the entrance into the shop via a set of double doors and the remainder of the façade comprising six blocked up windows. The corner retail unit remained extant albeit with a different entrance arrangement. The grant lobby into the former meeting hall had been removed, with a small entrance through the retail unit providing access to the former hall area. There was no evidence of the green and black vitrolite (shiny coloured structural glass) on the façade. The cement render remained extant.

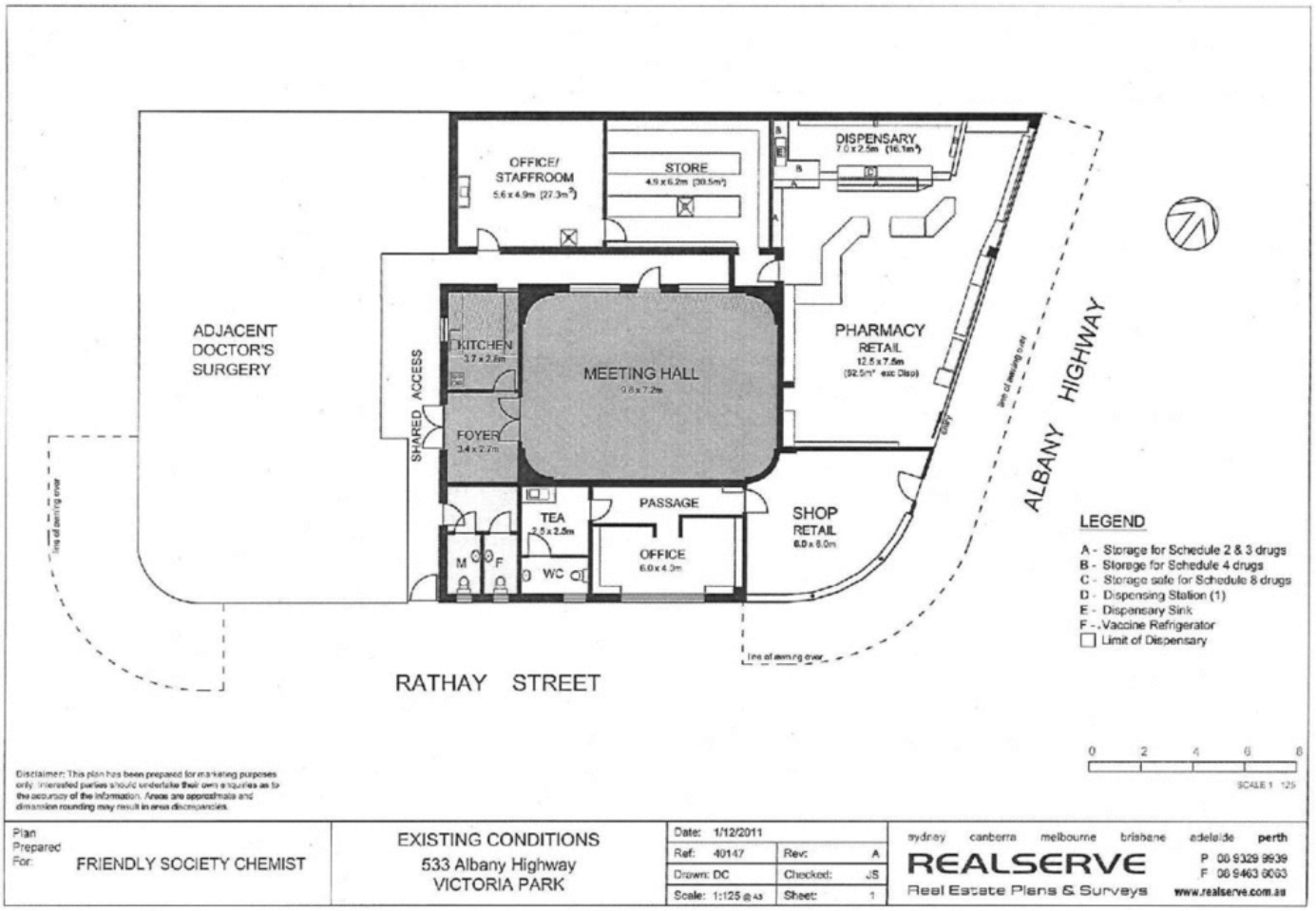


Figure 7: Floor plan at the time of sale, 2017

Above the verandah level, the shop presented in an intact manner. The stepped section of the parapet incorporating the name of the building and the date of construction was executed in a slightly different manner than shown on the original plan, but the overall intent remained the same which can be taken to imply that this section of the façade is original.

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3. Unauthorised works to No. 553 Albany Highway

The development approval granted for the change of use of the premises to showroom specifically states that:

Approval was granted subject to the following conditions:

1. In relation to the existing windows facing Albany Highway:
   1.1. All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.
   1.2. All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.
   1.3. Those windows described in the approved plans to be boarded up or removed shall be retained as per item 1.1 but may be internally screened through curtains or blinds.
   1.4. The internal screening permitted in 1.3 above only relates to this planning application.
2. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.

A decision was taken by the owners of the premises to block up the last three windows to the north of the entrance, contrary to the planning approval and to erect signage to all three elevations of the building.



Figure 8: Facade no. 553 Albany Highway, 2018

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Figure 9: Blocked up windows to Albany Highway facade



Figure 10: Blocked up windows to facade and covered up name panel

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Figure 11: Rathay Street elevation



Figure 12: Obscured store windows to corner windows

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Figure 13: Signage to north elevation

4. Proposed Solution

The owners now propose various changes to the unauthorised works which aim to lessen the impact on the building but do not fully comply with the previous requirements of the Town of Victoria Park.

The proposal seeks to retain the blocked up windows, altering them to read as blind openings incorporating the window framing; rationalise the signage and change the location of remaining elements; remove the signage from the parapet and reinstate the original building name; and incorporate an additional yellow string course below the awning canopy.



Figure 14: Proposed facade alterations

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Figure 15: Reduced signage to north elevation

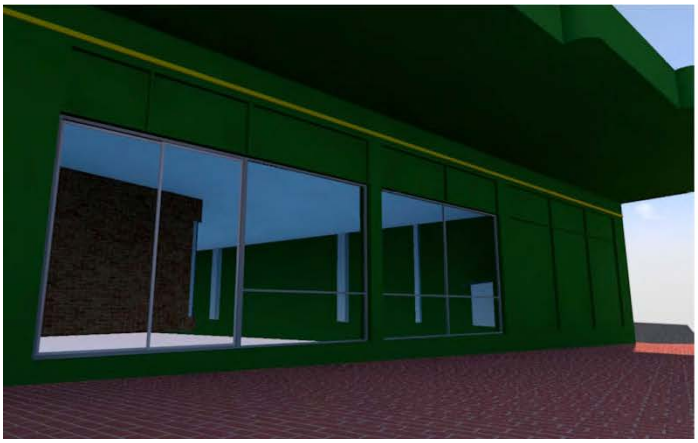




Figure 16: Blind openings to facade and additional yellow string course

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5. Impact Assessment

In assessing the impact of change on a heritage building, the amount of change being proposed should be guided by the cultural significance of the place (Article 15: Change, Burra Charter).

Generally speaking, changes to a place of identified cultural heritage significance should be kept to the minimum in order to maintain that significance. The statement of Significance is often the benchmark to manage change against and in this instance, the Statement of Significance for no. 553 Albany Highway has been identified as being:

- An example of an Art Deco building which maximises its corner location
- Its historic significance lies its association with the Victoria Park and Districts' United Friendly Society
- The place was purpose built as a dispensary in 1940
- The Friendly Society provided members with a range of benefits
- The building has become an important part of the commercial streetscape of Albany highway

In terms of impact assessment of the proposed changes, the following is noted:

Statement of significance	Comment
An example of an Art Deco building on a corner location	The proposed changes to the window treatment and signage do not affect this statement. The building is being retained in its existing footprint and retains the extant Art Deco detailing to the parapet. The façade of the building was changed c.1970s which removed much of the original Art Deco presentation of the place with the parapet being the only element now presenting with Art Deco detailing.
Historic significance associated with the Victoria Park and Districts' United Friendly Society	The proposed changes to the window detailing do not impact on this value. The unauthorised signage that has been placed over the building name panel is being removed as part of this proposal with the connection to the United Friendly Societies being retained.
The place was purpose built as a dispensary	The proposed changes to the windows and signage do not impact on this value.
The Friendly Society provided members with a range of benefits	The proposed changes to the window and signage do not impact on this value.
The building has become an important part of the commercial streetscape of Albany Highway	The proposed changes to the window and signage do not impact on this value. The pre-2017 footprint of the building remains extant. The prominence of the place has not been diminished as a result of the works. As one of the few remaining original buildings along this section of Albany Highway, this value is maintained with these works.

Therefore, in terms of the statement of significance, the proposed changes to the windows and the signage do not harm the perceived architectural significance of the building. The historic connection to the United Friendly Society will be reinforced through retention and restoration of the original building name panel.

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The place record form downloaded from the inHerit Database (place no. 12317) on the State Heritage Office website, is populated with information provided by the Town of Victoria Park, which mirrors the information contained with the Town's Municipal Heritage Inventory. The physical description for the place states:

> *'This corner shop has Art Deco façade which encompasses a simple monopitch corrugated iron roof structure. It is a good example of how to handle a corner building in an economical manner. The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title. There are two recessed string course mouldings at parapet height and one at a height of the top of the windows to accentuate the horizontal lines of the building. Behind the shop is a small hall with a gabled corrugated iron roof, and walls constructed from cement bricks.'*

Physical Description Statement	Comment
Art Deco façade with a simple monopitch corrugated iron roof structure.	The proposed changes to the window treatment and signage do not affect this statement. The façade appears to have been changed c.1970s which removed much of the original Art Deco presentation of the place with the parapet being the only detail now presenting with Art Deco detailing. The current proposal does not seek to remove any additional fabric or detailing. The non-original window openings have been retained albeit now presenting as blind openings complete with the framing detail. The change is reversible and the windows can be reinstated when required. These are not original openings but the blind openings enable the façade to be read as though the windows continue across the façade. No changes to the roof have occurred as part of these works.
It is a good example of how to handle a corner building in an economic manner.	The proposed changes do not alter this statement.
The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title.	The rendered façade remains extant. The stepped parapet remains extant and the original name panel is retained and restored.
There are two recessed string course moulding at parapet height and one at a height of the top of the windows to accentuate the horizontal lines of the building.	The two recessed string courses have been retained and painted a contrasting colour to highlight the feature. There was no evidence of a string course below the awning canopy which is likely to have been lost at the time the changes to the façade were undertaken. A painted string course is proposed to replicate this feature, which serves to tie the lower section of the building with the section above the awning, break the massing of the façade up and replicate an original feature.
Behind the shop is a small hall with a gabled corrugated iron roof and walls constructed from cement bricks.	No change to this statement as part of these works.

The proposed works do not impact on the above physical description.

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Art Deco buildings are often characterised by their horizontal lines and decorative elements that served no particular function. *'A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1878 to the Present'* [1] is the main reference to defining architectural styles within Australia, and adopted by State Heritage Office, lists exterior characteristics as including:

> '*Symmetry common. Concerns for three-dimensional quality in massing and details. Vertical and horizontal fins; zigzags; stepped 'skyscraper' silhouettes; 'streamlined' effects; geometric curves; stylised decoration.*
>
> *Favoured materials: faience (sometimes with colour and tone lightening from bottom to top), and especially fabricated for the particular building, polished granite, Vitrolite, textured face brickwork, sandstone. Chromium plated steel favoured for shopfronts and commercial interiors.'*

The original plans drawn up by William Garnsworthy Bennett in 1939 certainly reflect this assessment of the architectural style. The building as it presented in 2017 prior to the works being undertaken did not readily represent the Art Deco style. The stepped parapet with the curved edges, the curved corner wall and the horizontal string course bands across the parapet were the only distinctive Art Deco features remaining on the façade.

Further alteration to the façade appears to have occurred after 2000 with an additional door being inserted into the façade, immediately south of the non-original sliding doors.

The building as it presented in 2017 does not appear to have been an intact example of an Art Deco style building. Therefore the proposed alterations to the windows and the signage do not alter or diminish the retained Art Deco features of the building.

In terms of the signage, heritage significance must also be considered. Rules pertaining to signage are set out in the Town of Victoria Park Signs Local Law 2006 which considers heritage significance and quality of streetscape. In determining any application for signage, Town of Victoria Park may have regard to:

Clause 11 (2) (b) the impact of the sign on the quality of streetscape where it is to be displayed and more generally the district

(c) whether the size of the sign appropriately relates to the architectural style, design and size of a building on which the sign is to be displayed, and in measuring the size of a sign a polygon shall be taken immediately around the text, graphics or image of the sign and not the entire background, except where finish or colour of the background differs substantially from the background against which the sign is to be displayed

(d) whether the colour scheme and materials of the sign are compatible with the architectural style and design of a building on which the sign is to be displayed

(e) whether the colour scheme and materials of the sign are compatible with the overall architectural style and design of the area or precinct in which the sign is to be displayed

Clause 34 Any signs on land, buildings, objects, structures and places included on the Register of Places of Cultural Heritage Significance contained in Schedule 6 of the Town of Victoria Park Planning Scheme No. 1 require planning approval.

The proposed signage has been rationalised from the unauthorised versions previously erected on the premises.

[1] Apperley, R., Irving, R., and Reynolds, P., 1999

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The sign to the façade covering the name of the building is to be removed entirely with the original building name panel reinstated. The logo from the Rathay Street elevation has been moved to the curved corner of the façade with the slogan remaining along the Rathay Street elevation in its existing form.

The proposed location of the logo on the curved element of the façade enables the signage to be clearly seen in the street view and negates the need for additional signage on the Albany Highway frontage, thereby reducing the clutter to the parapet.



Figure 17: Rationalised signage

The advertising to the north elevation has been reduced in size and is more appropriate for the building and the locality.



Figure 18: Proposed signage to side elevations

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The Signs Local Law 2006 states that the following will be considered in assessing an application for signage:

Factors taken into consideration in determining an application for signage	Comment
The impact of a sign on the quality of the streetscape where it is to be displayed and the area more generally	The immediate locality around the subject property is predominantly car sale yards and does not present with the quintessential Victoria Park character. The immediate context for no. 553 Albany Highway can be taken to extend from State Street to the south and Temple Street to the north, taking into account both sides of Albany Highway. The majority of buildings along this section of Albany Highway are car sale yards. The buildings are set back from the street boundary with prominent advertising in various forms on the buildings or around the sites, all of which are highly visible in views along this section of the road. Non-car sales uses along this stretch includes a large vacant lot on the southern corner of Rathay Street opposite the subject property. Across from the subject property is a pair of more traditional single storey retail units, a larger scale retail unit set back from the street and a two storey mixed use building set back behind the street boundary. Beyond the intersection of State Street and Albany Highway going south, a more traditional Victoria Park character is visible with the Victoria Park Hotel on the west side of the street and a row of traditional single storey retail units, all with some level of alteration, along the eastern side of Albany Highway. To the north of the subject premises, there is a range of more traditional shop premises close to the junction with Temple Street on the west side of the road and more car yards, offices and a small park along the east side. Therefore there is no predominant streetscape character along this section of Albany Highway and it is therefore difficult to make a judgement that the signage is either appropriate or not appropriate for the area. The areas of strong Victoria Park character are much further to the south and north along Albany Highway and the area around the subject premises is not considered to contribute to this character. The form of the proposed signage appears to be comparable to other signage within the immediate vicinity of the subject premises.
Whether the colour scheme and materials are compatible with the architectural style and design of the building on which they are to be displayed	The subject premises was originally an Art Deco style building with a triple frontage of retail units and recessed main entrance into the hall, with a distinctive parapet above the awning canopy. The building now presents in a dual manner: above the awning the Art Deco style is still evident, below the canopy due to the changes to the building frontage the architectural style is indeterminate. Development approval was given by the Town of Victoria Park to paint the premises dark green which is an integral part of Makin Mattresses' branding and as a result, the colour scheme of the signage is not incompatible with the building.
Whether the colour scheme and materials of the sign are compatible with the overall architectural style and design	As stated above, there is no predominant architectural form along this section of Albany Highway. Although the subject premises are located within the commercial precinct of Victoria Park, there is no discernible character at this point of the road and the subject premises does not

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Factors taken into consideration in determining an application for signage	Comment
of the area of precinct in which the sign is to be displayed	belong to either the commercial area to the north along Albany Highway or the commercial area to the south. The predominant use is in this section of the road is car sale yards and the proposed signage is no more visible than those used on the neighbouring car yards.
Any signs on land, buildings, objects, structures and places included on the Register of Places of Cultural Heritage Significance require planning approval.	In assessing any development application for works to a heritage place, the impact of those works on the documented heritage significance of the place must be taken into account. Unless proven to the contrary, the subject premises as it presented in 2017 prior to the works being undertaken, was not in its original form with the frontage of the 1940s building having been replaced in the 1970s, possibly even as late as the 1980s. Whilst its significance as a local landmark and for its relationship with the United Friendly Societies remains extant, the contribution of the place as a good example of an Art Deco building is questionable due to the previously altered shop frontages. Therefore, it can be concluded that the proposed signage does not harm the adopted heritage values attributed to the building.

6. Conclusion

Whilst it is accepted that unauthorised works to the subject property were carried out, some of which harmed the perceived heritage significance of the place, information discovered as part of the heritage impact statement process shows that the building in 2017 no longer presented with its original design intent.

The changes c.1970s removed the original façade to the building, creating a consistent building line along the boundary and removed all the traditional recessed entries into the retail units and the original hall. As a result, the window and door arrangement and styles were significantly altered, thus changing the emphasis of the façade.

Despite the earlier changes, the Art Deco character remained clearly visible above the awning canopy and this aesthetic remains extant in 2018.

The proposed works outlined above do not seek to reinstate either the original 1940s presentation of the building, nor the altered façade form. They seek to reach a compromise that enables the building to present in a more acceptable manner and meet the requirements of the Town. The introduction of 'blind' openings to the northern section of the façade are an interpretation of the later window. The framework in the blind openings provide a level of articulation to the façade, breaking up the massing of the render.

The façade had already been compromised due to the c1970s works but the band of non-original openings could be taken as an interpretation of the horizontal influence seen in Art Deco buildings. The blind openings will be a further interpretation of this horizontal emphasis continuing the line of the openings but will not be physical windows. The windows remain extant behind the boarding and can be reinstated at a later stage if required.

With regard to the signage, the Makin Mattresses branding is bold and is clearly visible in street views, as is other building signage in the immediate vicinity. However, the proposal to rationalise the number of signs and logos reduces clutter on the building and hence reduces the impact in the street views.

The proposed changes to both the windows and the signage are considered to be more appropriate for both the building and the locality. The heritage significance of the building is not overly impacted by the blind

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openings as the original façade has long since been lost. The reinstatement of the original building name on the parapet retains the important historical connection to the original owners and function of the place.

The changes are all reversible which can be considered to be an appropriate heritage outcome.

11.1 Appendix 5 – 547-553 Albany Highway, Submitted plans

TOWN OF VICTORIA PARK
Received: 31/7/2018

Application for Planning Approval

Property

Address

547 - 553 Albany Highway VICTORIA PARK WA 6100
Lot: 929 Pln: 4377

Owner/s Details

Co Sugarloaf Landholdings Pty Ltd
547 to 533 Albany Highway Victoria Park WA 6101
Email: mike@makinmattresses.com.au
Contact Phone: 0262393399

Date

31-07-2018

Applicant Details

Pty Ltd WABCA Western Australia Building Certifiers & Assessors
Suite 14/755 Albany Highway EAST VICTORIA PARK WA 6101
Email: amee@wabca.com.au
Contact Phone: 08 9355 5484

Co FORMSCAPE
Suite 14/755 Albany Highway East Victoria Park WA 6101
Email: david@wabca.com.au
Contact Phone: 0893555484

The signature of the owner(s) is required on all applications. This application will not proceed without that signature.

Signature/s

Date 31-07-2018

Development Details

Approx. cost of development (excl. GST): $ 40,000.00
Estimated Date of Completion: 20/12/2018

PROPOSED DEVELOPMENT OR LAND USE:

- [ ] New Dwelling(s)
- [ ] Re-Roof
- [ ] Mixed Use Development
- [ ] New Non-Residential Building(s)
- [x] Additions and Alterations
- [ ] Outbuilding
- [ ] Patio or Pergola
- [ ] Modification to Planning (specify)
- [ ] Garage or Carport
- [ ] Satellite Dish
- [ ] Front Fence
- [x] Retrospective Planning Approval
- [ ] Home Occupation
- [x] Sign(s)
- [ ] Demolition

- [ ] Change of Use (description of existing & proposed):

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☐ Other(s) (specify):

Additional Details

Number of proposed dwellings: 0
Number of storeys: 1

Individual Attachments

Application Form	Main.pdf
Completed Town of Victoria Park Planning Application form	HsmJJCx.pdf
Certificate of Title	RuHPdrq.pdf
Application covering letter	FiLhVaF.pdf
Proposed Site Plan	nyaUqRn.pdf
Floor Plans	dYRLipL.pdf
Colour & Materials Schedule	mjDkBLm.pdf
Sign Specifications	SiotJTe.pdf
Letter of Justification	JjhLVDL.pdf
Heritage Council of WA Database Entry	LixiikU.pdf
Heritage Impact Statement Option 1	Ugihmfc.pdf
Heritage Impact Statement Option 2	RQzogxO.pdf
Credit Card Authority Form	tLmEiaN.pdf
Photographs of existing building/structure	erpHZei.pdf

Combined

Combined documents for ECM	Combined.pdf

TOWN OF VICTORIA PARK
Received: 31/7/2018

TOWN OF VICTORIA PARK

Application for Development Approval

OWNER DETAILS

Name(s): SUGARLOAF LANDHOLDINGS PTY LTD		
ABN (If Applicable):		
Address: 547-533 ALBANY HIGHWAY VICTORIA PARK		
		Post Code: 6101
Phone (Work): 0262393399	Phone (Home):	
Phone (Mobile):	Fax:	
Email: mike@makinmattresses.com.au		
Contact person for correspondence:		
Signature: M. Richardson		Date: 29th June 2018
Signature:		Date:
Signature:		Date:
The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application, an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2)		

APPLICANT DETAILS (IF DIFFERENT FROM OWNER)

Name(s): David D'Orazio - Formscape		
Address: 14/755 Albany Highway, East Victoria Park, WA		
		Post Code: 6101
Phone (Work): 08 9355 5484	Phone (Home):	
Phone (Mobile):	Fax:	
Email: david@wabca.com.au		
Contact person for correspondence: David D'Orazio		
The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. ☑ Yes ☐ No		
Signature:		Date: 02/07/2018

Urban Planning Unit
tel (08) 9311 8111
fax (08) 9311 8181

Administration Centre
99 Shepperton Road
Victoria Park WA 6100

Locked Bag No. 437
Victoria Park WA 6979

admin@vicpark.wa.gov.au
www.victoriapark.wa.gov.au
abn 77 284 859 739

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Received: 31/7/2018

PROPERTY DETAILS

Lot No.: 929	House / Street No.: 553	Location No.:
Diagram / Plan No.: 4377	Certificate of Title Vol. No.: 1068	Folio: 824
Title encumbrances (eg. easements, restrictive covenants): Refer to Certificate of Title		
Street Name: Albany Highway	Suburb: Victoria Park	
Nearest Street intersection: Albany Highway/Rathay Street		

PROPOSED DEVELOPMENT

Nature of development: (Specify below)
- ☑ Works
- ☐ Use
- ☐ Works and Use

Description of proposed works and / or land use:
Signage and alterations to facades facing Albany highway and Rathay Street

Is retrospective approval being sought (development already commenced)?
- ☑ Yes
- ☐ No

Is an exemption from development claimed for part of the development?
- ☑ Yes
- ☐ No

If yes, is the exemption for:
- ☐ Works
- ☑ Use

Description of the exemption claimed (if relevant):
Land use to remain 'Showroom'

Nature of any existing buildings and / or land use: Existing single storey commercial building. Land use - 'Showroom'

Approximate cost of proposed development (excl. GST): Less than $50,000

Estimated time of completion: December 2018

OFFICE USE ONLY

Acceptance Officer's initials:	Date received:
Local Government reference No.:	

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WESTERN AUSTRALIA

REGISTER NUMBER	
929/P4377	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	20/4/2013

VOLUME 1068 FOLIO 824

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 929 ON PLAN 4377

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

VICTORIA PARK AND DISTRICTS UNITED FRIENDLY SOCIETIES COUNCIL LTD OF 12 VISTULA TERRACE, KELMSCOTT

(AN L945625) REGISTERED 25/5/2012

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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

SKETCH OF LAND: 1068-824 (929/P4377)
PREVIOUS TITLE: 1050-801
PROPERTY STREET ADDRESS: 553 ALBANY HWY, VICTORIA PARK.
LOCAL GOVERNMENT AUTHORITY: TOWN OF VICTORIA PARK

NOTE 1: M118571 SECTION 138D TLA APPLIES TO CAVEAT C3379/1967
NOTE 2: M118572 SECTION 138D TLA APPLIES TO CAVEAT 23232/1966
NOTE 3: M118573 SECTION 138D TLA APPLIES TO CAVEAT C5200/1969
NOTE 4: M118574 SECTION 138D TLA APPLIES TO CAVEAT D258464
NOTE 5: M747833 DUP C/T NOT PRODUCED FOR DEALING M747833

LANDGATE COPY OF ORIGINAL NOT TO SCALE Wed Apr 19 11:21:38 2017 JOB 53678528

Landgate
www.landgate.wa.gov.au

TOWN OF VICTORIA PARK
Received: 31/7/2018

Monday 2 July 2018

Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

To Whom It May Concern,

Lot 929 (No. 553) Albany Highway, Victoria Park
Development Application – Retrospective Signage & Alterations

This covering letter has been produced in support of the abovementioned development proposal with regards to retrospective and proposed signage and alterations at the abovementioned site. To assist in processing this application, please find enclosed the following documents:

- A completed and signed Town of Victoria Park – Application for Development Approval Form;
- A copy of the Town of Victoria Parks Development Application checklist;
- A copy of the current Certificate of Title;
- A credit card authority for the amount of $441.00, being the applicable lodgement fee;
- One (1) copy of the application plans; and
- A comprehensive report in support of the proposal with justification where required.

Please do not hesitate to contact the undersigned, should you wish to discuss any aspects of the proposal further.

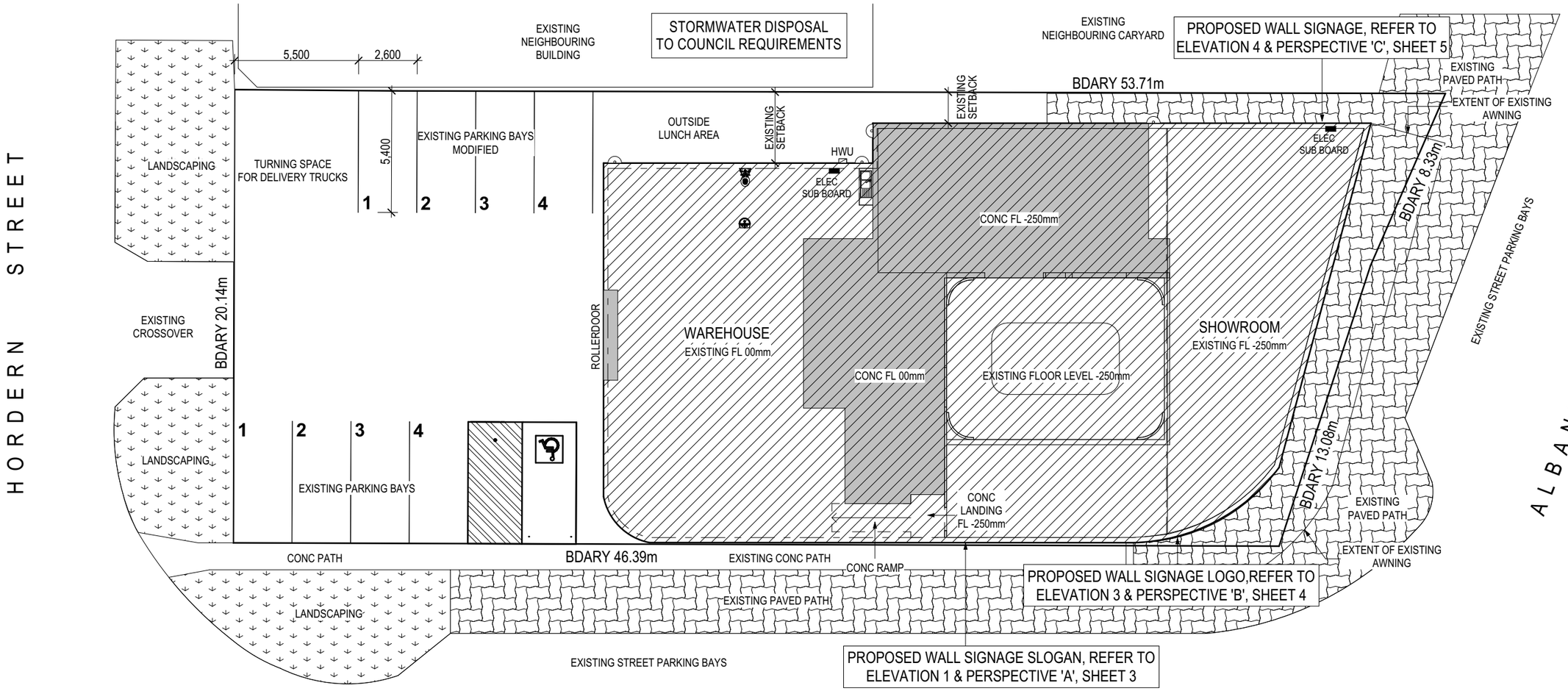
Yours faithfully,



David D'Orazio

MA Urban & Regional Planning (Curtin)
BAppSc (Architectural Science) (Curtin)
Statutory Planner | FORMSCAPE Built form planning solutions
Tel | +618 9355 5484
Email | david@wabca.com.au Web | www.formscape.com.au

TOWN OF VICTORIA PARK
Received: 31/7/2018



1. SITE PLAN
1:200

N

APPROVALS BY DESIGN
Suite 14, 755 Albany Hwy East Victoria Park WA 6101
Tel | +61 8 9355 5484
Web | www.approvalsbydesign.com.au
© COPYRIGHT

Project Title: PLANNING DRAWINGS	Project Name: SIGNAGE ALTERATIONS - OPTION 2	Scale: 1:200 @A3	
Drawing: SITEPLAN	Project Address: Address - 553 ALBANY HIGHWAY	Dm by: SM	
Client: D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055	
	TOWN OF VICTORIA PARK	Date: JUNE 2018	
		Revision: A	
		Sheet No: 1 of 6	

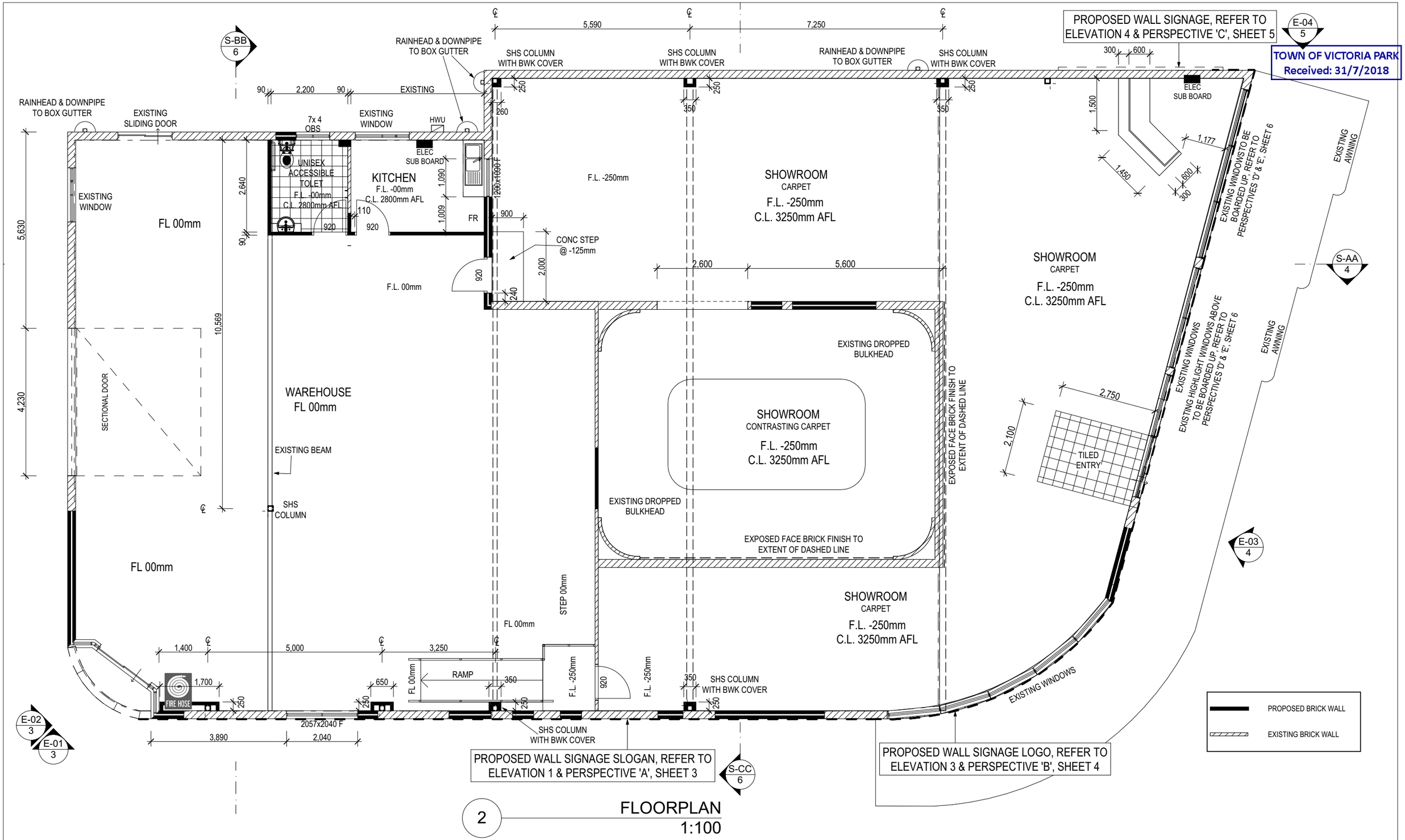
NOTES

THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION, REPORTS, CONTRACTS AND DRAWINGS.

ALL DRAWINGS ARE OF EXISTING STRUCTURES WHERE VISIBLE

ALL EXISTING STRUCTURE ARE DRAWN APPROX. FOR EXACT DIMENSIONING, SIZE, LOCATION & ANY OTHER DISCREPANCY CHECK ON SITE.

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE CHECK & VERIFIED ON SITE PRIOR TO COMMENCEMENT



2 FLOORPLAN
1:100

APPROVALS BY DESIGN Suite 14, 755 Albany Hwy East Victoria Park WA 6101 Tel | +61 8 9355 5484 Web | www.approvalsbydesign.com.au © COPYRIGHT	Project Title: PLANNING DRAWINGS Drawing: FLOORPLAN Client: D&L BUILDING SERVICES	Project Name: SIGNAGE ALTERATIONS - OPTION 2 Project Address: Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK	Scale: 1:100 @A3 Dm by: SM Job No. J006055 Date: JUNE 2018 Revision: A Sheet No: 2 of 6

AREAS	
WAREHOUSE AREA =	227.43m²
SHOWROOM AREA =	305.84m²
TOTAL AREA =	533.27m²

NOTES

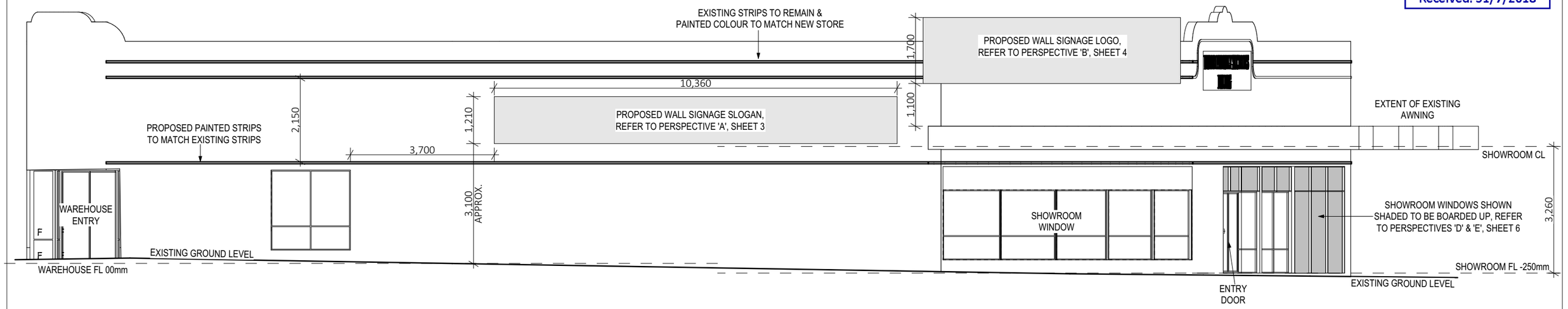
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION, REPORTS, CONTRACTS AND DRAWINGS.

ALL DRAWINGS ARE OF EXISTING STRUCTURES WHERE VISIBLE

ALL EXISTING STRUCTURE ARE DRAWN APPROX. FOR EXACT DIMENSIONING, SIZE, LOCATION & ANY OTHER DISCREPANCY CHECK ON SITE.

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE CHECK & VERIFIED ON SITE PRIOR TO COMMENCEMENT

TOWN OF VICTORIA PARK
Received: 31/7/2018



E-01 ELEVATION 01
1:100



PERSPECTIVE 'A' OF PROPOSED WALL SIGNAGE & WALL STRIP

APPROVALS BY DESIGN
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Drawing: ELEVATION	Project Address: Address - 553 ALBANY HIGHWAY	Dm by: SM	
Client: D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055	
	TOWN OF VICTORIA PARK	Date: JUNE 2018	
		Revision: A	
		Sheet No: 3 of 6	

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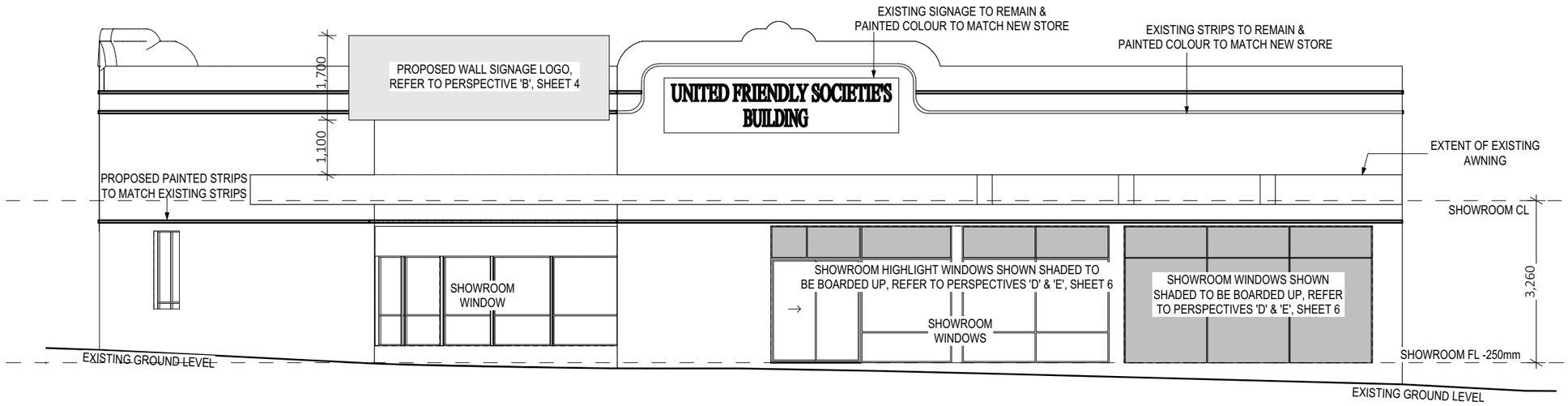
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E-03 ELEVATION 03
1:100



PERSPECTIVE 'B' OF PROPOSED WALL SIGNAGE & WALL STRIP

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Client: D&L BUILDING SERVICES		Date: JUNE 2018	Revision: A
		Sheet No: 4 of 6	

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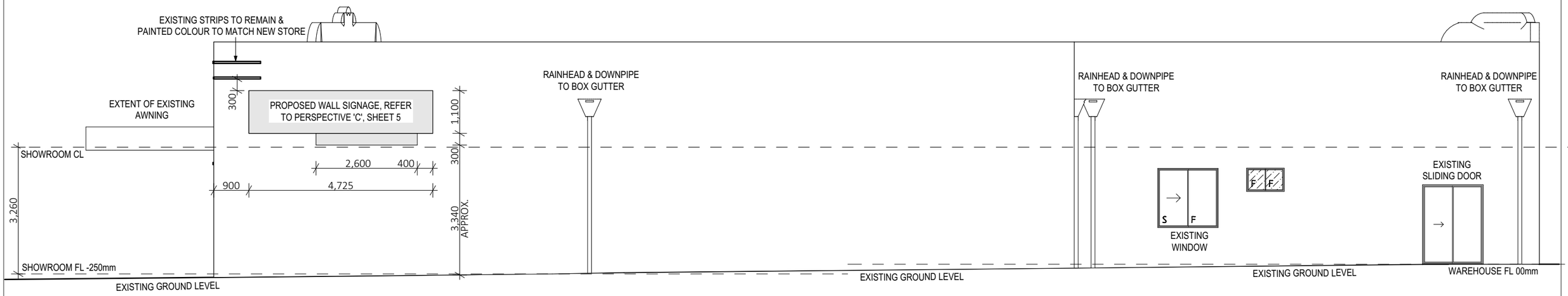
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E-04 ELEVATION 04
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PERSPECTIVE 'C' OF PROPOSED WALL SIGNAGE & WALL STRIP

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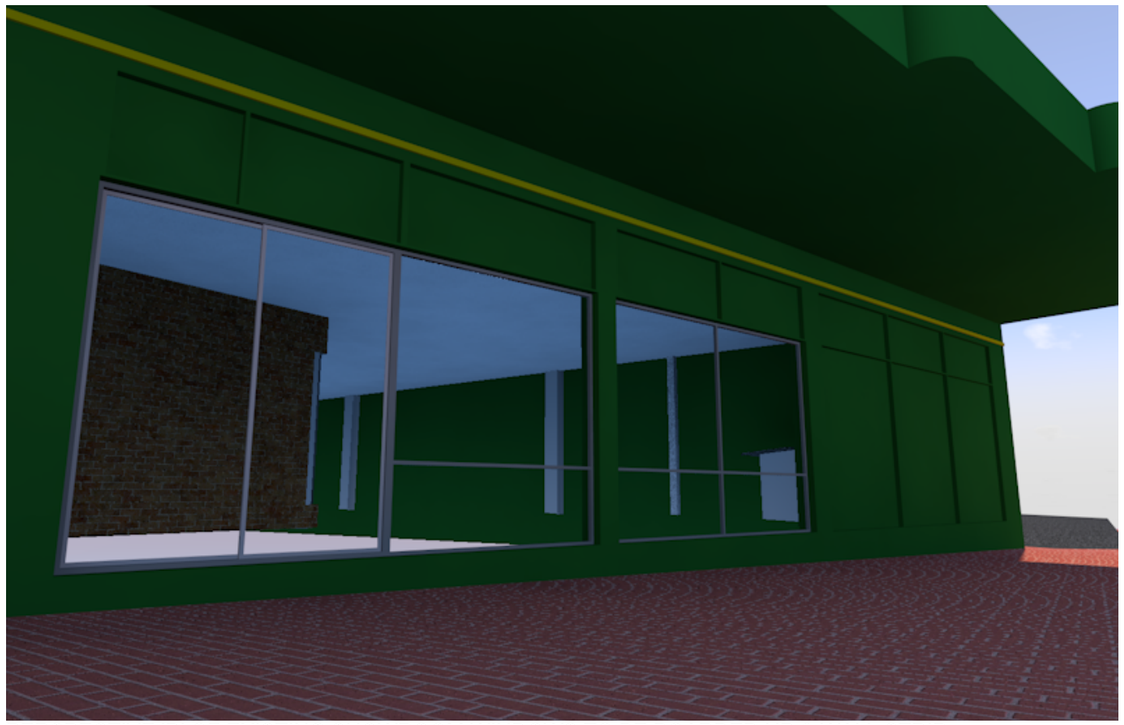
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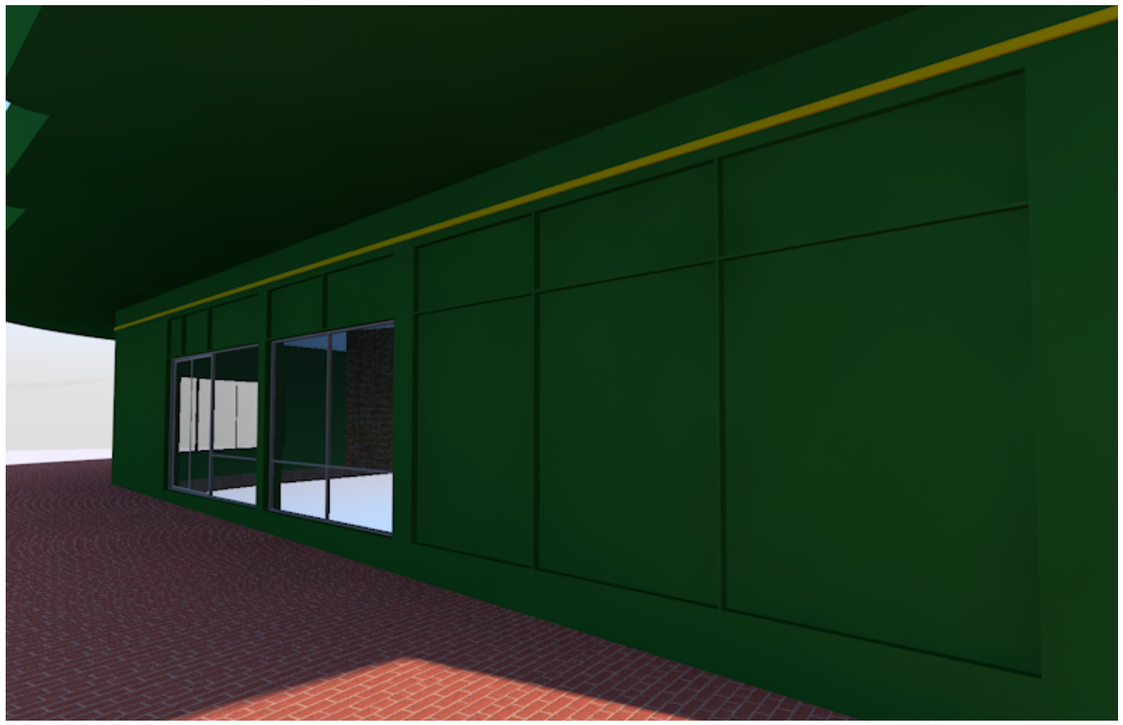
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PERSPECTIVE 'D' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP



PERSPECTIVE 'E' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP

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Client: D&L BUILDING SERVICES	TOWN OF VICTORIA PARK	Revision: A	
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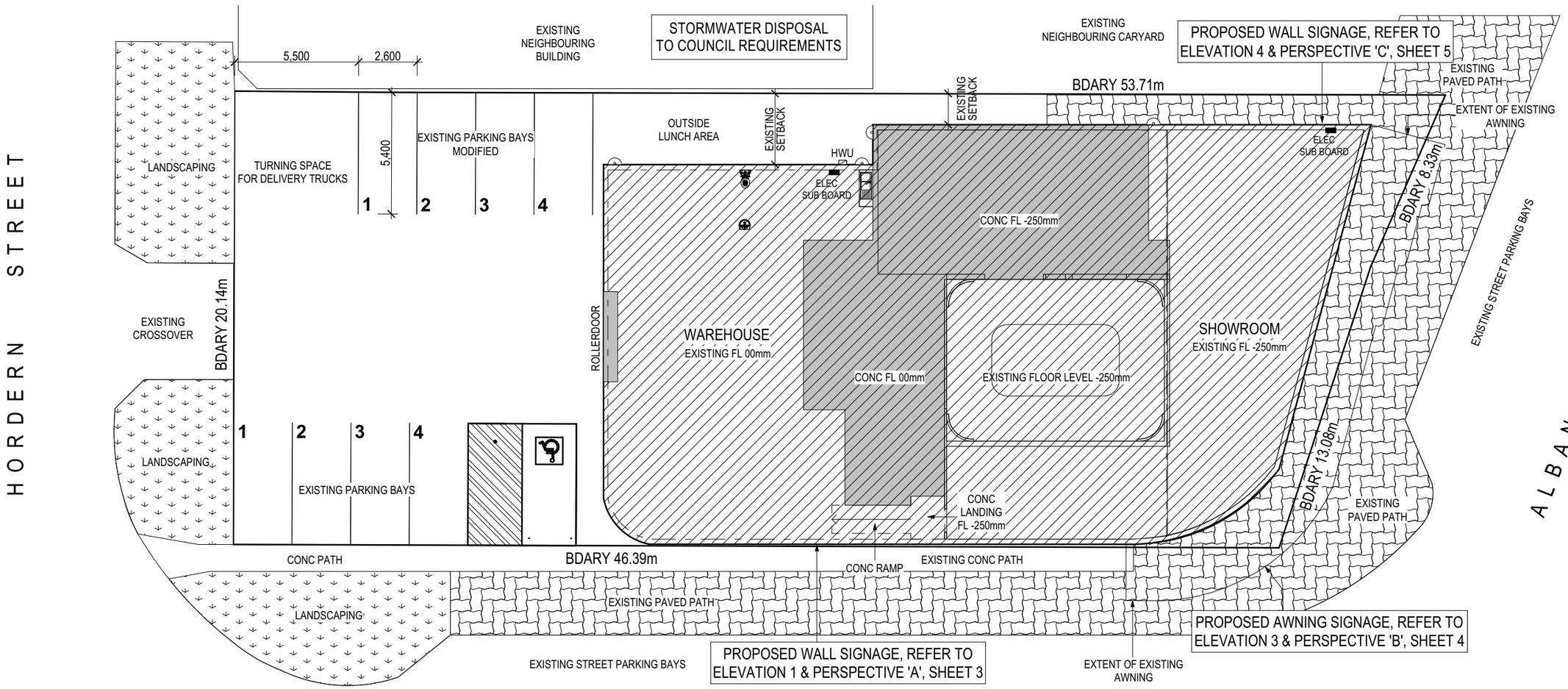
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1. SITE PLAN
1:200

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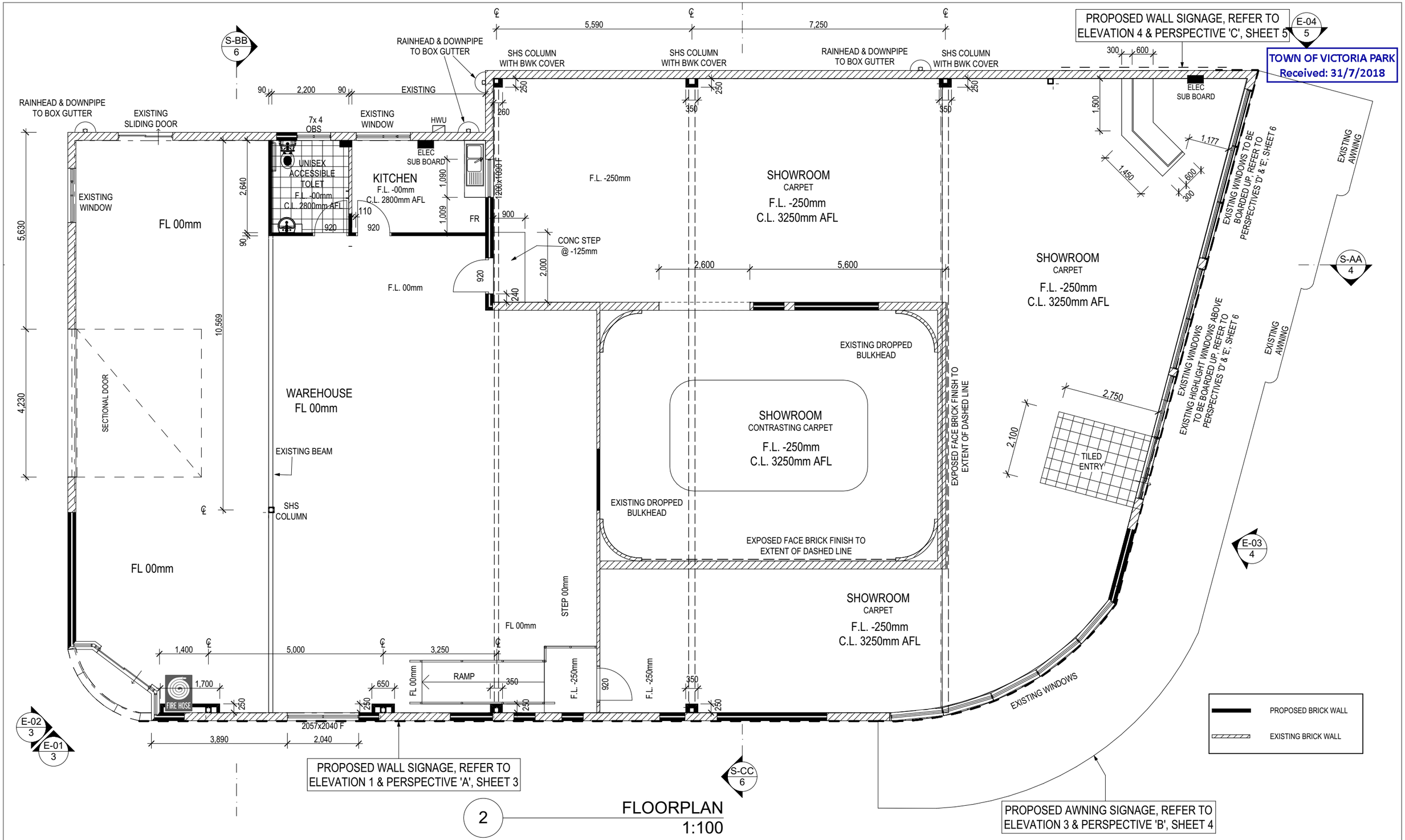
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2 FLOORPLAN
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Client: D&L BUILDING SERVICES	TOWN OF VICTORIA PARK	Date:	JUNE 2018
		Revision:	A
		Sheet No:	2 of 6

AREAS

WAREHOUSE AREA =	**227.43m²**
SHOWROOM AREA =	**305.84m²**
TOTAL AREA =	**533.27m²**

NOTES

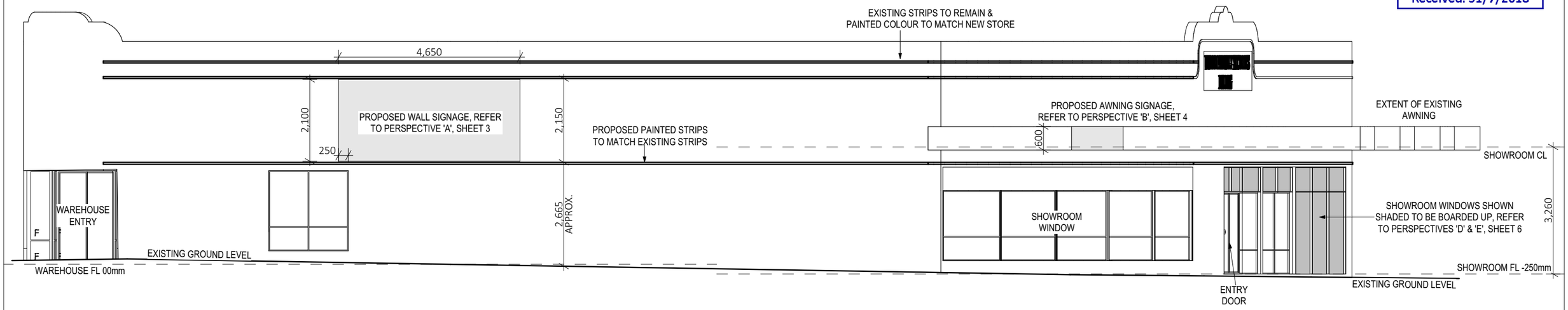
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E-01 ELEVATION 01
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PERSPECTIVE 'A' OF PROPOSED WALL SIGNAGE & WALL STRIP

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	TOWN OF VICTORIA PARK	Date: JUNE 2018	
		Revision: A	
		Sheet No: 3 of 6	

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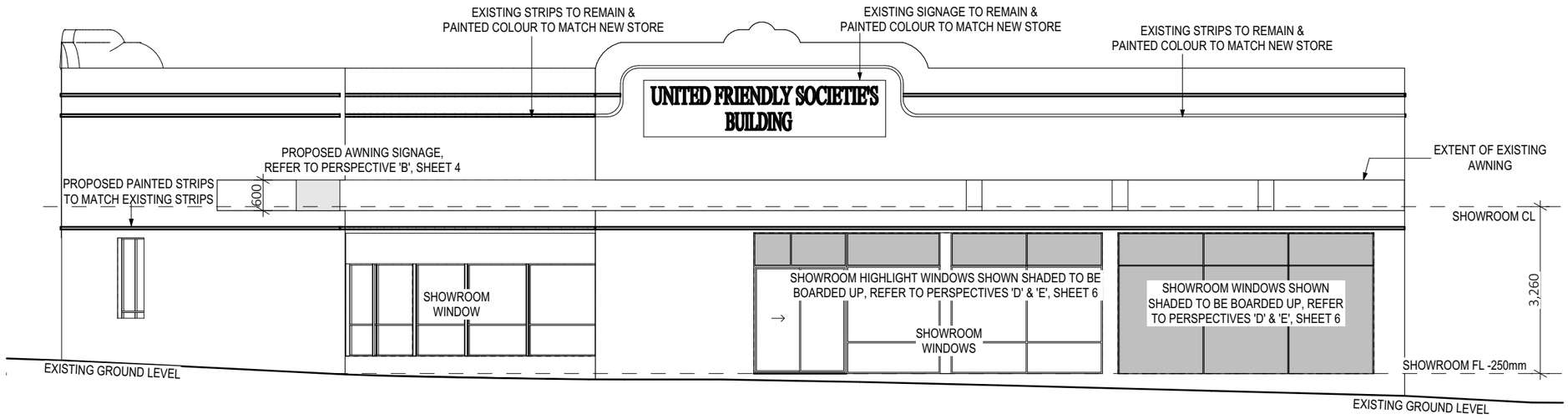
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E-03 ELEVATION 03
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PERSPECTIVE 'B' OF PROPOSED AWNING SIGNAGE & WALL STRIP

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	TOWN OF VICTORIA PARK	Date: JUNE 2018	
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		Sheet No: 4 of 6	

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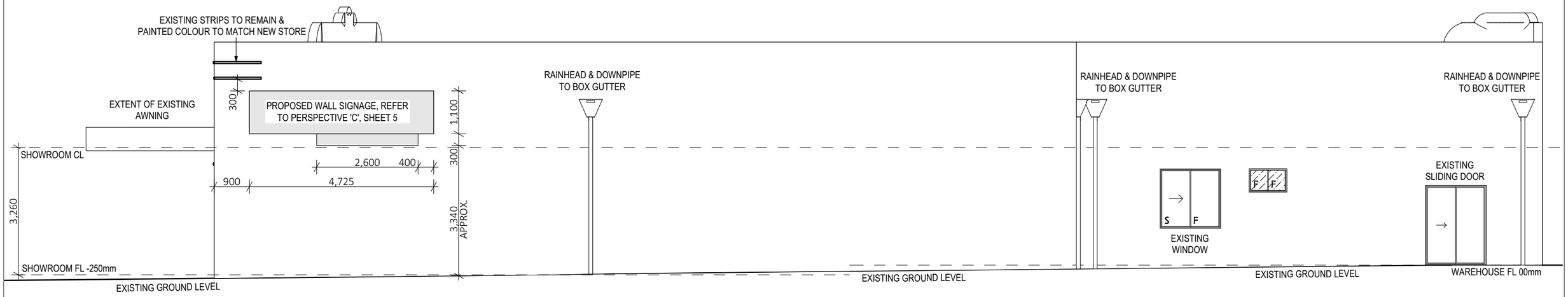
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E-04 ELEVATION 04
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PERSPECTIVE 'C' OF PROPOSED WALL SIGNAGE & WALL STRIP

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	Suburb - VICTORIA PARK	Job No. J006055	
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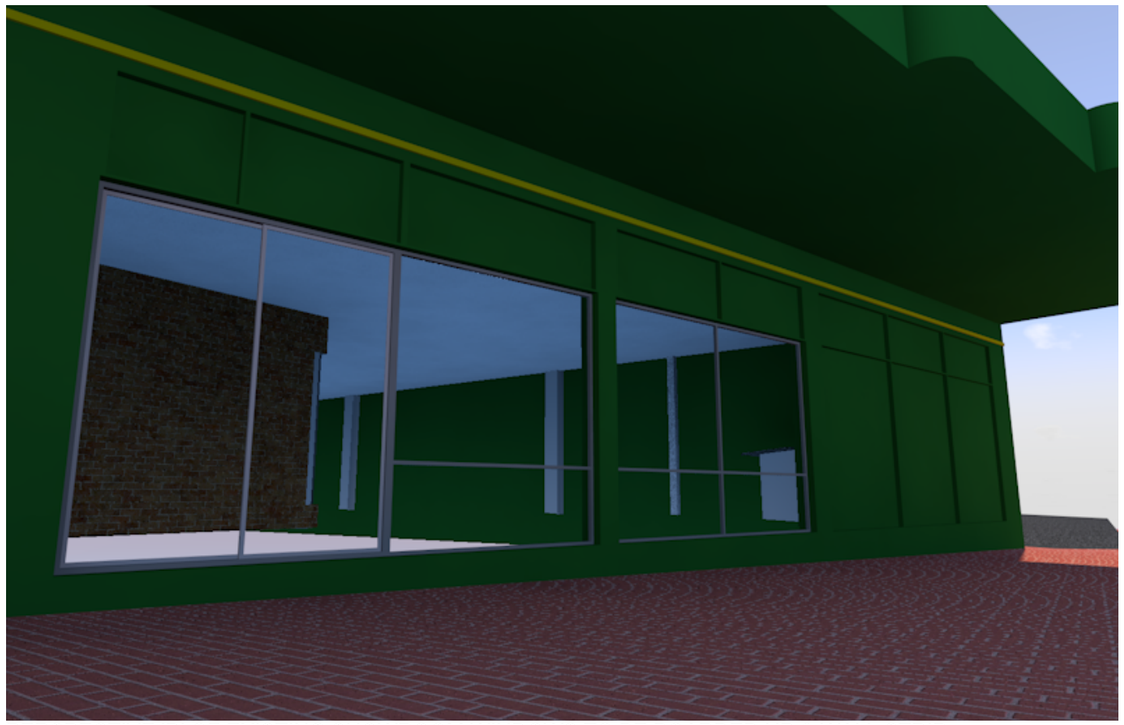
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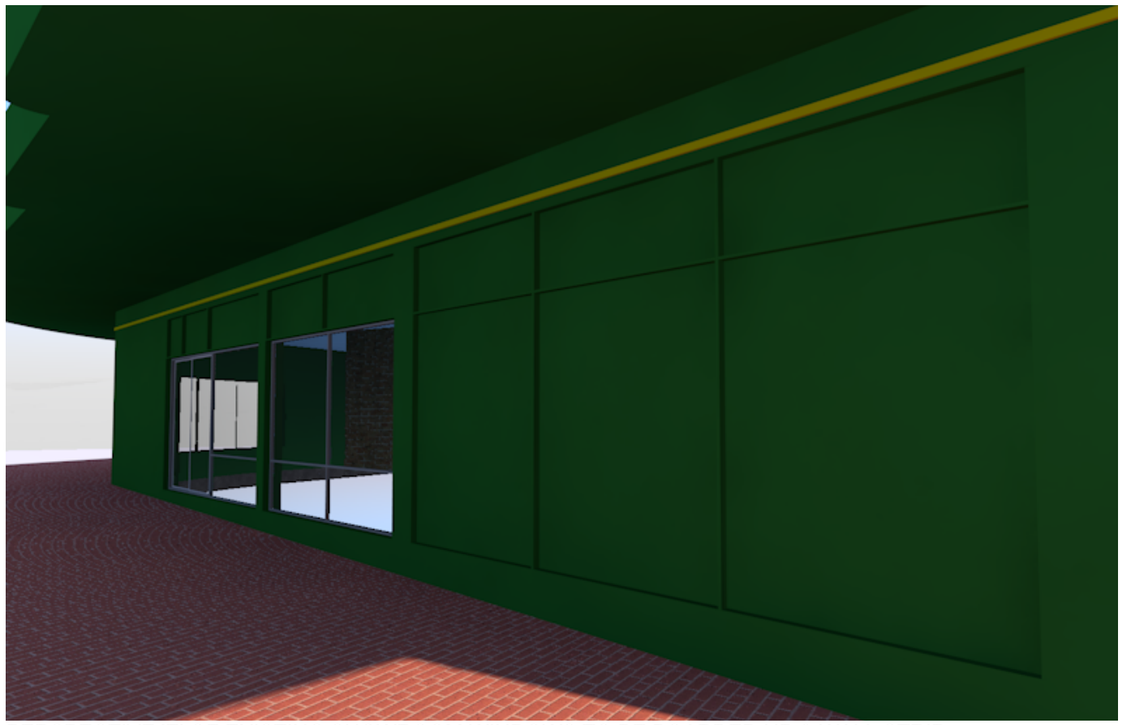
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PERSPECTIVE 'D' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP



PERSPECTIVE 'E' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP

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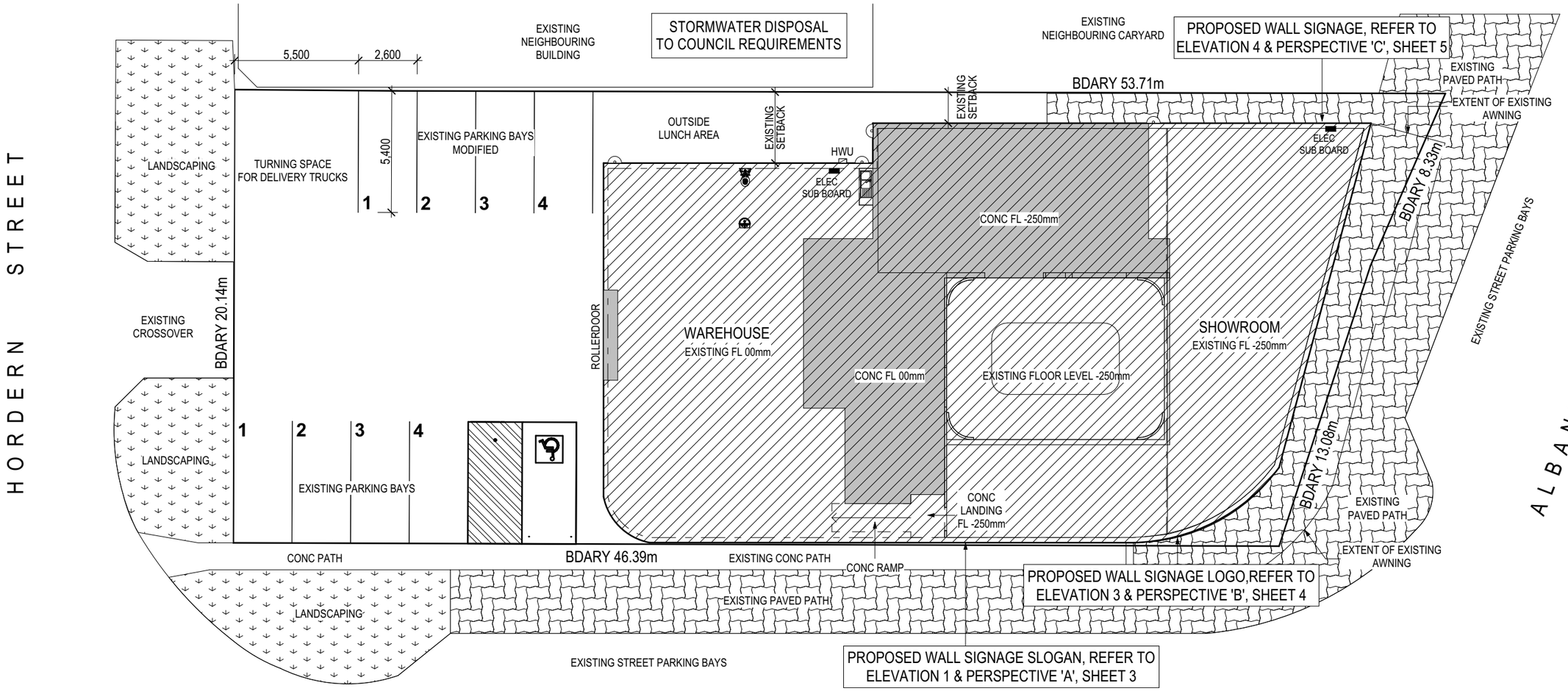
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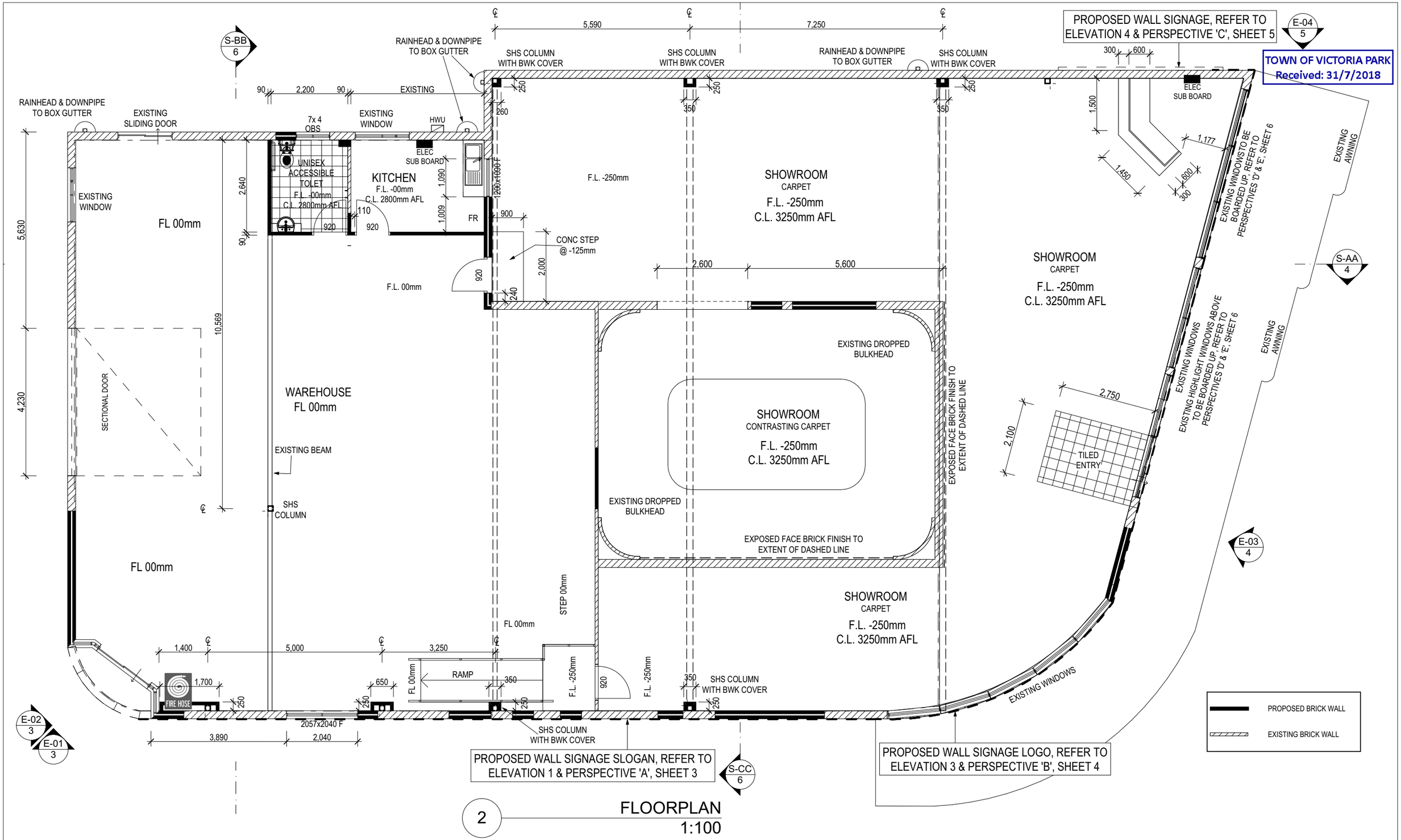
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Client: D&L BUILDING SERVICES	TOWN OF VICTORIA PARK	Date:	JUNE 2018
		Revision:	A
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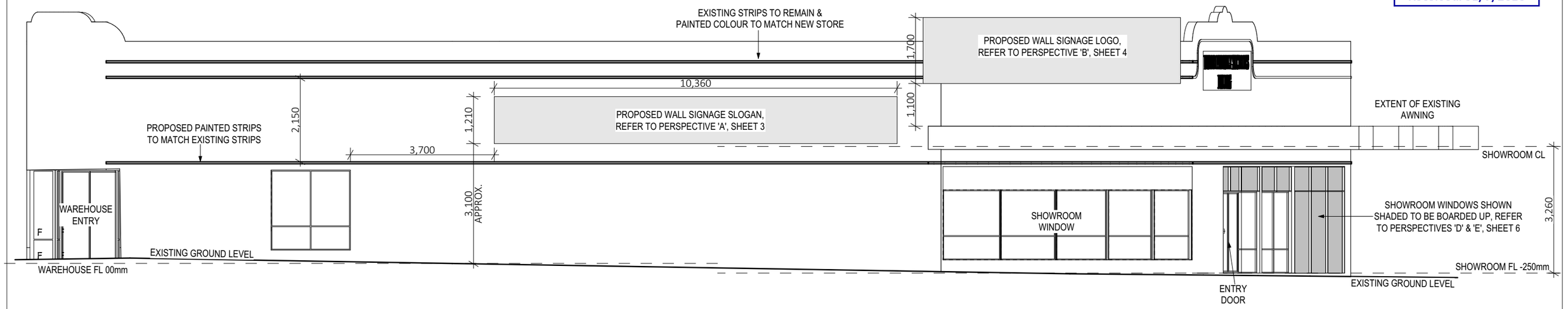
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E-01 ELEVATION 01
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PERSPECTIVE 'A' OF PROPOSED WALL SIGNAGE & WALL STRIP

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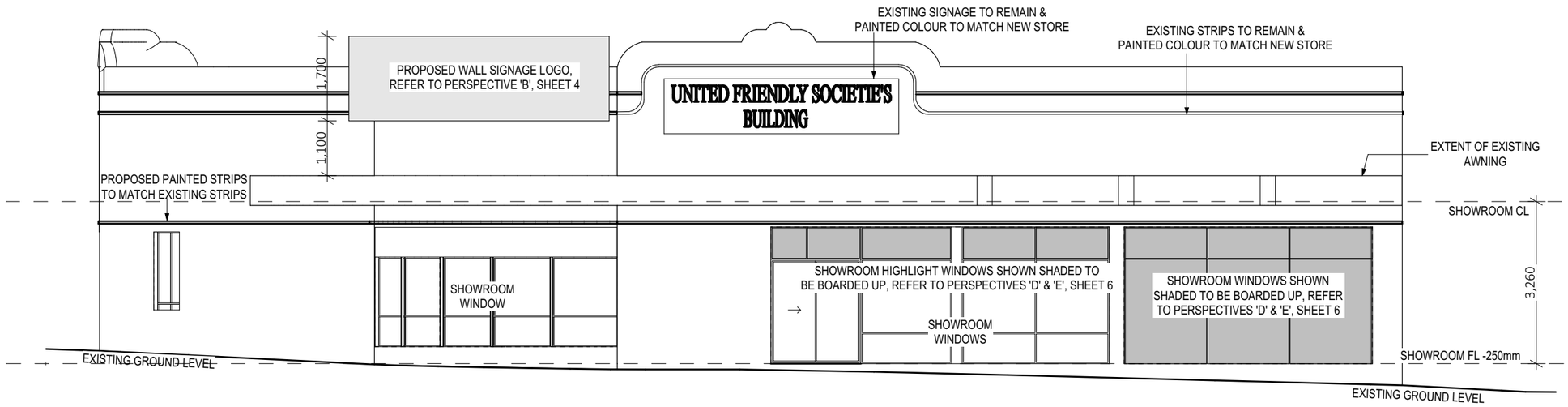
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E-03 ELEVATION 03
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PERSPECTIVE 'B' OF PROPOSED WALL SIGNAGE & WALL STRIP

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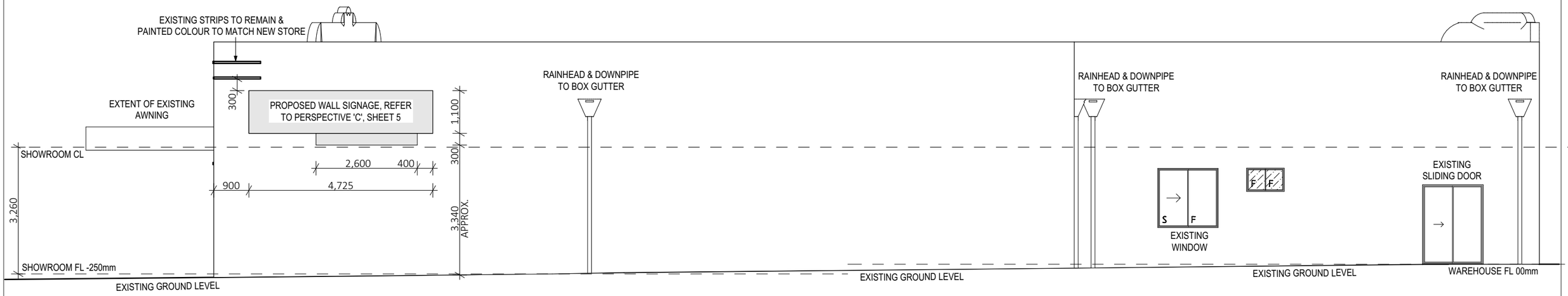
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E-04 ELEVATION 04
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PERSPECTIVE 'C' OF PROPOSED WALL SIGNAGE & WALL STRIP

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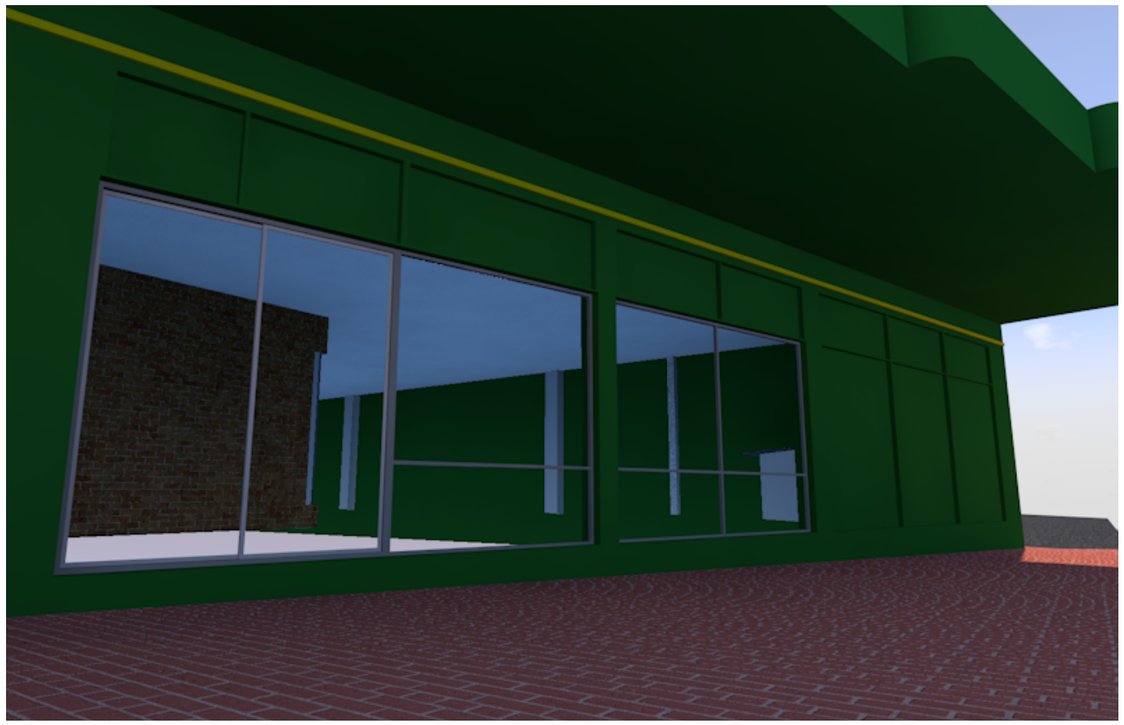
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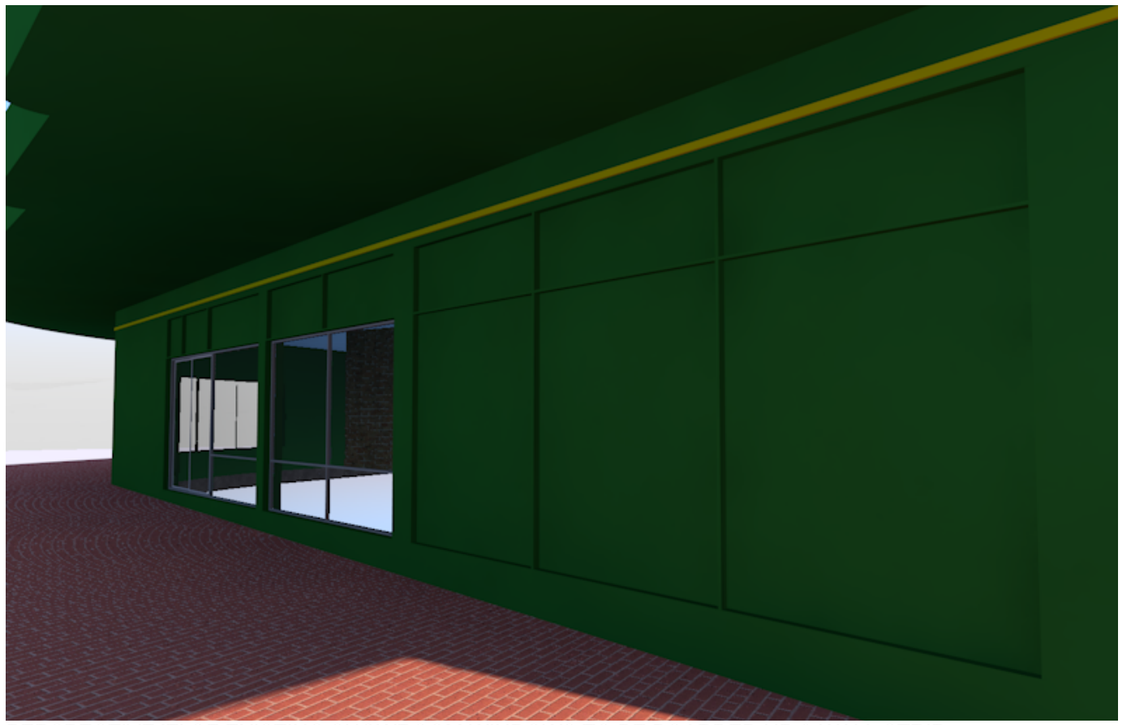
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PERSPECTIVE 'D' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP



PERSPECTIVE 'E' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP

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Drawing: PERSPECTIVES	Project Address: Address - 553 ALBANY HIGHWAY	Job No. J006055	
	Suburb - VICTORIA PARK	Date: JUNE 2018	
Client: D&L BUILDING SERVICES	TOWN OF VICTORIA PARK	Revision: A	
		Sheet No: 6 of 6	

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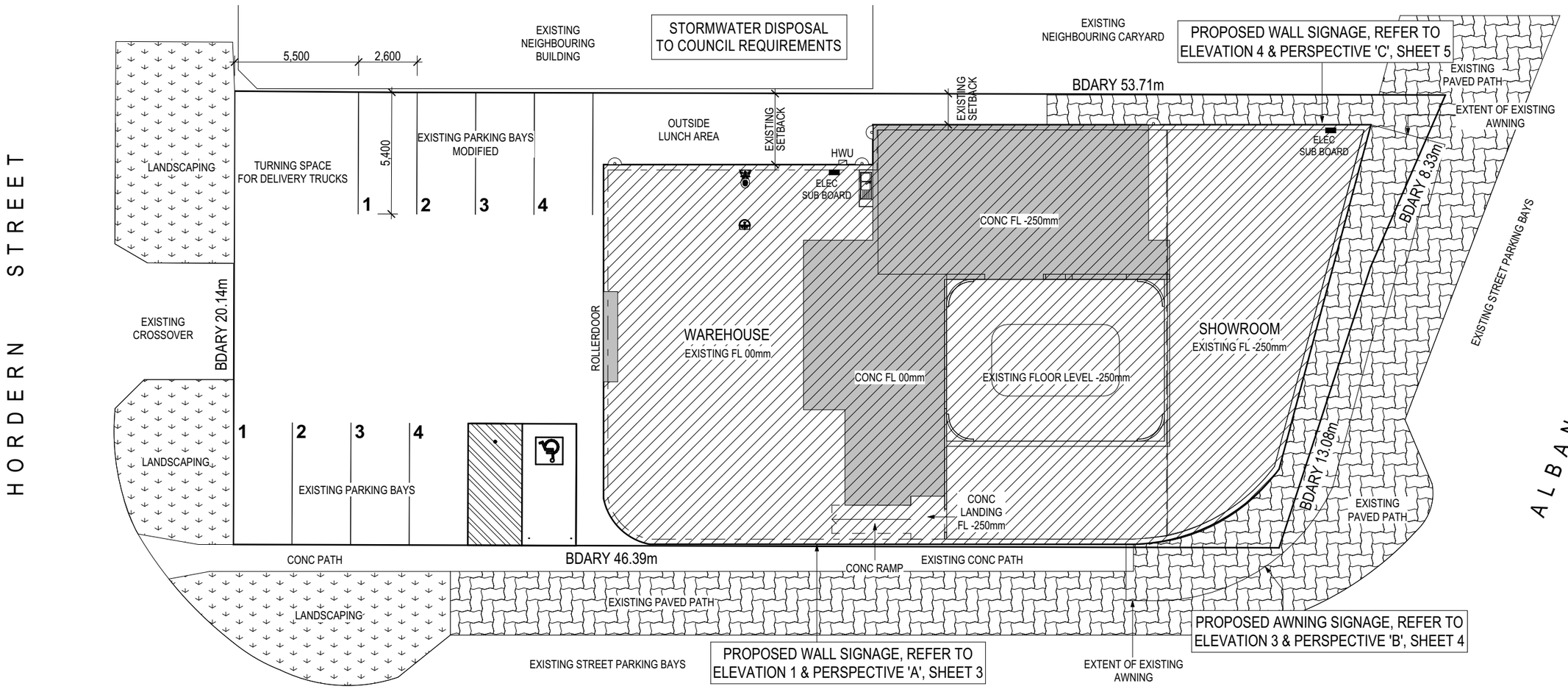
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1. SITE PLAN
1:200

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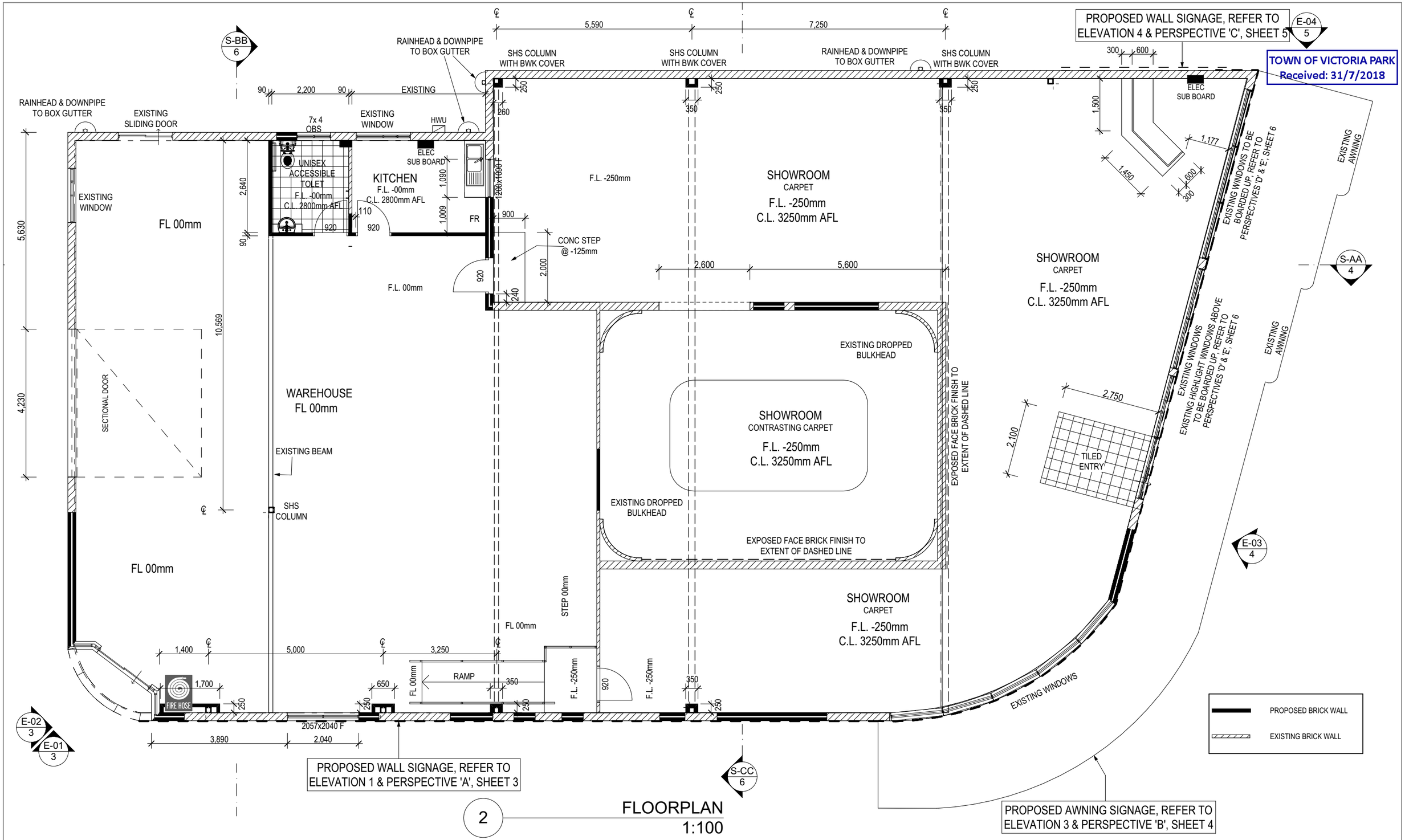
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2 FLOORPLAN
1:100

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AREAS	
WAREHOUSE AREA =	227.43m²
SHOWROOM AREA =	305.84m²
TOTAL AREA =	533.27m²

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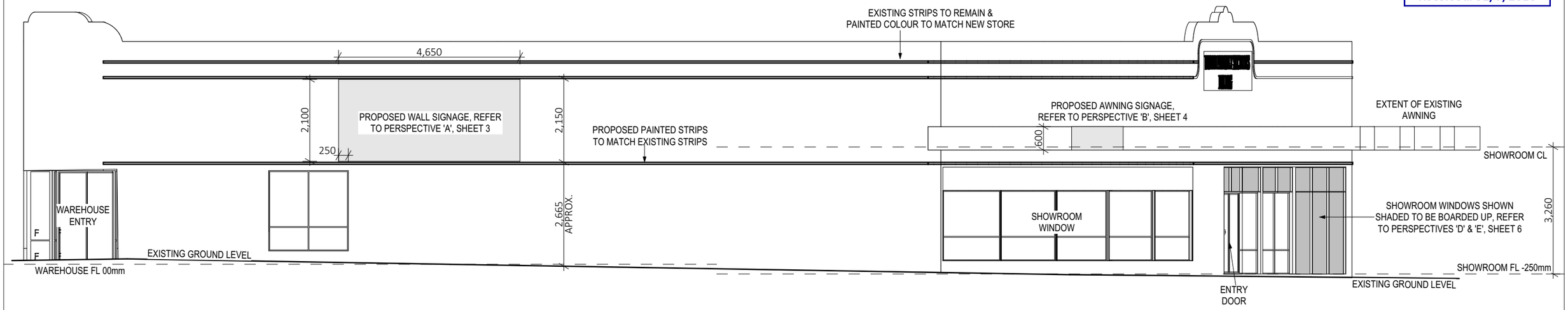
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E-01 ELEVATION 01
1:100



PERSPECTIVE 'A' OF PROPOSED WALL SIGNAGE & WALL STRIP

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		Sheet No: 3 of 6	

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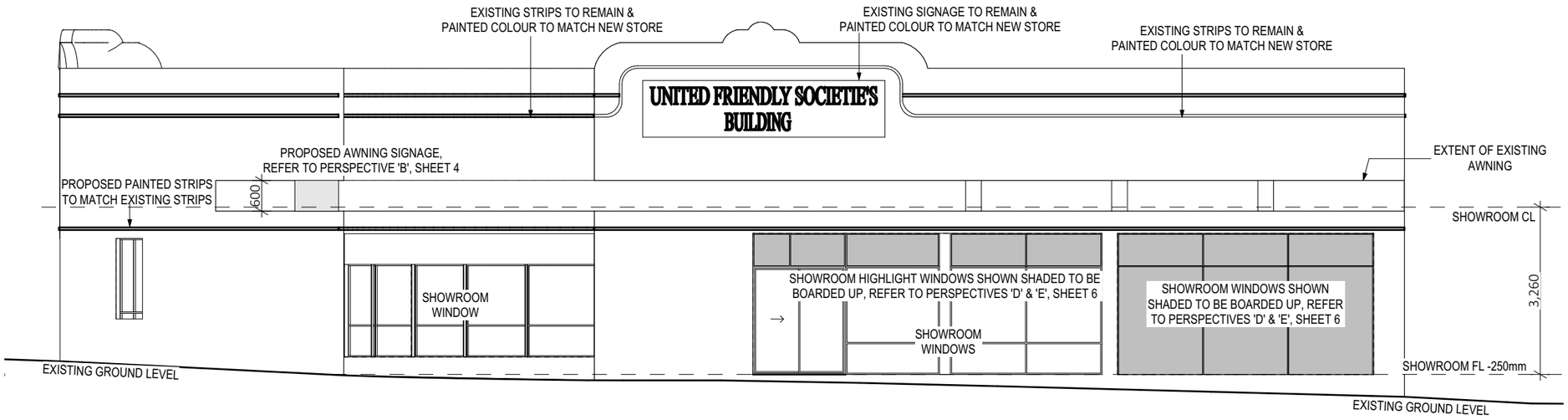
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E-03 ELEVATION 03
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PERSPECTIVE 'B' OF PROPOSED AWNING SIGNAGE & WALL STRIP

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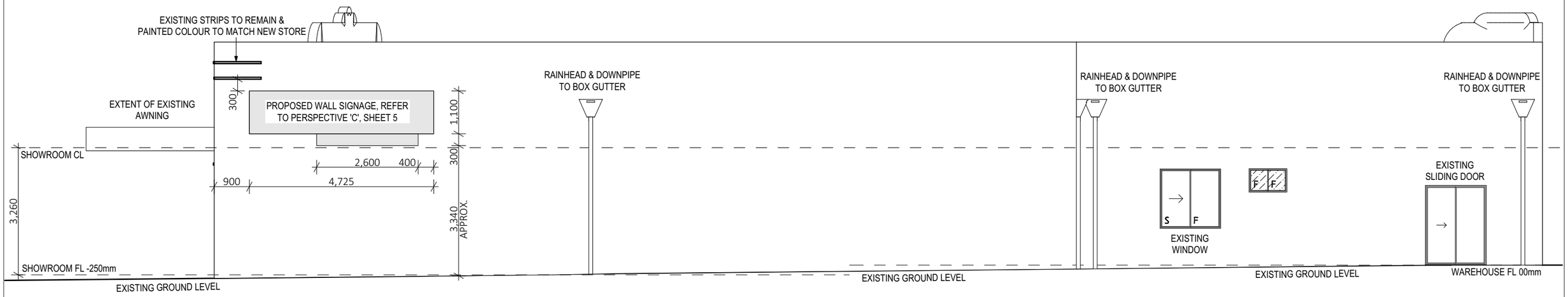
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E-04 ELEVATION 04
1:100



PERSPECTIVE 'C' OF PROPOSED WALL SIGNAGE & WALL STRIP

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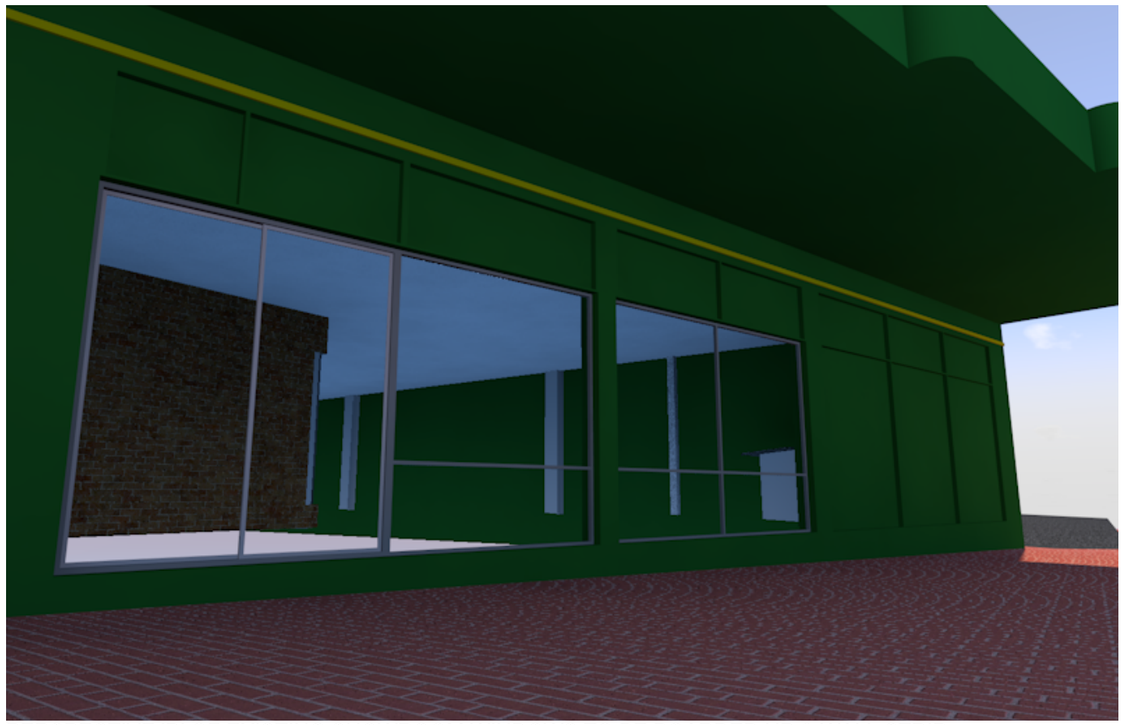
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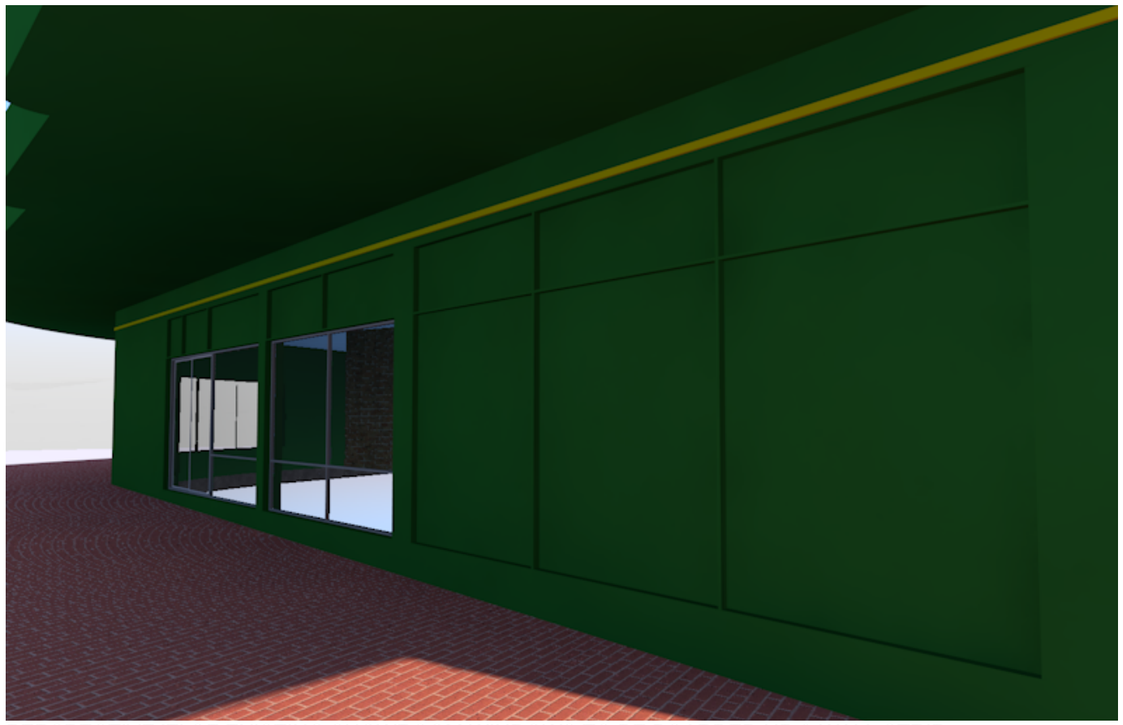
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PERSPECTIVE 'D' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP



PERSPECTIVE 'E' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP

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Lot 929 (No. 553) Albany Highway, Victoria Park
Retrospective Signage and Alterations Report



Ref: J006055

TOWN OF VICTORIA PARK
Received: 31/7/2018

Introduction

This report has been produced in support for retrospective signage and alterations at the recently approved and renovated bedding store (Showroom) located at Lot 929 (No. 553) Albany Highway, Victoria Park (herein referred to as the 'subject site'). The proposal intends to address matters raised by the Town of Victoria Park's Planning Department on the 9th of February and the 15th of March, 2018.

This report has been prepared on the behalf of tenants and landowners of the subject site – Makin Mattresses, and D&L Building Services.

Site Summary

Client	Makin Mattresses c/- Formscape
Applicant	FORMSCAPE Built Form Planning Solutions
Site Address	Lot 929 (No. 553) Albany Highway, Victoria Park
Site Area	1,002m^2
Gross Leasable Area (GLA)	551.47m^2
Land Use/s	Showroom
Surrounding Land Uses	Motor Vehicles and Marine Sales Premises (A25), Parking, Residential.
Main Frontage (Albany Highway)	21.41m
Secondary Frontage (Rathay Street)	46.39m
Latest Approved Development Application Reference Number (DA Ref No.)	5.2017.387.1

The subject site is legally described as being contained on Lot 929 (No. 553) Albany Highway, Victoria Park and held on Certificate of Title Volume 1068, Folio 824, and Plan 4377. Refer to the attached Certificate of Title for further information in this regard.

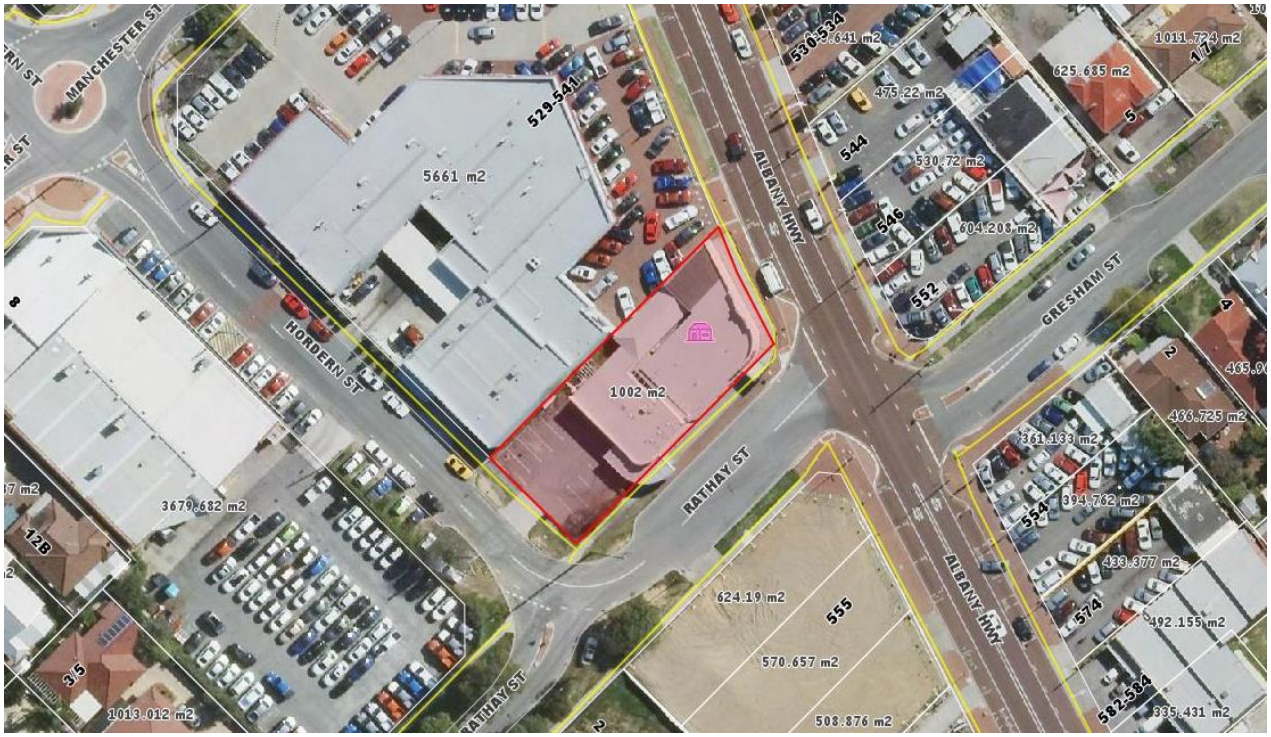


Figure 1: Aerial of subject site featuring surrounding built form.

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Site Description

- The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), 'Commercial' under the Town of Victoria Park Town Planning Scheme 1 (TPS 1), and is located within the Albany Highway Precinct, which is referred to as Precinct Plan P11 (P11).
- The subject site is a corner site bound by Albany Highway to the east, Rathay Street to the south east and Hordern Street to the south west.
- Vehicle access to the site for parking is provided solely from Hordern Street with pedestrian (customer) access to be taken from the sites Albany Highway frontage.
- 9 car parking bays are provided towards the south western portion of the lot, including one disabled/accessible parking bay.

Development History

Prior to 2017

According to the Heritage Council of WA Places Database, the subject site is considered to have '*aesthetic, historic and social heritage significance'* (Town of Victoria Park, 2017). Please refer to the extract attached as part of this development application in this regard. The Art-Deco style building fronting Albany Highway had been constructed to facilitate the needs of the Friendly Society in 1940, which had owned the site since 1934, and ceasing around 1998. The building featured a corner shop used as a chemist dispensary and a meeting hall (also referred to as the 'Lodge Room') which was used previously by local community groups.

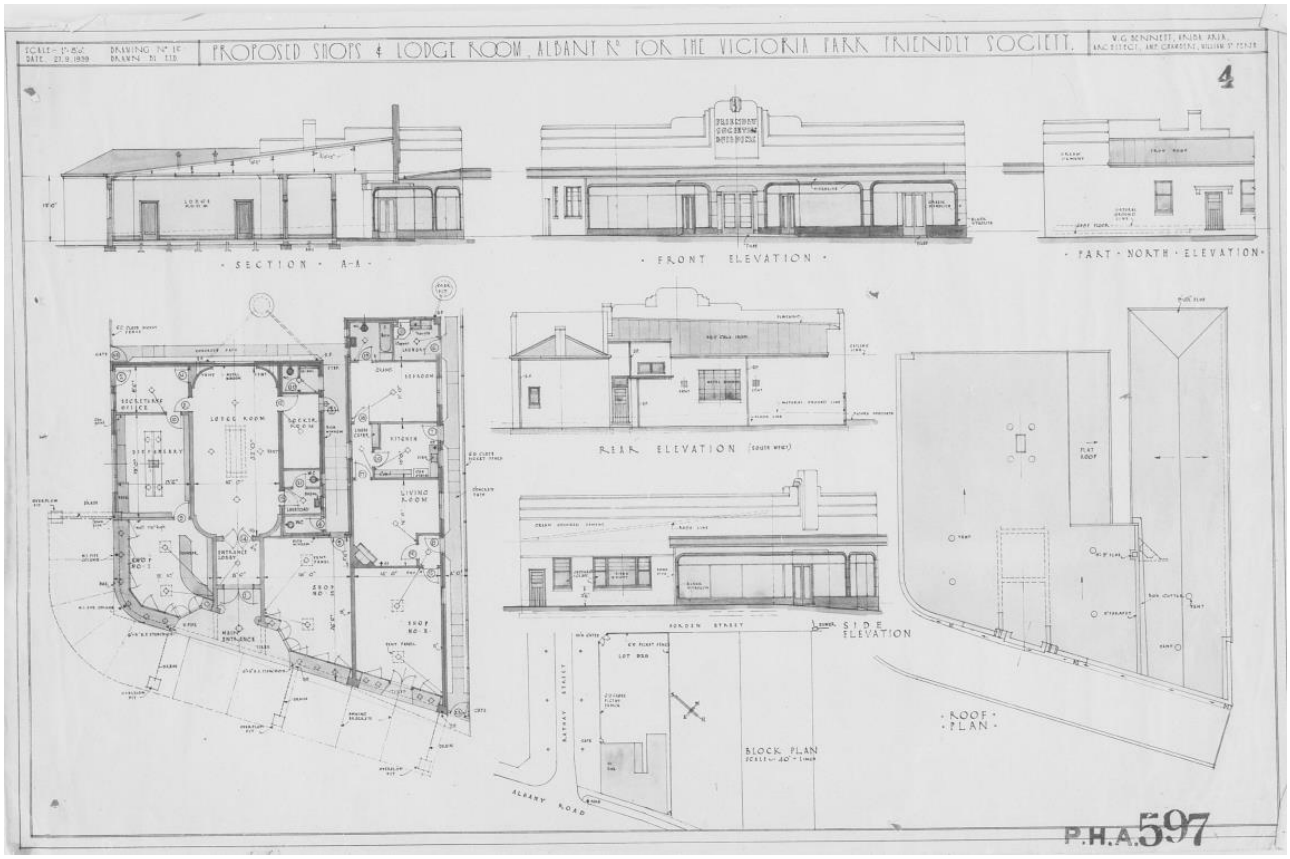


Figure 2: Original Plans of Friendly Societies Building – September 1939.

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As depicted in the previous figure, the original plans demonstrate that the building facades featured a colour scheme which incorporated black and green vitrolite, as well as an Albany Highway façade with a recessed entry leading to the 'Lodge Room', and glazing which was interrupted by a series of piers. The original drawings do not specify as to whether or not the shop frontages were transparent, or the materials used.

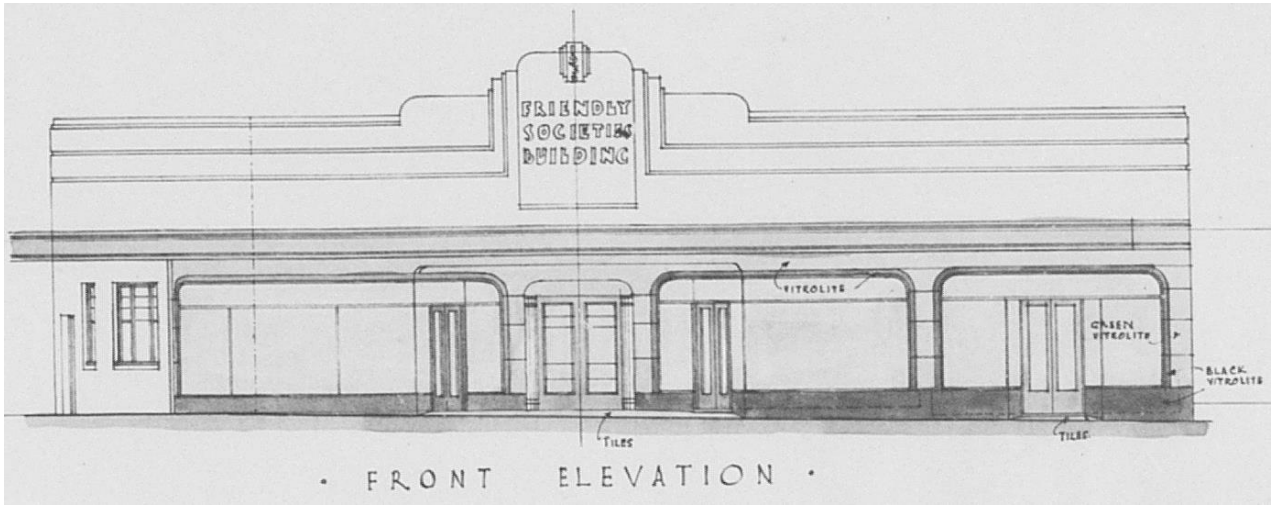


Figure 3: Original Albany Highway Elevation – September 1939.

A rear addition fronting Hordern Street however, was constructed between 1995-2000 and was used as a 'Consulting Rooms' land use by a medical practice. Please refer to the enclosed appendix 'Heritage Council of WA – Places Database Listing' for Place Number 12317 and the following images for reference:



Figure 4: Subject site aerial circa 1953.

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Figure 5: Subject site aerial circa 2000.

2017

Prior to the carrying out of works and change of use in accord with the most recent development approval (DA Ref No.: 5.2017.387.1), the entire site was vacant and unused, including the original pharmacy building, hair dressing salon and meeting hall. Many of the windows fronting the Albany Highway had been painted over completely, while numerous portions of the glazed façade had been obscured significantly by signage, images, and the like.

Meanwhile, the windows fronting Rathay Street, the secondary street, had either featured bars, were minor, or were obscured. In this sense, it can be considered that there was, in effect, no active street frontage to Rathay Street.

Overall, the subject site can be considered to have been in a neglected state, and not adequately addressing any street frontages. Please see the following images for reference to the above.



Figure 6: Street view of subject site from Albany Highway/Gresham Street intersection prior to renovation works conducted in accord with the recent change of use development approval.

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Figure 7: Street view of subject site from Albany Highway prior to renovation works conducted in accord with the recent change of use development approval.



Figure 8: Street view image of front corner of building façade prior to recent redevelopment.



Figure 9: Street view image of façade fronting Rathay Street prior to recent redevelopment.

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Figure 10: Close-up view of corner portion of the building façade facing Albany Highway and Rathay Street prior to recent redevelopment. Note the obscuring of the windows, inconsistent colour scheme, and decrepit airconditioning installation.

Latest Development Approval

The recently approved change of use and associated works at the subject site (DA Ref No.: 5.2017.387.1) involved converting and reconfiguring all the previous building area in support of a 'Showroom' land use for the purpose of displaying and selling beds, mattresses and associated furniture. The heritage listed portion was converted into an active showroom, while the rear medical centre addition was converted into storage (warehouse) space.

The external building fabric had not been altered to any significant degree. The proposed layout has been designed to suit the long term individual needs of the tenant and primarily involved a careful reconfiguration of the interior spaces in order to better suit the needs of Makin Mattresses. Meanwhile, external works such as rationalisation of the Rathay Street facing façade, and signage was also included.

Moreover, at the request of the Town, both the existing heritage building within the site and the 1990's addition facing Hordern Street were connected and preserved, and many of the windows which had been screened were reinstated. Please refer to the following images in this regard.

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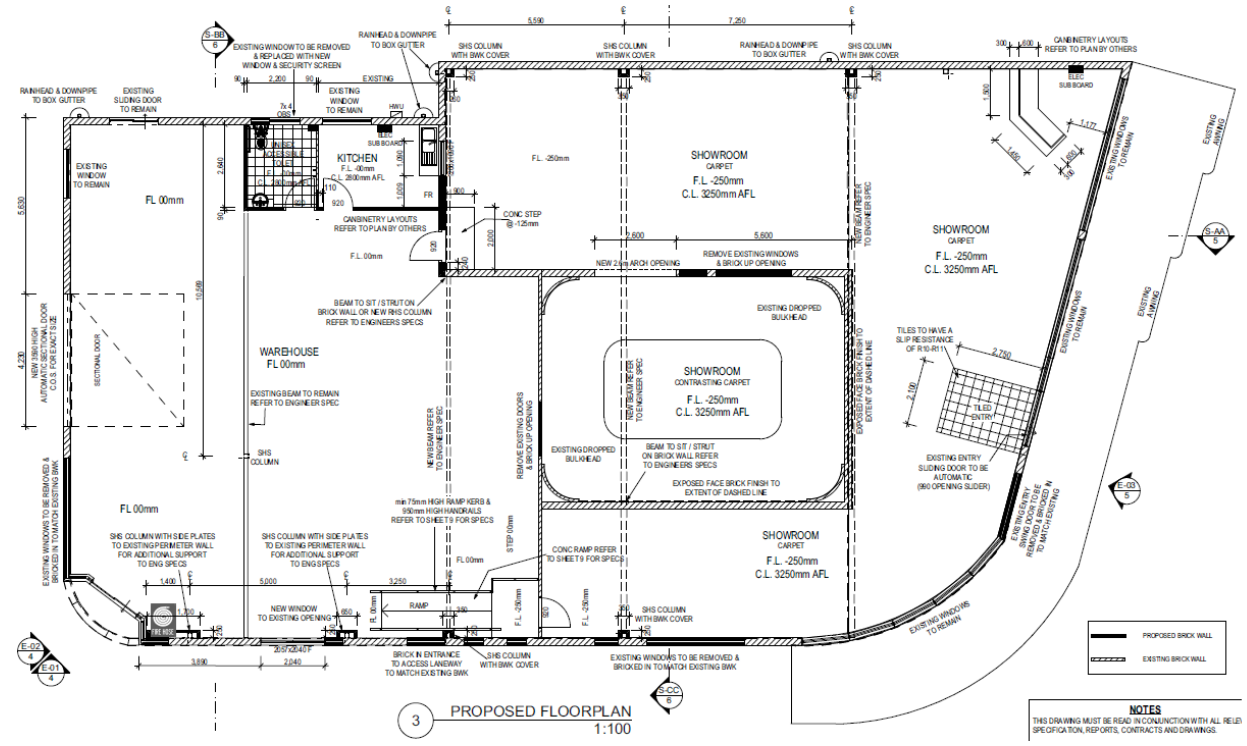


Figure 11: Approved Floor Plan.

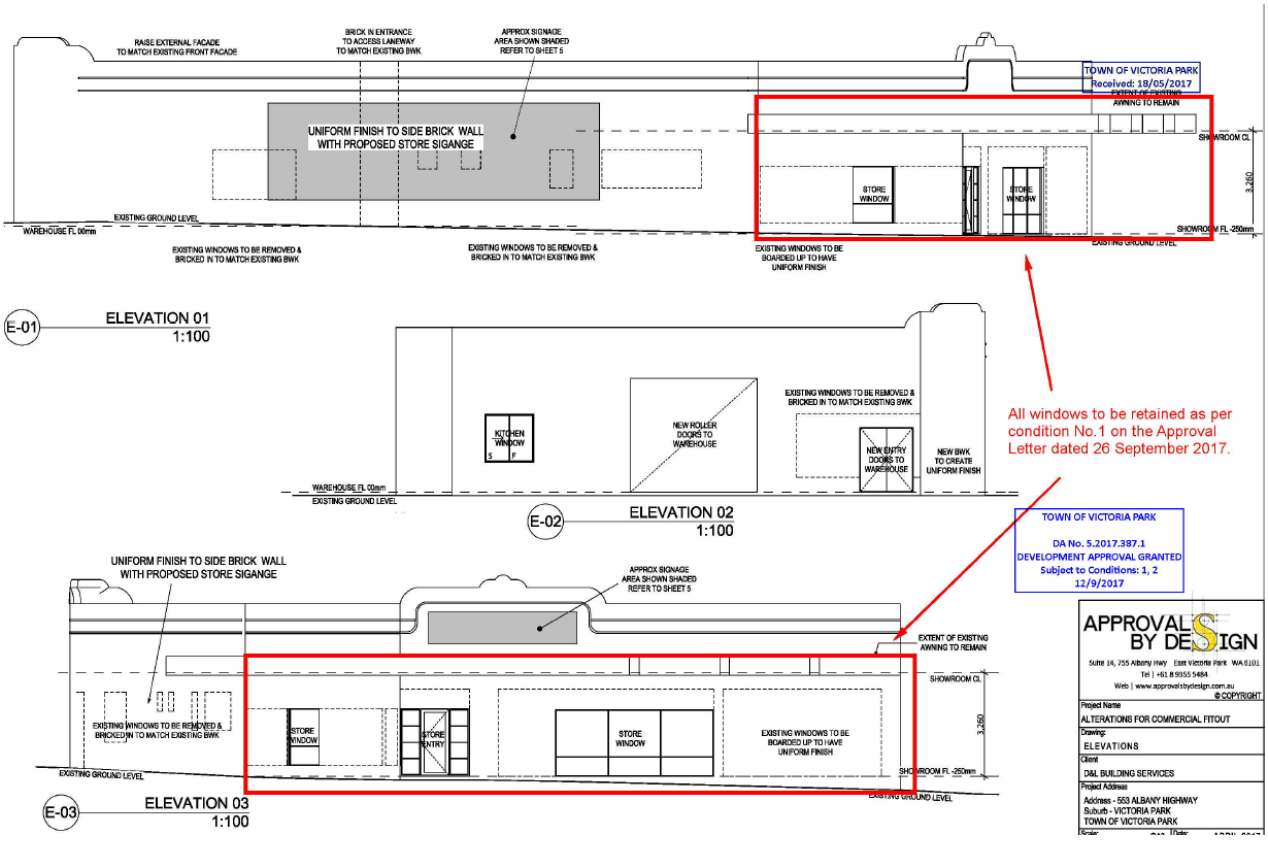


Figure 12: Approved Elevations.

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Figure 13: Street view of from Albany Highway prior to the completion of the most recent approved works (DA Ref No.: 5.2017.387.1) and the installation of signage.

Retrospective Works

Since receiving the Development Approval (DA Ref No.: 5.2017.387.1) and altering the existing development on-site, the landowners have sought to make optimal use of the premisis to ensure the viability of their business. Key factors relating to built form which are essential to this are brand awareness and creating an appropriate atmosphere for clientele. This is elaborated upon within the following sections of this report.

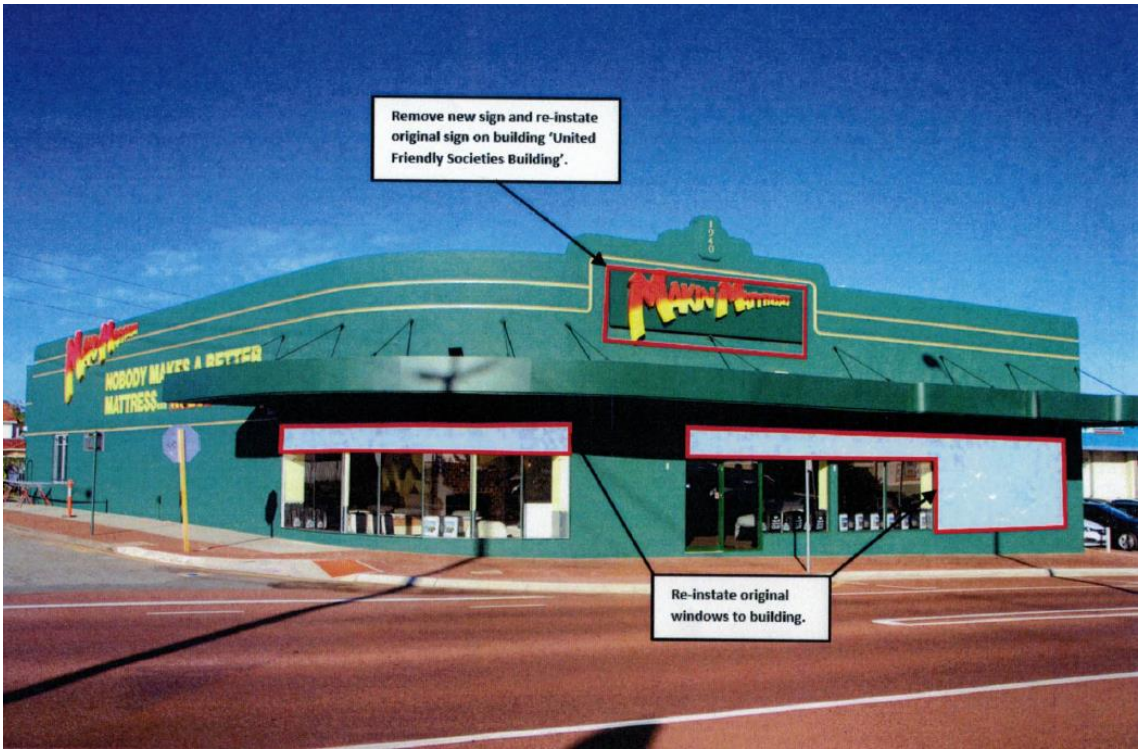


Figure 14: Street view of subject site from Albany Highway/Gresham Street intersection February 2018, as provided by the Town of Victoria Park.

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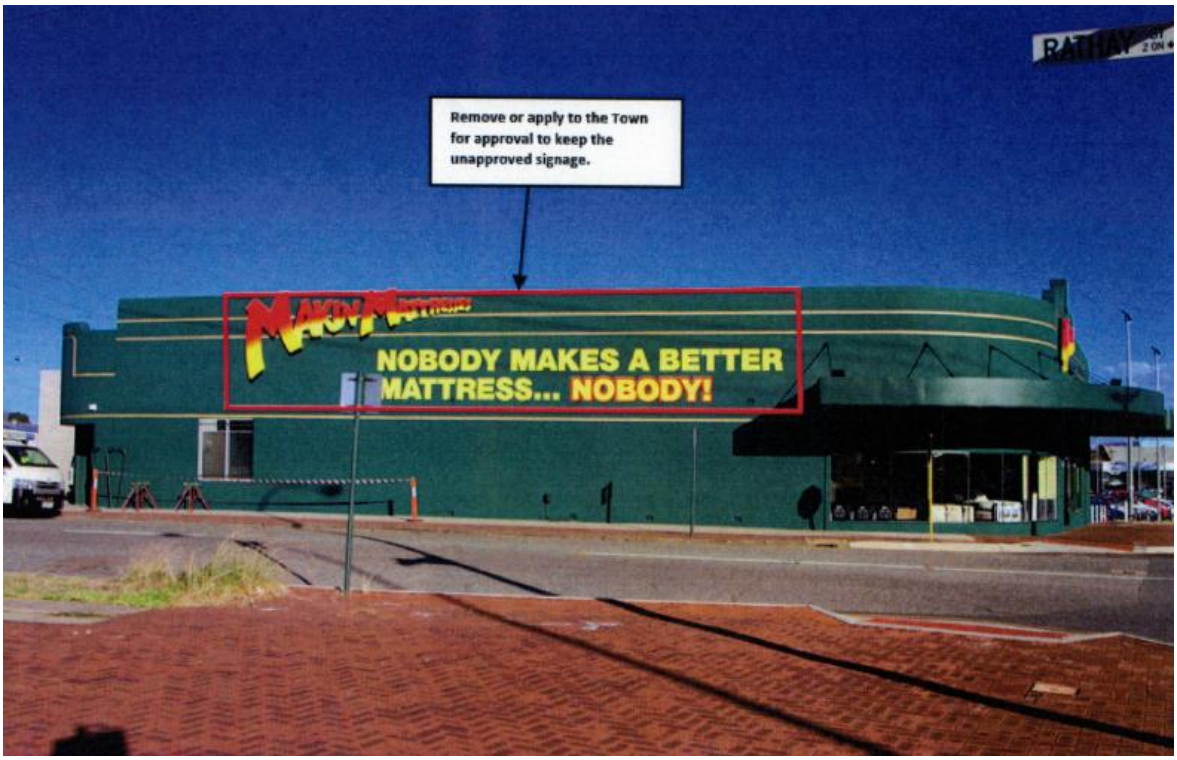


Figure 15: Street view of subject site from Rathay Street February 2018, as provided by the Town of Victoria Park.

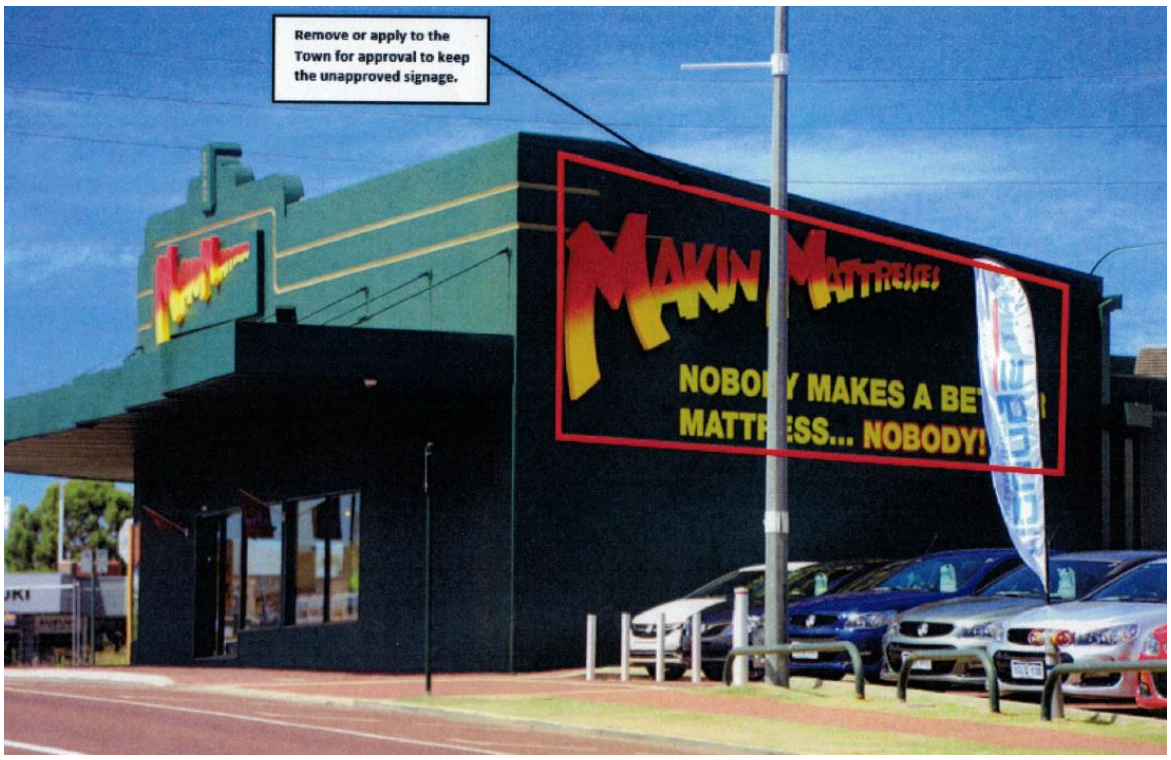


Figure 16: View of signage along the north western facing façade at February 2018, as provided by the Town of Victoria Park.

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Signage

The signage facing Rathay Street is located and dimensioned in congruence with the approved plans (refer to Figure 17. Although the signage along the north western facing façade had not been specified within the original development approval, it is understood to have been installed to make best use of a previously blank façade.

Such signage had been required in order to address any confusion with the restored 'United Friendly Society Building' sign, which had been retained. However, given that this sign remained the most visible, given that it is located on the main façade and facing Albany Highway, confusion in regards to business identification was still an issue. As a result, an additional sign was added to be placed over the 'United Friendly Society Building' sign in a way which preserved that sign, but enabled pedestrians to be able to identify the business. It was also to the landowner's understanding that retaining the visibility of the 'United Friendly Society Building' sign was not a condition of the Development Approval.

Notwithstanding, Makin Mattresses would like to rectify the matter by applying for retrospective development approval for the signage, and follow it up with a signage application (which had previously did not occur given the nascent stage of the business operating at the site). This development application will involve modifications to the existing signage, which is summarised as follows:

- Albany Highway elevation
    - Re-instatement of 'Untied Friendly Society Building' sign;
    - Removal of signage behind windows obscuring views into and out of the building;
    - Retention of modest 'Open' flags flanking main entrance.



Figure 18: Visualisation of proposed signage along Albany Highway as per Rathay Street's Alternate signage configuration (Option 1).

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- North Western elevation
    - Large logo sign and large slogan on the North western elevation removed;
    - Unapproved sign currently covering the 'Untied Friendly Society Building' sign is to be moved to the north western elevation;
    - The business slogan will be painted on the wall below this sign in smaller font.



Figure 19: Visualisation of proposed signage along North Western Elevation

- Rathay Street elevation
    - Primary Configuration (Option 2):
        - The main logo sign relocated to corner of building facing the Rathay Street/Albany Highway intersection;
        - The business slogan will remain as-is.
    - Alternate Configuration (Option 1)
        - The main logo sign relocated below its current position and between the top and bottom mouldings of the Rathay Street façade;
        - A logo sign located on the awning of the building, facing the Rathay Street/Albany Highway intersection;

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Figure 20: Visualisation of proposed signage along Rathay Street as per the Primary signage configuration (Option 2). Note – the advertising panels depicted immediately behind the windows in this image are to be removed as part of this development proposal.



Figure 21: Visualisation of proposed signage along Rathay Street as per the Alternate signage configuration (Option 1).

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The following table provides basic description of the signage proposed as part of this development application.

Signage - Major					
Sign	**Type**	**Description**	**Colours** (background; lettering; etc)	**Illuminated? (y/n)**	**Finish**
Facade facing Albany Highway					
Entry Flags (x2)	Flag Signs	States: "Open"	Background – Red Lettering – White	n	Matt
Easel Sign	Easel	Portable sign. States: "Open"	Background – Cottage green to match building render. Lettering – Yellow & 'blood orange'	n	Satin
Facade facing North West					
Logo with background	Above Verandah	'Makin Mattresses' Logo	Background – Cottage green – matches building render. Lettering – Yellow & 'blood orange'	y	Satin
Slogan	Wall	Painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Facade facing Rathay Street (Primary Configuration)					
Large Logo	Above Verandah	'Makin Mattresses' Logo	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	n	Matt
Large Slogan	Wall/ Above Verandah	Painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Facade facing Rathay Street (Alternative Configuration)					
Logo & Slogan	Wall/ Above Verandah	'Makin Mattresses' Logo and slogan painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Small Logo at corner	Awning	'Makin Mattresses' Logo	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	n	Satin

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Building Façade

In addition to the signage, Makin Mattresses have also boarded up portions of the glazed façade fronting Albany Highway and the Albany Highway/Rathay Street intersection. The full height screening towards the north western side of the Albany Highway façade is essential in order for the business to operate with an appropriate degree of security. This is because the full height window screening block view from the street the customer service desk and cash register.

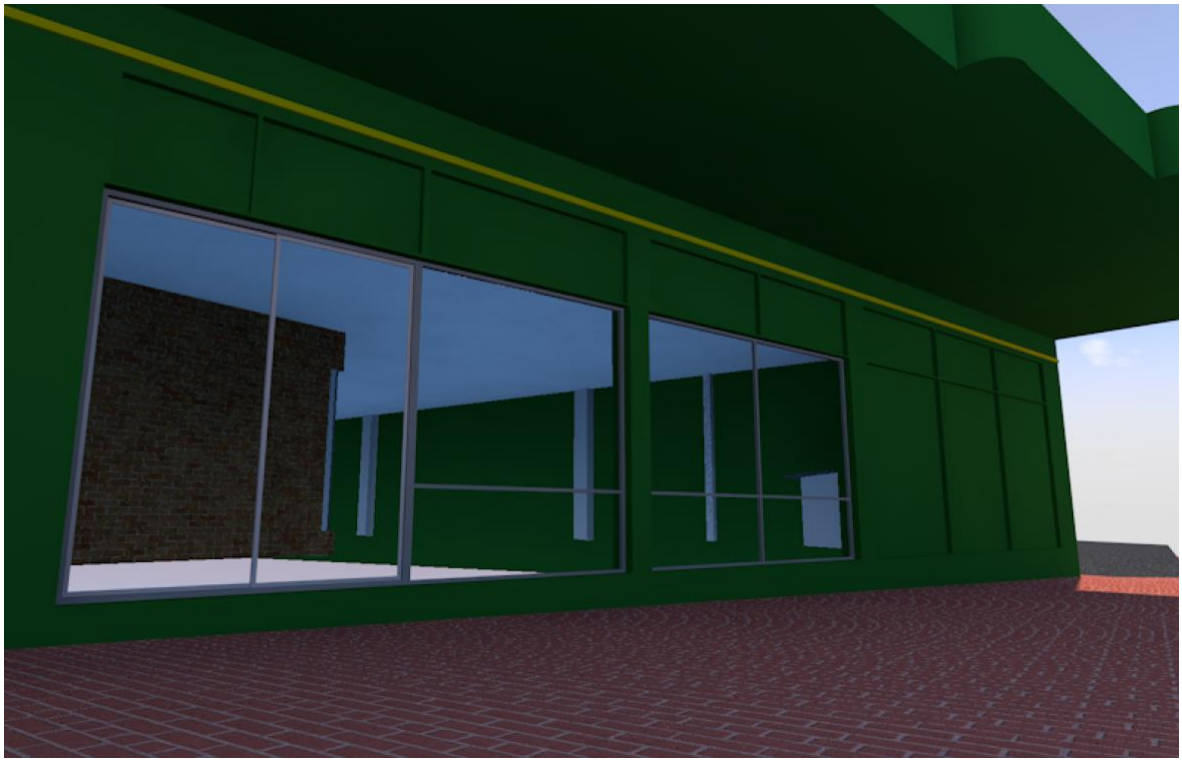
In relation to the portions of screening to the transoms of the windows extending along the front façade, these have been provided in order to create a darker environment so that clientele would be comfortable trying out mattresses by lying down on them. It is important that a sense of privacy is provided to customers visiting the store while they are trying out mattresses.

This is important to facilitate a functioning business and thereby ensure that the tenants can remain in operation on site and pay council rates.

Nonetheless, this development application will seek retrospective development approval and approval for modifications to the façade which seek to achieve a reasonable compromise in response to matters raised by the Town of Victoria Park. Modifications to the building façade are summarised as follows:

- Added mouldings over 'blind openings' of the boarded up windows to match the frames of the previous windows
    - Square/strip mouldings – protruding to be in-line with the main face of the façade.

- Yellow stripe extended from the existing bottom moulding along the Rathay street façade to across the Albany Highway façade to enhance visual interest and the horizontal emphasis of the building – which strengthens the Art Deco character of the building.



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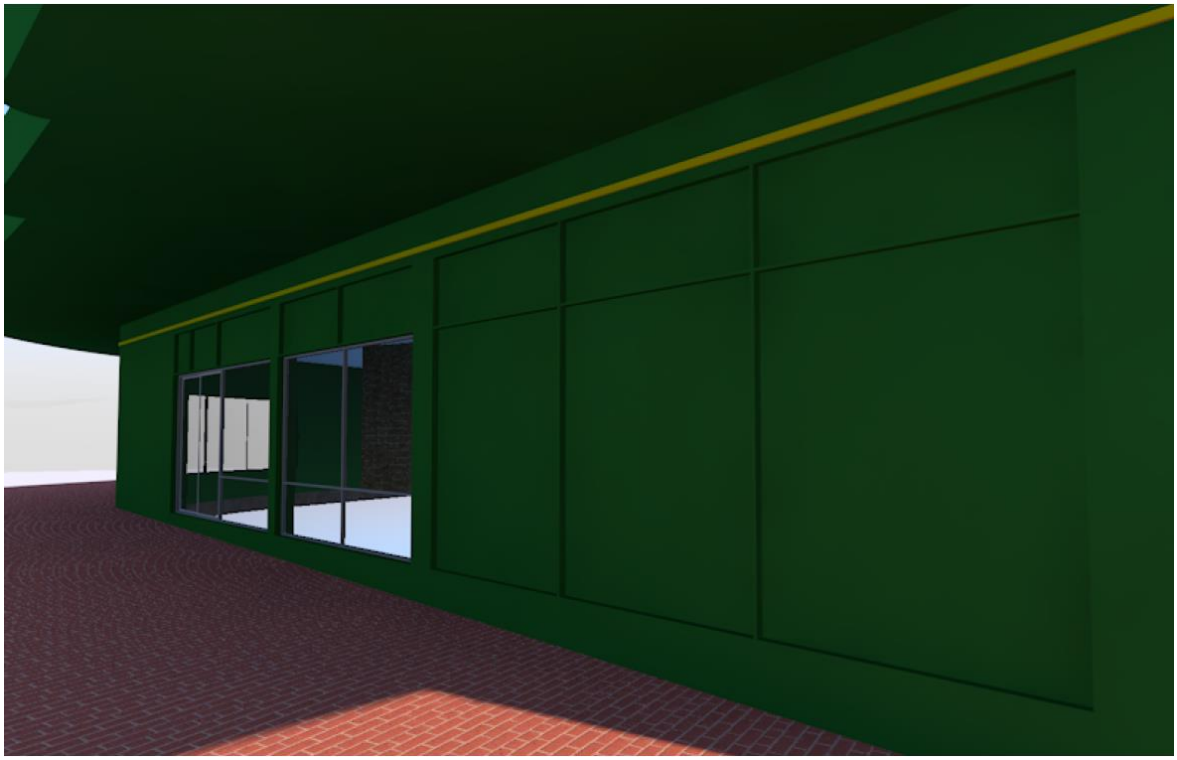


Figure 22: Close up perspectives depicting proposed detailing along the Albany Highway facing facade.

Local Planning Framework

The following Statutory framework and Local Planning Policies are considered relevant in this instance:

- Town of Victoria Park - Signs Local Law 2006
- Local Planning Policy 17 - Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway; and

The abovementioned documents are discussed further hereunder.

Town of Victoria Park - Signs Local Law 2006

Part 4 of the Town's Signs Local Law 2006 outlines the maximum/minimum required specifications for certain types of signs which are to be met in order to be exempt from requiring planning approval. The following table demonstrates such requirements in relation to the types of signs proposed as part of this planning application.

Specifications for Exempt Signs				
Type of Sign	**Max area** *(m^2)*	**Min Ground Clearance** *(m)*	**Max height above ground** *(m)*	**Projection max** *(mm)*
Awning	**10m^2*	-	-	-
Flag	***2m^2*	*2.4m*	*3m*	*600mm*
Wall	**10m^2*	-	*3.4m*	-
Above Verandahs	*NO PLANNING APPROVAL EXEMPTION FOR THIS TYPE OF SIGN*			

** 0.4m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 10m^2)*
*** 0.2m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 2m^2)*

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The following table outlines the characteristics of each of the proposed signs.

Details of Proposed Signs									
Frontage	**Sign**	**Type of Sign**	**Max device height** (m)	**Max length/ width** *(m)*	**Max Area** *(m^2)*	**Min Ground Clearance** *(m)*	**Max height above ground** *(m)*	**Projection Max** *(mm)*	**Exempt?**
Albany Highway	*Entry Flags (x2)*	Flag	0.7m	0.4m	0.468m^2 (0.234m^2 x2)	2m & 2.15m	2.5m & 2.65m	Approx. 800mm	Yes
	Easel Sign	Easel	1.7m	0.9m	1.08m	0.1m	1.27m	0mm from face	
North West	Logo with back-ground	Above Verandah	1.1m	4.725m	5.2m^2	3.64m	4.8m	Approx. 120mm	No – 'Wall' Variations: +1.4m height above ground
	Slogan	Wall / Above Verandah	0.3m	2.6m	0.78m^2	3.34m	3.7m	0mm	No – 'Wall' Variations: +0.3m height above ground
Rathay Street *(Primary Configuration)*	Large Curved Logo	Above Verandah	1.7m	6.6m	11.22m^2	4.84m	6.7m	60mm	No – 'Wall' Variations: +3.3m height above ground
	Slogan	Wall / Above Verandah	1.21m	10.36m	11.47m^2	Approx. 3.1m	Approx. 4.5m	0mm	No – 'Wall' Variations: +1.47m^2 area; +1.1m height above ground
Rathay Street *(Alternative Configuration)*	Logo & Slogan	Wall / Above Verandah	2.1m	4.650m	9.765m^2	2.6m	4.8m	60mm	No – 'Wall' Variations: +1.4m height above ground
	Small Logo at corner	Awning	0.6m	1.32m	0.792m^2	3.25m	3.85m	60mm	Yes

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Local Planning Policy 17 - Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway

Signage

LPP 17 Clause 6.14a) specifies the following explanation in relation to the provisions for signage;

> *a) Explanation*
>
> *Well designed and placed signs can be an excellent introduction to a business. Often a proliferation of overlarge signs threatens to engulf streets. This causes a sense of visual chaos and a loss of the local character and identity. Others are like a crowd of people all yelling at once and not one stands out to be remembered. Others cause obstruction on the public footpath.*

The signage is considered to be well designed and placed to afford a legible introduction to the business on-site. No more than one fixed piece of signage displaying the business logo and slogan is provided for each façade so as to ensure that the occupants and their business are sufficiently identifiable from the street.

Although the signage along the north western and Rathay Street facing facades are visually prominent, they are painted onto the façade and thereby incorporated into the building as opposed to obscuring the building and its textured render (with the exception of two letters and one panel).

Visual chaos is considered to be avoided as the main signage has been positioned in-line with the architectural features of the building, and located towards the upper half of each façade to allow for the lower halves to remain uninterrupted. This results in the active street frontage being retained in form, and thus for the local character and identity of the building to be retained.

Each of the signs are uncluttered and easy to read, and are readily able to be painted over/removed for any future tenants. Meanwhile, the entry flags and single easel sign are not considered to prevent pedestrian access in any way and are modest in size.

Given these various factors, the signage of the premisis is considered to respond to the LPP 17 Clause 6.14a) explanation.

In relation to LPP 17 Clause 6.14 – Signage b) Policy, the following table has been provided to outline how the retrospective alterations and additions respond to the provisions outlined.

LPP 17 Clause 6.14 – Signage b) Policy	
Provision	**Compliance/Note**
i. all buildings should clearly display their street numbers, in a large typeface, as required under the Local Government Act.	Landowners are not averse to providing street numbering signage with a large typeface.
ii. all signs should be in keeping with the character of the building and the surrounding locality.	Complies – Signage with large typefaces are common throughout the immediate vicinity of the subject site. Signage located towards the top portion of facades are also common amongst the nearby car dealerships. Please refer to the Heritage Impact Statements provided, and the following street view images in this regard. In regards to the letters which project above the roofline for the Primary Configuration for Rathay Street (Option 2), it must be noted that a property opposite the subject site along Albany Highway also features projecting signage. Please refer to the following street view image for reference.

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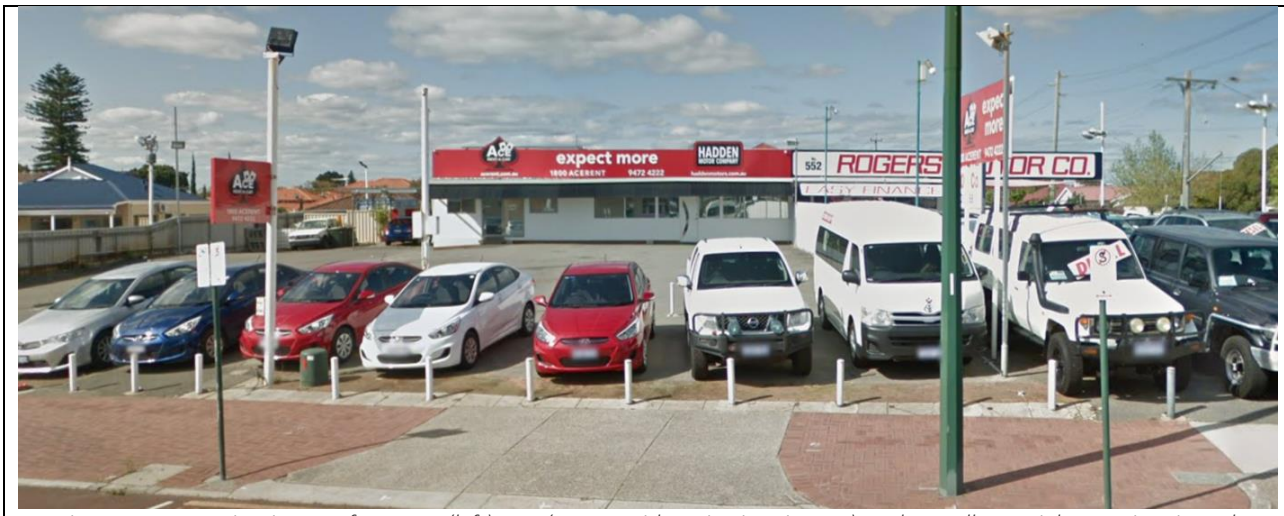


Figure 23: Street view image of Lots 544 (left), 546 (centre, with projecting signage), and 552 Albany Highway, Victoria Park.



Figure 24: Street view image of No's 554 (left) to 582 (right) Albany Highway, Victoria Park.



Figure 25: Image of large hoarding sign within 526-528 Albany Highway, Victoria Park.

iii. signs should not obscure:	Complies – The signage will not cover any windows and will enable the detailed mouldings of the building to remain visible.

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• *architectural detailing including windows;* • *views of the buildings to which they are attached; or* • *views of neighbouring buildings.*	No signage obscures the view of the building. The only freestanding signage external to the building is a modestly sized fold up sign. Such signs are commonly used by many businesses located along Albany Highway. The signage does not obscure views of neighbouring buildings from the premisis. Moreover, the neighbouring lot to the south east along Rathay Street is vacant.
iv. signs attached to a building should be restricted to ground floor level, under awnings and the facia of an awning. A sign above this level might be approved, if it is in keeping with the architecture; does not obscure or duplicate existing signs; and allows space on the frontage to accommodate the identity of other occupiers.	The majority of the signs are located below or to the side of the main awnings so as to minimise visual conflict. No signs are duplicated along the same façade (with the corner considered a separate façade). In regards to other occupiers, Makin Mattresses is the only occupier of the subject site, meaning there will be no confusion in relation to occupancy. The signage located along the north western facing façade is located below the two strips of mouldings framing the top of the facades, lower than the 'United Friendly Society Building' sign, and are along an existing blank wall. As a result, this signage will not conflict with the architectural character of the building. In relation to the Rathay Street façade, for the Primary Configuration (Option 2), there is only one sign located directly above the awning on the façade facing the Albany Highway – Rathay Street intersections. Despite this, it is considered to be in keeping with the architectural character of the building as it emphasises the Art Deco curve of the building's corner, and is located to the side of the 'United Friendly Society Building' lettering and lower than that sign's 'key stone' (which reads "1940") so as to minimise visual conflict. The lettering of the logo also enables for the two strips of moulding and the top of the building's parapet wall to remain visible and easy to interpret.  *Figure 26: Close up of main logo sign as per the proposed primary Configuration (Option 2).* The existing slogan to remain along Rathay Street for its Primary Configuration is located in between the strips of mouldings along the façade, spaced evenly, and does not obscure any windows or detailing. Meanwhile, for the Alternative Configuration (Option 1) of the Rathay Street façade, the signage will be contained within the mouldings and avoid obscuring any windows. The awning sign will also be contained within the dimensions of the awning and not obscure any detailing.

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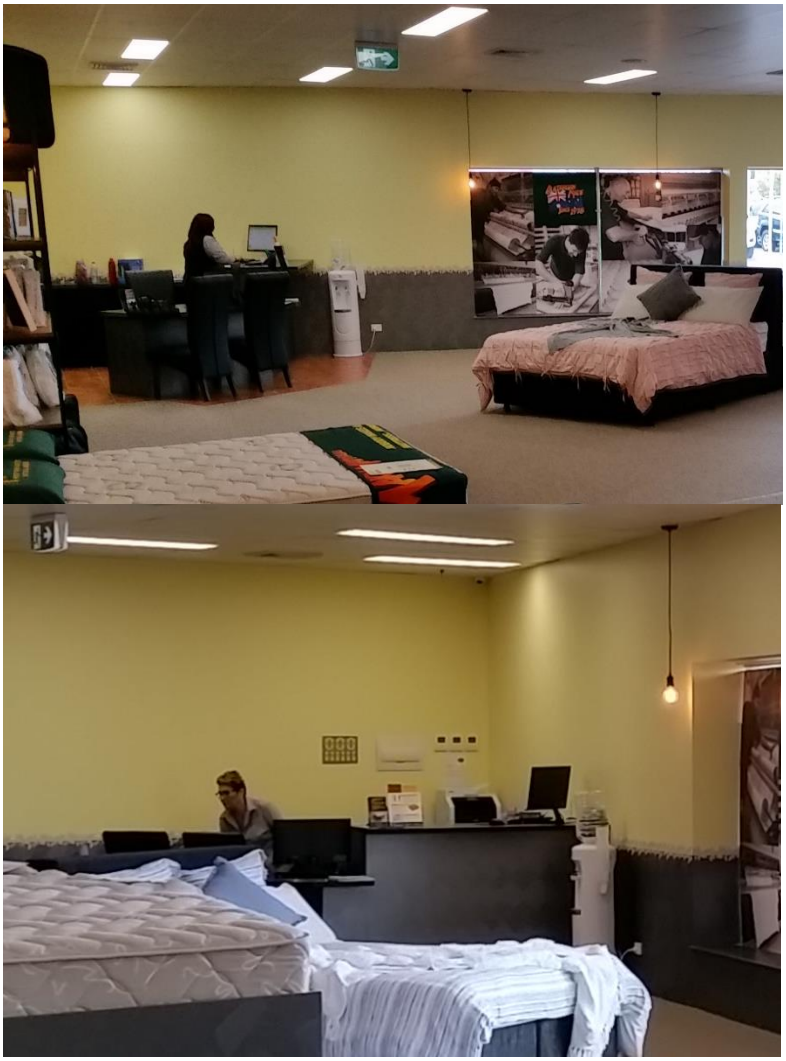
v. roof top signs are generally not acceptable.	Complies – None of the signs are to be located on the roof of the building. Although the Primary Configuration along Rathay Street will feature signage protruding above the parapet wall of the building, it will protrude no higher than the existing parapet above the 'United Friendly Society Building' lettering. Moreover, a significant portion of the sign will be located below the top of the parapet wall.
vi. signs on heritage and other notable buildings above ground floor level may be permitted if the sign occupies an architectural space, such as a window or recessed area, traditionally used for signs. The sign should look as if it is made in the traditional manner.	Complies – the 'United Friendly Society Building' lettering will be preserved and not obscured. Other than the 'large curved logo' for Rathay Street's Primary Configuration, each sign is contained within the building's architectural mouldings. Each sign proposed is considered to be possible to construct in a traditional manner. Modern/non-traditional features such as translucent materials, illuminated lettering, and/or metallic paints have not been utilised for any of the signs proposed. Although the 'large curved logo' sign is attached over the top two horizontal moulding lines, these lines will still remain highly visible. In fact, the nature of this signage will evoke a sense of dynamism and playfulness, which is a common characteristic of the Art-Deco architectural style.
vii. signs attached to heritage buildings should be erected with extreme care so as not to damage old brick, render or timber work, whether painted or not.	Complies – no signage will involve the need to damage or remove any parts of the existing building. Only painting and minor works to secure signage installations will be required. The 'United Friendly Society Building' lettering had never been removed or damaged to make way for the 'logo with background', which had merely been placed over the sign. As discussed, this sign will be shifted to the north Western façade. Please refer to the Heritage Impact Statements provided for further information in regards to how the proposal relates to the building's heritage and streetscape character.
viii. neon and animated light signs may be appropriate in areas where night-time entertainment is a major use but not in or close to other areas where neighbouring residential amenity could be adversely affected.	Complies – none of the signage on the facades of the premisis and external to the building are animated or neon in nature. Moreover, none of the illumined signs are oriented towards any residential properties.
ix. all signs require a licence from the Council's Building Department Signage should comply with the relevant By-laws and Policies.	Given that Makin Mattresses are now established and have optimised the use of their property to suit their operational needs, they are not averse to applying for a signage licence upon receiving development approval as required.

Given what has been outlined in regards to the unapproved signage and the LPP 17 Clause 6.14 – Signage provisions, and the Heritage Impact Statements provided, the proposal in support of their retention is considered to be acceptable and in accord with Local Planning Policy expectations.

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Windows/Glazing

In relation to LPP 17 Clause 6.6 – Windows/Glazing, the following table has been provided to outline how the retrospective alterations and additions respond to the provisions outlined.

LPP 17 Clause & Explanation	(b) Policy	Compliance/Note
Clause 6.6. – Windows/Glazing		
(a) Explanation Shopfronts have a major impact on the quality and vitality of adjacent public footpaths and open spaces. Shopfronts change frequently, with new users and new images. Many changes however fail to meet the environmental/social needs of the shop's location. For example, a new shop on the Highway installs a roller door, effectively cutting out window shopping after hours. Window shopping is a major attraction for visiting the Highway in the evening and supports adjacent restaurants. In addition it is important that glazing itself, by tinting or reflection does not obscure views into buildings from street level, thus contributing to an environment that is indifferent even hostile to the pedestrian.	*i. at least 60% of the total length of the facade along the footpath should be transparent. The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays.*	Variation of 6.7% proposed. (Albany Highway Façade – 10.26m/19.25m – 53.3% of façade to be transparent). Although the proposal seeks to retain boarding over the set of windows to the north west of the Albany Highway facing façade, it is considered necessary and appropriate in this case. This is due to the following reasons: • The store counter is located immediately behind these windows. Opening up these windows will severely compromise the security of the tenancy. • Disallowing these windows to be boarded up will not allow for any window shopping as it will merely show a store counter.  *Figure 27: Images of the store counter in relation to the boarded up windows towards the north western corner of the building. As discussed, the advertising featured behind the un-boarded windows are to be removed.*

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		• Enforcing the boarding to be removed will severely compromise the privacy of employees standing behind the counter. • Removal of the boarding will allow a level of light towards the interior of the building which is unacceptable given the need to enable customers to test out bedding products. • Many windows of the building had already blocked either completely or partially prior to the establishment of the mattress shop. The most recent development application which was approved had reinstated 50% of the transparent glazing which had been painted over when the building operated as a pharmacy. Please refer to previous figures 6, 7, and 8 in this regard. • The proposed extent of glazing is generously sized and appropriately located to facilitate window shopping. Please refer to the following figure in this regard. As for the Rathay Street façade, it is important to note that the façade did not originally feature much glazing. In any case, Rathay Street is a relatively quiet suburban street.
	ii. a high level of detailing or decoration in design, structure, colour and materials, should be provided to enhance the interest from the street.	The Art-Deco façade has been preserved and restored. The façade colour maintains the approved cottage green colour (in the corporate colours of Makin Mattresses). Sufficient visual interest will be provided through the recessing of the boarding over the windows towards the north west of the Albany Highway façade, and the adding of mouldings to these indicate the location of the windows and further preserve the architectural character of the building. Meanwhile, signage provides visual contrast to as to contribute to visual interest.
	iii. windows, including shop windows, should be designed in the style of the building and detailed to provide interest for the pedestrian. Interesting stall risers, facia and shopfront frame work should be provided.	Complies. Windows have been restored and provided in accordance to the storefront prior to the establishment of the mattress store. Detailing over the boarded up windows to the north west of the main frontage will further provide visual interest for pedestrians.
	iv. roller doors of solid material, including see through acrylic	Complies - N/A.

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	are not acceptable.	
	v. reflective or heavily tinted glazing is not encouraged on any building.	Glazing is considered to comply with the conditions of the most recent development approval.



Figure 28: Current street frontage showcasing an illuminated bedding product display and a feature wall of the preserved United Friendly Society Building 'Lodge Room' (which was used as a meeting hall).

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Other Matters

The following table outlines how the retrospective development relates to other relevant provisions of LPP 17.

LPP 17 Clause and Explanation	(b) Policy	Compliance/Note
Clause 6.3. – Activities Adjacent To The Frontage		
(a) Explanation All street level frontages should provide interest to the passing pedestrian.	*i. all street level frontages should provide displays or visible activity and a high degree of architectural design detail at a pedestrian scale.* …	Complies - The primary street frontage – Albany Highway – provides a large product display backed by a preserved wall of the United Friendly Society Building 'Lodge Room'. This display, along with other products, are also visible along Rathay Street through the curved windows addressing the Albany Highway/Rathay Street intersection. Ample opportunity for pedestrian "window shopping" is therefore provided. Added detailing of the boarded openings along Albany highway also provided architectural detail at a pedestrian scale and acknowledges the building's past. The original entrance to the 1990's addition to the rear of the United Friendly Society Building, which faces Rathay Street, is also preserved. Please refer to the following figures in this regard.
Clause 6.4 – Façade Design		
(a) Scale, proportion and details - Explanation Large buildings with predominantly horizontal lines create a tiring and intimidating pedestrian environment, with a sense of endless distances to walk. Vertical facade rhythms/patterns and interesting details make the walk alongside feel shorter.	… *iii. long straight, unrelieved, horizontal lines at awning or parapet level should be broken by interesting design devices to suit a pedestrian environment and the building. Any slope in the land should be reflected in stepped awnings and parapets.*	Complies - The Albany Highway façade will be enhanced to provide detailing over the boarded up windows to indicate their existence and its framing design. This will both reinforce the architectural character of the Art Deco building and its previous window configuration, and enhance the vertical rhythm of the façade by contrasting with the original and prevailing horizontal emphasis. The signage is also considered to help break up the façade and add visual interest through providing contrasting colours and detailing.
Clause 6.11 – Heritage Buildings		
(a) Explanation Older buildings with their varied ages and styles are an asset that provide cultural interest and integrity to the locality's visible historical development. The current list of buildings protected under the Town Planning Scheme is not	*i. all recognised heritage buildings should retain any original shopfronts, entries or foyers. Front entries and stairs to floors above or to basements below a shopfront should be retained to encourage an appropriate mixing*	Complies – the United Friendly Society Building 'Lodge Room', which has been retained, will be highly visible from both Albany Highway and Rathay Street (as depicted in the following figures). Please refer to the Heritage Impact Statements provided for further information in regards to how the proposal relates to the building heritage and streetscape character.

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exclusive. Due to the need for constant monitoring and updating of the list of heritage buildings, new buildings are periodically included in the Town Planning Scheme as their value becomes apparent.	*of activities, particularly residential on the upper floors.*	
	ii. notable building facades should be treated with the same respect accorded a heritage building, including treatment of shopfronts.	Complies – The proposal restores the architectural character of the building through the creation of 'blind openings' over the boarded up windows towards the north west portion of the Albany Highway façade. Please refer to the Heritage Impact Statements provided for further information in this regard.
	iii. should it be necessary to replace or insert a shopfront, or other part of the facade, to a heritage or notable building then that shopfront/part should be designed to be in sympathy with the style, proportions, scale (both vertical and horizontal), materials, detailing and use of materials in and of that building.	Complies – the proposal allows for visibility to the preserved 'Lodge Room' to be maintained. This extent of visibility and showcasing of materials is greater than the state of the building prior to its restoration/conversion into the current mattress shop. Please refer to the Heritage Impact Statements provided for further information in this regard.
Clause 6.12. – Lighting		
(a) Explanation All lighting should be in keeping with the character of the shopping area and should not impinge on the surrounding residential areas.	*i. shopfronts should allow a clear view into the shop or window display and should be lit after hours until midnight.* …	Complies – the proposal features a lighted product display visible from both Albany Highway and Rathay Street. Lighting.
	iii. strobe lighting, to attract attention, is not appropriate in these areas. …	Complies – strobe lighting has not and will not be installed or utilised.
Clause 6.13. – Colours		
(a) Explanation The use of complementary and naturally occurring colour will enhance and distinguish the unique character of Victoria Park and East Victoria Park as urban places	… *ii. colour should be used so that every building is different and interesting but not at the expense of its neighbours.*	Complies.
	iii. unpainted brick walls on heritage and	Complies.

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rather than mere collections of buildings.	*notable buildings should not be painted.*	
	iv. on older buildings, including heritage buildings, where a brick facade has been previously painted, any new colour scheme should differentiate between brick, render and wood surfaces. Thus the original pattern of the façade can be reinstated through the use of colour.	No glazed surfaces of the heritage component of the building have been bricked up. These have been preserved and boarded up instead. The heritage building prior to its restoration/conversion to a mattress store did not feature any colour differentiation between painted windows and the rendered portions of the façade. The proposal seeks to instate 'blind openings' over the currently boarded set of windows to the north west of the Albany Highway façade in order to differentiate between the brick and glazed component of the building in its prior state.



Figure 29: View from the store counter depicting the product display and the windows along Albany Highway and Rathay Street. As discussed, advertising located immediately behind the windows are to be removed.

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Figure 30: View of the United Friendly Society Building 'Lodge Room' from towards the Albany Highway and Rathay Street intersection.



Figure 31: View of the United Friendly Society Building 'Lodge Room' depicting the facades facing Rathay Street (left) and Albany Highway (right).

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Additional matters to be considered

The most recent development approval granted in regards to the restoration/reconfiguration of the building into a mattress store, including the conditions imposed, were based on the since debunked assumption that the previous façade of the building had been the original façade. In this manner, the notion that the original heritage character of the building had been compromised as a result of any retrospective works, or any of the proposed works, is disputed.

This is supported by the Heritage Impact Statements prepared in relation to this development proposal, which considers the development on-site to have ceased being a good example of Art Deco architecture after it had been altered during the 1970's, 1980's.

Conclusion

We believe the proposed design is capable of being approved by the Town given that the relevant Local Planning Policy provisions have been suitable addressed, and that the heritage significance of the United Friendly Societies Building has not been compromised. From an urban planning perspective, we believe that the proposal, as discussed, can receive development approval subject to suitable conditions being applied.

Please do not hesitate to contact the undersigned, should you wish to discuss this any aspects of the proposal further.

Yours faithfully,



David D'Orazio

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Lot 929 (No. 553) Albany Highway, Victoria Park
Retrospective Signage and Alterations Report



Ref: J006055

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Introduction

This report has been produced in support for retrospective signage and alterations at the recently approved and renovated bedding store (Showroom) located at Lot 929 (No. 553) Albany Highway, Victoria Park (herein referred to as the 'subject site'). The proposal intends to address matters raised by the Town of Victoria Park's Planning Department on the 9th of February and the 15th of March, 2018.

This report has been prepared on the behalf of tenants and landowners of the subject site – Makin Mattresses, and D&L Building Services.

Site Summary

Client	Makin Mattresses c/- Formscape
Applicant	FORMSCAPE Built Form Planning Solutions
Site Address	Lot 929 (No. 553) Albany Highway, Victoria Park
Site Area	1,002m^2
Gross Leasable Area (GLA)	551.47m^2
Land Use/s	Showroom
Surrounding Land Uses	Motor Vehicles and Marine Sales Premises (A25), Parking, Residential.
Main Frontage (Albany Highway)	21.41m
Secondary Frontage (Rathay Street)	46.39m
Latest Approved Development Application Reference Number (DA Ref No.)	5.2017.387.1

The subject site is legally described as being contained on Lot 929 (No. 553) Albany Highway, Victoria Park and held on Certificate of Title Volume 1068, Folio 824, and Plan 4377. Refer to the attached Certificate of Title for further information in this regard.

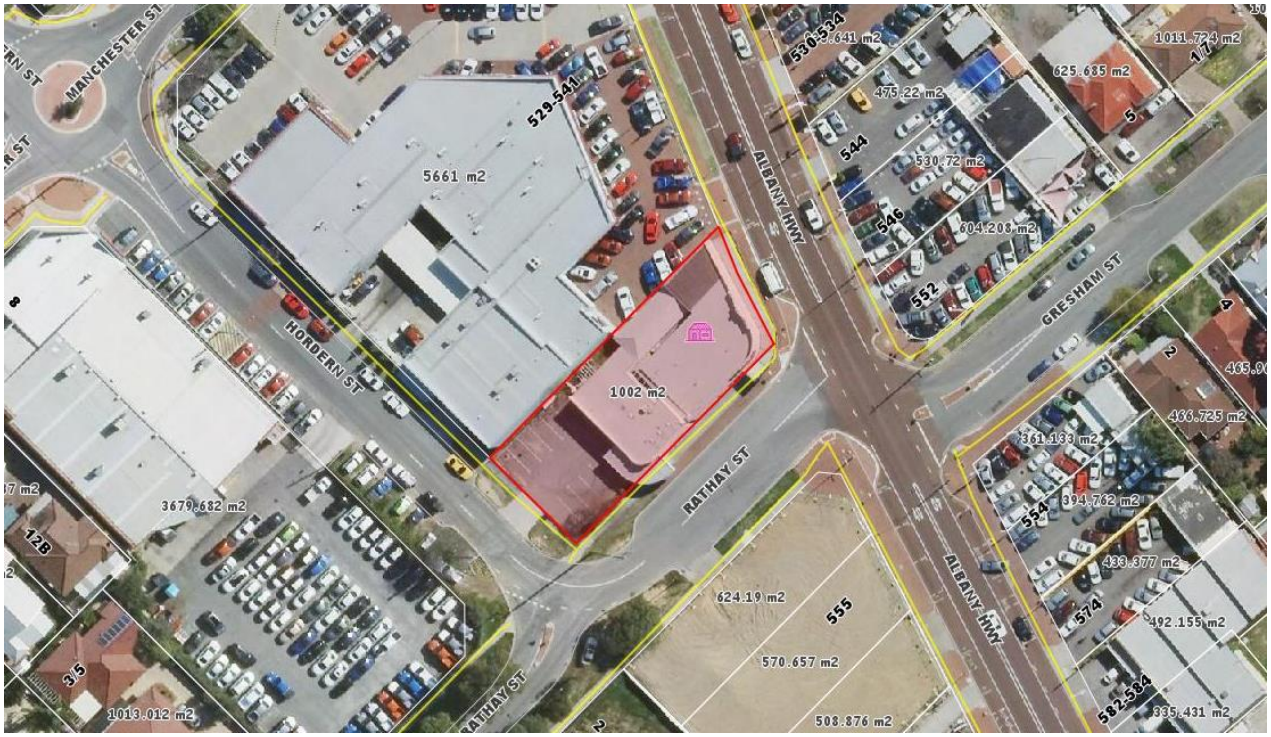


Figure 1: Aerial of subject site featuring surrounding built form.

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Site Description

- The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), 'Commercial' under the Town of Victoria Park Town Planning Scheme 1 (TPS 1), and is located within the Albany Highway Precinct, which is referred to as Precinct Plan P11 (P11).
- The subject site is a corner site bound by Albany Highway to the east, Rathay Street to the south east and Hordern Street to the south west.
- Vehicle access to the site for parking is provided solely from Hordern Street with pedestrian (customer) access to be taken from the sites Albany Highway frontage.
- 9 car parking bays are provided towards the south western portion of the lot, including one disabled/accessible parking bay.

Development History

Prior to 2017

According to the Heritage Council of WA Places Database, the subject site is considered to have '*aesthetic, historic and social heritage significance'* (Town of Victoria Park, 2017). Please refer to the extract attached as part of this development application in this regard. The Art-Deco style building fronting Albany Highway had been constructed to facilitate the needs of the Friendly Society in 1940, which had owned the site since 1934, and ceasing around 1998. The building featured a corner shop used as a chemist dispensary and a meeting hall (also referred to as the 'Lodge Room') which was used previously by local community groups.

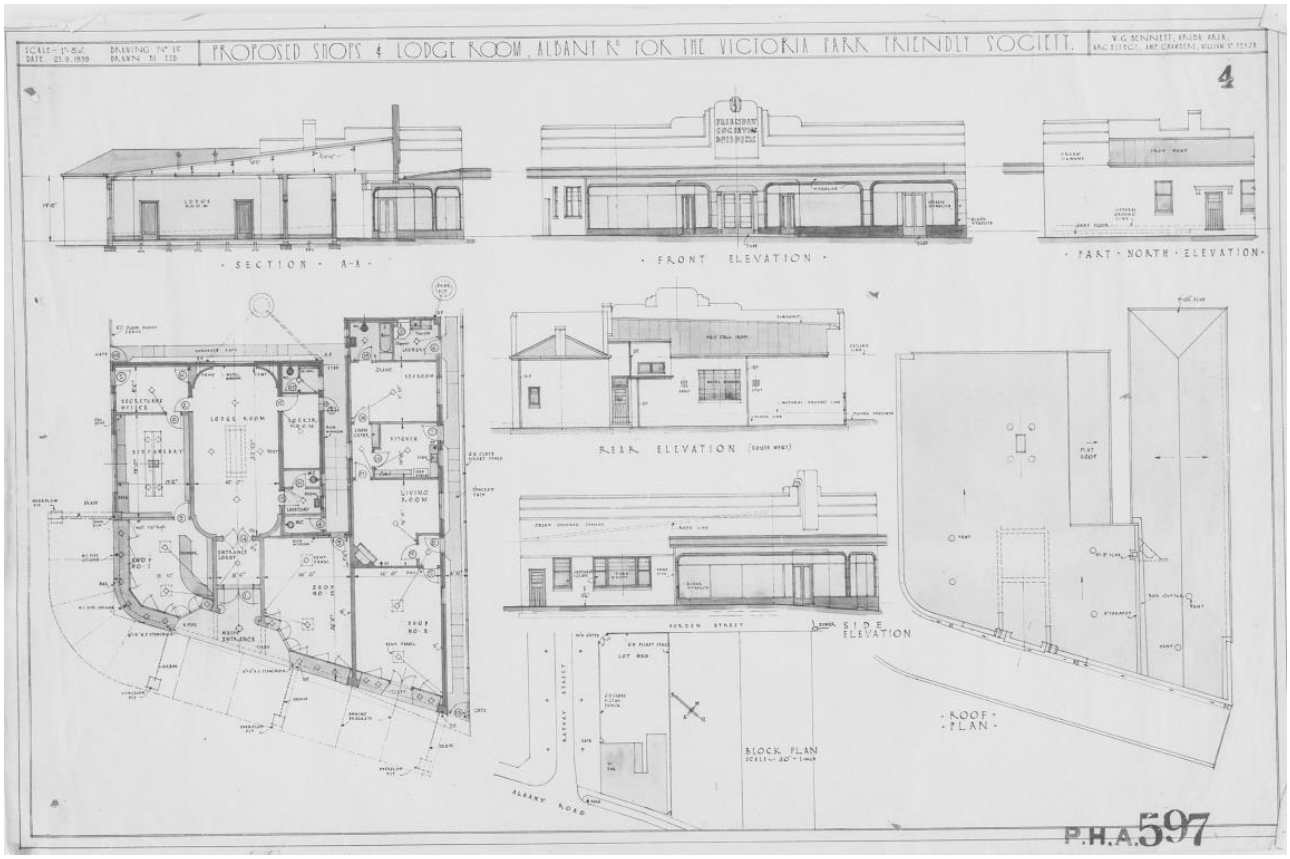


Figure 2: Original Plans of Friendly Societies Building – September 1939.

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As depicted in the previous figure, the original plans demonstrate that the building facades featured a colour scheme which incorporated black and green vitrolite, as well as an Albany Highway façade with a recessed entry leading to the 'Lodge Room', and glazing which was interrupted by a series of piers. The original drawings do not specify as to whether or not the shop frontages were transparent, or the materials used.

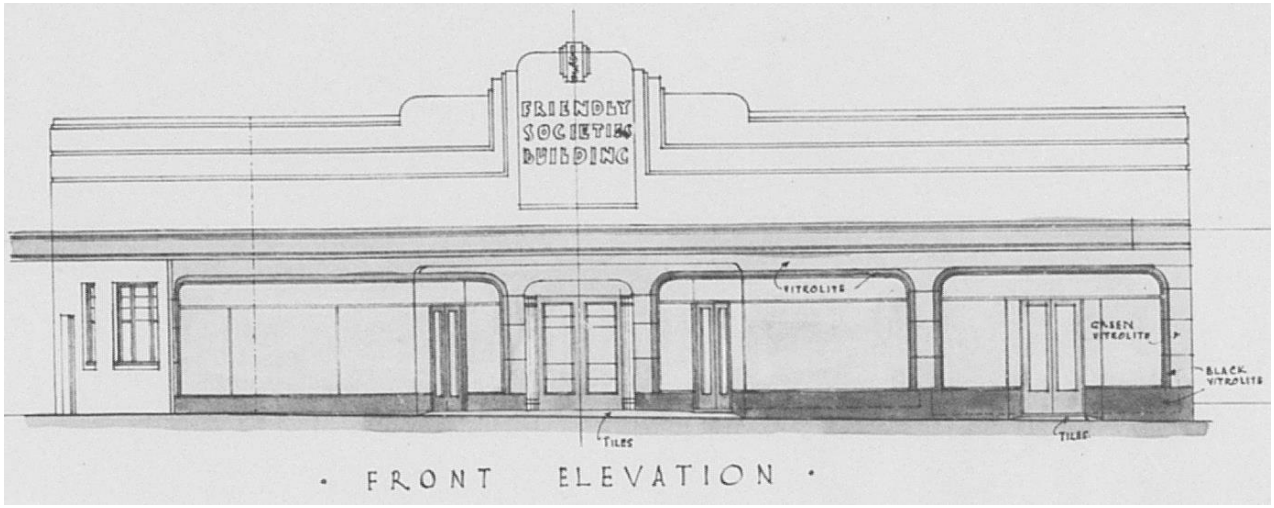


Figure 3: Original Albany Highway Elevation – September 1939.

A rear addition fronting Hordern Street however, was constructed between 1995-2000 and was used as a 'Consulting Rooms' land use by a medical practice. Please refer to the enclosed appendix 'Heritage Council of WA – Places Database Listing' for Place Number 12317 and the following images for reference:



Figure 4: Subject site aerial circa 1953.

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Figure 5: Subject site aerial circa 2000.

2017

Prior to the carrying out of works and change of use in accord with the most recent development approval (DA Ref No.: 5.2017.387.1), the entire site was vacant and unused, including the original pharmacy building, hair dressing salon and meeting hall. Many of the windows fronting the Albany Highway had been painted over completely, while numerous portions of the glazed façade had been obscured significantly by signage, images, and the like.

Meanwhile, the windows fronting Rathay Street, the secondary street, had either featured bars, were minor, or were obscured. In this sense, it can be considered that there was, in effect, no active street frontage to Rathay Street.

Overall, the subject site can be considered to have been in a neglected state, and not adequately addressing any street frontages. Please see the following images for reference to the above.



Figure 6: Street view of subject site from Albany Highway/Gresham Street intersection prior to renovation works conducted in accord with the recent change of use development approval.

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Figure 7: Street view of subject site from Albany Highway prior to renovation works conducted in accord with the recent change of use development approval.



Figure 8: Street view image of front corner of building façade prior to recent redevelopment.



Figure 9: Street view image of façade fronting Rathay Street prior to recent redevelopment.

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Figure 10: Close-up view of corner portion of the building façade facing Albany Highway and Rathay Street prior to recent redevelopment. Note the obscuring of the windows, inconsistent colour scheme, and decrepit airconditioning installation.

Latest Development Approval

The recently approved change of use and associated works at the subject site (DA Ref No.: 5.2017.387.1) involved converting and reconfiguring all the previous building area in support of a 'Showroom' land use for the purpose of displaying and selling beds, mattresses and associated furniture. The heritage listed portion was converted into an active showroom, while the rear medical centre addition was converted into storage (warehouse) space.

The external building fabric had not been altered to any significant degree. The proposed layout has been designed to suit the long term individual needs of the tenant and primarily involved a careful reconfiguration of the interior spaces in order to better suit the needs of Makin Mattresses. Meanwhile, external works such as rationalisation of the Rathay Street facing façade, and signage was also included.

Moreover, at the request of the Town, both the existing heritage building within the site and the 1990's addition facing Hordern Street were connected and preserved, and many of the windows which had been screened were reinstated. Please refer to the following images in this regard.

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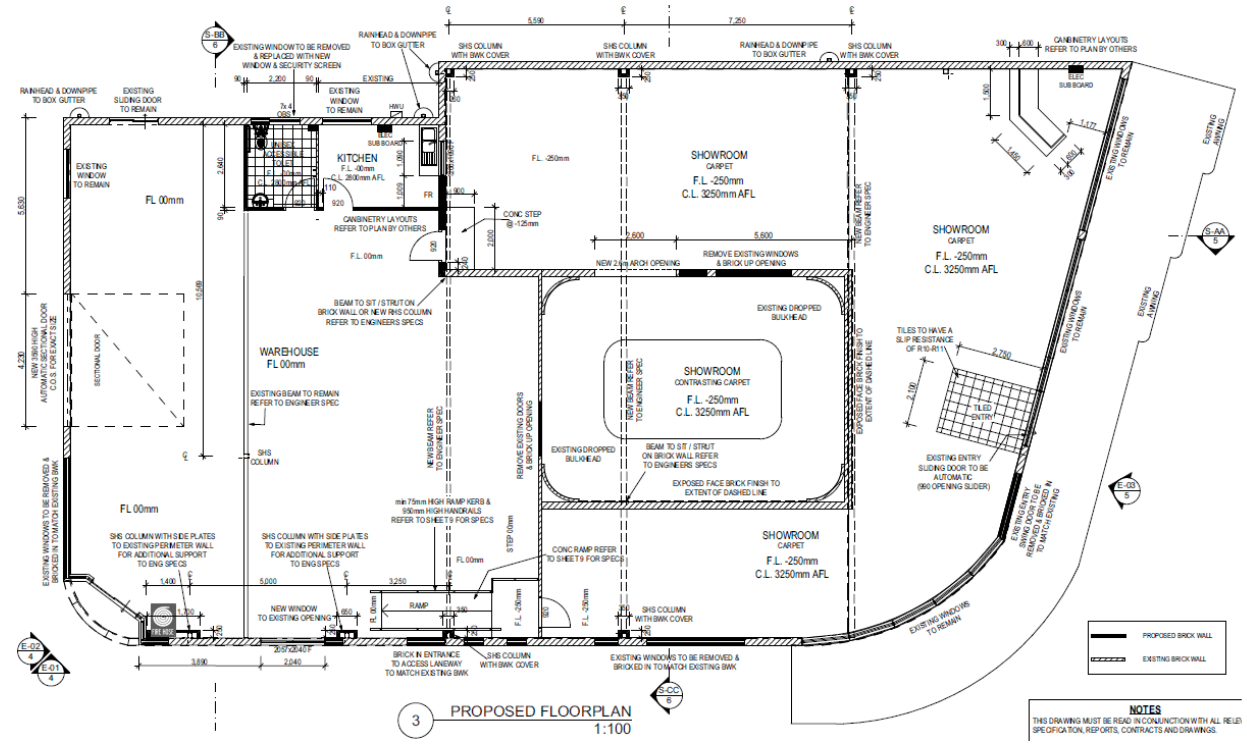


Figure 11: Approved Floor Plan.

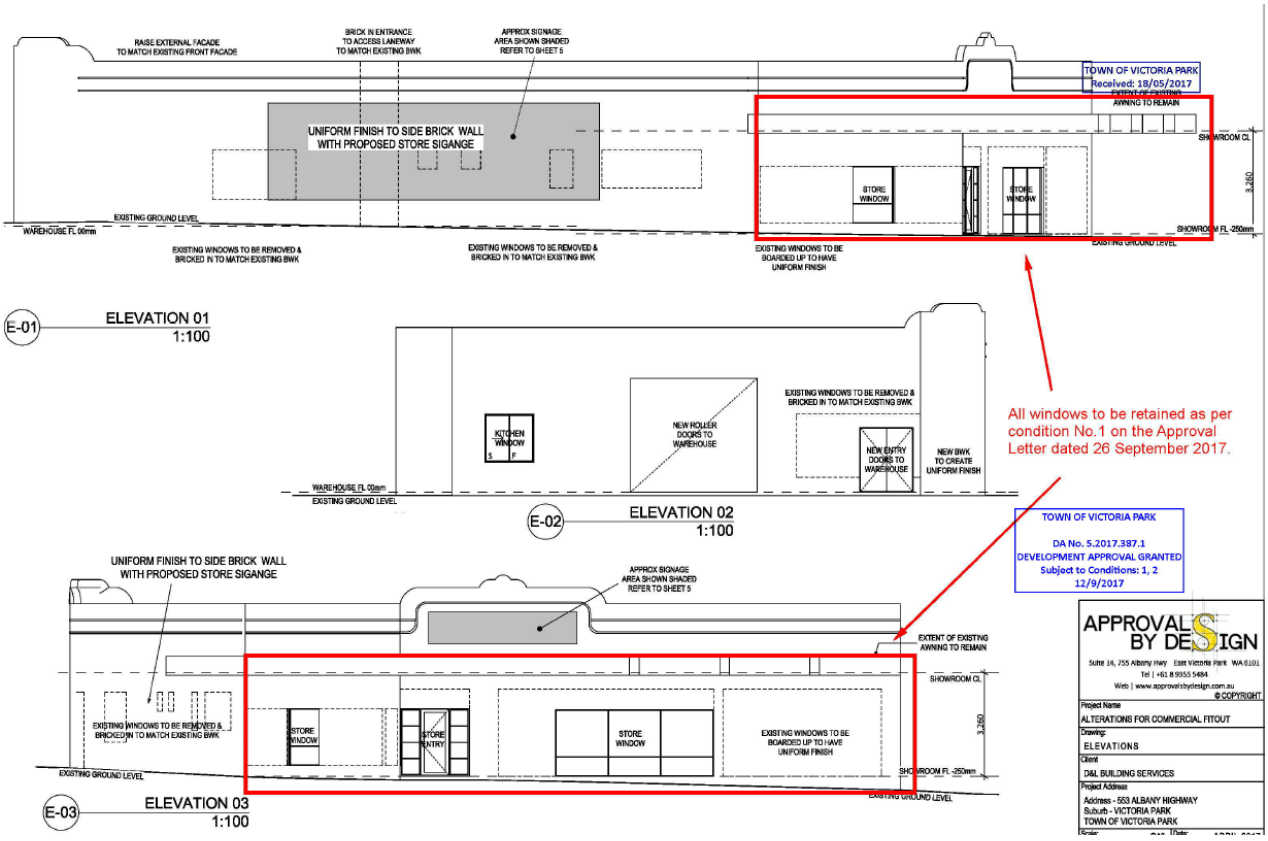


Figure 12: Approved Elevations.

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Figure 13: Street view of from Albany Highway prior to the completion of the most recent approved works (DA Ref No.: 5.2017.387.1) and the installation of signage.

Retrospective Works

Since receiving the Development Approval (DA Ref No.: 5.2017.387.1) and altering the existing development on-site, the landowners have sought to make optimal use of the premisis to ensure the viability of their business. Key factors relating to built form which are essential to this are brand awareness and creating an appropriate atmosphere for clientele. This is elaborated upon within the following sections of this report.

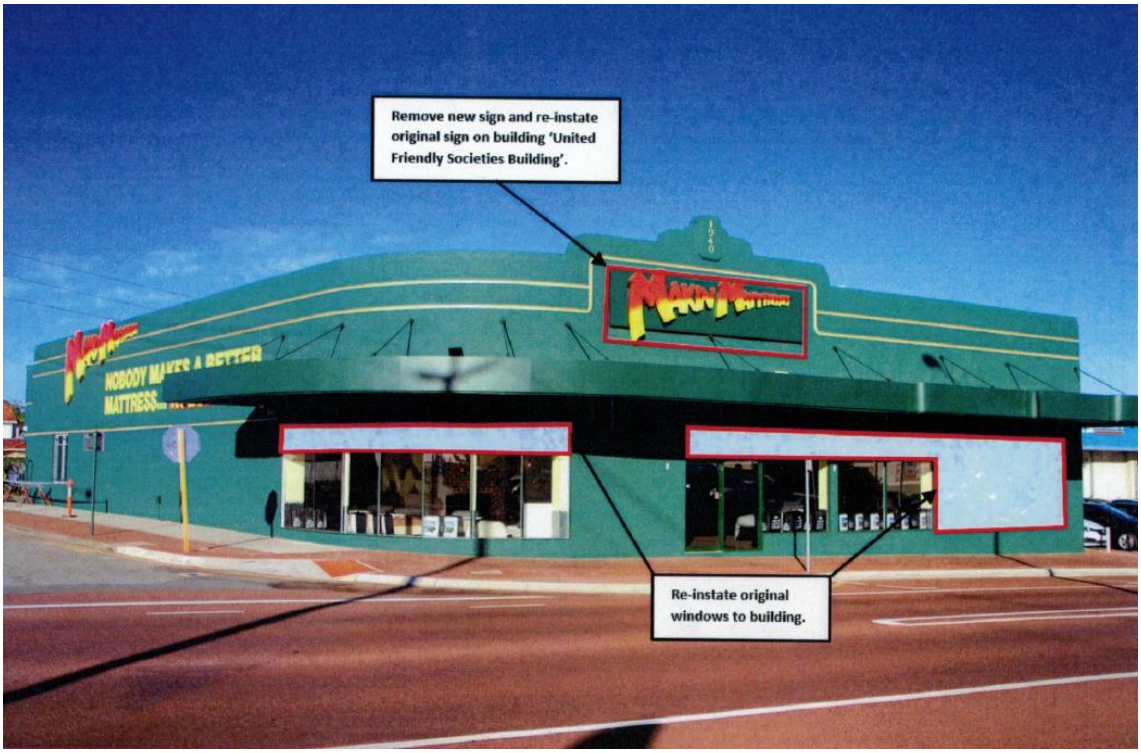


Figure 14: Street view of subject site from Albany Highway/Gresham Street intersection February 2018, as provided by the Town of Victoria Park.

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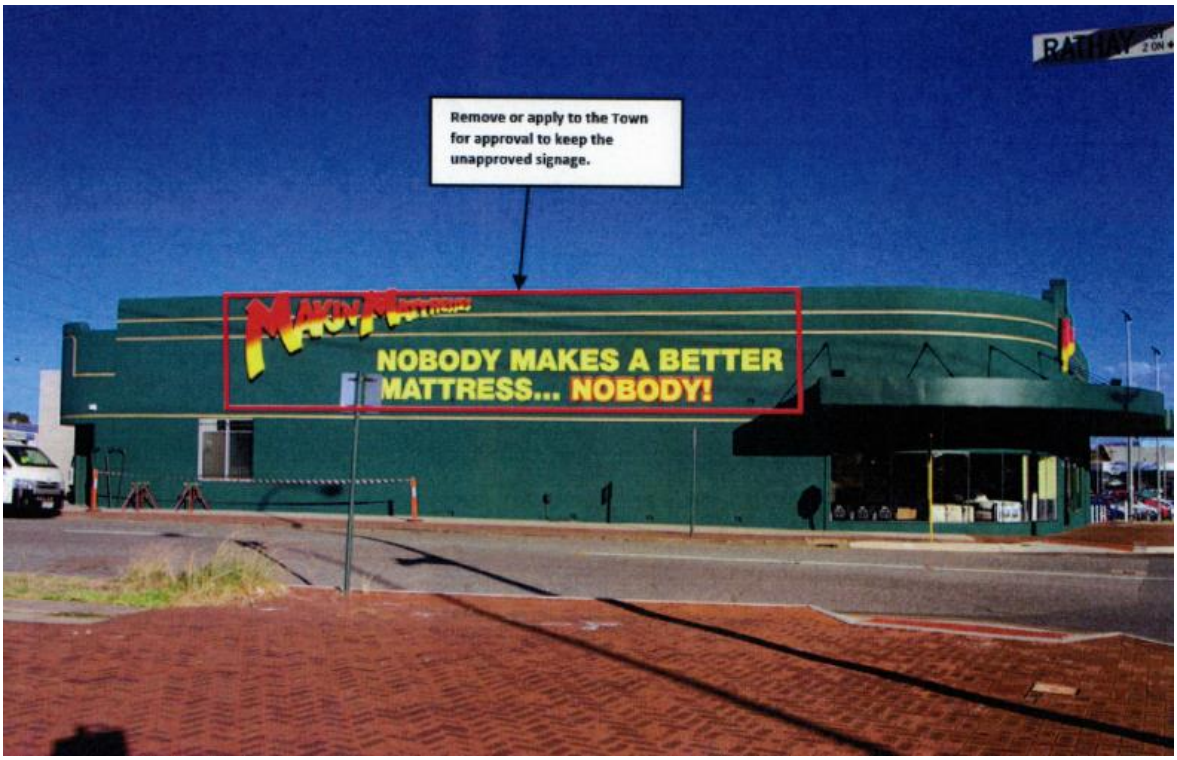


Figure 15: Street view of subject site from Rathay Street February 2018, as provided by the Town of Victoria Park.

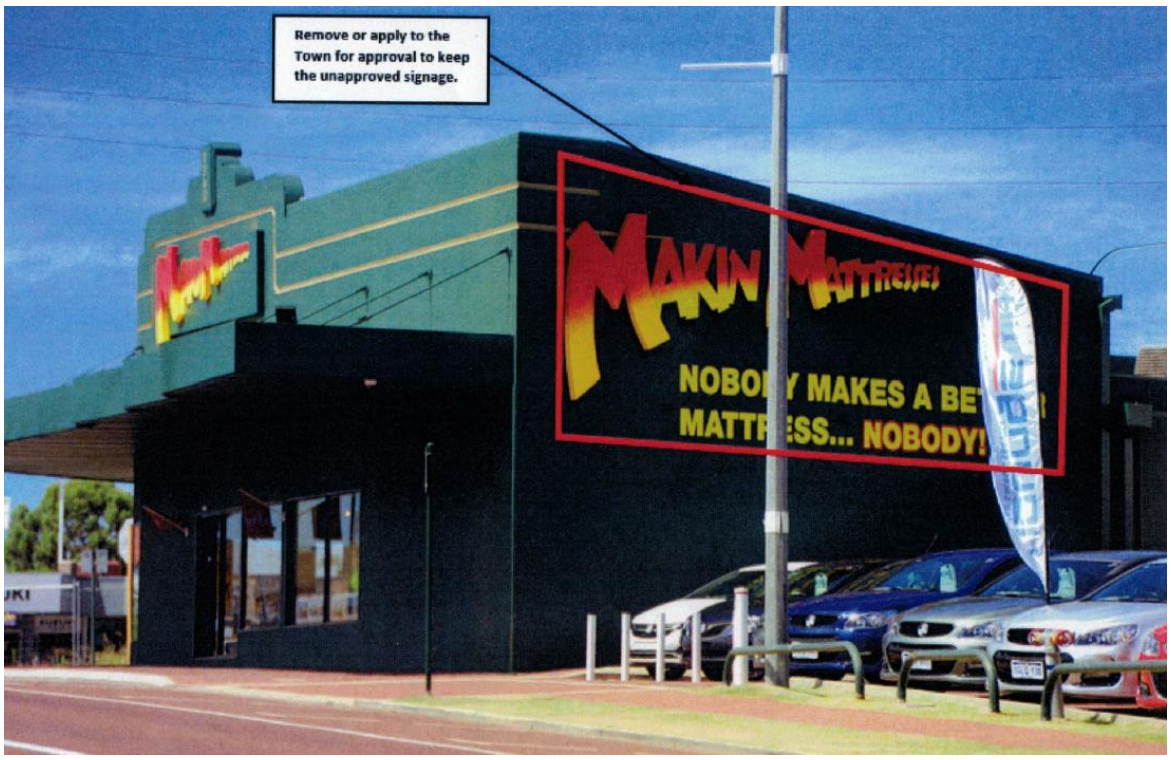


Figure 16: View of signage along the north western facing façade at February 2018, as provided by the Town of Victoria Park.

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Signage

The signage facing Rathay Street is located and dimensioned in congruence with the approved plans (refer to Figure 17. Although the signage along the north western facing façade had not been specified within the original development approval, it is understood to have been installed to make best use of a previously blank façade.

Such signage had been required in order to address any confusion with the restored 'United Friendly Society Building' sign, which had been retained. However, given that this sign remained the most visible, given that it is located on the main façade and facing Albany Highway, confusion in regards to business identification was still an issue. As a result, an additional sign was added to be placed over the 'United Friendly Society Building' sign in a way which preserved that sign, but enabled pedestrians to be able to identify the business. It was also to the landowner's understanding that retaining the visibility of the 'United Friendly Society Building' sign was not a condition of the Development Approval.

Notwithstanding, Makin Mattresses would like to rectify the matter by applying for retrospective development approval for the signage, and follow it up with a signage application (which had previously did not occur given the nascent stage of the business operating at the site). This development application will involve modifications to the existing signage, which is summarised as follows:

- Albany Highway elevation
    - Re-instatement of 'Untied Friendly Society Building' sign;
    - Removal of signage behind windows obscuring views into and out of the building;
    - Retention of modest 'Open' flags flanking main entrance.



Figure 18: Visualisation of proposed signage along Albany Highway as per Rathay Street's Alternate signage configuration (Option 1).

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- North Western elevation
    - Large logo sign and large slogan on the North western elevation removed;
    - Unapproved sign currently covering the 'Untied Friendly Society Building' sign is to be moved to the north western elevation;
    - The business slogan will be painted on the wall below this sign in smaller font.



Figure 19: Visualisation of proposed signage along North Western Elevation

- Rathay Street elevation
    - Primary Configuration (Option 2):
        - The main logo sign relocated to corner of building facing the Rathay Street/Albany Highway intersection;
        - The business slogan will remain as-is.
    - Alternate Configuration (Option 1)
        - The main logo sign relocated below its current position and between the top and bottom mouldings of the Rathay Street façade;
        - A logo sign located on the awning of the building, facing the Rathay Street/Albany Highway intersection;

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Figure 20: Visualisation of proposed signage along Rathay Street as per the Primary signage configuration (Option 2). Note – the advertising panels depicted immediately behind the windows in this image are to be removed as part of this development proposal.



Figure 21: Visualisation of proposed signage along Rathay Street as per the Alternate signage configuration (Option 1).

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The following table provides basic description of the signage proposed as part of this development application.

Signage - Major					
Sign	**Type**	**Description**	**Colours** (background; lettering; etc)	**Illuminated? (y/n)**	**Finish**
Facade facing Albany Highway					
Entry Flags (x2)	Flag Signs	States: "Open"	Background – Red Lettering – White	n	Matt
Easel Sign	Easel	Portable sign. States: "Open"	Background – Cottage green to match building render. Lettering – Yellow & 'blood orange'	n	Satin
Facade facing North West					
Logo with background	Above Verandah	'Makin Mattresses' Logo	Background – Cottage green – matches building render. Lettering – Yellow & 'blood orange'	y	Satin
Slogan	Wall	Painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Facade facing Rathay Street (Primary Configuration)					
Large Logo	Above Verandah	'Makin Mattresses' Logo	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	n	Matt
Large Slogan	Wall/ Above Verandah	Painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Facade facing Rathay Street (Alternative Configuration)					
Logo & Slogan	Wall/ Above Verandah	'Makin Mattresses' Logo and slogan painted on façade. States: "Nobody makes a better mattress… nobody!"	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	y	Matt
Small Logo at corner	Awning	'Makin Mattresses' Logo	Background – Cottage green – (existing building render) Lettering – Yellow & 'blood orange'	n	Satin

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Building Façade

In addition to the signage, Makin Mattresses have also boarded up portions of the glazed façade fronting Albany Highway and the Albany Highway/Rathay Street intersection. The full height screening towards the north western side of the Albany Highway façade is essential in order for the business to operate with an appropriate degree of security. This is because the full height window screening block view from the street the customer service desk and cash register.

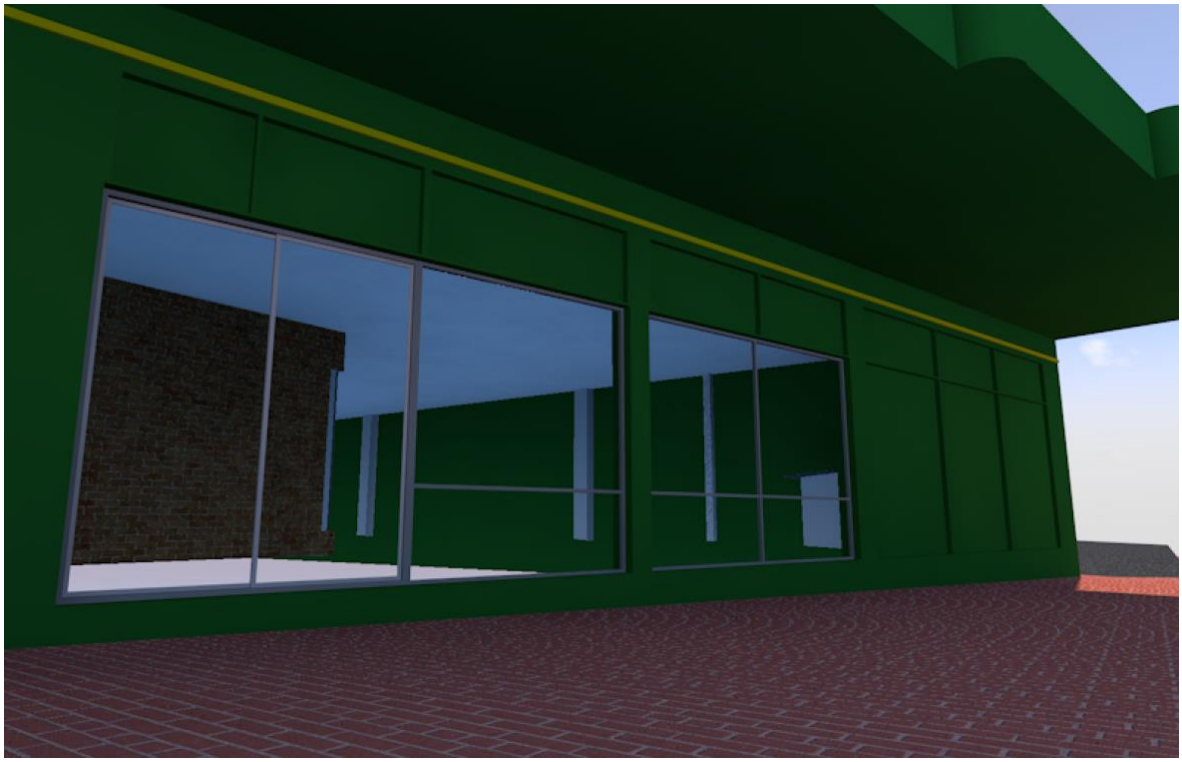
In relation to the portions of screening to the transoms of the windows extending along the front façade, these have been provided in order to create a darker environment so that clientele would be comfortable trying out mattresses by lying down on them. It is important that a sense of privacy is provided to customers visiting the store while they are trying out mattresses.

This is important to facilitate a functioning business and thereby ensure that the tenants can remain in operation on site and pay council rates.

Nonetheless, this development application will seek retrospective development approval and approval for modifications to the façade which seek to achieve a reasonable compromise in response to matters raised by the Town of Victoria Park. Modifications to the building façade are summarised as follows:

- Added mouldings over 'blind openings' of the boarded up windows to match the frames of the previous windows
    - Square/strip mouldings – protruding to be in-line with the main face of the façade.

- Yellow stripe extended from the existing bottom moulding along the Rathay street façade to across the Albany Highway façade to enhance visual interest and the horizontal emphasis of the building – which strengthens the Art Deco character of the building.



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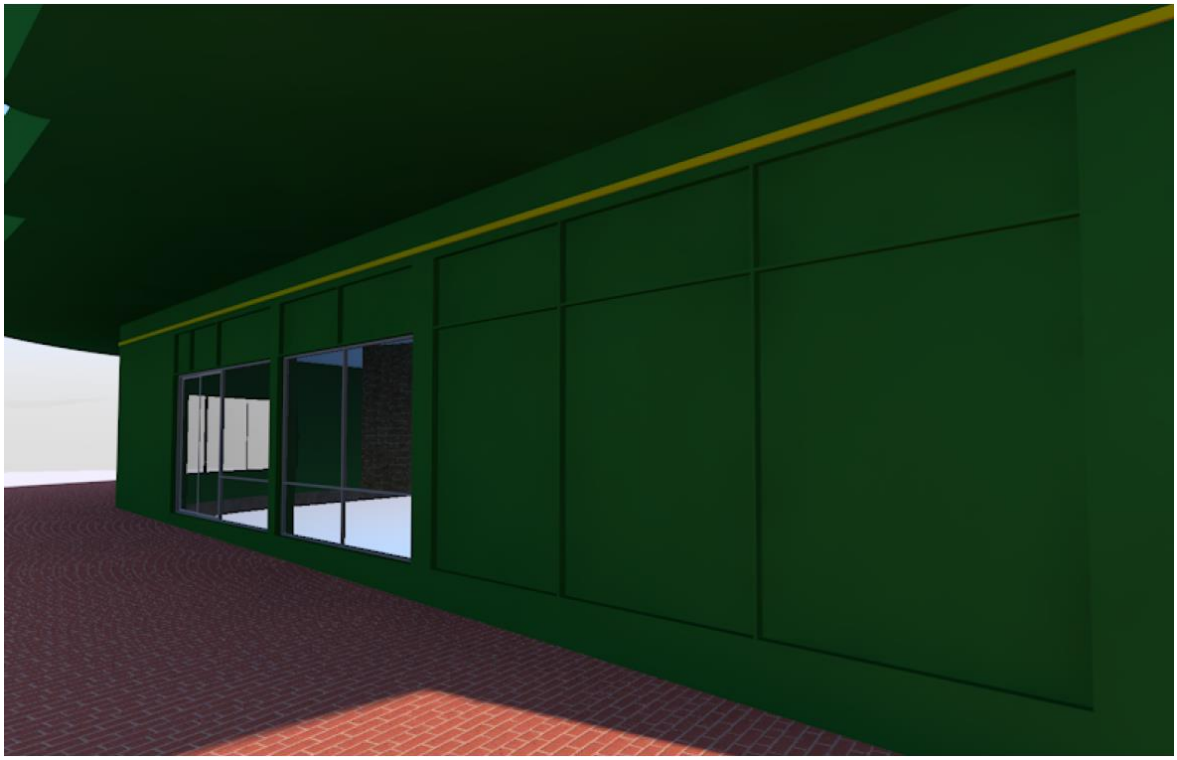


Figure 22: Close up perspectives depicting proposed detailing along the Albany Highway facing facade.

Local Planning Framework

The following Statutory framework and Local Planning Policies are considered relevant in this instance:

- Town of Victoria Park - Signs Local Law 2006
- Local Planning Policy 17 - Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway; and

The abovementioned documents are discussed further hereunder.

Town of Victoria Park - Signs Local Law 2006

Part 4 of the Town's Signs Local Law 2006 outlines the maximum/minimum required specifications for certain types of signs which are to be met in order to be exempt from requiring planning approval. The following table demonstrates such requirements in relation to the types of signs proposed as part of this planning application.

Specifications for Exempt Signs				
Type of Sign	**Max area** *(m^2)*	**Min Ground Clearance** *(m)*	**Max height above ground** *(m)*	**Projection max** *(mm)*
Awning	**10m^2*	-	-	-
Flag	***2m^2*	*2.4m*	*3m*	*600mm*
Wall	**10m^2*	-	*3.4m*	-
Above Verandahs	*NO PLANNING APPROVAL EXEMPTION FOR THIS TYPE OF SIGN*			

** 0.4m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 10m^2)*
*** 0.2m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 2m^2)*

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The following table outlines the characteristics of each of the proposed signs.

Details of Proposed Signs									
Frontage	**Sign**	**Type of Sign**	**Max device height** (m)	**Max length/ width** *(m)*	**Max Area** *(m^2)*	**Min Ground Clearance** *(m)*	**Max height above ground** *(m)*	**Projection Max** *(mm)*	**Exempt?**
Albany Highway	*Entry Flags (x2)*	Flag	0.7m	0.4m	0.468m^2 (0.234m^2 x2)	2m & 2.15m	2.5m & 2.65m	Approx. 800mm	Yes
	Easel Sign	Easel	1.7m	0.9m	1.08m	0.1m	1.27m	0mm from face	
North West	Logo with back-ground	Above Verandah	1.1m	4.725m	5.2m^2	3.64m	4.8m	Approx. 120mm	No – 'Wall' Variations: +1.4m height above ground
	Slogan	Wall / Above Verandah	0.3m	2.6m	0.78m^2	3.34m	3.7m	0mm	No – 'Wall' Variations: +0.3m height above ground
Rathay Street *(Primary Configuration)*	Large Curved Logo	Above Verandah	1.7m	6.6m	11.22m^2	4.84m	6.7m	60mm	No – 'Wall' Variations: +3.3m height above ground
	Slogan	Wall / Above Verandah	1.21m	10.36m	11.47m^2	Approx. 3.1m	Approx. 4.5m	0mm	No – 'Wall' Variations: +1.47m^2 area; +1.1m height above ground
Rathay Street *(Alternative Configuration)*	Logo & Slogan	Wall / Above Verandah	2.1m	4.650m	9.765m^2	2.6m	4.8m	60mm	No – 'Wall' Variations: +1.4m height above ground
	Small Logo at corner	Awning	0.6m	1.32m	0.792m^2	3.25m	3.85m	60mm	Yes

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Local Planning Policy 17 - Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway

Signage

LPP 17 Clause 6.14a) specifies the following explanation in relation to the provisions for signage;

> *a) Explanation*
>
> *Well designed and placed signs can be an excellent introduction to a business. Often a proliferation of overlarge signs threatens to engulf streets. This causes a sense of visual chaos and a loss of the local character and identity. Others are like a crowd of people all yelling at once and not one stands out to be remembered. Others cause obstruction on the public footpath.*

The signage is considered to be well designed and placed to afford a legible introduction to the business on-site. No more than one fixed piece of signage displaying the business logo and slogan is provided for each façade so as to ensure that the occupants and their business are sufficiently identifiable from the street.

Although the signage along the north western and Rathay Street facing facades are visually prominent, they are painted onto the façade and thereby incorporated into the building as opposed to obscuring the building and its textured render (with the exception of two letters and one panel).

Visual chaos is considered to be avoided as the main signage has been positioned in-line with the architectural features of the building, and located towards the upper half of each façade to allow for the lower halves to remain uninterrupted. This results in the active street frontage being retained in form, and thus for the local character and identity of the building to be retained.

Each of the signs are uncluttered and easy to read, and are readily able to be painted over/removed for any future tenants. Meanwhile, the entry flags and single easel sign are not considered to prevent pedestrian access in any way and are modest in size.

Given these various factors, the signage of the premisis is considered to respond to the LPP 17 Clause 6.14a) explanation.

In relation to LPP 17 Clause 6.14 – Signage b) Policy, the following table has been provided to outline how the retrospective alterations and additions respond to the provisions outlined.

LPP 17 Clause 6.14 – Signage b) Policy	
Provision	**Compliance/Note**
i. all buildings should clearly display their street numbers, in a large typeface, as required under the Local Government Act.	Landowners are not averse to providing street numbering signage with a large typeface.
ii. all signs should be in keeping with the character of the building and the surrounding locality.	Complies – Signage with large typefaces are common throughout the immediate vicinity of the subject site. Signage located towards the top portion of facades are also common amongst the nearby car dealerships. Please refer to the Heritage Impact Statements provided, and the following street view images in this regard. In regards to the letters which project above the roofline for the Primary Configuration for Rathay Street (Option 2), it must be noted that a property opposite the subject site along Albany Highway also features projecting signage. Please refer to the following street view image for reference.

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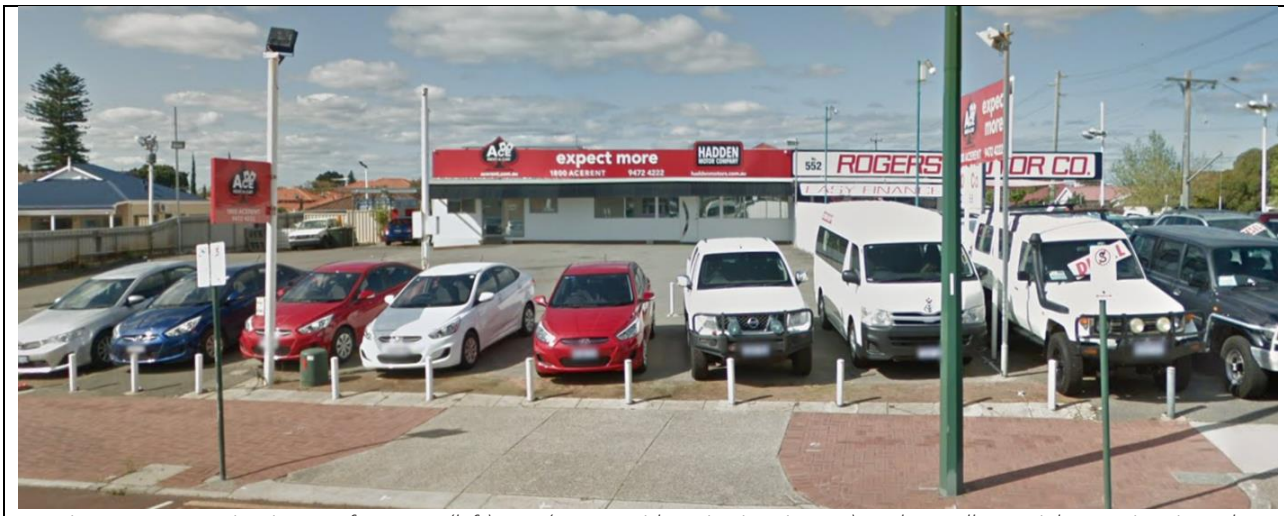


Figure 23: Street view image of Lots 544 (left), 546 (centre, with projecting signage), and 552 Albany Highway, Victoria Park.



Figure 24: Street view image of No's 554 (left) to 582 (right) Albany Highway, Victoria Park.



Figure 25: Image of large hoarding sign within 526-528 Albany Highway, Victoria Park.

iii. signs should not obscure:	Complies – The signage will not cover any windows and will enable the detailed mouldings of the building to remain visible.

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• *architectural detailing including windows;* • *views of the buildings to which they are attached; or* • *views of neighbouring buildings.*	No signage obscures the view of the building. The only freestanding signage external to the building is a modestly sized fold up sign. Such signs are commonly used by many businesses located along Albany Highway. The signage does not obscure views of neighbouring buildings from the premisis. Moreover, the neighbouring lot to the south east along Rathay Street is vacant.
iv. signs attached to a building should be restricted to ground floor level, under awnings and the facia of an awning. A sign above this level might be approved, if it is in keeping with the architecture; does not obscure or duplicate existing signs; and allows space on the frontage to accommodate the identity of other occupiers.	The majority of the signs are located below or to the side of the main awnings so as to minimise visual conflict. No signs are duplicated along the same façade (with the corner considered a separate façade). In regards to other occupiers, Makin Mattresses is the only occupier of the subject site, meaning there will be no confusion in relation to occupancy. The signage located along the north western facing façade is located below the two strips of mouldings framing the top of the facades, lower than the 'United Friendly Society Building' sign, and are along an existing blank wall. As a result, this signage will not conflict with the architectural character of the building. In relation to the Rathay Street façade, for the Primary Configuration (Option 2), there is only one sign located directly above the awning on the façade facing the Albany Highway – Rathay Street intersections. Despite this, it is considered to be in keeping with the architectural character of the building as it emphasises the Art Deco curve of the building's corner, and is located to the side of the 'United Friendly Society Building' lettering and lower than that sign's 'key stone' (which reads "1940") so as to minimise visual conflict. The lettering of the logo also enables for the two strips of moulding and the top of the building's parapet wall to remain visible and easy to interpret.  *Figure 26: Close up of main logo sign as per the proposed primary Configuration (Option 2).* The existing slogan to remain along Rathay Street for its Primary Configuration is located in between the strips of mouldings along the façade, spaced evenly, and does not obscure any windows or detailing. Meanwhile, for the Alternative Configuration (Option 1) of the Rathay Street façade, the signage will be contained within the mouldings and avoid obscuring any windows. The awning sign will also be contained within the dimensions of the awning and not obscure any detailing.

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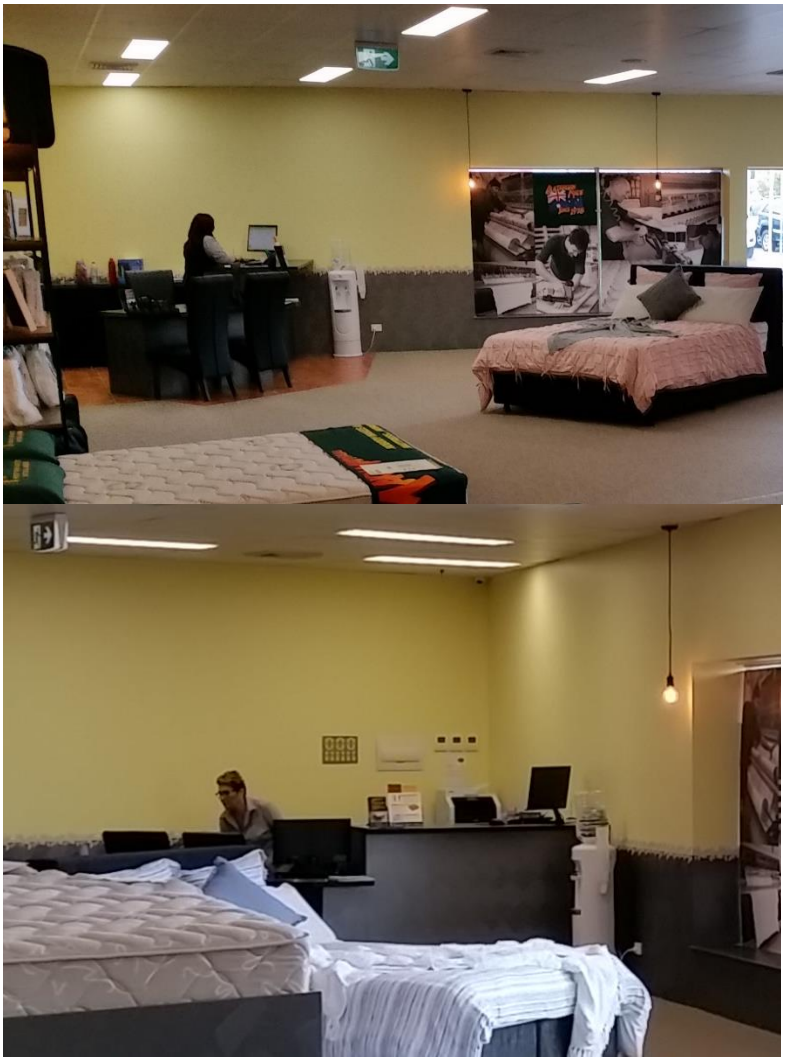
v. roof top signs are generally not acceptable.	Complies – None of the signs are to be located on the roof of the building. Although the Primary Configuration along Rathay Street will feature signage protruding above the parapet wall of the building, it will protrude no higher than the existing parapet above the 'United Friendly Society Building' lettering. Moreover, a significant portion of the sign will be located below the top of the parapet wall.
vi. signs on heritage and other notable buildings above ground floor level may be permitted if the sign occupies an architectural space, such as a window or recessed area, traditionally used for signs. The sign should look as if it is made in the traditional manner.	Complies – the 'United Friendly Society Building' lettering will be preserved and not obscured. Other than the 'large curved logo' for Rathay Street's Primary Configuration, each sign is contained within the building's architectural mouldings. Each sign proposed is considered to be possible to construct in a traditional manner. Modern/non-traditional features such as translucent materials, illuminated lettering, and/or metallic paints have not been utilised for any of the signs proposed. Although the 'large curved logo' sign is attached over the top two horizontal moulding lines, these lines will still remain highly visible. In fact, the nature of this signage will evoke a sense of dynamism and playfulness, which is a common characteristic of the Art-Deco architectural style.
vii. signs attached to heritage buildings should be erected with extreme care so as not to damage old brick, render or timber work, whether painted or not.	Complies – no signage will involve the need to damage or remove any parts of the existing building. Only painting and minor works to secure signage installations will be required. The 'United Friendly Society Building' lettering had never been removed or damaged to make way for the 'logo with background', which had merely been placed over the sign. As discussed, this sign will be shifted to the north Western façade. Please refer to the Heritage Impact Statements provided for further information in regards to how the proposal relates to the building's heritage and streetscape character.
viii. neon and animated light signs may be appropriate in areas where night-time entertainment is a major use but not in or close to other areas where neighbouring residential amenity could be adversely affected.	Complies – none of the signage on the facades of the premisis and external to the building are animated or neon in nature. Moreover, none of the illumined signs are oriented towards any residential properties.
ix. all signs require a licence from the Council's Building Department Signage should comply with the relevant By-laws and Policies.	Given that Makin Mattresses are now established and have optimised the use of their property to suit their operational needs, they are not averse to applying for a signage licence upon receiving development approval as required.

Given what has been outlined in regards to the unapproved signage and the LPP 17 Clause 6.14 – Signage provisions, and the Heritage Impact Statements provided, the proposal in support of their retention is considered to be acceptable and in accord with Local Planning Policy expectations.

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Windows/Glazing

In relation to LPP 17 Clause 6.6 – Windows/Glazing, the following table has been provided to outline how the retrospective alterations and additions respond to the provisions outlined.

LPP 17 Clause & Explanation	(b) Policy	Compliance/Note
Clause 6.6. – Windows/Glazing		
(a) Explanation Shopfronts have a major impact on the quality and vitality of adjacent public footpaths and open spaces. Shopfronts change frequently, with new users and new images. Many changes however fail to meet the environmental/social needs of the shop's location. For example, a new shop on the Highway installs a roller door, effectively cutting out window shopping after hours. Window shopping is a major attraction for visiting the Highway in the evening and supports adjacent restaurants. In addition it is important that glazing itself, by tinting or reflection does not obscure views into buildings from street level, thus contributing to an environment that is indifferent even hostile to the pedestrian.	*i. at least 60% of the total length of the facade along the footpath should be transparent. The continuity of glazing should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays.*	Variation of 6.7% proposed. (Albany Highway Façade – 10.26m/19.25m – 53.3% of façade to be transparent). Although the proposal seeks to retain boarding over the set of windows to the north west of the Albany Highway facing façade, it is considered necessary and appropriate in this case. This is due to the following reasons: • The store counter is located immediately behind these windows. Opening up these windows will severely compromise the security of the tenancy. • Disallowing these windows to be boarded up will not allow for any window shopping as it will merely show a store counter.  *Figure 27: Images of the store counter in relation to the boarded up windows towards the north western corner of the building. As discussed, the advertising featured behind the un-boarded windows are to be removed.*

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		• Enforcing the boarding to be removed will severely compromise the privacy of employees standing behind the counter. • Removal of the boarding will allow a level of light towards the interior of the building which is unacceptable given the need to enable customers to test out bedding products. • Many windows of the building had already blocked either completely or partially prior to the establishment of the mattress shop. The most recent development application which was approved had reinstated 50% of the transparent glazing which had been painted over when the building operated as a pharmacy. Please refer to previous figures 6, 7, and 8 in this regard. • The proposed extent of glazing is generously sized and appropriately located to facilitate window shopping. Please refer to the following figure in this regard. As for the Rathay Street façade, it is important to note that the façade did not originally feature much glazing. In any case, Rathay Street is a relatively quiet suburban street.
	ii. a high level of detailing or decoration in design, structure, colour and materials, should be provided to enhance the interest from the street.	The Art-Deco façade has been preserved and restored. The façade colour maintains the approved cottage green colour (in the corporate colours of Makin Mattresses). Sufficient visual interest will be provided through the recessing of the boarding over the windows towards the north west of the Albany Highway façade, and the adding of mouldings to these indicate the location of the windows and further preserve the architectural character of the building. Meanwhile, signage provides visual contrast to as to contribute to visual interest.
	iii. windows, including shop windows, should be designed in the style of the building and detailed to provide interest for the pedestrian. Interesting stall risers, facia and shopfront frame work should be provided.	Complies. Windows have been restored and provided in accordance to the storefront prior to the establishment of the mattress store. Detailing over the boarded up windows to the north west of the main frontage will further provide visual interest for pedestrians.
	iv. roller doors of solid material, including see through acrylic	Complies - N/A.

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	are not acceptable.	
	v. reflective or heavily tinted glazing is not encouraged on any building.	Glazing is considered to comply with the conditions of the most recent development approval.



Figure 28: Current street frontage showcasing an illuminated bedding product display and a feature wall of the preserved United Friendly Society Building 'Lodge Room' (which was used as a meeting hall).

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Other Matters

The following table outlines how the retrospective development relates to other relevant provisions of LPP 17.

LPP 17 Clause and Explanation	(b) Policy	Compliance/Note
Clause 6.3. – Activities Adjacent To The Frontage		
(a) Explanation All street level frontages should provide interest to the passing pedestrian.	*i. all street level frontages should provide displays or visible activity and a high degree of architectural design detail at a pedestrian scale.* …	Complies - The primary street frontage – Albany Highway – provides a large product display backed by a preserved wall of the United Friendly Society Building 'Lodge Room'. This display, along with other products, are also visible along Rathay Street through the curved windows addressing the Albany Highway/Rathay Street intersection. Ample opportunity for pedestrian "window shopping" is therefore provided. Added detailing of the boarded openings along Albany highway also provided architectural detail at a pedestrian scale and acknowledges the building's past. The original entrance to the 1990's addition to the rear of the United Friendly Society Building, which faces Rathay Street, is also preserved. Please refer to the following figures in this regard.
Clause 6.4 – Façade Design		
(a) Scale, proportion and details - Explanation Large buildings with predominantly horizontal lines create a tiring and intimidating pedestrian environment, with a sense of endless distances to walk. Vertical facade rhythms/patterns and interesting details make the walk alongside feel shorter.	… *iii. long straight, unrelieved, horizontal lines at awning or parapet level should be broken by interesting design devices to suit a pedestrian environment and the building. Any slope in the land should be reflected in stepped awnings and parapets.*	Complies - The Albany Highway façade will be enhanced to provide detailing over the boarded up windows to indicate their existence and its framing design. This will both reinforce the architectural character of the Art Deco building and its previous window configuration, and enhance the vertical rhythm of the façade by contrasting with the original and prevailing horizontal emphasis. The signage is also considered to help break up the façade and add visual interest through providing contrasting colours and detailing.
Clause 6.11 – Heritage Buildings		
(a) Explanation Older buildings with their varied ages and styles are an asset that provide cultural interest and integrity to the locality's visible historical development. The current list of buildings protected under the Town Planning Scheme is not	*i. all recognised heritage buildings should retain any original shopfronts, entries or foyers. Front entries and stairs to floors above or to basements below a shopfront should be retained to encourage an appropriate mixing*	Complies – the United Friendly Society Building 'Lodge Room', which has been retained, will be highly visible from both Albany Highway and Rathay Street (as depicted in the following figures). Please refer to the Heritage Impact Statements provided for further information in regards to how the proposal relates to the building heritage and streetscape character.

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exclusive. Due to the need for constant monitoring and updating of the list of heritage buildings, new buildings are periodically included in the Town Planning Scheme as their value becomes apparent.	*of activities, particularly residential on the upper floors.*	
	ii. notable building facades should be treated with the same respect accorded a heritage building, including treatment of shopfronts.	Complies – The proposal restores the architectural character of the building through the creation of 'blind openings' over the boarded up windows towards the north west portion of the Albany Highway façade. Please refer to the Heritage Impact Statements provided for further information in this regard.
	iii. should it be necessary to replace or insert a shopfront, or other part of the facade, to a heritage or notable building then that shopfront/part should be designed to be in sympathy with the style, proportions, scale (both vertical and horizontal), materials, detailing and use of materials in and of that building.	Complies – the proposal allows for visibility to the preserved 'Lodge Room' to be maintained. This extent of visibility and showcasing of materials is greater than the state of the building prior to its restoration/conversion into the current mattress shop. Please refer to the Heritage Impact Statements provided for further information in this regard.
Clause 6.12. – Lighting		
(a) Explanation All lighting should be in keeping with the character of the shopping area and should not impinge on the surrounding residential areas.	*i. shopfronts should allow a clear view into the shop or window display and should be lit after hours until midnight.* …	Complies – the proposal features a lighted product display visible from both Albany Highway and Rathay Street. Lighting.
	iii. strobe lighting, to attract attention, is not appropriate in these areas. …	Complies – strobe lighting has not and will not be installed or utilised.
Clause 6.13. – Colours		
(a) Explanation The use of complementary and naturally occurring colour will enhance and distinguish the unique character of Victoria Park and East Victoria Park as urban places	… *ii. colour should be used so that every building is different and interesting but not at the expense of its neighbours.*	Complies.
	iii. unpainted brick walls on heritage and	Complies.

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rather than mere collections of buildings.	*notable buildings should not be painted.*	
	iv. on older buildings, including heritage buildings, where a brick facade has been previously painted, any new colour scheme should differentiate between brick, render and wood surfaces. Thus the original pattern of the façade can be reinstated through the use of colour.	No glazed surfaces of the heritage component of the building have been bricked up. These have been preserved and boarded up instead. The heritage building prior to its restoration/conversion to a mattress store did not feature any colour differentiation between painted windows and the rendered portions of the façade. The proposal seeks to instate 'blind openings' over the currently boarded set of windows to the north west of the Albany Highway façade in order to differentiate between the brick and glazed component of the building in its prior state.



Figure 29: View from the store counter depicting the product display and the windows along Albany Highway and Rathay Street. As discussed, advertising located immediately behind the windows are to be removed.

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Figure 30: View of the United Friendly Society Building 'Lodge Room' from towards the Albany Highway and Rathay Street intersection.



Figure 31: View of the United Friendly Society Building 'Lodge Room' depicting the facades facing Rathay Street (left) and Albany Highway (right).

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Additional matters to be considered

The most recent development approval granted in regards to the restoration/reconfiguration of the building into a mattress store, including the conditions imposed, were based on the since debunked assumption that the previous façade of the building had been the original façade. In this manner, the notion that the original heritage character of the building had been compromised as a result of any retrospective works, or any of the proposed works, is disputed.

This is supported by the Heritage Impact Statements prepared in relation to this development proposal, which considers the development on-site to have ceased being a good example of Art Deco architecture after it had been altered during the 1970's, 1980's.

Conclusion

We believe the proposed design is capable of being approved by the Town given that the relevant Local Planning Policy provisions have been suitable addressed, and that the heritage significance of the United Friendly Societies Building has not been compromised. From an urban planning perspective, we believe that the proposal, as discussed, can receive development approval subject to suitable conditions being applied.

Please do not hesitate to contact the undersigned, should you wish to discuss this any aspects of the proposal further.

Yours faithfully,



David D'Orazio

MA Urban & Regional Planning (Curtin)
BAppSc (Architectural Science) (Curtin)

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inHerit
Our heritage places

United Friendly Society Chemist

AUTHOR Town of Victoria Park **PLACE NUMBER** 12317

LOCATION
547-553 Albany Hwy Victoria Park

LOCATION DETAILS

OTHER NAME(S)
Friendlies Chemist

LOCAL GOVERNMENT Victoria Park **REGION** Metropolitan

CONSTRUCTION DATE
Constructed from 1940

DEMOLITION YEAR N/A

Statutory Heritage Listings

TYPE	STATUS	DATE	DOCUMENTS
(no listings)			

Other Heritage Listings and Surveys

TYPE	STATUS	DATE	GRADING/MANAGEMENT CATEGORY
Classified by the National Trust	Classified	12 Jun 2000	
Municipal Inventory	Adopted	14 Jul 1998	Category B

Statement of Significance

This building has aesthetic, historic and social heritage significance. It is an example of an Art-Deco design that maximises a comer location. Its historic significance lies in its association with the Victoria Park and Districts' United Friendly Society. It was purpose built as a dispensary for the group in 1940. The Friendly Society provided members with a range of benefits. The building has become an important part of the commercial streetscape of Albany Highway.

Physical Description

This corner shop has Art-Deco facade which encompasses a simple monopitch corrugated iron roof structure. It is a good example of how to handle a corner building in an economical manner. The rendered facade has an undulating skyline decoration over the main entry with a panel for the building title. There are two recessed string course mouldings at parapet height and one at a height of the top of the windows to accentuate the horizontal lines of the building. Behind the comer shop is a small hall with a gabled corrugated iron roof, and walls constructed from cement bricks.

History

The land on which the Friendly Society Hall was built is said to be the site of one of the first soap factories in Victoria Park. The Victoria Park and District's United Friendly Societies Council first came into existence on October 5 1930 The first Chairman was Mr A Stone. The movement was formed to establish a local dispensary, however, it met with indifferent success. In 1933 the Council put forward a scheme to finance the dispensary by means of debentures, this was approved and the foundation of the Friendly Society dispensary was laid. Premises were leased in 1934 and staff were employed. Officially the dispensary was opened on 1 June 1934 and by 1940, 1685 members were on the dispensary list. In 1940 a new building, designed by

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architect W H Bennett, was constructed to become a permanent home for the Friendly Society dispensary. W H Bennett was a prominent architect responsible for many public buildings in Nedlands in the Inter-War period. Dr T Meagher (Mayor) and H Raphael, Member of the Legislative Assembly for Victoria Park, attended the opening of the new dispensary and both gave speeches. The hall behind the Friendlies building was used during World War II for fund raising efforts and later by local community groups. In 1998 the Friendly Society still operated from this building.

Integrity/Authenticity

INTEGRITY: Good

Condition

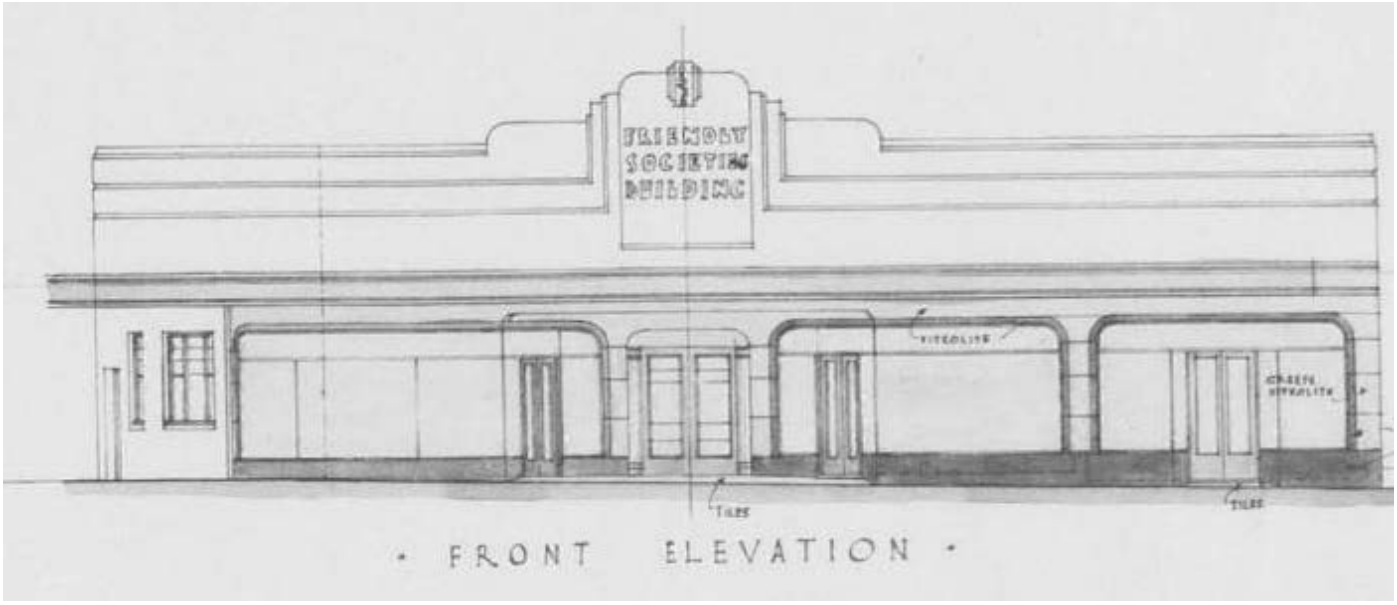
Good

Creation Date 23 Jun 2000 **Last Update** 01 Jan 2017 **Publish place record online (inHerit):** Approved

Disclaimer

This information is provided voluntarily as a public service. The information provided is made available in good faith and is derived from sources believed to be reliable and accurate. However, the information is provided solely on the basis that readers will be responsible for making their own assessment of the matters discussed herein and are advised to verify all relevant representations, statements and information.

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553 Albany Highway, Victoria Park

Heritage Impact Statement

Prepared for

D&L Building Services

By

HOCKING
HERITAGE STUDIO

July 2018

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1. Introduction

No. 553 Albany Highway, Victoria Park is occupied by Makin Mattresses. They recently acquired the building, undertook works of renovation and adaptation to accommodate their new West Australian store. A Development Application was submitted to Town of Victoria Park in May 2017, with approval being granted in September 2017. All works were approved by the Town of Victoria Park except the blocking up or removal of the façade windows and no application had been submitted for signage.

Despite the Development Application Refusal for the façade windows, the owners of the place went ahead with boarding them up, but not complete removal. The owners also installed signage to three elevations, including covering up the original building name on the parapet. As a result, Town of Victoria Park issued a Non-Compliance Notice in February 2018 requesting that the windows be reinstated and an application for signage be submitted.

No. 553 Albany Highway, Victoria Park is entered on the Town of Victoria Park's Municipal Heritage Inventory and as such, all alterations must be in keeping with the significance of the place. As a commercial building, any proposed works are subject to the provisions of local planning policy 17: Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway which contains specific provisions for heritage buildings and the requirements of Signs Local Law 2006.

The owners of the place appointed Hocking Heritage Studio to provide them with advice as to how the situation could be remedied taking into account the significance of the building and user requirements for the space.

During research into the building as part of the advice provided to the owners, it transpires that the frontage of no. 553 Albany Highway at the time of the unauthorised works is likely not to be original and has undergone significant alteration. In view of this information, the owners seek to submit an alternative solution that enables them to retain the blocked openings. This heritage impact statement seeks to assess the proposal against the documented significance of the place utilising the framework for heritage impact statements adopted by the State Heritage Office.

2. No. 553 Albany Highway

No. 553 Albany Highway is located to the east side of the main road, approximately 500m north of the intersection with Kent Street. The building is located to the north of the main commercial area of Victoria Park and south of the secondary commercial area towards the northern end of Albany Highway.

No. 553 is located in a section of Albany Highway that has experienced a large amount of redevelopment and is now situated amongst a predominance of car yards and is one of the few original buildings remaining extant in this section of Albany Highway.

The statement of significance associated with the entry for no. 553 Albany Highway, known as the United Friendly Society Chemist (fmr), on the Town of Victoria Park's Municipal Heritage Inventory states:

> *'This building has aesthetic, historic and social heritage significance. It is an example of an Art Deco design that maximises a corner location. Its historic significance lies in its association with the Victoria Park and Districts' United Friendly Society. It was purpose built as a dispensary for the group in 1940. The Friendly Society provided members with a range of benefits. The building has become an important part of the commercial streetscape of Albany Highway.'*

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The physical description in the entry reads:

> *'This corner shop has an Art Deco façade which encompasses a simple monopitch corrugated iron roof structure. It is a good example of how to handle a corner building in an economical manner. The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title. There are two recessed string course mouldings at parapet height and one at a height of the top windows to accentuate the horizontal lines of the building. Behind the corner shop is a small hall with a gabled corrugated iron roof, and walls constructed from cement bricks.'*



Figure 1: No. 553 Albany Highway - United Friendly Societies Building c. 2017

An archival search on the building did not reveal any historic photographs of the United Friendly Societies Building but original building plans were found. In the absence of any early photographs, it has to be assumed that the building was constructed as per the plans.

The building was designed by William Bennett and was described as consisting of

> *'a lodge hall, a dispensary and offices, a shop and residence, a lock-up, a supper room, a kitchen and convenience. The lodge hall, which measures 32ft by 24ft has seating accommodation for 150 people'*
>
> *West Australian, 11 March 1940*

The plans dated 1939 correspond with this description and show a façade that contained a set of double timber framed glass doors in the centre leading into the hall flanked by shops either side with traditional angled entrances and a third shop with a separate set of double doors at the northern end of the range.

The shop windows were large plated openings, either as a single pane or multi-pane depending on the length of the shop frontage, with highlights above.

All entrances were set back from the shop windows.

The stall riser below the windows was black vitrolite, the main section of the façade green vitrolite with the side elevations being cream cement render and a verandah canopy wrapped around the entire frontage with a short return onto Rathay Street.

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The parapet incorporated three grooved string courses and the stepped central piece incorporating the name of the building 'Friendly Societies Building'.

The entrance into the residence was via the north elevation with a single door flanked by 1-over-1 timber framed sash windows.

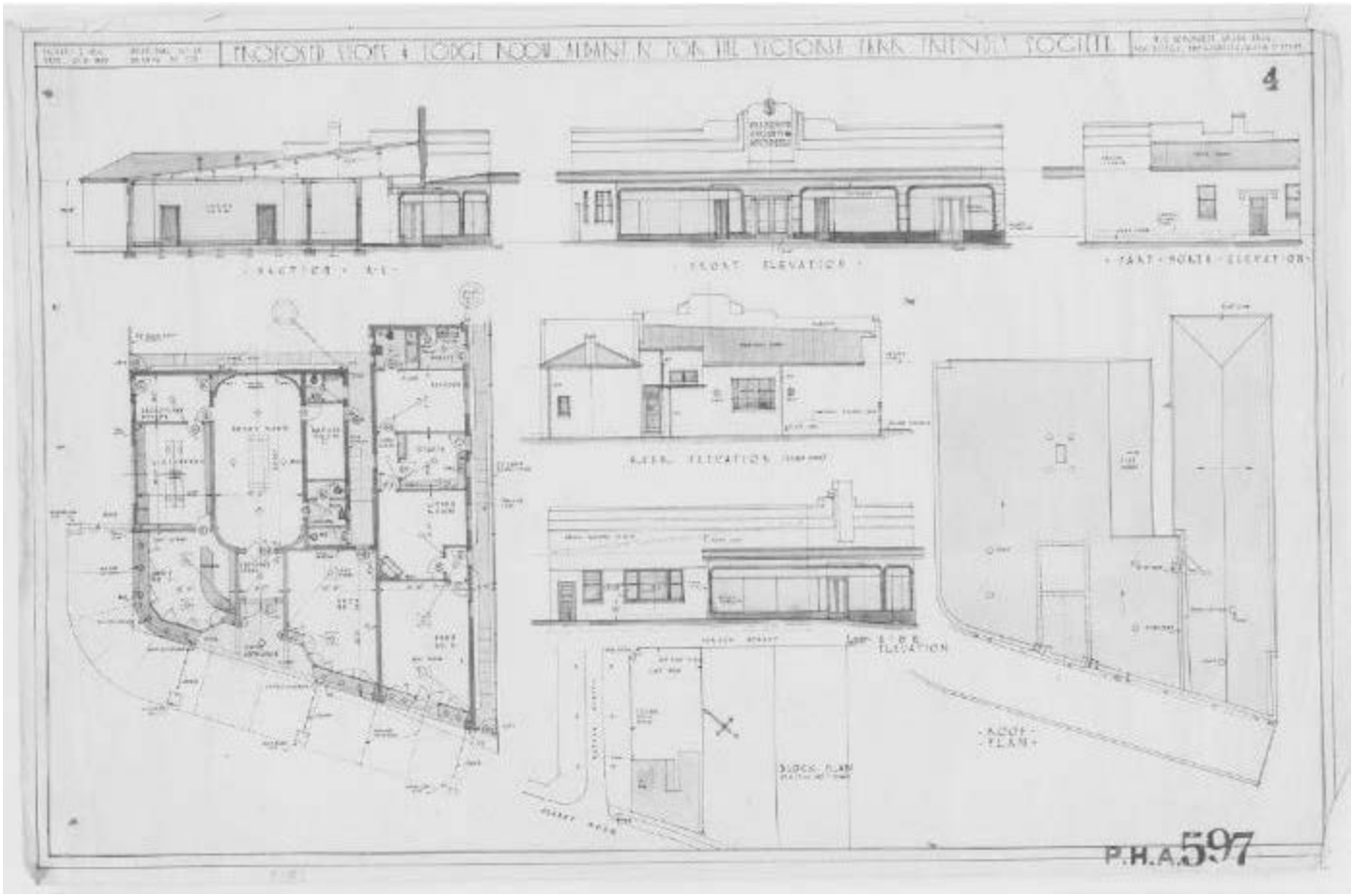


Figure 2: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building

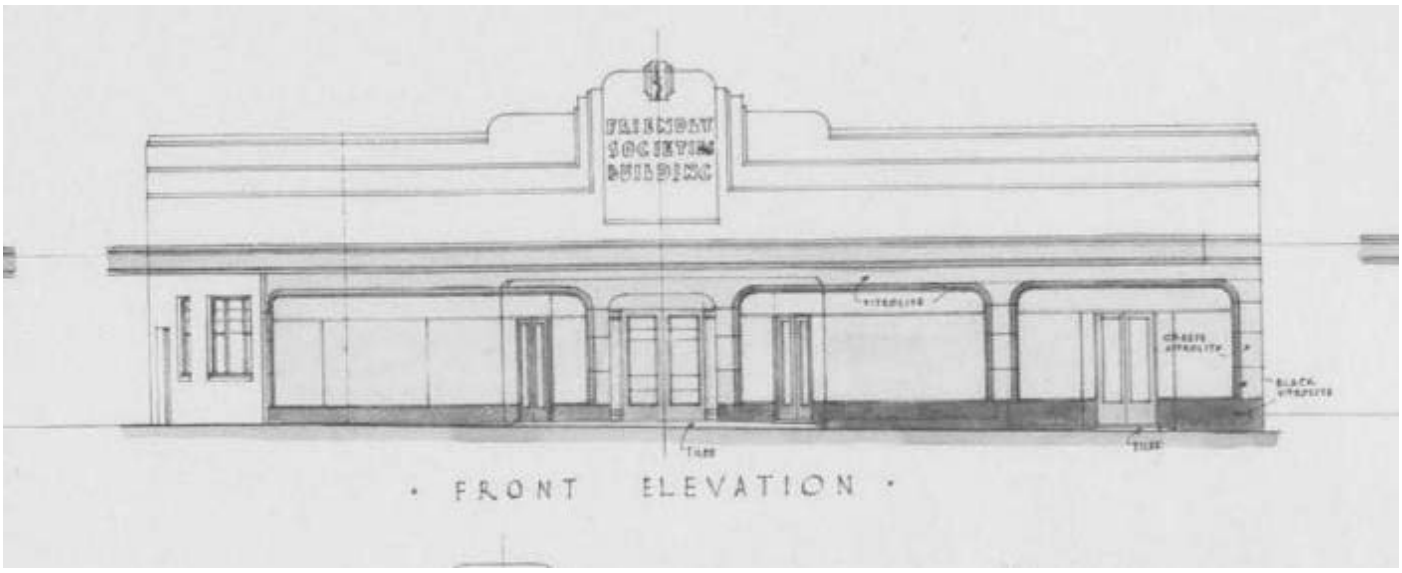


Figure 3: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – façade

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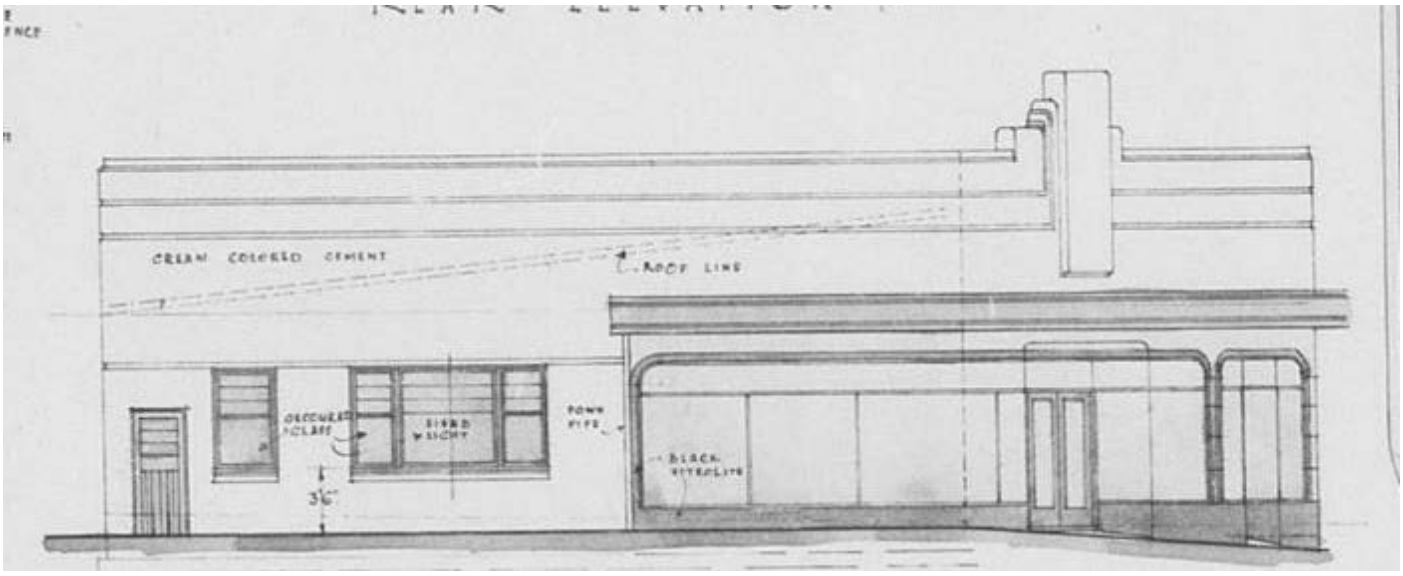


Figure 4: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – south elevation (Rathay Street)

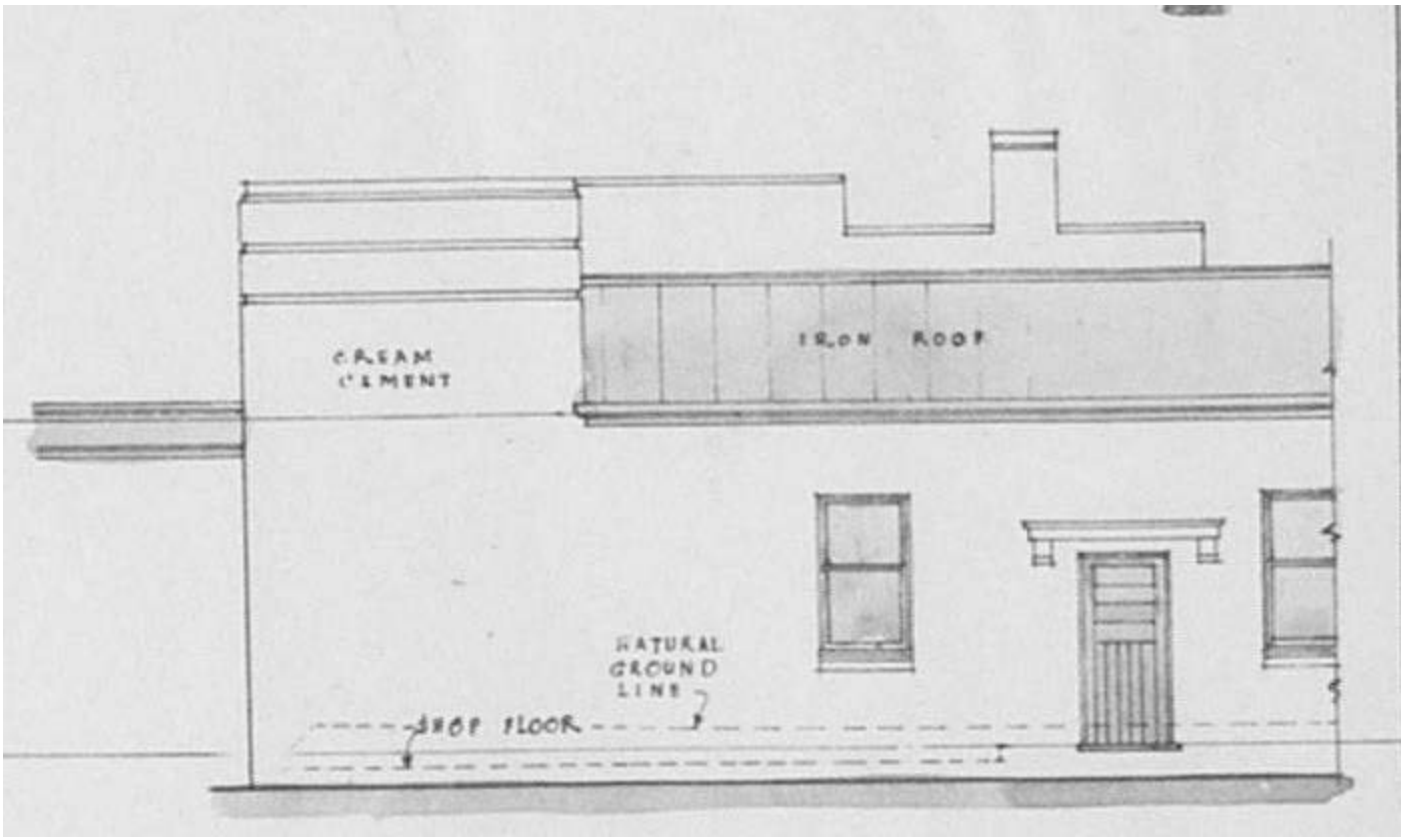


Figure 5: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – part north elevation

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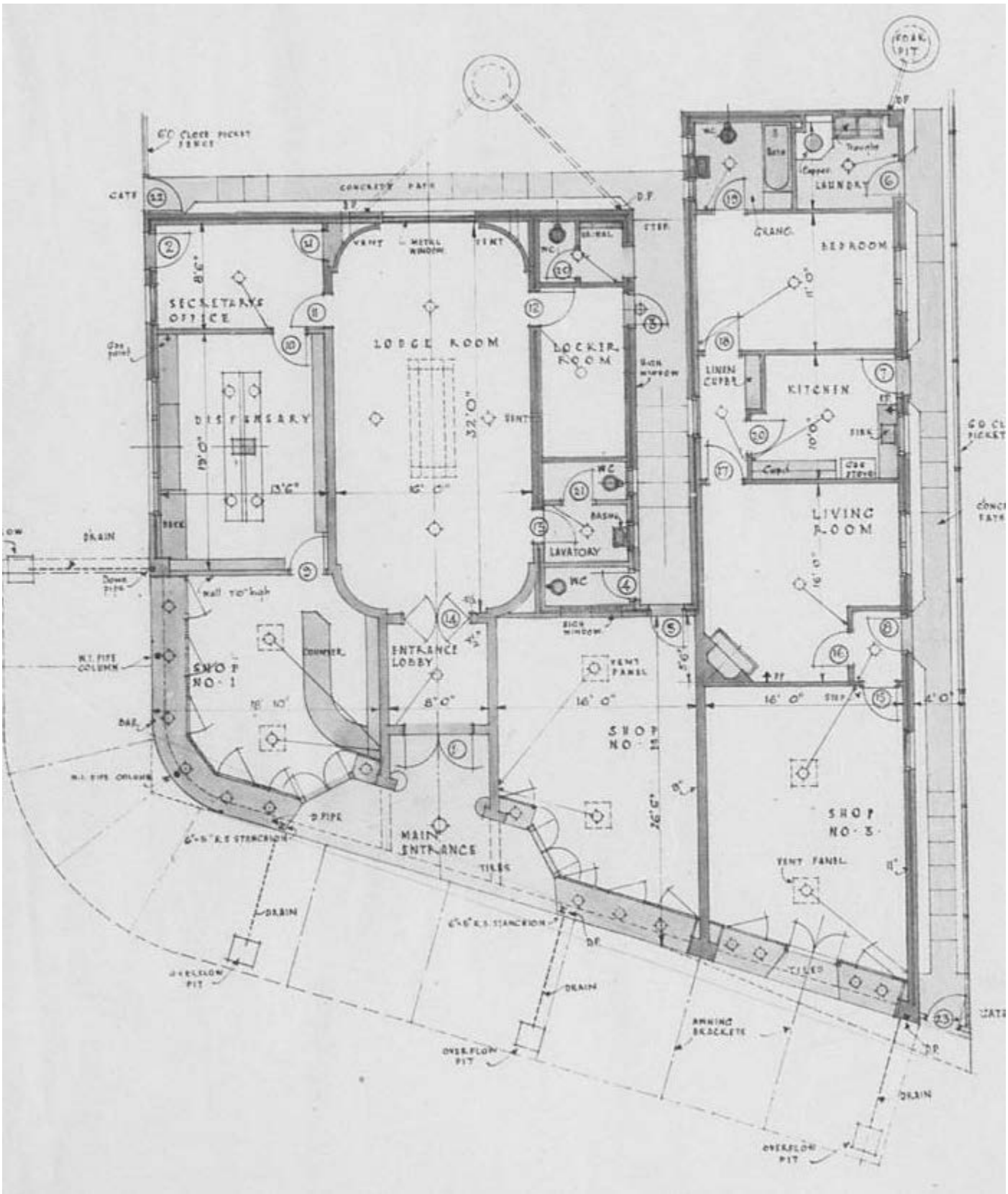


Figure 6: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – Floor Plan

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It is unknown when the changes occurred to the building but it is thought to be in circa the 1970s based on the replacement window framing. Archival searches at the local library and Council (including City of Perth) did not reveal any further information relating to this building.

The changes significantly altered the façade of the United Friendly Societies Building. The shop as it presented in 2017 prior to the current alteration works being undertaken, had a continuous shop frontage with the original recessed main entrance being brought forward to meet the main building line. The two retail units that were originally located to the north of the main entrance were amalgamated to make one retail unit, with the entrance into the shop via a set of double doors and the remainder of the façade comprising six blocked up windows. The corner retail unit remained extant albeit with a different entrance arrangement. The grant lobby into the former meeting hall had been removed, with a small entrance through the retail unit providing access to the former hall area. There was no evidence of the green and black vitrolite (shiny coloured structural glass) on the façade. The cement render remained extant.

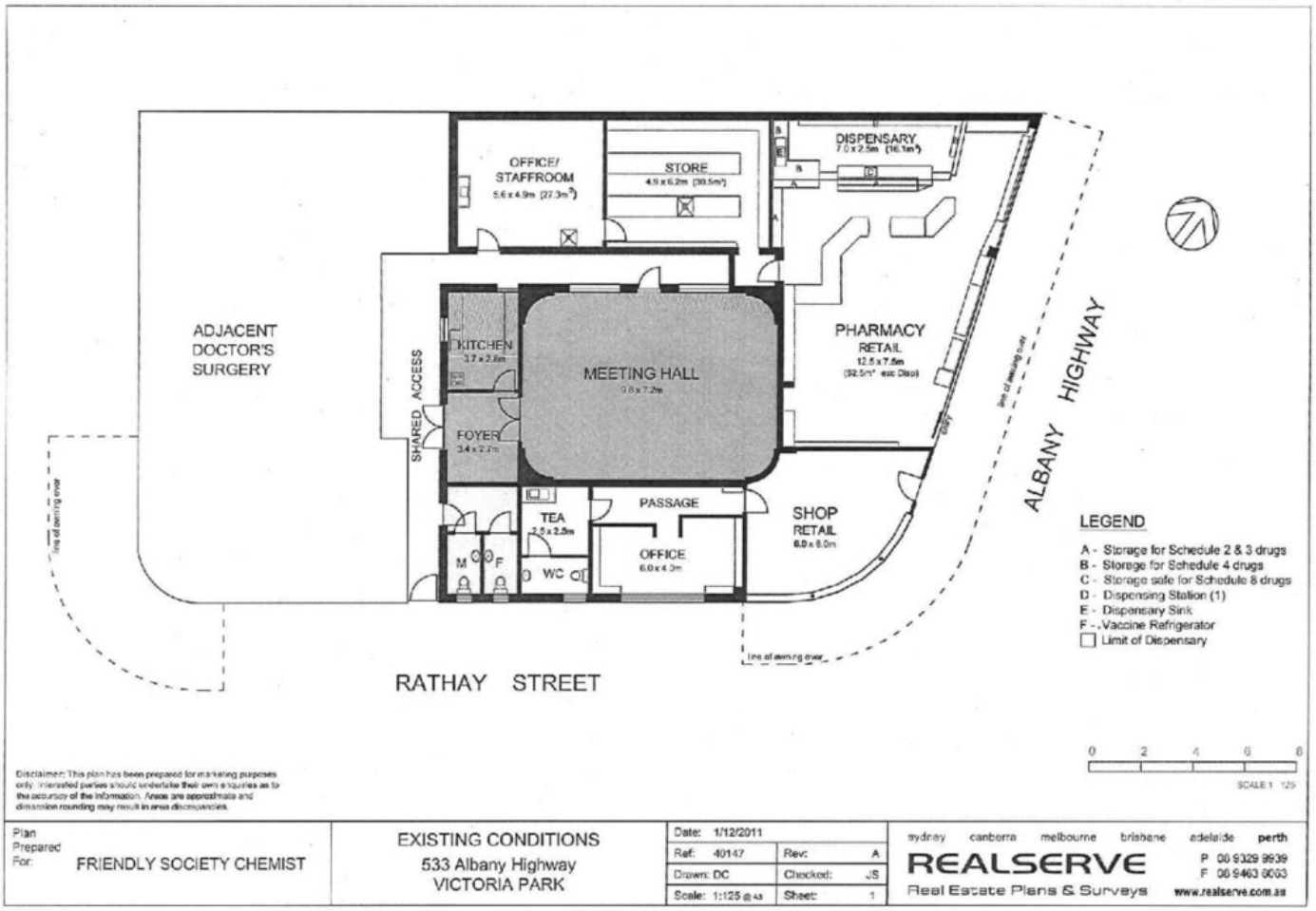


Figure 7: Floor plan at the time of sale, 2017

Above the verandah level, the shop presented in an intact manner. The stepped section of the parapet incorporating the name of the building and the date of construction was executed in a slightly different manner than shown on the original plan, but the overall intent remained the same which can be taken to imply that this section of the façade is original.

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3. Unauthorised works to No. 553 Albany Highway

The development approval granted for the change of use of the premises to showroom specifically states that:

Approval was granted subject to the following conditions:

1. In relation to the existing windows facing Albany Highway:
   1.1. All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.
   1.2. All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.
   1.3. Those windows described in the approved plans to be boarded up or removed shall be retained as per item 1.1 but may be internally screened through curtains or blinds.
   1.4. The internal screening permitted in 1.3 above only relates to this planning application.
2. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.

A decision was taken by the owners of the premises to block up the last three windows to the north of the entrance, contrary to the planning approval and to erect signage to all three elevations of the building.



Figure 8: Facade no. 553 Albany Highway, 2018

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Figure 9: Blocked up windows to Albany Highway facade



Figure 10: Blocked up windows to facade and covered up name panel

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Figure 11: Rathay Street elevation



Figure 12: Obscured store windows to corner windows

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Figure 13: Signage to north elevation

4. Proposed Solution

The owners now propose various changes to the unauthorised works which aim to lessen the impact on the building but do not fully comply with the requirements of the Town of Victoria Park.

The proposal seeks to retain the blocked up windows, altering them to read as blind openings incorporating the window framing; retain the signage but reduce the size; relocate the signage from the pediment to the awning canopy; and an additional yellow string course below the awning canopy.



Figure 14: Proposed facade alterations

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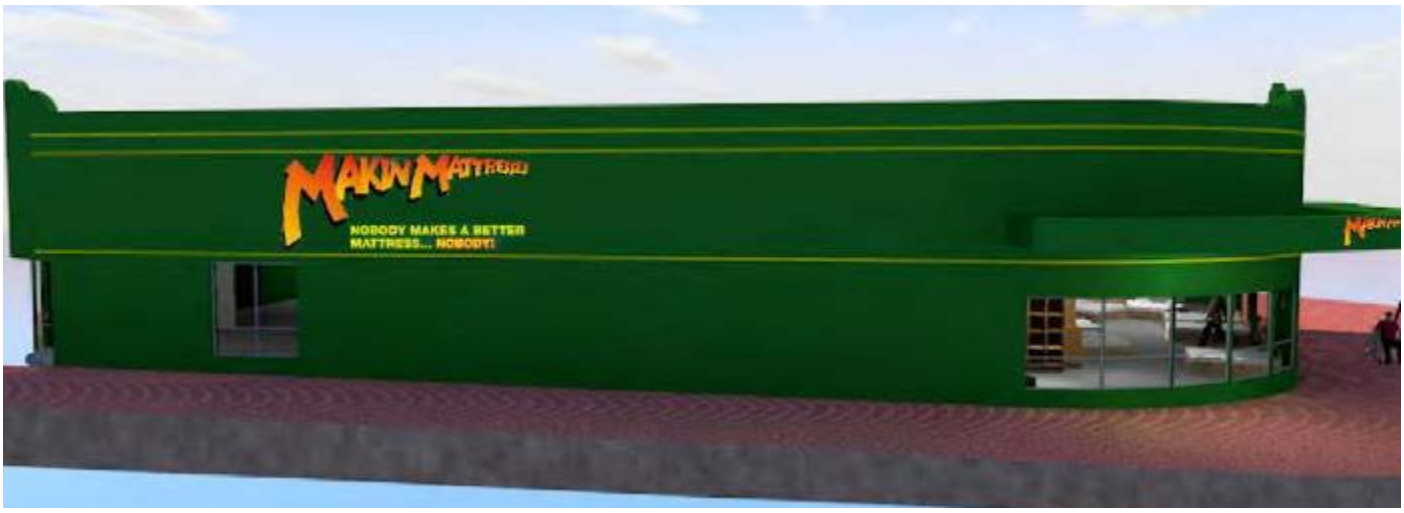


Figure 15: Proposed reduced signage to Rathay Street elevation



Figure 16: Reduced signage to north elevation

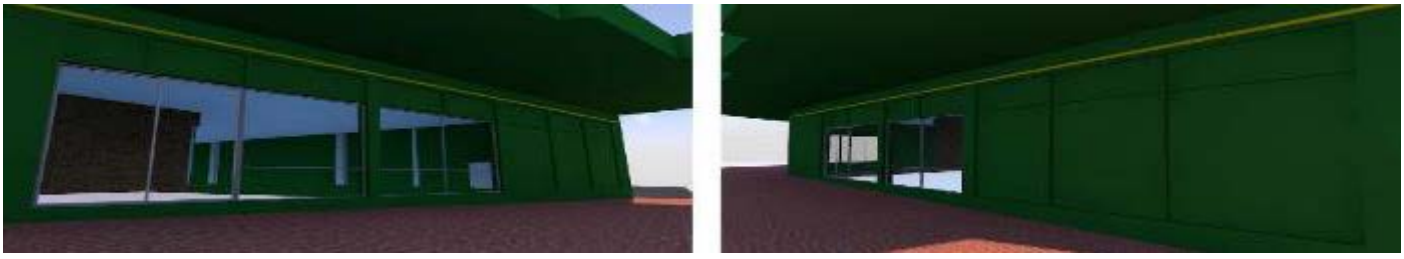


Figure 17: Blind openings to facade and additional yellow string course

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5. Impact Assessment

In assessing the impact of change on a heritage building, the amount of change being proposed should be guided by the cultural significance of the place (Article 15: Change, Burra Charter).

Generally speaking, changes to a place of identified cultural heritage significance should be kept to the minimum in order to maintain that significance. The statement of Significance is often the benchmark to manage change against and in this instance, the Statement of Significance for no. 553 Albany Highway has been identified as being:

- An example of an Art Deco building which maximises its corner location
- Its historic significance lies its association with the Victoria Park and Districts' United Friendly Society
- The place was purpose built as a dispensary in 1940
- The Friendly Society provided members with a range of benefits
- The building has become an important part of the commercial streetscape of Albany highway

In terms of impact assessment of the proposed changes, the following is noted:

Statement of significance	Comment
An example of an Art Deco building on a corner location	The proposed changes to the window treatment and signage do not affect this statement. The building is being retained in its existing footprint and retains the extant Art Deco detailing to the parapet. The façade of the building was changed c.1970s which removed much of the original Art Deco presentation of the place with the parapet being the only detail now presenting with Art Deco detailing.
Historic significance associated with the Victoria Park and Districts' United Friendly Society	The proposed changes to the window detailing do not impact on this value. The unauthorised signage that was placed over the building name panel is being removed to reveal the original panel, thereby retaining the connection to the United Friendly Societies.
The place was purpose built as a dispensary	The proposed changes to the window and signage do not impact on this value.
The Friendly Society provided members with a range of benefits	The proposed changes to the window and signage do not impact on this value.
The building has become an important part of the commercial streetscape of Albany Highway	The proposed changes to the window and signage do not impact on this value. The pre-2017 footprint of the building remains extant. The prominence of the place has not been diminished as a result of the works. As one of the few remaining original buildings along this section of Albany Highway, this value is maintained with these works.

Therefore, in terms of the statement of significance, the proposed changes to the windows and erection of signage do not harm the significance of the building.

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The place record form downloaded from the inHerit Database (place no. 12317) on the State Heritage Office website, is populated with information provided by the Town of Victoria Park, which mirrors the information contained with the Town's Municipal Heritage Inventory. The physical description for the place states:

> *'This corner shop has Art Deco façade which encompasses a simple monopitch corrugated iron roof structure. It is a good example of how to handle a corner building in an economical manner. The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title. There are two recessed string course mouldings at parapet height and one at a height of the top of the windows to accentuate the horizontal lines of the building. Behind the shop is a small hall with a gabled corrugated iron roof, and walls constructed from cement bricks.'*

Physical Description Statement	Comment
Art Deco façade with a simple monopitch corrugated iron roof structure.	The proposed changes to the window treatment and signage do not affect this statement. The façade appears to have been changed c.1970s which removed much of the original Art Deco presentation of the place with the parapet being the only detail now presenting with Art Deco detailing. The current proposal does not seek to remove any additional fabric or detailing. The non-original window openings have been retained albeit now presenting as blind openings with the framing. The change is reversible and the windows can be reinstated when required. These are not original openings but the blind openings enable the façade to be read as though the windows continue across the façade. No changes to the roof have occurred as part of these works.
It is a good example of how to handle a corner building in an economic manner.	The proposed changes do not alter this statement.
The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title.	The rendered façade remains extant. The undulating parapet remains extant and the original name panel has been revealed again.
There are two recessed string course moulding at parapet height and one at a height of the top of the windows to accentuate the horizontal lines of the building.	The two recessed string courses have been retained and painted a contrasting colour to highlight the feature. There was no evidence of a string course below the awning canopy which is likely to have been lost at the time the changes to the façade were undertaken. A painted string course is proposed to replicate this feature, which serves to tie the lower section of the building with the section above the awning, break the massing of the façade up and replicate an original feature.
Behind the shop is a small hall with a gabled corrugated iron roof and walls constructed from cement bricks.	No change to this statement as part of these works.

The proposed works do not alter the above physical description.

Art Deco buildings are often characterised by their horizontal lines and decorative elements that served no particular function. *'A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1878 to the*

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Present' [1] is the main reference to defining architectural styles within Australia, and adopted by State Heritage Office, lists exterior characteristics as including:

> '*Symmetry common. Concerns for three-dimensional quality in massing and details. Vertical and horizontal fins; zigzags; stepped 'skyscraper' silhouettes; 'streamlined' effects; geometric curves; stylised decoration.*
>
> *Favoured materials: faience (sometimes with colour and tone lightening from bottom to top), and especially fabricated for the particular building, polished granite, Vitrolite, textured face brickwork, sandstone. Chromium plated steel favoured for shopfronts and commercial interiors.'*

The original plans drawn up by William Garnsworthy Bennett in 1939 certainly reflect this assessment of the architectural style. The building as it presented in 2017 prior to the works being undertaken did not readily represent the Art Deco style. The stepped parapet with the curved edges, the curved corner wall and the horizontal string course bands across the parapet were the only distinctive Art Deco features remaining on the façade.

Further alteration to the façade appears to have occurred after 2000 with an additional door being inserted into the façade, immediately south of the non-original sliding doors.

The building as it presented in 2017 does not appear to have been an intact example of an Art Deco style building.

In terms of the signage, heritage significance must also be considered. Rules pertaining to signage are set out in the Town of Victoria Park Signs Local Law 2006 which considers heritage significance and quality of streetscape. In determining any application for signage, Town of Victoria Park may have regard to:

Clause 11 (2) (b) the impact of the sign on the quality of streetscape where it is to be displayed and more generally the district

(c) whether the size of the sign appropriately relates to the architectural style, design and size of a building on which the sign is to be displayed, and in measuring the size of a sign a polygon shall be taken immediately around the text, graphics or image of the sign and not the entire background, except where finish or colour of the background differs substantially from the background against which the sign is to be displayed

(d) whether the colour scheme and materials of the sign are compatible with the architectural style and design of a building on which the sign is to be displayed

(e) whether the colour scheme and materials of the sign are compatible with the overall architectural style and design of the area or precinct in which the sign is to be displayed

Clause 34 Any signs on land, buildings, objects, structures and places included on the Register of Places of Cultural Heritage Significance contained in Schedule 6 of the Town of Victoria Park Planning Scheme No. 1 require planning approval.

The proposed signage has been reduced in size from the unauthorised versions and the sign to the façade covering the name of the building has been relocated to the awning and reduced in size. It is questionable as to whether the colour scheme of the signage is compatible with the architectural style of the building but this is the company's branding which has been used all across Australia.

The signage that has been relocated from the parapet to the awning is a positive move. It means that the relationship of the United Friendly Dispensary and the building continues and the building continues to act as

[1] Apperley, R., Irving, R., and Reynolds, P., 1999

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a local landmark. The reduced size of this signage and its relocation to the edge of the awning is much more considerate and is more compatible with the heritage significance of the building.



Figure 18: Relocated signage from parapet to awning

The advertising to the two side elevations have also been reduced in size and are more appropriate for the building and the locality.



Figure 19: Proposed signage to side elevations

The Signs Local Law 2006 states that the following will be considered in assessing an application for signage:

Factors taken into consideration in determining an application for signage	Comment
The impact of a sign on the quality of the streetscape	The immediate locality around the subject property is predominantly car sale yards and does not present with the quintessential Victoria Park character.

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Factors taken into consideration in determining an application for signage	Comment
where it is to be displayed and the area more generally	The immediate context for no. 553 Albany Highway can be taken to extend from State Street to the south and Temple Street to the north, taking into account both sides of Albany Highway. The majority of buildings along this section of Albany Highway are car sale yards. The buildings are set back from the street boundary with prominent advertising in various forms on the buildings or around the sites, all of which are highly visible in views along this section of the road. Non-car sales uses along this stretch includes a large vacant lot on the southern corner of Rathay Street opposite the subject property. Across from the subject property is a pair of more traditional single storey retail units, a larger scale retail unit set back from the street and a two storey mixed use building set back behind the street boundary. Beyond the intersection of State Street and Albany Highway going south, a more traditional Victoria Park character is displayed with the Victoria Park Hotel on the west side of the street and a row of traditional single storey retail units, all with some level of alteration, along the eastern side of Albany Highway. To the north of the subject premises, there is a range of more traditional shop premises close to the junction with Temple Street on the west side of the road and more car yards, offices and a small park along the east side. Therefore there is no predominant streetscape character along this section of Albany Highway and it is therefore difficult to make a judgement that the signage is either appropriate or not appropriate for the area. The areas of strong Victoria Park character are much further to the south and north along Albany Highway and the area around the subject premises is not considered to contribute to this character. The reduced size of the proposed signage appears to be comparable to other signage within the immediate vicinity of the subject premises.
Whether the colour scheme and materials are compatible with the architectural style and design of the building on which they are to be displayed	The subject premises was originally an Art Deco style building with a triple frontage of retail units and recessed main entrance into the hall, with a distinctive parapet above the awning canopy. The building now presents in a dual manner: above the awning the Art Deco style is still evident, below the canopy due to the changes to the building frontage the architectural style is indeterminate. Development approval was given by the Town of Victoria Park to paint the premises dark green which is an integral part of Makin Mattresses' branding and as a result, the colour scheme of the signage is not incompatible. All the proposed signage has been brought below the original string courses on the parapet and therefore does not overly interfere with the Art Deco styling of the building. Neither side elevation presents in its original form: the southern elevation where the signage is to be mounted is a later addition and the north elevation has been altered to remove all traces of the original shop and residence.
Whether the colour scheme and materials of the sign are compatible with the overall	As stated above, there is no predominant architectural form along this section of Albany Highway. Although the subject premises are located within the commercial precinct of Victoria Park, there is no discernible

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Factors taken into consideration in determining an application for signage	Comment
architectural style and design of the area of precinct in which the sign is to be displayed	character at this point of the road and the subject premises does not belong to either the commercial area to the north along Albany Highway or the commercial area to the south. The predominant use is in this section of the road is car sale yards and the proposed signage is no more visible than those used on the car yards.
Any signs on land, buildings, objects, structures and places included on the Register of Places of Cultural Heritage Significance require planning approval.	In assessing any development application for works to a heritage place, the impact of those works on the documented heritage significance of the place must be taken into account. Unless proven to the contrary, the subject premises as it presented in 2017 prior to the works being undertaken, was not in its original form with the frontage of the 1940s building having been replaced in the 1970s, possibly even as late as the 1980s. Whilst its significance as a local landmark and for its relationship with the United Friendly Societies remains extant, the contribution of the place as a good example of an Art Deco building is questionable. Therefore, it can be concluded that the proposed signage does not harm the appropriate heritage values attributed to the building.

6. Conclusion

Whilst it is accepted that authorised works to the subject property were undertaken, some of which harmed the perceived heritage significance of the place, due to the information discovered as part of the heritage impact statement process, it would transpire that the building in 2017 prior to the current works being no longer presented in its original form.

The changes c.1970s removed the original façade to the building, creating a unified building line along the boundary and removed all the recessed entries into the shops. As a result, the window and door arrangement and styles were significantly altered.

The Art Deco character remained clearly visible above the awning canopy and this aesthetic remains extant.

The proposed works outlined above do not seek to reinstate either the original 1940s presentation of the building, nor the altered façade form. They seek to reach a compromise that enables the building to present in a more acceptable manner and meet the requirements of the Town. The introduction of 'blind' openings to the northern section of the façade are an interpretation of the later window. The framework in the blind openings provide a level of articulation to the façade, breaking up the massing of the render.

The façade had already been compromised due to the c1970s works but the band of non-original openings could be taken as an interpretation of the horizontal influence seen in Art Deco buildings. The blind openings will be a further interpretation of this horizontal emphasis continuing the line of the openings but will not be physical windows. The windows remain extant behind the boarding and can be reinstated at a later stage if required.

The Town of Victoria Park street frontage policy states that windows should not be obscured in order to contribute to the safe environment that the Town is trying to achieve at night. The owners of the subject premises have, or will be, removing the current window treatment as per the proposal above to create clearer visual access into the retail area of the premises.

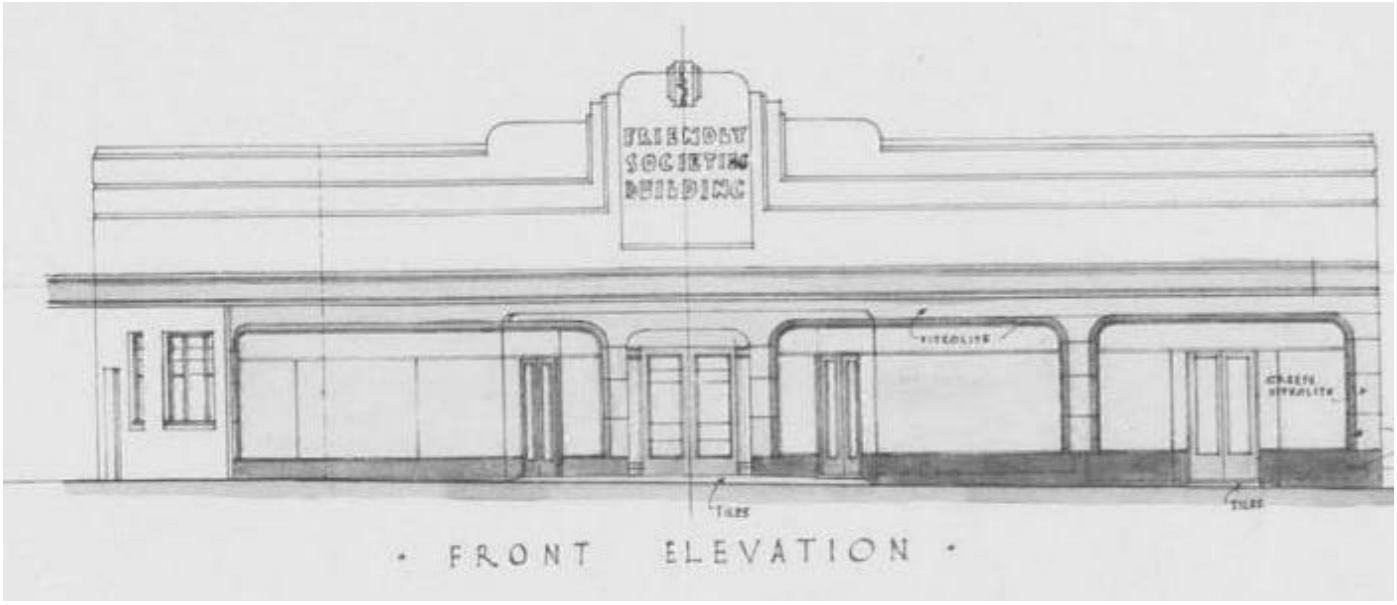
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With regard to the signage, the Makin Mattresses branding is bold and is clearly visible in street views. The proposal to reduce the size of the signage and logos on the side elevations reduces the impact in the street views. The relocated front logo is in keeping with signage policy.

The proposed changes to both the windows and the signage are considered to be appropriate for both the building and the locality. The heritage significance of the building is not overly impacted by the blind openings as the original façade has long since been lost. The signage in its reduced form is in keeping with the signage in the locality and is more sympathetic to the architectural form of the building.

The changes are all reversible which can be considered to be an appropriate heritage outcome.

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553 Albany Highway, Victoria Park

Heritage Impact Statement

Prepared for

D&L Building Services

By

HOCKING
HERITAGE STUDIO

July 2018

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1. Introduction

No. 553 Albany Highway, Victoria Park is occupied by Makin Mattresses. They recently acquired the building, undertook works of renovation and adaptation to accommodate their new West Australian store. A Development Application was submitted to Town of Victoria Park in May 2017, with approval being granted in September 2017. All works were approved by the Town of Victoria Park except the blocking up or removal of the façade windows and no application had been submitted for signage.

Despite the Development Application Refusal for the façade windows, the owners of the place went ahead with boarding them up, but not complete removal. The owners also installed signage to three elevations, including covering up the original building name on the parapet. As a result, Town of Victoria Park issued a Non-Compliance Notice in February 2018 requesting that the windows be reinstated and an application for signage be submitted.

No. 553 Albany Highway, Victoria Park is entered on the Town of Victoria Park's Municipal Heritage Inventory and as such, all alterations must be in keeping with the significance of the place. As a commercial building, any proposed works are subject to the provisions of local planning policy 17: Street Frontage Design Guidelines for District Centres and Commercial Areas along Albany Highway which contains specific provisions for heritage buildings and the requirements of Signs Local Law 2006.

The owners of the place appointed Hocking Heritage Studio to provide them with advice as to how the situation could be remedied taking into account the significance of the building and user requirements for the space.

During research into the building as part of the advice provided to the owners, it transpires that the frontage of no. 553 Albany Highway at the time of the unauthorised works is likely not to be original and has undergone significant alteration. In view of this information, the owners seek to submit an alternative solution that enables them to retain the blocked openings. This heritage impact statement seeks to assess the proposal against the documented significance of the place utilising the framework for heritage impact statements adopted by the State Heritage Office.

2. No. 553 Albany Highway

No. 553 Albany Highway is located to the east side of the main road, approximately 500m north of the intersection with Kent Street. The building is located to the north of the main commercial area of Victoria Park and south of the secondary commercial area towards the northern end of Albany Highway.

No. 553 is located in a section of Albany Highway that has experienced a large amount of redevelopment and is now situated amongst a predominance of car yards and is one of the few original buildings remaining extant in this section of Albany Highway.

The statement of significance associated with the entry for no. 553 Albany Highway, known as the United Friendly Society Chemist (fmr), on the Town of Victoria Park's Municipal Heritage Inventory states:

> *'This building has aesthetic, historic and social heritage significance. It is an example of an Art Deco design that maximises a corner location. Its historic significance lies in its association with the Victoria Park and Districts' United Friendly Society. It was purpose built as a dispensary for the group in 1940. The Friendly Society provided members with a range of benefits. The building has become an important part of the commercial streetscape of Albany Highway.'*

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The physical description in the entry reads:

> *'This corner shop has an Art Deco façade which encompasses a simple monopitch corrugated iron roof structure. It is a good example of how to handle a corner building in an economical manner. The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title. There are two recessed string course mouldings at parapet height and one at a height of the top windows to accentuate the horizontal lines of the building. Behind the corner shop is a small hall with a gabled corrugated iron roof, and walls constructed from cement bricks.'*



Figure 1: No. 553 Albany Highway - United Friendly Societies Building c. 2017

An archival search on the building did not reveal any historic photographs of the United Friendly Societies Building but original building plans were found. In the absence of any early photographs, it has to be assumed that the building was constructed as per the plans.

The building was designed by William Bennett and was described as consisting of

> *'a lodge hall, a dispensary and offices, a shop and residence, a lock-up, a supper room, a kitchen and convenience. The lodge hall, which measures 32ft by 24ft has seating accommodation for 150 people'*
>
> *West Australian, 11 March 1940*

The plans dated 1939 correspond with this description and show a façade that contained a set of double timber framed glass doors in the centre leading into the hall flanked by shops either side with traditional angled entrances and a third shop with a separate set of double doors at the northern end of the range.

The shop windows were large plated openings, either as a single pane or multi-pane depending on the length of the shop frontage, with highlights above.

All entrances were set back from the shop windows.

The stall riser below the windows was black vitrolite, the main section of the façade green vitrolite with the side elevations being cream cement render and a verandah canopy wrapped around the entire frontage with a short return onto Rathay Street.

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The parapet incorporated three grooved string courses and the stepped central piece incorporating the name of the building 'Friendly Societies Building'.

The entrance into the residence was via the north elevation with a single door flanked by 1-over-1 timber framed sash windows.

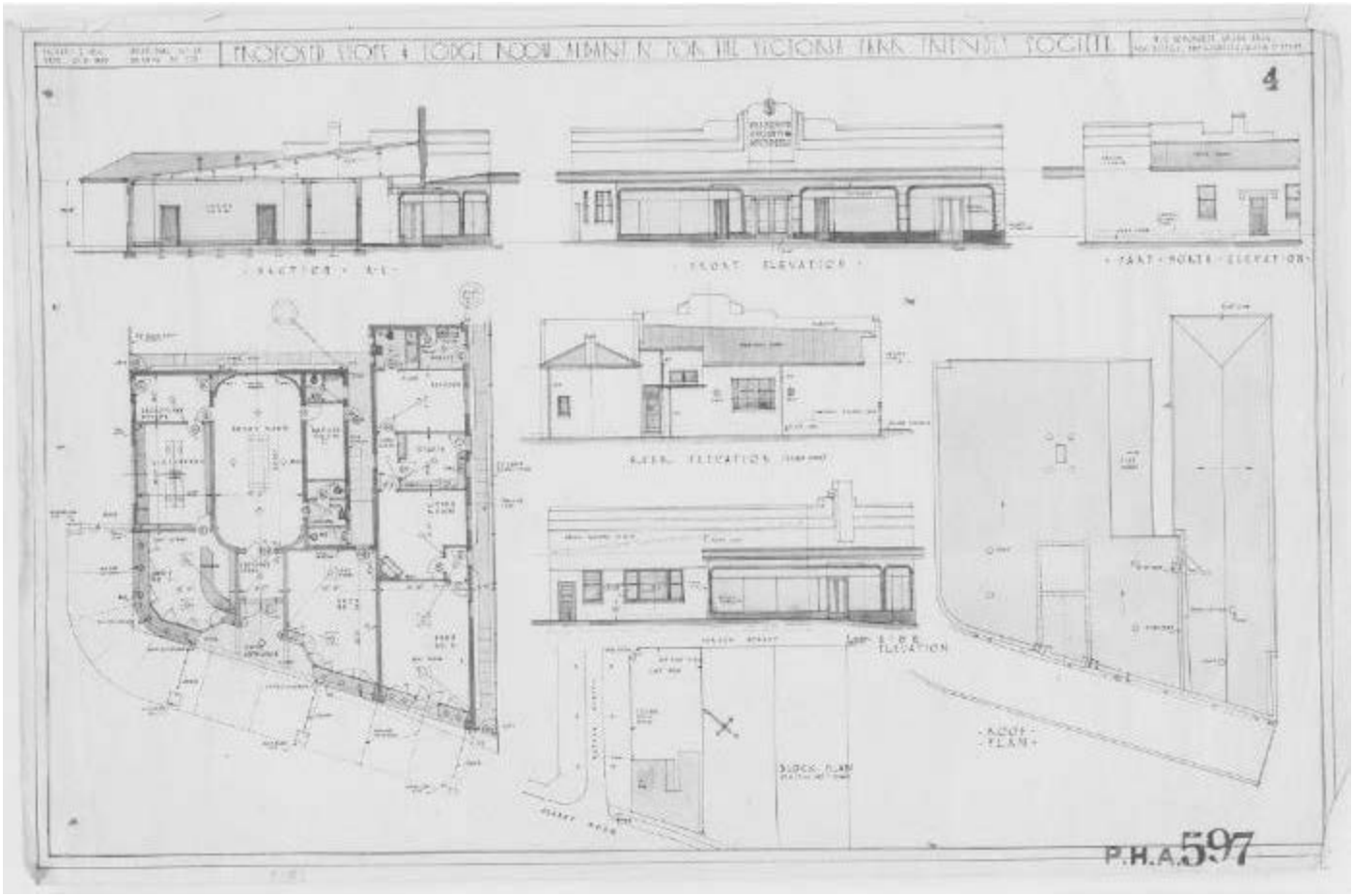


Figure 2: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building

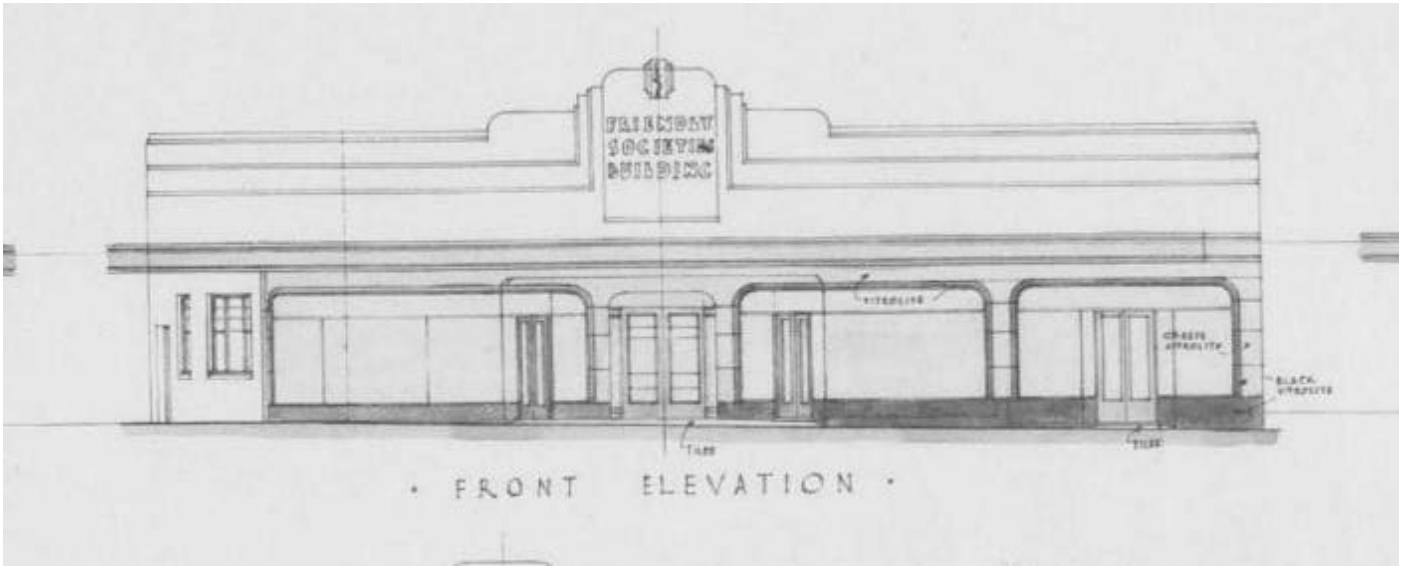


Figure 3: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – façade

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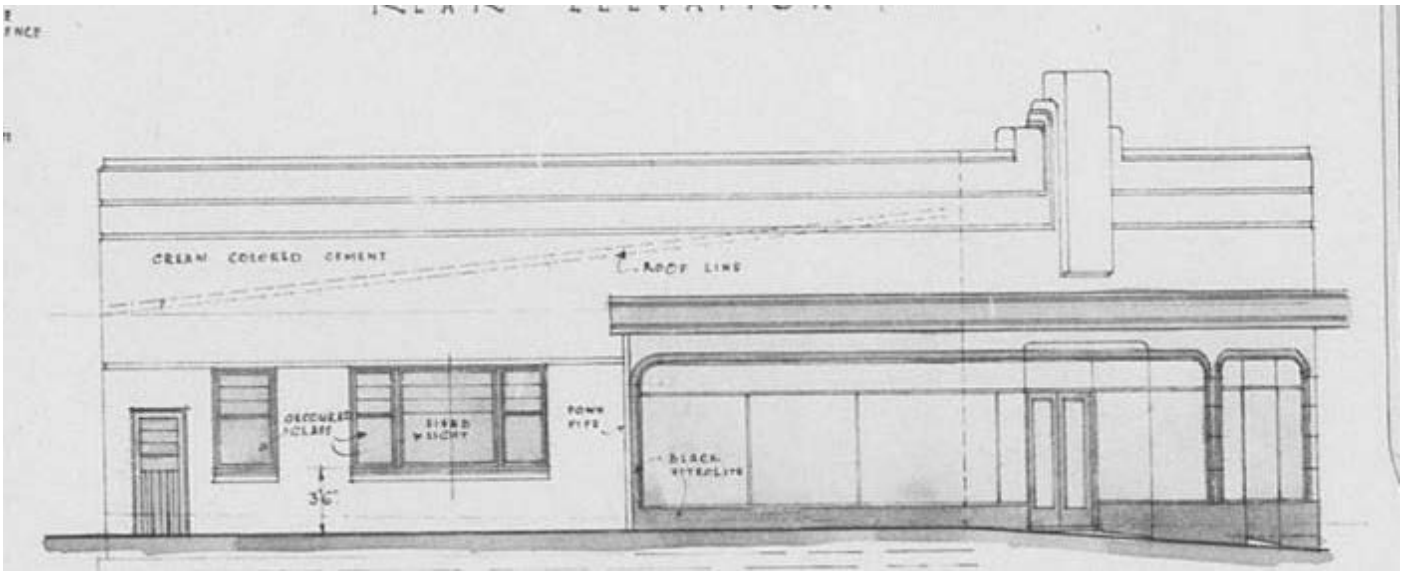


Figure 4: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – south elevation (Rathay Street)

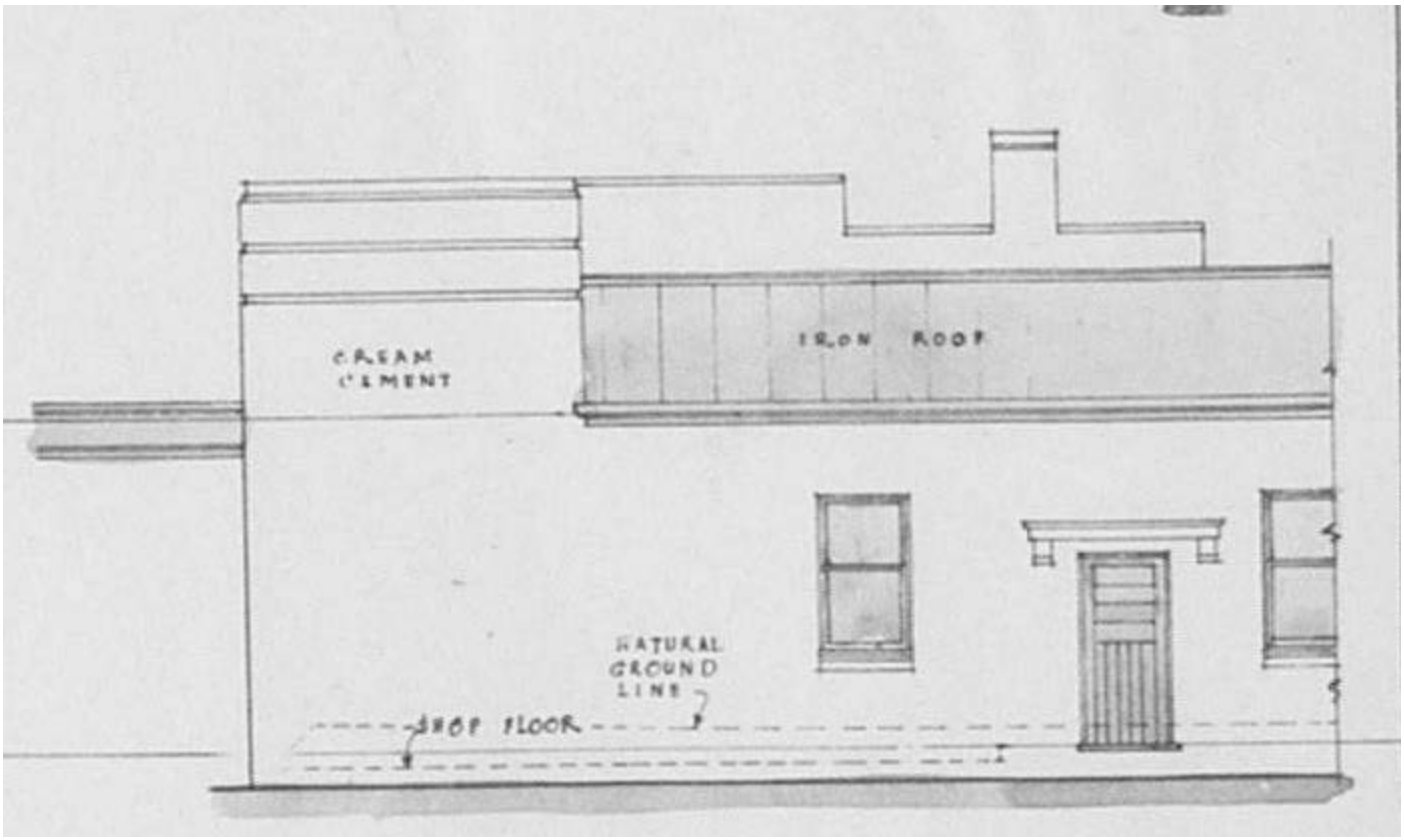


Figure 5: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – part north elevation

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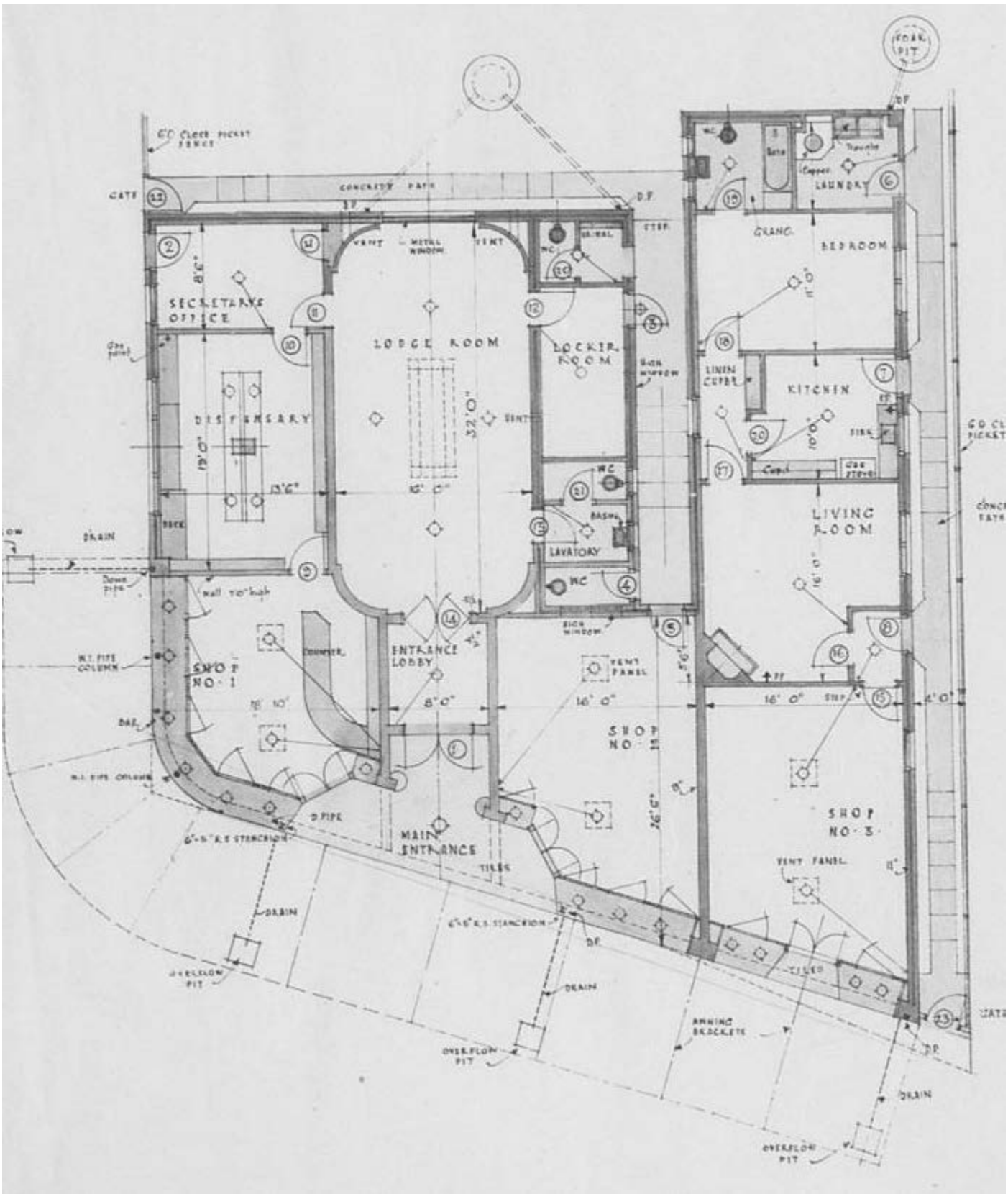


Figure 6: Original Plans for 553 Albany Highway, Victoria Park - Friendly Societies Building – Floor Plan

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It is unknown when the changes occurred to the building but it is thought to be in circa the 1970s based on the replacement window framing. Archival searches at the local library and Council (including City of Perth) did not reveal any further information relating to this building.

The changes significantly altered the façade of the United Friendly Societies Building. The shop as it presented in 2017 prior to the current alteration works being undertaken, had a continuous shop frontage with the original recessed main entrance being brought forward to meet the main building line. The two retail units that were originally located to the north of the main entrance were amalgamated to make one retail unit, with the entrance into the shop via a set of double doors and the remainder of the façade comprising six blocked up windows. The corner retail unit remained extant albeit with a different entrance arrangement. The grant lobby into the former meeting hall had been removed, with a small entrance through the retail unit providing access to the former hall area. There was no evidence of the green and black vitrolite (shiny coloured structural glass) on the façade. The cement render remained extant.

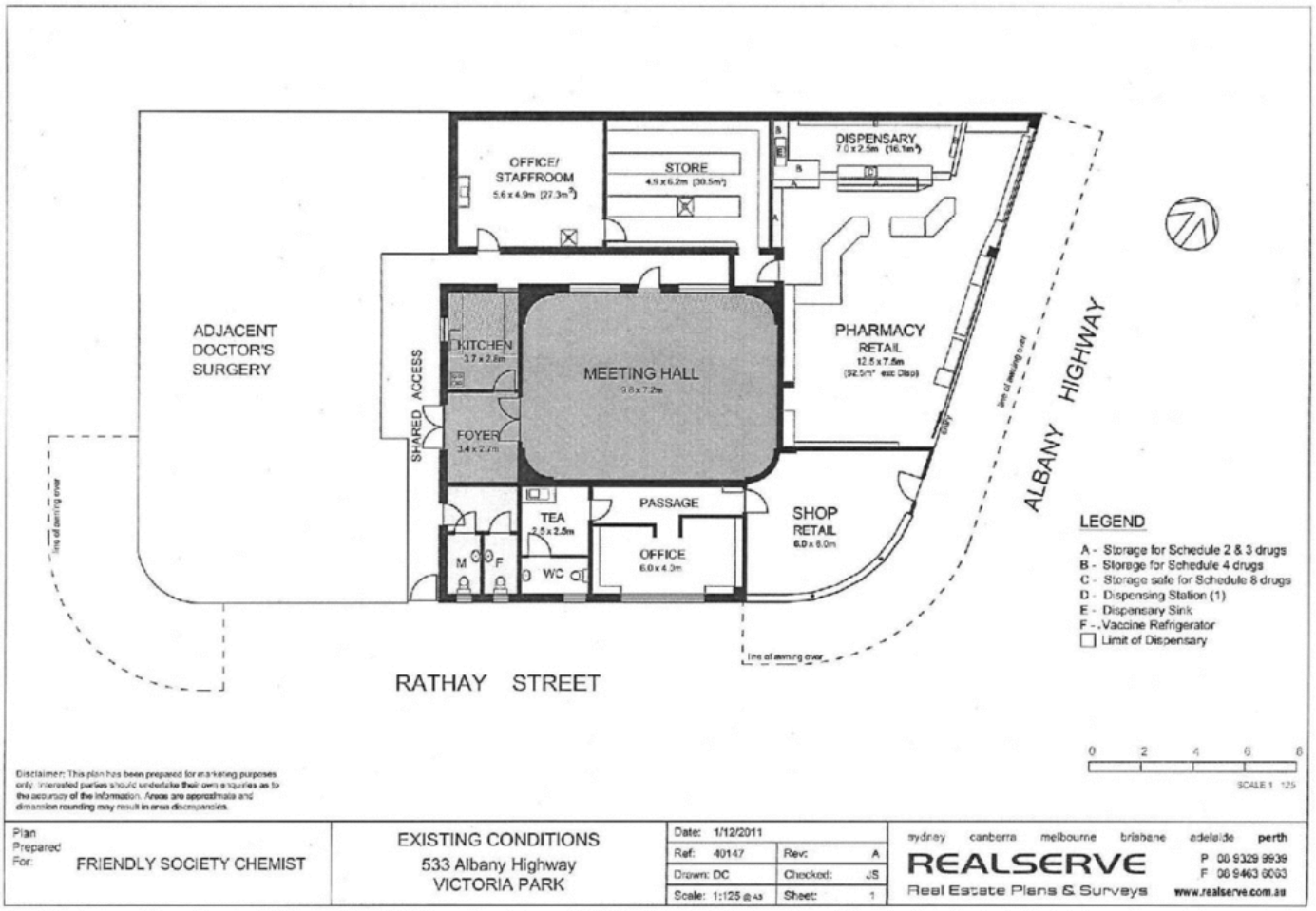


Figure 7: Floor plan at the time of sale, 2017

Above the verandah level, the shop presented in an intact manner. The stepped section of the parapet incorporating the name of the building and the date of construction was executed in a slightly different manner than shown on the original plan, but the overall intent remained the same which can be taken to imply that this section of the façade is original.

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3. Unauthorised works to No. 553 Albany Highway

The development approval granted for the change of use of the premises to showroom specifically states that:

Approval was granted subject to the following conditions:

1. In relation to the existing windows facing Albany Highway:
   1.1. All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.
   1.2. All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.
   1.3. Those windows described in the approved plans to be boarded up or removed shall be retained as per item 1.1 but may be internally screened through curtains or blinds.
   1.4. The internal screening permitted in 1.3 above only relates to this planning application.
2. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.

A decision was taken by the owners of the premises to block up the last three windows to the north of the entrance, contrary to the planning approval and to erect signage to all three elevations of the building.



Figure 8: Facade no. 553 Albany Highway, 2018

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Figure 9: Blocked up windows to Albany Highway facade



Figure 10: Blocked up windows to facade and covered up name panel

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Figure 11: Rathay Street elevation



Figure 12: Obscured store windows to corner windows

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Figure 13: Signage to north elevation

4. Proposed Solution

The owners now propose various changes to the unauthorised works which aim to lessen the impact on the building but do not fully comply with the previous requirements of the Town of Victoria Park.

The proposal seeks to retain the blocked up windows, altering them to read as blind openings incorporating the window framing; rationalise the signage and change the location of remaining elements; remove the signage from the parapet and reinstate the original building name; and incorporate an additional yellow string course below the awning canopy.



Figure 14: Proposed facade alterations

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Figure 15: Reduced signage to north elevation

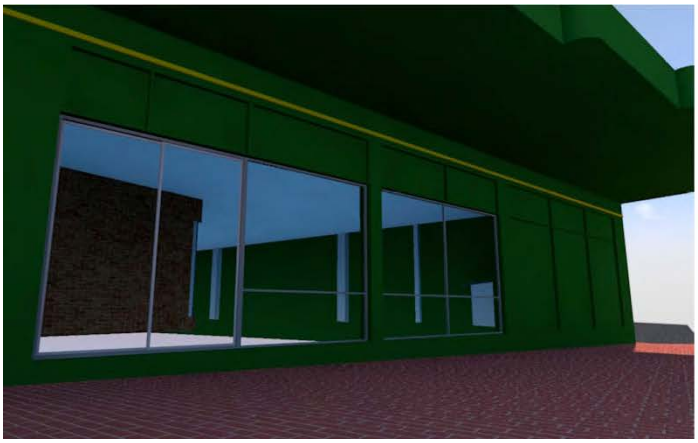




Figure 16: Blind openings to facade and additional yellow string course

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5. Impact Assessment

In assessing the impact of change on a heritage building, the amount of change being proposed should be guided by the cultural significance of the place (Article 15: Change, Burra Charter).

Generally speaking, changes to a place of identified cultural heritage significance should be kept to the minimum in order to maintain that significance. The statement of Significance is often the benchmark to manage change against and in this instance, the Statement of Significance for no. 553 Albany Highway has been identified as being:

- An example of an Art Deco building which maximises its corner location
- Its historic significance lies its association with the Victoria Park and Districts' United Friendly Society
- The place was purpose built as a dispensary in 1940
- The Friendly Society provided members with a range of benefits
- The building has become an important part of the commercial streetscape of Albany highway

In terms of impact assessment of the proposed changes, the following is noted:

Statement of significance	Comment
An example of an Art Deco building on a corner location	The proposed changes to the window treatment and signage do not affect this statement. The building is being retained in its existing footprint and retains the extant Art Deco detailing to the parapet. The façade of the building was changed c.1970s which removed much of the original Art Deco presentation of the place with the parapet being the only element now presenting with Art Deco detailing.
Historic significance associated with the Victoria Park and Districts' United Friendly Society	The proposed changes to the window detailing do not impact on this value. The unauthorised signage that has been placed over the building name panel is being removed as part of this proposal with the connection to the United Friendly Societies being retained.
The place was purpose built as a dispensary	The proposed changes to the windows and signage do not impact on this value.
The Friendly Society provided members with a range of benefits	The proposed changes to the window and signage do not impact on this value.
The building has become an important part of the commercial streetscape of Albany Highway	The proposed changes to the window and signage do not impact on this value. The pre-2017 footprint of the building remains extant. The prominence of the place has not been diminished as a result of the works. As one of the few remaining original buildings along this section of Albany Highway, this value is maintained with these works.

Therefore, in terms of the statement of significance, the proposed changes to the windows and the signage do not harm the perceived architectural significance of the building. The historic connection to the United Friendly Society will be reinforced through retention and restoration of the original building name panel.

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The place record form downloaded from the inHerit Database (place no. 12317) on the State Heritage Office website, is populated with information provided by the Town of Victoria Park, which mirrors the information contained with the Town's Municipal Heritage Inventory. The physical description for the place states:

> *'This corner shop has Art Deco façade which encompasses a simple monopitch corrugated iron roof structure. It is a good example of how to handle a corner building in an economical manner. The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title. There are two recessed string course mouldings at parapet height and one at a height of the top of the windows to accentuate the horizontal lines of the building. Behind the shop is a small hall with a gabled corrugated iron roof, and walls constructed from cement bricks.'*

Physical Description Statement	Comment
Art Deco façade with a simple monopitch corrugated iron roof structure.	The proposed changes to the window treatment and signage do not affect this statement. The façade appears to have been changed c.1970s which removed much of the original Art Deco presentation of the place with the parapet being the only detail now presenting with Art Deco detailing. The current proposal does not seek to remove any additional fabric or detailing. The non-original window openings have been retained albeit now presenting as blind openings complete with the framing detail. The change is reversible and the windows can be reinstated when required. These are not original openings but the blind openings enable the façade to be read as though the windows continue across the façade. No changes to the roof have occurred as part of these works.
It is a good example of how to handle a corner building in an economic manner.	The proposed changes do not alter this statement.
The rendered façade has an undulating skyline decoration over the main entry with a panel for the building title.	The rendered façade remains extant. The stepped parapet remains extant and the original name panel is retained and restored.
There are two recessed string course moulding at parapet height and one at a height of the top of the windows to accentuate the horizontal lines of the building.	The two recessed string courses have been retained and painted a contrasting colour to highlight the feature. There was no evidence of a string course below the awning canopy which is likely to have been lost at the time the changes to the façade were undertaken. A painted string course is proposed to replicate this feature, which serves to tie the lower section of the building with the section above the awning, break the massing of the façade up and replicate an original feature.
Behind the shop is a small hall with a gabled corrugated iron roof and walls constructed from cement bricks.	No change to this statement as part of these works.

The proposed works do not impact on the above physical description.

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Art Deco buildings are often characterised by their horizontal lines and decorative elements that served no particular function. *'A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1878 to the Present'* [1] is the main reference to defining architectural styles within Australia, and adopted by State Heritage Office, lists exterior characteristics as including:

> '*Symmetry common. Concerns for three-dimensional quality in massing and details. Vertical and horizontal fins; zigzags; stepped 'skyscraper' silhouettes; 'streamlined' effects; geometric curves; stylised decoration.*
>
> *Favoured materials: faience (sometimes with colour and tone lightening from bottom to top), and especially fabricated for the particular building, polished granite, Vitrolite, textured face brickwork, sandstone. Chromium plated steel favoured for shopfronts and commercial interiors.'*

The original plans drawn up by William Garnsworthy Bennett in 1939 certainly reflect this assessment of the architectural style. The building as it presented in 2017 prior to the works being undertaken did not readily represent the Art Deco style. The stepped parapet with the curved edges, the curved corner wall and the horizontal string course bands across the parapet were the only distinctive Art Deco features remaining on the façade.

Further alteration to the façade appears to have occurred after 2000 with an additional door being inserted into the façade, immediately south of the non-original sliding doors.

The building as it presented in 2017 does not appear to have been an intact example of an Art Deco style building. Therefore the proposed alterations to the windows and the signage do not alter or diminish the retained Art Deco features of the building.

In terms of the signage, heritage significance must also be considered. Rules pertaining to signage are set out in the Town of Victoria Park Signs Local Law 2006 which considers heritage significance and quality of streetscape. In determining any application for signage, Town of Victoria Park may have regard to:

Clause 11 (2) (b) the impact of the sign on the quality of streetscape where it is to be displayed and more generally the district

(c) whether the size of the sign appropriately relates to the architectural style, design and size of a building on which the sign is to be displayed, and in measuring the size of a sign a polygon shall be taken immediately around the text, graphics or image of the sign and not the entire background, except where finish or colour of the background differs substantially from the background against which the sign is to be displayed

(d) whether the colour scheme and materials of the sign are compatible with the architectural style and design of a building on which the sign is to be displayed

(e) whether the colour scheme and materials of the sign are compatible with the overall architectural style and design of the area or precinct in which the sign is to be displayed

Clause 34 Any signs on land, buildings, objects, structures and places included on the Register of Places of Cultural Heritage Significance contained in Schedule 6 of the Town of Victoria Park Planning Scheme No. 1 require planning approval.

The proposed signage has been rationalised from the unauthorised versions previously erected on the premises.

[1] Apperley, R., Irving, R., and Reynolds, P., 1999

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The sign to the façade covering the name of the building is to be removed entirely with the original building name panel reinstated. The logo from the Rathay Street elevation has been moved to the curved corner of the façade with the slogan remaining along the Rathay Street elevation in its existing form.

The proposed location of the logo on the curved element of the façade enables the signage to be clearly seen in the street view and negates the need for additional signage on the Albany Highway frontage, thereby reducing the clutter to the parapet.



Figure 17: Rationalised signage

The advertising to the north elevation has been reduced in size and is more appropriate for the building and the locality.



Figure 18: Proposed signage to side elevations

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The Signs Local Law 2006 states that the following will be considered in assessing an application for signage:

Factors taken into consideration in determining an application for signage	Comment
The impact of a sign on the quality of the streetscape where it is to be displayed and the area more generally	The immediate locality around the subject property is predominantly car sale yards and does not present with the quintessential Victoria Park character. The immediate context for no. 553 Albany Highway can be taken to extend from State Street to the south and Temple Street to the north, taking into account both sides of Albany Highway. The majority of buildings along this section of Albany Highway are car sale yards. The buildings are set back from the street boundary with prominent advertising in various forms on the buildings or around the sites, all of which are highly visible in views along this section of the road. Non-car sales uses along this stretch includes a large vacant lot on the southern corner of Rathay Street opposite the subject property. Across from the subject property is a pair of more traditional single storey retail units, a larger scale retail unit set back from the street and a two storey mixed use building set back behind the street boundary. Beyond the intersection of State Street and Albany Highway going south, a more traditional Victoria Park character is visible with the Victoria Park Hotel on the west side of the street and a row of traditional single storey retail units, all with some level of alteration, along the eastern side of Albany Highway. To the north of the subject premises, there is a range of more traditional shop premises close to the junction with Temple Street on the west side of the road and more car yards, offices and a small park along the east side. Therefore there is no predominant streetscape character along this section of Albany Highway and it is therefore difficult to make a judgement that the signage is either appropriate or not appropriate for the area. The areas of strong Victoria Park character are much further to the south and north along Albany Highway and the area around the subject premises is not considered to contribute to this character. The form of the proposed signage appears to be comparable to other signage within the immediate vicinity of the subject premises.
Whether the colour scheme and materials are compatible with the architectural style and design of the building on which they are to be displayed	The subject premises was originally an Art Deco style building with a triple frontage of retail units and recessed main entrance into the hall, with a distinctive parapet above the awning canopy. The building now presents in a dual manner: above the awning the Art Deco style is still evident, below the canopy due to the changes to the building frontage the architectural style is indeterminate. Development approval was given by the Town of Victoria Park to paint the premises dark green which is an integral part of Makin Mattresses' branding and as a result, the colour scheme of the signage is not incompatible with the building.
Whether the colour scheme and materials of the sign are compatible with the overall architectural style and design	As stated above, there is no predominant architectural form along this section of Albany Highway. Although the subject premises are located within the commercial precinct of Victoria Park, there is no discernible character at this point of the road and the subject premises does not

TOWN OF VICTORIA PARK
Received: 31/7/2018

Factors taken into consideration in determining an application for signage	Comment
of the area of precinct in which the sign is to be displayed	belong to either the commercial area to the north along Albany Highway or the commercial area to the south. The predominant use is in this section of the road is car sale yards and the proposed signage is no more visible than those used on the neighbouring car yards.
Any signs on land, buildings, objects, structures and places included on the Register of Places of Cultural Heritage Significance require planning approval.	In assessing any development application for works to a heritage place, the impact of those works on the documented heritage significance of the place must be taken into account. Unless proven to the contrary, the subject premises as it presented in 2017 prior to the works being undertaken, was not in its original form with the frontage of the 1940s building having been replaced in the 1970s, possibly even as late as the 1980s. Whilst its significance as a local landmark and for its relationship with the United Friendly Societies remains extant, the contribution of the place as a good example of an Art Deco building is questionable due to the previously altered shop frontages. Therefore, it can be concluded that the proposed signage does not harm the adopted heritage values attributed to the building.

6. Conclusion

Whilst it is accepted that unauthorised works to the subject property were carried out, some of which harmed the perceived heritage significance of the place, information discovered as part of the heritage impact statement process shows that the building in 2017 no longer presented with its original design intent.

The changes c.1970s removed the original façade to the building, creating a consistent building line along the boundary and removed all the traditional recessed entries into the retail units and the original hall. As a result, the window and door arrangement and styles were significantly altered, thus changing the emphasis of the façade.

Despite the earlier changes, the Art Deco character remained clearly visible above the awning canopy and this aesthetic remains extant in 2018.

The proposed works outlined above do not seek to reinstate either the original 1940s presentation of the building, nor the altered façade form. They seek to reach a compromise that enables the building to present in a more acceptable manner and meet the requirements of the Town. The introduction of 'blind' openings to the northern section of the façade are an interpretation of the later window. The framework in the blind openings provide a level of articulation to the façade, breaking up the massing of the render.

The façade had already been compromised due to the c1970s works but the band of non-original openings could be taken as an interpretation of the horizontal influence seen in Art Deco buildings. The blind openings will be a further interpretation of this horizontal emphasis continuing the line of the openings but will not be physical windows. The windows remain extant behind the boarding and can be reinstated at a later stage if required.

With regard to the signage, the Makin Mattresses branding is bold and is clearly visible in street views, as is other building signage in the immediate vicinity. However, the proposal to rationalise the number of signs and logos reduces clutter on the building and hence reduces the impact in the street views.

The proposed changes to both the windows and the signage are considered to be more appropriate for both the building and the locality. The heritage significance of the building is not overly impacted by the blind

TOWN OF VICTORIA PARK
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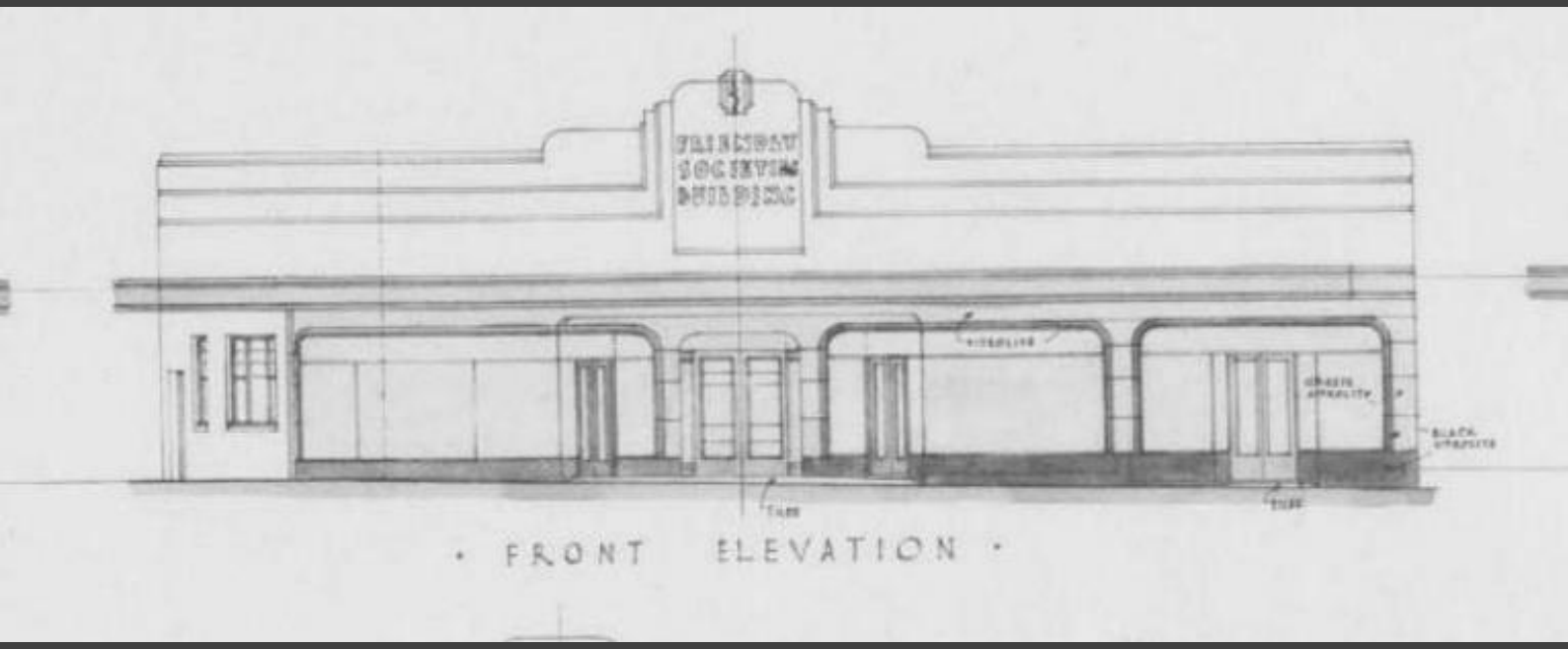
openings as the original façade has long since been lost. The reinstatement of the original building name on the parapet retains the important historical connection to the original owners and function of the place.

The changes are all reversible which can be considered to be an appropriate heritage outcome.

11.1 Appendix 6 – 547-553 Albany Highway, Heritage Impact Statement Review

HERITAGE IMPACT STATEMENT REVIEW

553 Albany Highway, Victoria Park



PREPARED FOR

THE TOWN OF VICTORIA PARK

OCTOBER 2018

ANNABEL WILLS ARCHITECTURE

553 Albany Highway, Victoria Park

Makin Mattresses

Heritage Impact Statement Review

Place:	553 Albany Highway, Victoria Park
Owner :	Makin Mattresses – recently acquired
Use:	Makin Mattresses West Australian Store
DA submitted:	May 2017 Approval granted Sept 2017 (Blocking up or removal of façade windows – not approved) (No application for signage was submitted)
Development Approval conditions:	Approval was granted subject to the following conditions: 1. In relation to the existing windows facing Albany Highway: 1.1. All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed. 1.2. All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves. 1.3. Those windows described in the approved plans to be boarded up or removed shall be retained as per item 1.1 but may be internally screened through curtains or blinds. 1.4. The internal screening permitted in 1.3 above only relates to this planning application. 2. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.
Unauthorised works:	Blocking up of façade windows Signage to 3 elevations Covering of original building name to parapet
Notice issued:	Non Compliance – Feb 2018 Windows to be reinstated and signage application to be submitted
Relevant Policies etc:	Town of Victoria Park MHI Local Planning Policy 17: Street Frontage Design Guidelines for District Centres and Commercial Areas
Statement of Significance:	'*This building has aesthetic, historic and social heritage significance. It is an example of an Art Deco design that maximises a corner location. Its historic significance lies in its association with the Victoria Park and Districts' United Friendly Society. It was purpose built as a dispensary for the group in 1940. The Friendly Society provided members with a range of benefits. The building has become an important part of the commercial streetscape of Albany Highway.*' – From MHI Entry
Details of revised application:	• Retain blocked openings –alter to retain as blind openings incorporating window framing • Rationise signage and change location of some signage elements • Remove signage from original building name location and reinstate original building name • Incorporate an additional yellow string course below the awning canopy.

Analysis of Statement of Significance	
Aesthetic heritage significance: • *an example of an Art Deco design*	The retention of the parapet, the reinstatement of the building name signage and the painting of the yellow bands above the canopy assist in the understanding of this building as an art deco building and **are supported.** The colour scheme for the building is **not supported** as the blanket use of one dark dominant colour for the walls, awning canopy and supports and window frames has a negative effect on the art deco facades. The introduction of a yellow line beneath the canopy does appear on the original drawings on the south elevation away from the shop front windows. Further investigation should be undertaken to determine if this line did exist under the canopy where the shop front windows were located before introducing this element. The blocking / and or painting out of the windows has a negative effect on the understanding of the original / early uses in the building and is **not supported**. The use of different window sizes and configurations for the different uses within the building was a key element to the design. Notwithstanding the fact that the shopfront windows have been altered over time – they should still be read and understood as large clear shop front windows in contrast to the smaller, more domestic scale windows used for other sections of the building. The proposed 'Makin Mattresses' sign to the corner of the building has a detrimental effect on the Art Deco aesthetic and is **not supported**. The style, size and location of this signage is not appropriate.
• *maximises a corner location*	The retention of the parapet assists with retaining the strong sense of this building having been designed as a corner building and maximising its corner location and **is supported.** The proposed 'Makin Mattresses' sign to the corner of the building has a detrimental effect on this aspect of the place's significance and is **not supported**. The style, size and location of this signage is not appropriate.
• *The building has become an important part of the commercial streetscape of Albany Highway*	The building continues to be an important part of the commercial streetscape of Albany Highway, however the proposed 'Makin Mattresses' sign to the corner of the building is too dominant over the Art Deco features of the building and is **not supported**.
Social and historic heritage significance:	The retention of the parapet and the reinstatement of the building name signage assist in the understanding of this building the 1940 Victoria Park and Districts' United Friendly Society building and **are supported.**

• *Victoria Park and Districts' United Friendly Society.*	The reinstatement of the building name signage assist in the understanding of this value and **is supported.**
• *Purpose built as a dispensary for the group in 1940.*	The reinstatement of the building name signage assist in the understanding of this value and **is supported.**
• *The Friendly Society provided members with a range of benefits.*	The blocking / and or painting out of the windows has a negative effect on the understanding of the original / early uses in the building and is **not supported**. The use of different window sizes and configurations for the different uses within the building was a key element to the design and demonstrated that there was a varied range of uses and benefits within the building that the Friendly Society provided to its members. Notwithstanding the fact that the shopfront windows have been altered over time – they should still be read and understood as large clear shop front windows in contrast to the smaller, more domestic scale windows used for other sections of the building.
Analysis of Signage Application	
the impact of the sign on the quality of streetscape where it is to be displayed and more generally the district	**Sign 1 – Reinstatement of Original Building Name** The reinstatement of the building name signage assist in the understanding of this building as an art deco building, are in keeping with other Art Deco aspects of the Albany Highway streetscape and **are supported.** **Sign 2 – Large corner 'Makin Mattresses' sign** The proposed 'Makin Mattresses' sign to the corner of the building has a detrimental effect on the streetscape and the Art Deco aesthetic of the building and the street. Its size, font and location dominate over significant building. The signage being located above the line of the parapet significantly interferes with the aesthetic of the parapet. The style, font, size and location of this signage is not appropriate and it is **not supported.** **Sign 3 – ' Nobody makes a better mattress – nobody!' sign to side street** This sign is acceptable Sign 4 - **Makin Mattresses' and ' Nobody makes a better mattress – nobody!' sign to north side of building** This sign is acceptable
whether the size of the sign appropriately relates to the architectural style, design and size of a building on which the sign is to be displayed, and in measuring the size of a sign a polygon shall	**Sign 1 – Reinstatement of Original Building Name** The size of the original building name signage is appropriate and **is supported.** **Sign 2 – Large corner 'Makin Mattresses' sign** The proposed 'Makin Mattresses' sign to the corner of the building is too large and does not appropriately relate to the architectural style of the building, is not appropriate and it is **not supported.**

be taken immediately around the text, graphics or image of the sign and not the entire background, except where finish or colour of the background differs substantially from the background against which the sign is to be displayed	**Sign 3 – ' Nobody makes a better mattress – nobody!' sign to side street** Whilst a little large this sign sits well within the painted horizontal lines and is acceptable. Sign 4 - **Makin Mattresses' and ' Nobody makes a better mattress – nobody!' sign to north side of building** This sign is acceptable is size
whether the colour scheme and materials of the sign are compatible with the architectural style and design of a building on which the sign is to be displayed	The colours of the signs are acceptable
Any signs on land, buildings, objects, structures and places included on the Register of Places of Cultural Heritage Significance require planning approval.	The building remains as a good example of an Art Deco building as evidenced in the Statement of Significance "*This building has aesthetic, historic and social heritage significance. It is an example of an Art Deco design that maximises a corner location."* The proposed sign to the corner of the building does have a negative impact on the cultural heritage values of the place. Its size, location font and design are not acceptable and are **not supported.**
Notes:	The three key elements of the façade of this building are: The Art Deco parapet The Art Deco signage The Windows
	The original design intent was an art deco building with a decorative parapet, deco signage and various uses. The original building contained 3 shops, a lodge room, dispensary, office, kitchen, conveniences and living quarters. The building design utilised the parapet and horizontal lining to tie the different elements of the building together, whilst the windows were utilised in the design to indicate the different uses of each section of the building. Large shop front windows for the 3 shop areas, a smaller set of windows for the dispensary that allowed for more privacy but still ample light and then smaller domestic scale windows for the residential unit and office. Smaller and high level windows were then used for the conveniences. It is acknowledged that some of the windows (in particular the shop fronts) have been altered over time. However the fundamental design principle of the different windows identifying the different original uses in the building has not been lost.

Recommendations:	**1. The original conditions with regards to the windows remain in place:** *1.1. All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.* *1.2. All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.* *1.3. Those windows described in the approved plans to be boarded up or removed shall be retained as per item 1.1 but may be internally screened through curtains or blinds.* *1.4. The internal screening permitted in 1.3 above only relates to this planning application.* **2. The signage be redesigned and the location of the large 'Makin Mattresses' sign be reconsidered to be more in keeping with the Art Deco design of the building. The size, design, font and location require redesign. Signage to be kept away from the corner of the building and not protrude above the parapet. Note that the awning may be a more appropriate location for signage (See images below)** **3. The original building name signage be reinstated** **4. The paint colour scheme of the building be revised to more appropriately enhance the art deco design of the building (colour contrast for awning elements and window frames as a minimum).** **5. Further investigation be undertaken into the extent of the yellow line beneath the canopy.**


DÉJA VU CAFÉ


1988
Manjimup PROPERTY MANAGEMENT SERVICES
rentals


OBODY MAKES A BETTER
ATTRESS... NOBODY!


NOBODY MAKES A PETTER
MATTRESS... NOB


UNITED FRIENDLY SOCIETIES
BUILDING
AYIN hair salon
AYIN HAIR
HOLDEN


UNITED FRIENDLY SOCIETIES
BUILDING
PARKING AT REAR


NOW
OPEN

FRIENDLY SOCIETIES' HALL.

New Victoria Park Building.

The Lord Mayor (Dr. T. W. Meagher) yesterday laid the foundation stone of a building being erected for the Victoria Park and Districts United Friendly Societies at the corner of Albany-road and Rathay-street, Victoria Park. Constructed of brick, with a cream stucco finish and modern shop fronts, the building (apart from the land and furnishings) is expected to cost £2,840. It will be officially opened in May next.

Dr. Meagher was accompanied by the Lady Mayoress (Mrs. Meagher). They were introduced by the president of the local organisation (Mr. J. F. Radford). Mr. H. S. Raphael, M.L.A., was among the speakers and representatives of nine friendly society grand lodges and of 32 individual lodges were present.

It was stated that the main objects of the societies' council were to provide a dispensary, medical attention and social life for members of friendly society lodges. The council was endeavouring to raise £4,000 to pay for the land, buildings and furnishings. It had already secured about £1,500 and the balance was being obtained through lodge members.

Dr. Meagher congratulated the societies on the work they were doing. The building, he said, was something of which residents could be proud. When the existing Victoria Park dispensary was opened in 1935 the societies had a membership of 525. The movement had grown by leaps and bounds and the membership now was 1,658.

The secretary of the local societies' council (Mr. F. E. Hill) presented Dr. Meagher with a silver trowel as a memento.

The building consists of a lodge hall, a dispensary and offices, a shop and residence, a lock-up shop, a supper room, a kitchen and conveniences. The lodge hall, which measures 32ft. by 24ft., has seating accommodation for 150 people. It will be occupied four nights a week by lodges and on two nights by outside bodies. The architect for the building is Mr. W. Bennett and the builder Plunkett's Building and Investment Co., Ltd.

Source : Trove



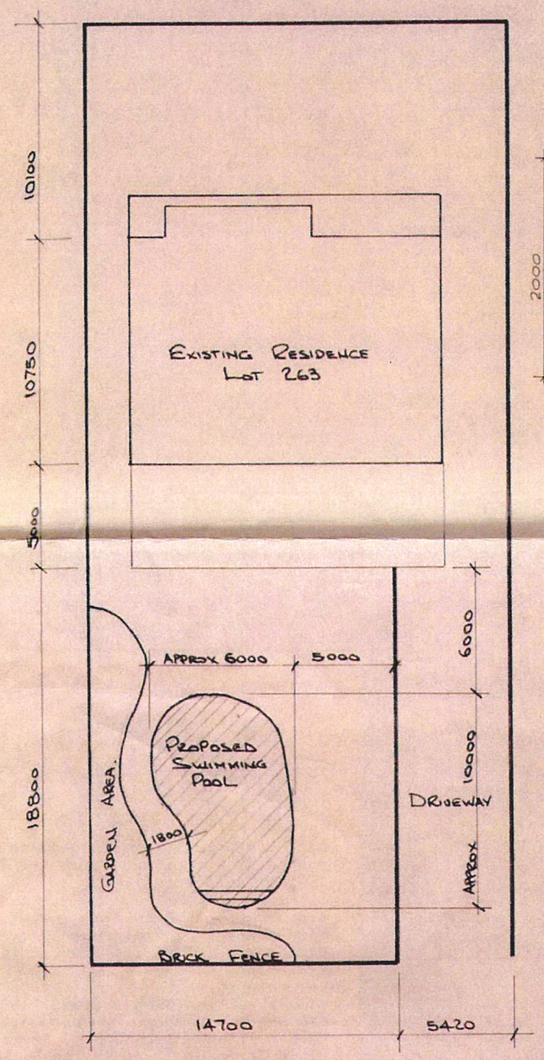
State Library of Western Australia



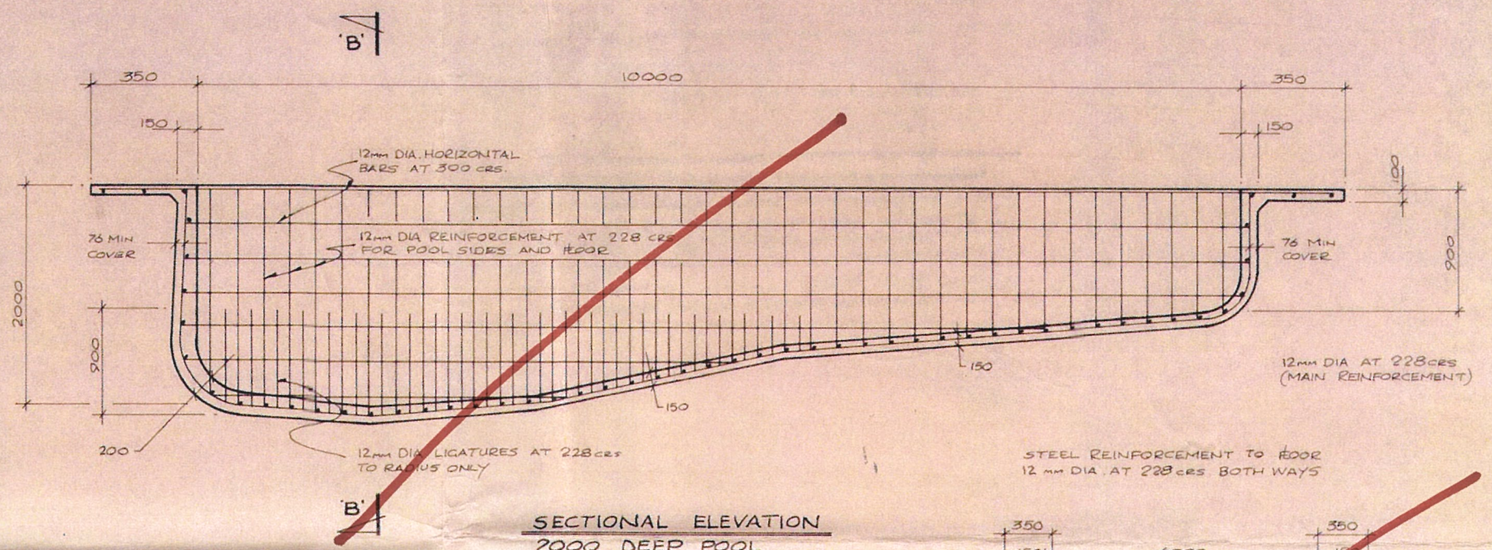
Source : Google Maps

11.2 Appendix 1 – 35 Enfield Street, Development Application Plans

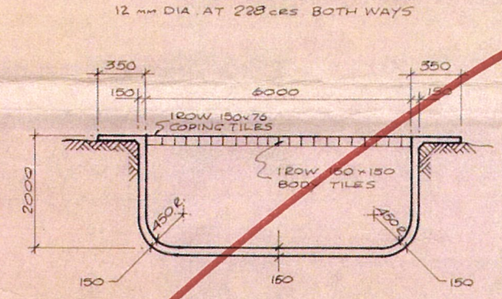
TOWN OF VICTORIA PARK
Received: 22/8/2018



SITE PLAN 1:200



SECTIONAL ELEVATION
2000 DEEP POOL



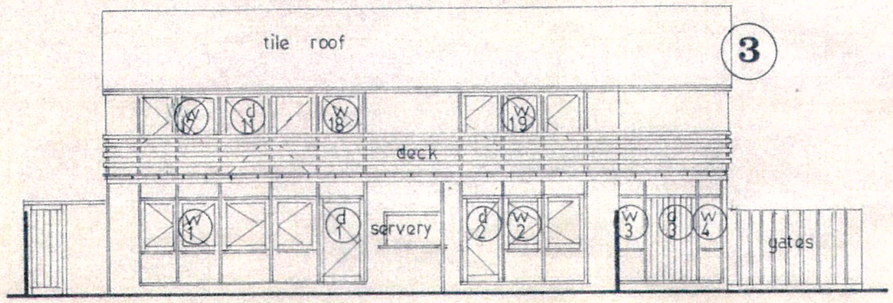
SECTIONAL ELEVATION
B-B

BUILDINGS DEPARTMENT	
Received	14 JAN 1981
To Engineers	
To Planning	
To Health	

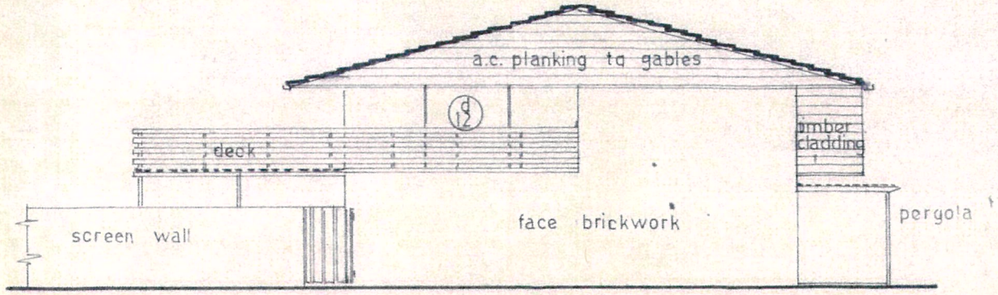
Proposed change of use
short term accommodation

~~PROPOSED 10m x 6m SWIMMING POOL~~
for
Mr and Mrs P. NORTHWOOD. LOT 263
ENFIELD St. VICTORIA PARK.

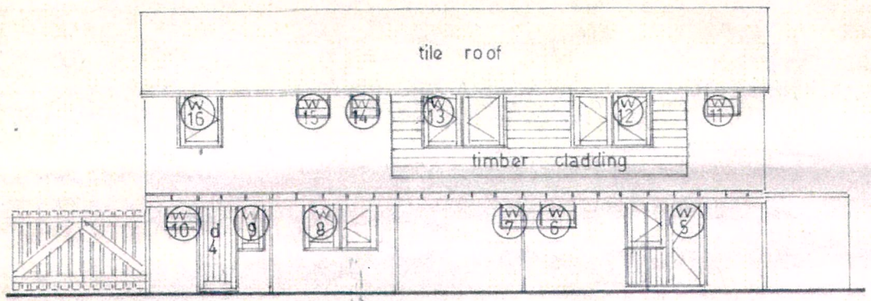
TOWN OF VICTORIA PARK
Received: 22/8/2018



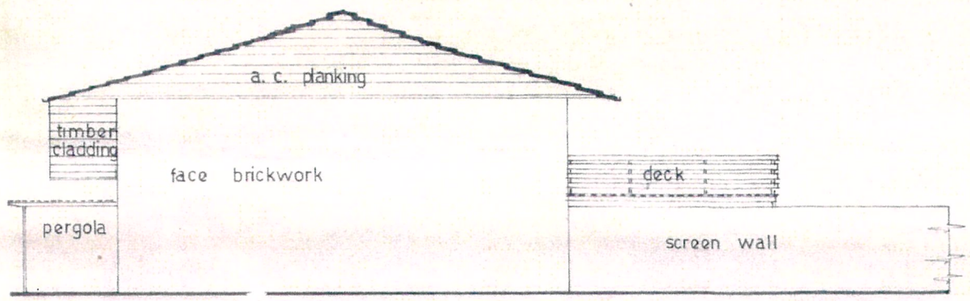
north elevation



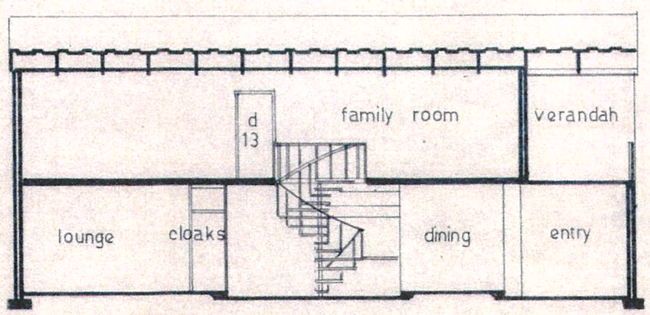
west elevation



south elevation



east elevation



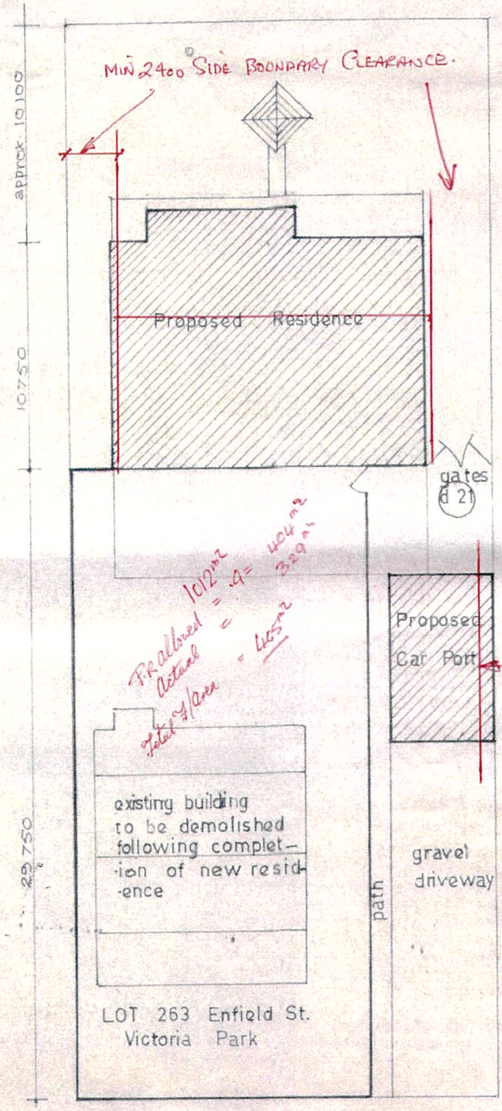
section a–a

Proposed change of use
Short term accommodation

~~Proposed residence – P&C. Northwood~~
Lot 263 Enfield St. Victoria Park
scale 1–100

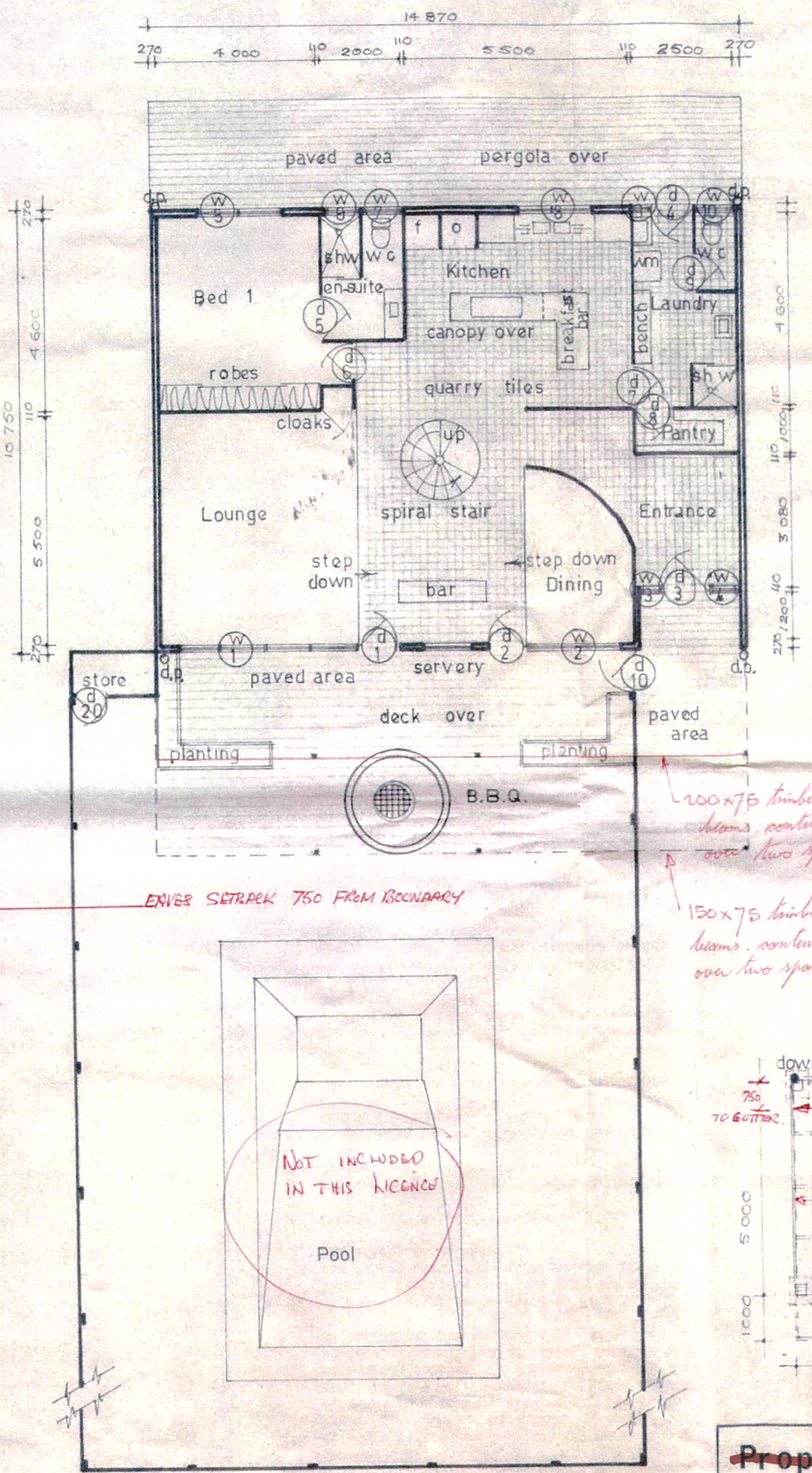
29 MAR 1979
②

TOWN OF VICTORIA PARK
Received: 22/8/2018

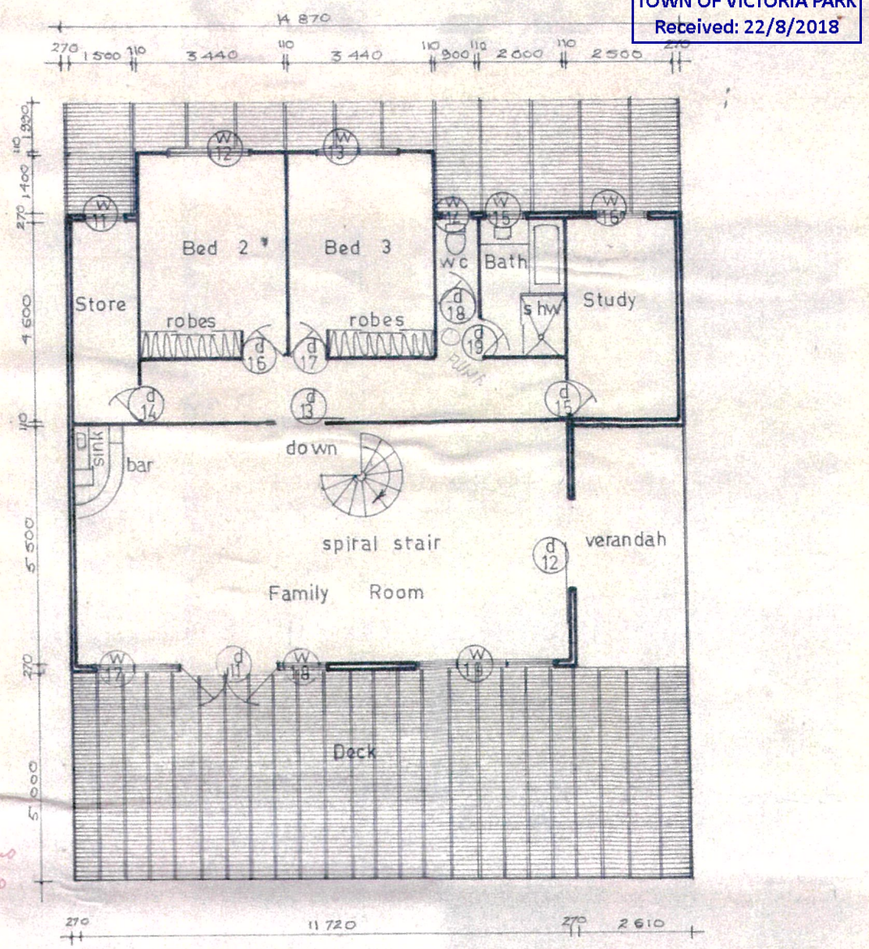


site plan
1—200

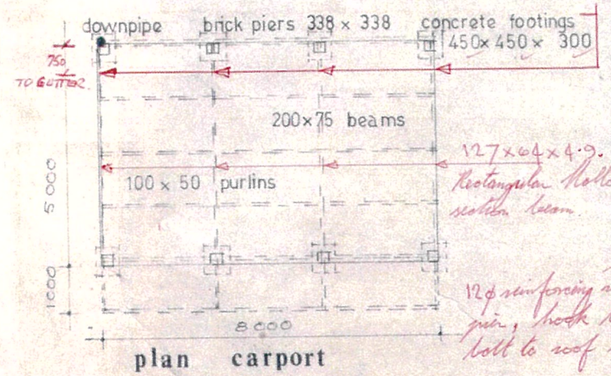
Proposed change of use
Short term accommodation



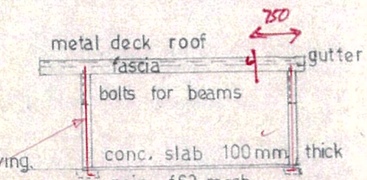
plan – ground floor



plan – 1st. floor



plan carport



elevation

STEEL BEAMS TO BOUNDARY — NOT TIMBER

150x75 timber beams continuous over two spans.

200x75 timber beams continuous over two spans

Proposed residence for Mr & Mrs. P. Northwood
Lot 263 Enfield St. Victoria Park
scale 1—100
29 MAR 1979
1

11.2 Appendix 2 – 35 Enfield Street, Revised Management Plan Dated 25 September 2018

Our Ref: 18-002

22 October 2018

Chief Executive Officer
Town of Victoria Park
Victoria Park WA 6151

Attention: Natalie Martin-Goode, Chief Planner, Planning Services.

Dear Natalie,

Further Information Request.

Development Application- Change of Use, Short Term Accommodation, 35 Enfield Street, Lathlain WA 6100

Please find enclosed an application for planning approval for Short Term Accommodation as the above-mentioned property address.

Please find enclosed:

1. Revised Management Statement address issues of Hygiene and Comfort, Property Management and Health and Safety

Should you require any further information or clarification in relation to this matter, please contact Ross Jutras-Minett on 0403 577 422.

Yours faithfully



Ross Jutras-Minett
Director

Short Term Accommodation Management Plan

1.0 Introduction

This Short-Term Accommodation Management Plan seeks to manager the amenity of **35 Enfield Street, Lathlain**, and conform with the Town of Victoria Park Local Planning Policy 31 Specialised forms of accommodation other than dwellings.

This Management Plan will establish acceptable standard of behaviour for guests and visitors to minimise any adverse impact on the owner, neighbours, residents and the Town of Victoria Park.

It is envisaged that guests will be obtained via established supporting organisations such as real estate agents, relocation managers, and short stay accommodation providers such as Airbnb and Stayz) In the case of real estate professionals, guest will be also subject to the Residential Tenancies Act (1987) and the Real Estate and Business Agents Act (1978)

The owners reserve the right to let this property for short stays of less than 3 months duration.

2.0 Check In

Check in time is 2pm onwards daily.

3.0 Check Out

Check out time is by 11am on the day of departure, unless other arrangements made with the residence manager.

4.0 Complaints Management

Complaints are best resolved at the neighbour level. Guests and visitors will be encouraged to male complaint directly to the owner. This shall be recorded, and a time frame given for resolution or action in the direction of resolution.

Every effort will be made to resolve a conflict and a solution in writing, will be offered in an agreed timeframe. If the complainant Is not satisfied they will be referred to an appropriate body.

A register of complaints will be maintained by the owner and available for inspection by an authorised Council officer.

A copy of this Management Plan will be made available to neighbours. Neighbours will also be provided with the contact details of the Manager and owner.

5.0 Use of Premises

The property will be rented as a residence to a maximum of 6 occupants for periods of less than 3 months. The number of proposed bedrooms is 3 for short term stay of 3 months or less. Two bathrooms are available for guests.

6.0 On-Site Register

A register of all occupants will be kept by the Manager, available for inspection by an authorised Council Officer, and shall contain:

- The full names and usual place of residents of all occupants.
- The date of arrival and departure of the occupants.

7.0 Maintenance

Maintenance refers to both building maintenance and care of the gardens. Maintenance will be managed by the owner. Maintenance will be preferably being performed at a time between occupancy unless It is urgent and requires attendance at time of occupancy.

Professionals will be engaged to attend during normal business hours to minimise disruptions to neighbours.

8.0 Guest Guide

A guide shall be prepared for guests and kept in a folder on premises indicating the following information

- Manager and contact details
- Code of Conduct
- Wi-Fi Device name and password
- Key lockbox code
- TV Information
- Air Conditioner operation
- Location of the first aid kit
- Extra towels and sheets
- Hot water systems operation

- Rubbish bin location
- Check in time
- Check out time
- Local restaurant and shopping
- Local parks and recreation services
- Other major attractions
- Important contact numbers
- Any other information as required.

9.0 Managers Guide

A guide shall be prepared for the manager and kept in a folder by the manager, documenting tasks and processes for the following:

- General hosting (Including liaisons with clients, providers and Local Government)
- Cleaning information between occupants
- Laundry requirements
- Garden preventative maintenance
- Building preventative maintenance

10.0 Code of Conduct for Guests and Visitors

This Code of Conduct is provided at the property to ensure that guests and visitors know and comply with specific behaviour governing their permission to enter and occupy the property. The Code of Conduct will be displayed in a conspicuous place in the property, so it can be easily viewed by guests and visitors.

10.1 General Principles

Short term Accommodation is a unique experience and the guiding principles of this Code of Conduct are:

- Treat this is as your homes.
- Treat it is as your own.
- Respect your neighbours.
- Leave it as you find it.

10.2 General Requirements

- Guests and visitors must comply with this Code of Conduct and instructions from the Manager during their stay;
- Guests must notify the Manager of any disputes or complaints from neighbours as soon as practicable.

10.3 Noise and Residential Amenity

- Guests and visitors must note create noise which is offensive to occupiers of neighbouring properties especially between 10pm and 7am Monday to Saturday and 10pm – 9am on Sunday and public holidays, during arrival, and during departure, and at any time throughout the occupancy.
- Offensive noise is prohibited and may result in termination of permission to occupy the property, eviction, loss of rental paid and extra charges for security and other expenses, which may be deducted from security deposit or bonda under the terms and conditions.
- Guests and visitors must not engage in any anti- social behavior and must minimize their impact upon the residential amenity of neighbours and local community.

10.4 Visitors

- No visitors or guests other than those who booked to stay at the property can stay in the property without first obtaining the managers approval.
- Guests are responsible for visitors
- Guest are responsible for ensuring that visitors comply with this Code of Conduct.

10.5 Gathering or Functions

- This property is not a "party house" an any such activities are strictly prohibited.
- Any gathering, celebration or entertainment permitted at the property must not conflict with the residential amenity and must comply with all other requirements.

10.6 Parking

- Guests and visitors are to comply with parking regulations and other requirements set out below and show consideration to neighbours and other vehicles.
- Parking arrangements on the property are restricted to the single carport (1 vehicles) and the double width driveway on the property with a total of 4 vehicles being able to be parked on-site.

10.7 Garbage and Recycling

- Rubbish and recycled goods are to be disposed in accordance with the usual practice at the property in the allocated bins, and excess rubbish must not be left in a public area.
- Rubbish and recycling arrangements at the property are a green top wheelie bin for general rubbish and yellow top wheelie bin for recycled goods as per the Town of Victoria Park Guidelines.
- Rubbish is collected every Monday Morning. Please assist by placing bins on the verge for collection and return them on the same say to the allocated place on the property after they are emptied.

10.8 Security

- Whenever you are absent from the property, close and lock all windows and doors to maintain security and prevent rain and water damage.
- At all other times, secure doors and windows, as required
- The mains electricity RCD's (Residual Current Devices) are in the property's meter box.

10.9 Outdoor Areas

- Guests are to respect the privacy of neighbours when utilising outdoor areas.

10.10 Smoking

- Smoking is not permitted within the residence.

10.11 Pets

- Pets are only permitted by permission of the manager.

10.12 Motorbikes and Bicycles

- Motorbikes and bikes are not permitted to be inside the residence.

10.13 BBQ

- Where BBQ is provided ensure that all controls are turned off when not in use.
- The BBQ is to be cleaned after use.

10.14 Damages and Breakages

- Damages and breakages must be reported to the Manager.

10.15 Compliance

- Breach of this Code of Conduct is a breach of: The Terms and Conditions of contract, and permission for occupancy of the property.
- The owner and Manager reserve the right, in accordance with the law, to terminate the permission to occupy and to evict from the property, guests or visitors who refuse to follow the Code of Conduct or who cause a nuisance.

10.16 Health and Safety

- The property is fitted with RCD and Smoke Alarms
- There is a fire blanket in the kitchen within arms reach of the gas stove.
- Owners will have a register of all guests with phone numbers in case of emergency

10.17 Hygiene and Comfort

- All food storage and preparation are in the kitchen and dining area only. A kitchen garbage bin is provided with a extra garbage bin liners available for guests.
- The bathroom is provided with a lined garbage bin.
- The house is cleaned thoroughly at the end of each guest's stay.
- There is a washing machine, clothes line and pegs available.
- Linen and towels are cleaned by the owners to ensure consistency

- The house has an evaporative air conditioning unit which services all living rooms and bedrooms.

10.18 Management of the Property

- Who will be specifically managing the property. (Easy Home Rentals www.easyhomerentals.com.au) I am advised at the time of this publication that the specific property manager will be Phoebe Ho, and her number is 0439 724 888
- The property manager and agency are based in Bassendean and can be at the premises generally within 15 minutes of any complaint. The property manager will be available at all hours to attend to any complaints.
- Details can be made available to both guests and neighbours.

Should you require any further information or clarification in relation to this matter, please contact Ross Jutras-Minett on 0403 577 422. (Town Planning Consultant)

Yours faithfully



Ross Jutras-Minett
Director

Property Managers

Easy Home Rentals
Prak Sangthong
Director of Sales
+61402 149 626
www.easyhomesrentals.com.au
Maximising Returns, Minimizing Stress

11.3 Appendix 1 – Perth Royals

Appendix 1 – Public Submissions Received.

For:	I have no objections to the change a great club also great members who are very considerate of residents & keep the grounds clean every time they play.
Against	Would you like to live next door to what is basically an open air pub? Would you like to have your children play in a playground meters away from a venue full of men getting drunk? Would you like to find cans and bottles strewn all along your street and have to pick them up? Would you like your small children (as our are) having to listen to large groups of aggressive men screaming the F word and the C word every time there is a football match being payed? This gets worse with drink on board.
	Could you please check your compliant log, and that of the Dept. Gaming and Licensing for noncompliance under the currently held licence by the Perth Royals Football Club? May I suggest that any record of noncompliance would indicate inadequate self regulation on the part of the Club and thus suggest that renewal and particularly extension of trading is not warranted. If longer trading hours than those currently allowed are required by the Club for fund raising activities, the Club should apply for one-off trading licenses for these activities. The Football club is a sporting organisation, I believe the current terms of the License held is adequate. The Police Department has been responsive to calls for afterhours disturbances in the Lee Reserve. While these disturbances have not necessarily been caused by the Club members, licensed longer periods of drinking time, will increase the numbers gathered which in turn would increase the risk of such disturbances occurring, causing strain on Police services. In considering this application, the Council should perhaps also take into account the license terms for the Perth Football Club in Bishopsgate Street. The overall risks of selling alcohol to members of two sporting organisations within a 500m radius should be considered as a “package” for home owners and residents of Lathlain. May I request that after the application has been considered and decided that the Council write again to Owners and Occupiers informing us of its final decision and advising us of the proper processes for registering occasions of non compliance

	Dear Mr Mayor, Deputy Mayor and Councillors, Shortly you will asked to take a vote concerning the granting of an Extended Trading Permit for the Perth Royals Football (soccer) Club. Our joint notice of opposition has already been lodged with the Town's Principal Environmental Health Officer so this email is likely to pre-empt his final report to you. My apologies if it has. I am emailing you all now as I was told it is permissible to lobby the Council Members about a matter such as this. I am speaking for 15 residents who are within the 60 metre radius criteria set out in the Town's Health Policy HLTH3 for matters such as this. A 16th person joined our opposition but the nature of their employment precluded them from being able to sign the notice. Three residents outside of the 60 metre radius voiced their opinions via anonymous notes left in my letterbox. All three notes were derogatory and made personal attacks on my character. One in particular was quite vicious and insulting. All three heavily " hung their hats" on being long-term residents during these attacks on me. I would say nothing but if they are going to boast of residency and local knowledge then, I have to add my comments. I am 71 years old and began living in Midgley Street when I was 4 years of age. We were WW2 refugees and initially lived in a caravan until we could afford to start building a house. The reserve and land on the opposite side of Midgley Street was all still bush. It is true to say that I have lived here for much of my life and know well the history and nature of this location. What was written in these notes, when coupled with local knowledge, easily identifies the authors of the notes as being those from further along Midgley Street, outside of the 60 metre radius, who have a vested interest in the Club as current and former office holders. I could easily put names on the notes but it is not needed. In the interest of peace I will not be doing anything with the notes or the contents. I would encourage you each, if at all possible, to please visit the building that the Club uses to see for yourselves how close it is to the affected residents within the 60 metre radius and how unsuitable it is for a licenced venue, especially in the evening into the night. In case this is not possible I have attached some photographs showing how open the building frontage is to the reserve. How close it is to; and also how open the ground, is to those who are most affected by the

	Club's activities and how close the children's playground is to the building. We are not at all opposed to the club being licenced and value the sporting contribution to the area as well as the colour it brings on match days. We are however opposed to the club be able to use its privilege of being licenced over our common-law right to quiet and peaceful enjoyment, especially in the evening into the night. And, we are very strongly opposed to any increase of this capability through an extension of the club being able to trade for more hours and months of the year. As the hours and months currently stand the Club and Town could easily take initiatives to mitigate the Club's existing noise and behaviour issues. Some suggestion that could be initiated and/or be enforced, if necessary, using the Town's Terms of Hire rules for its buildings. • Any club activity after 6.30pm could be held only inside the building itself. • Members attending for evening into night time activity could park their cars on the verges opposite 47, 51 and 53 Midgley Street (these being club office holders and the like). • Quickly wind up activities and the end of its existing licence hours. • Institute a written code of conduct regarding noise etc so as to not cause undue noise and disturbance to nearby residents. • Notify nearby residents by letter drop of any upcoming special function. • Define the boundary for drinking etc. • Fully enclose to the roofline the open parts of the covered area on the Midgley and Streatley Roads sides. This would mitigate noise and also protect any children using the play area from alcohol and smoking activity. Fairness and equity is all we are expecting but if there is to be any favouring in this matter then as residents and not visitors to the area we asking for this favour.
	We do not support the application for the extended trading hours for the Perth Royals. I believe that most of the saga below (for which I am still awaiting a response) is because of the way the soccer people behave in our street. From parking illegally to leaving cars abandoned when drunk. Their actions have now directly affected our day to day amenity and giving them more time to drink will not be helping us.

TOWN OF VICTORIA PARK

File No. LAW/6/0001-05
Xref No.

To Whom It May Concern
Shire/Council/Police
Victoria Park

17 AUG 2018

BLP ☐ RLP ☐
CLP ☐ CEO ☐
FLBLP ☐ HR ☐
FIN ☐ RAN ☐ PLN ☐ NE ☐
RAT ☐ EH ☐ BLD ☐
☐ _____ DOC No. _____

I found this letter in my post box a few days ago & screwed it up thinking it was "junk". However I was approached by a resident who asked if I was going to sign a petition about the Liquor Licence times at the Royals Soccer Club. I then retrieved the letter which I have attached together with a copy of my reply.
I apologise for not replying to your letter regarding this matter & wish to state I have no objections whatsoever, nor have I in the 47 years living on Midgley St had any problems of any sort from the Club rooms or the Members. Yes, there is the odd occasion when one hears loud voices & laughter but the soccer season is only for a few months & being cold & wet I very rarely

sit outside of an evening during training nights to hear any noise. On weekends I look forward to having people around & any noise is welcomed.

I therefore have no objections to the hours of use of the Club being extended.

I certainly object to this residents requesting other residents to sign such a trivial petition & have suggested they erect a thick bush/fence or move from the area of a Sporting Oval.

Perth Royals Football Club Extended Liquor Trading Permit Application
Privileged Document

Dear Neighbourhood Residents,

The Shire tells us that all houses surrounding the reserve have received a letter asking for comments about the club being allowed to extend its liquor licence to until 10 pm on Tuesday, Wednesday and Sunday during the hotter summer months of January until March each year and as of last Friday had received very few responses hence our letter asking for your support.

We are told that the Club's licence (for up to 90 people) currently runs from 6.30pm until 8pm on Tuesday and Wednesday and between 11.30am until 5pm on Sunday for these months

If the club gets an extension it will effectively mean that the club can then consume liquor and potentially start to have, after training and on match days, longer drinking times and also hold any other functions they may want to have up until 10pm on 3 nights of the week for nine months of the year.

For Wednesdays and Thursday they are seeking to start trading at 6.30pm until 10pm and on Sundays, from 11.30am right through until 10pm. This does not include the usual last drinks time.

On Sundays it will mean the club will then be able to sell and consume alcohol for 10.5 hours on 40 out of 52 Sundays of the year. This is effectively the whole day right from the late morning, through the afternoon and late into the night and leaves just 12 Sundays out of the 52 of the whole year free of any alcohol related activity on the public reserve.

The club originally applied for a liquor licence in April of 2016 and residents were given an opportunity to comment on it back then.

We live on Midgley Street around 50 metres directly across open ground from the club to our house. We were concerned about what this would mean for us not only personally, with regard to losing our peace and quiet, but also from a property location and value/resale point of view.

We wanted to be fair and reasonable so instead of opposing the application we visited one of the licence applicants (who lives in Midgley St) asking him what the club was trying to achieve.

He told us that a licence was being sought in order "to stop people from bringing their own drinks and from drinking all around the reserve," he also told us that, " it would only be used to have a few quiet beers after training and on match days and once a year for a quiz night to help raise funds."

We discussed with him our concerns about noise and possible behaviour issues that might come out of the club being licenced and he gave us assurances that any drinking would "only be allowed inside the building." He also gave us his mobile number agreeing that "if there is ever any noise or other problems just call me and I will fix it"

We took him at his word and on the basis of his assurances we did not oppose the clubs application.

The licence was granted and since that time we have experienced many evenings of noisy, rowdy and boisterous behaviours going on late into the night with lots of shouting, swearing and crashing of bottles being tossed into bins. Incidents like this happen mostly during the longer days of the summer months but also at times and to a much lesser degree in the cooler months.

Drinking is always outside the building with the people sitting or standing around in groups. And, apart from the noise and rowdy behaviours on two occasions when things were really getting out of hand the licensee has been called. Once he said he would go across and stop what was happening

but he didn't and the second time his phone was not answered. Both of these times the police were called but could not attend due to workload even though a fight was happening and damage was being done to a car on the verge. At physical risk to ourselves we photographed this and forwarded the pictures to the Shire Offices.

In effect, none of the assurances the licensee gave us has proven to be been true.

We are also advised that both Liquor and Gaming as well as Shire officers have also spoken to the club about noise, associated nuisance behaviours and also about the club continuing past the hours they are supposed to.

Now to be very fair, on many nights, but mostly only in the colder months, the people have in fact done just as was said, had a few beers and then quietly left, which we have no problem with and do not begrudge. But on many other nights and way too often to be acceptable they have become increasingly very loud, boisterous and rowdy. This as rule will then carry on past the hours they are allowed to trade as they wind down and then they take their behaviours onto the verge area at the front of our house where they always seem to like parking their cars and have goodbye conversations. This invariably causes stress and keeps us awake or awakens us from being asleep.

Because of all this we now find ourselves (and not at all enjoying it) having to oppose the club's new application in order to not only try and protect our peace and quiet at night, but, also because we do not see how the club being able to trade past the hours they currently have is in keeping with the demographics or residential nature of this area, nor is it fair and reasonable to those like us who live close by for trading to go past 8pm at any time on any day, but especially on 40 Sundays during any time of the year. Sunday is still to many including us, traditionally and culturally a rest and a day of peace. We would suggest that the existing 5pm cut off time, or 6pm at the latest, in this environment and location, on the public reserve is sufficient all year round for a Sunday and that during the week 8pm is also more than sufficient and should not all be extended.

What has been happening to date proves that if the club is granted extra hours, in these warmer months things will only become worse and more often. The club has had many months to try and manage noise and behaviours but nothing has been done.

Prior to the club being licenced we cannot, apart from normal crowd and player noise from training and match days, recall any disturbances, nuisance or any other alcohol-related issues.

We are aware that because of physical barriers, house locations and distance many around the reserve may not be experiencing issues to the same degree as us but the club being licenced for late at night is not in keeping with, is damaging to the peaceful enjoyment and the reputation of this area, so, If you have not already lodged your comments with the Shire, we would like to ask you to join us in opposing the club's current application by either lodging your own opposition or by putting your name on a petition that we will draft and bring to you. The comments close on the 20th of August so we will be drafting a notice/petition and bring it to those of you who would like to oppose the application by a petition starting on Friday of this week and also over the coming weekend.

[redacted]

11.3 Appendix 2 – Perth Royals

Perth Royals Football Club (inc)

In response to concerns from residents to our application to extend our liquor licence in the months of January to March.

We have been at Lee Reserve for 39 years and have had a good relationship in general with residents and other park users. We do not want to affect the amenity of anybody in this area. We have received very few complaints with regard to our operations and many residents enjoy the games on a Sunday.

We have a current Club Restricted Licence that restricts our hours of trading from January To March to 6.30-8pm on Tuesdays and Thursdays and from 11.30 to 5pm on Sundays

The main reason for our application is that the current licenced hours for the period January to March do not work as training is from 6.30 – 8.00pm and any preseason matches on a Sunday are likely to finish around 4.45pm.

This time of the year we are bringing in new members to the club so it is important for us to be able to socialize and also do the required administration after training and also on Sundays.

The new hours requested will bring us into line with the trading hours we already have from April-September.

Consultation submissions	
Comments Received	**Perth Royals' responses**
Submission 1 Objected	
• Concerns raised regarding balancing and being fair with how much they are affected by noise and nuisance behaviours throughout the year. • Concerned that most problems happen at night and warmer months. • Concern that the Club being granted the original liquor licence has changed the continuing night time peace and enjoyment of their homes which are closest to the building. • Concerns that the licensee fails to attend an anti- social behaviour and fighting and as a result the police were called • Concerns that partying go past 9pm, when the licensing hours for that day is 8pm. • Concerned that since the club became licensed, the Town's staff had received numerous complaints and have been the responders to the complaints. Complaints have also been made to Liquor and Gaming. • Concerned that the Town's building which the club uses is four metres from the rear boundary of the abutting house along Gallipoli Street. There is a group of five aged person's units. • Concerned that the Town's building which the club uses has public toilet/shower room on its north western corner end and a second one on its southern western corner. This is always locked but the former is not. It is used by anyone who needs it. There is a gated but unlocked playground/sandpit area 7 metres	The club does all it can to limit noise and do not want to ruin the amenity of this nice area for residents. We have a licence to 10pm from April to September but rarely are we at the premises after 9pm on training nights and are always packed up before 7pm on Sundays. There has been little change due to the liquor licence. There has been no fighting or anti-social behaviour and the police have not been called on any occasion. There is no partying on training nights and we have council consent to be at the premises until 10pm. Even if we are not serving alcohol after 8pm There has only been a couple of complaints to council from 1 resident the club has dealt with those issues and have also satisfied liquor and gaming and the police liquor squad that there are no issues with our operations. Issues with the Town's building are an issue for the Town of Victoria Park. The layout of the building is an issue for the council and not the club. The playground next to the licenced area is used by many children of our members as well as the public on match days, so we are very aware of the need to have a code of conduct for

from the paved area where the club members/visitors gather. This places any children who might be there subject to the club's drinking, smoking or language that occurs. • Concerned that the Town's building which the club uses has all the rooms along the front of the building facing the south east. The roof projects past the building, fully covering the paved area where all the drinking happens. The paved area is open on three sides. The building being open this way does not contain any club noise. The houses most affected by noise and the like are along Midgley and Streatley Roads and are only 20 and 60 metres across clear open ground. In the absence of any physical barrier, in the quite of night time, any noise coming from the building becomes very amplified and intrusive to these residents. • Concerns raised regarding the club. It has had almost two years of licensed liquor trading. In that time, it has had repeated complaints from residents and then subsequent contact from the Town as well as from Liquor and Gaming. If it were managing its license correctly and also honouring the Town's Seasonal Hire Agreement (sec 16 of the agreement. "(*Seasonal hiring clubs are required to minimise nuisance, unreasonable noise and disturbance to local residents arising from any club activities by players, spectators and visitors)".* • Concerns that it would be reasonable to expect the club to have tried to find ways so as not to continue to cause undue offence, disturbances or annoyance to local residents, but it has done nothing nor made any improvements. The club has been loose with keeping to the existing liquor hours and	members related to Alcohol, Smoking and language around that area. Liquor and Gaming had no issue with the playground being next to the licenced area. The building is issue for council not the club. We have been at this park for 39 years and have had only 2 complaints regarding noise in all that time. The house 20 metres away was approved by council with the knowledge that club was there. There have been only 2 official complaints from the same resident and both times we satisfied liquor and gaming and the council that we have put measures in place so that these issues do not arise again. We have always traded as per our liquor licence and take responsible service of alcohol very seriously. We have also obtained one of extended trading permits for other days and times that are not covered by our existing licence. The council has also

days that it is allowed to trade and its members have never shown concern or ever been seen to make efforts to as not to cause nuisance or disturbance with their personal behaviour either at the building or when leaving to their cars at night.	given us permission to trade at these other times.
• Concerns raised in regards to the club's current licensed hours of 6.30pm until 8pm on Tuesday and Thursday and from 11.30am until 5pm on Sundays between January and March of each year is already the period for the noise and behaviour that cause offence, annoyance and disturbances to those of us who live close by. During this period, we do not want to see any extension of these hours on any day.	Extending the hours on Tuesday, Thursday and Sunday's from January to March is required by the club because training is from 6.30-8pm and therefore the existing hours do not work for us to bring in new members to socialise and do membership and registration functions.
• Concerns raised regarding Sunday being a traditionally and culturally a day of rest and peace and for some of us also a day of faith. Therefore, the club being able to sell and consume alcohol until 10pm at night on Sunday is especially and strongly opposed.	The club may have a licence to 10pm on Sunday's but all of the last 2 seasons we have locked up and left by 7pm on a Sunday. Our original application only requested to trade to 8pm on Sunday but the licence was issued with 10pm.
• In this quiet residential area, the club already has almost exclusive access to the public reserve from 11.30am until 10pm for 6 months on 25 Sundays of the year and then from 11.30am until 5pm on Sundays for another 3 months of the year. This is already more than reasonable and clearly favours the club.	There are many sporting grounds in the town that are used all year round. We do use the park for 8-9 months of the year but on many of those weeks we only use one pitch, therefore half of the park is still available for public use.
• Concerns raised in regards to a situation that if the club is granted its application to trade from11.30am until 10pm on Sunday between January until September each year it will mean that the club has full use of 40 out of 52 Sundays of the year, throughout the whole day, and then late into the night on each of those Sundays. This leaves just 12 Sunday nights where no alcohol is	We already have a licence for 9 months of the year that was approved by council and liquor and gaming. We have also already stated there is no late-night drinking on Sundays.

being sold and consumed late into the night. This would be unreasonable, it would lack equity and would just be grossly unfair to us who live close closest to the building. • There was a proposal that the club can at any time apply to Liquor and Gaming and obtain a permit to trade for a function that is outside of its normal days or hours. • Concerns raised about Public Interest as a poorly defined concept. • Concerns raised that allowing this application will take away the last few months of quiet and peaceful enjoyment of their homes at night time.	We are able to request a extended trading permit to trade outside our normal days and hours only after we get approval from the council. It is in the public interest for clubs to remain financially viable so they can continue to provide a healthy outdoor recreation for all at the lowest cost
Submission 2: Objected	
• Concerns raised in regards to illegal parking, abandoned cars and drunkenness. • Concerns raised regarding the actions of the club users that has directly affected their day to day amenity and giving them more time to drink will not be helping them.	There is no illegal parking by members of the club. We are committed to the responsible service of alcohol and as per our licence we do not continue to serve anyone that shows any signs of intoxication.
Submission 3: Objected	
• Submitter wanted the Town's staff to check the Town's complaints database and that of Department of Liquor and Gaming under the currently held license of Perth Royals Foot Ball Club.	We have had no official noncompliance registered on our licence from liquor and gaming. Any issues have been dealt with the council and the club will ensure they do not happen again.

• Submitter commented that any record of non-compliance would indicate inadequate self-regulation on the part of the Club and thus suggest that renewal and particularly extension of trading is not warranted • Submitter suggested that if longer trading hours than those currently allowed are required by the Club for fund raising activities, the Club should apply for one-off trading licenses for these activities. • Concerns raised regarding disturbances in the Park where Police were called. Submitter said, "while these disturbances have not necessarily been caused by the Club members, licensed longer periods of drinking time, will increase the numbers gathered which in turn would increase the risk of such disturbances occurring, causing strain on Police services". • Concerns raised that Council should take into account the license terms for the Perth Football Club. The overall risks of selling alcohol to members of two sporting organisations within a 500m radius should be considered as a "package" for home owners and residents of Lathlain. • Submitter wanted to ensure that after the application had been considered and decided that the Council write again to Owners and Occupiers informing them of its final decision and advising them of the proper processes for registering occasions of non-compliance.	We do apply for one of extended trading permits for fund raising such as our annual quiz night The police have never been called due to any actions by club members. The police liquor squad did come for a check on one Sunday and could see no issues that needed attention. The council had a lot of input into our original application and they gave us both planning and health department approval. This is an issue for council.
Submission 4: Objected	
The fourth submitter raised concerns by posing four questions;	

• The submitter asked whether we would you like to live next door to what is basically an open air pub. • Submitters asked whether we would like to have our children play in a playground meters away from a venue full of men getting drunk. • Submitters asked whether we would like to find cans and bottles strewn all along your street and have to pick them up. • Submitters asked whether we would like our small children having to listen to large groups of aggressive men screaming the F word and the C word every time there is a football match being payed.	The club has a licenced area that extends out on to the verandah and 5 metres onto the grass. Both approved by council and Liquor and Gaming. This council has never had an issue with the club regarding litter as we tend to clean up all litter around the ground as well as dog faeces

11.4 Appendix 1 – 295-299 Albany Highway, Development Plans



LOCATION PLAN

NOT TO SCALE

DRAWING LIST

1- LOCATION PLAN
2- SITE PLAN - STRATA PLAN
3- EXISTING FLOOR PLAN - ELEV - PHOTOS
4- PROPOSED FLOOR PLAN - ELEV - DETAILS

Revision History

Issue Name	Drawn	Date

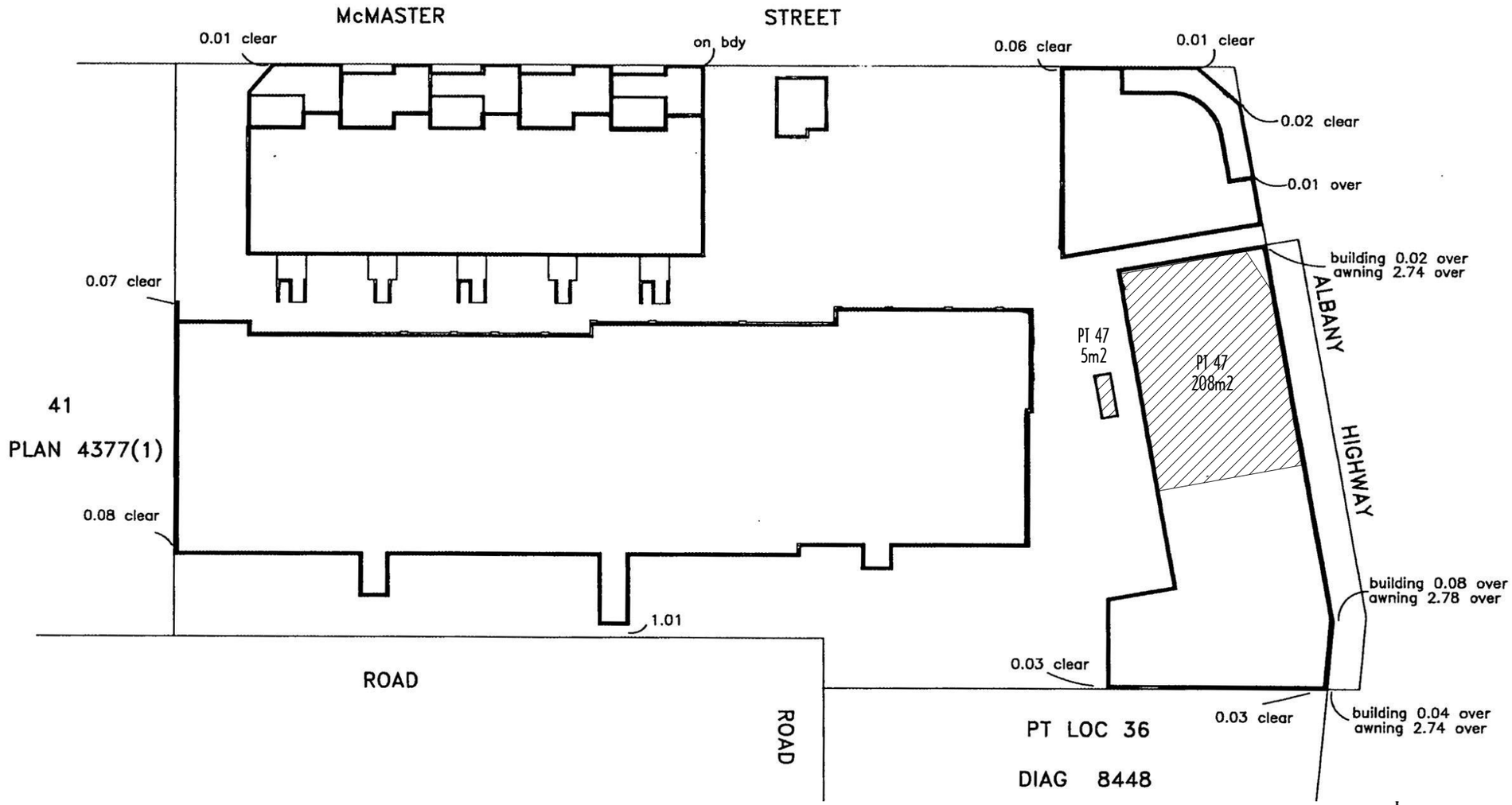
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DO NOT SCALE FROM THIS DRAWINGS. All dimensions to be checked prior to start the works
ALL DIMENSIONS IN MILIMETERS

VR-ARRIVAL		Sheet Title: **LOCATION PLAN**	
Project Address: **295 Albany Hwy, Victoria Park WA, 6100**	Client: **Andrew Lyttle**		Project #: **19-023**
	Design: **J.Z.**	Date: **20-Sep-18**	North
	Drawn: **J.Z.**	Page #: **1 of 04**	
	Checked: **J.Z.**	Scale: **in A3**	

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FUGRO SURVEY
18 PROWSE STREET
WEST PERTH W.A. 6005
TEL 9322 4955
FAX 9322 1775
PLAN No LS/10374-2

SITE PLAN

LOCATION PLAN

(SCALE 1:400)

STRATA/SURVEY STRATA PLAN

STRATA PLAN 34199

NOTE: THIS IS AN EXTRACT OF THE STRATA PLAN 34199 FROM LANDGATE DATED 17-03-98. REFER TO THE COMPLETE DOCUMENT FOR FURTHER INFORMATION.

Revision History

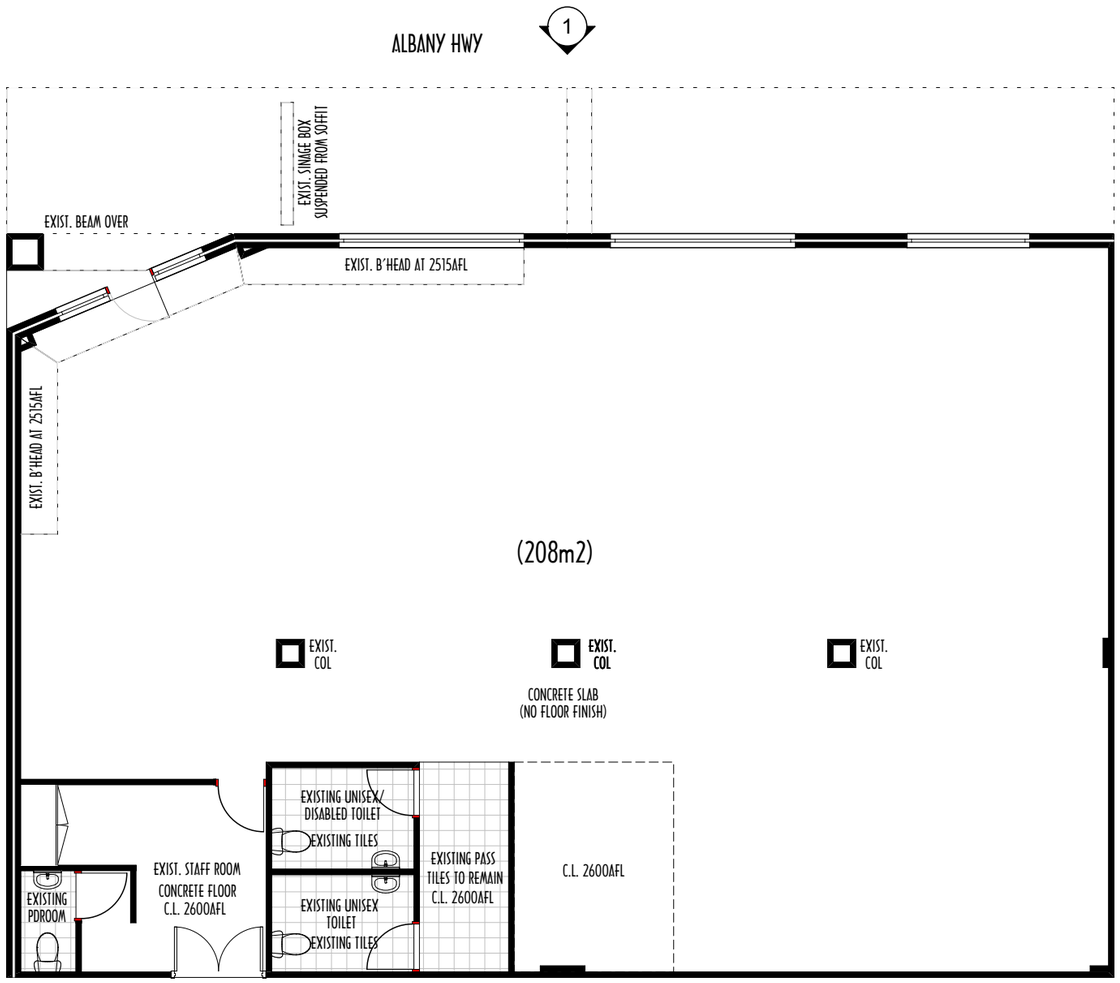
Issue Name	Drawn	Date

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Phone: +61 0452 542 026

VR-ARRIVAL		Sheet Title	**SITE PLAN**
Project Address **295 Albany Hwy** **Victoria Park WA, 6100**		Client **Andrew Lyttle**	Project # **19-023**
		Design **J.Z.**	Date **20-Sep-18**
DO NOT SCALE FROM THIS DRAWINGS. All dimensions to be checked prior to start the works ALL DIMENSIONS IN MILIMETERS		Drawn **J.Z.**	Page # **2 of 04**
		Checked **J.Z.**	Scale **1:400in A3**

North

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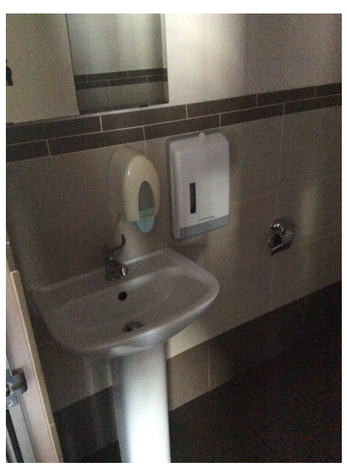
EXISTING PLAN

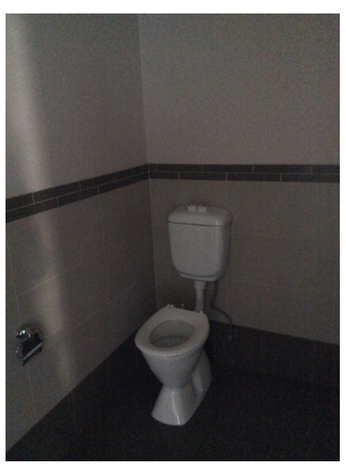
SCALE:: 1:100



EXISTING ELEVATION 1

SCALE: 1:100











PHOTOS EXIST. CONDITION

PHOTOS TAKEN 18-09-2018

Revision History

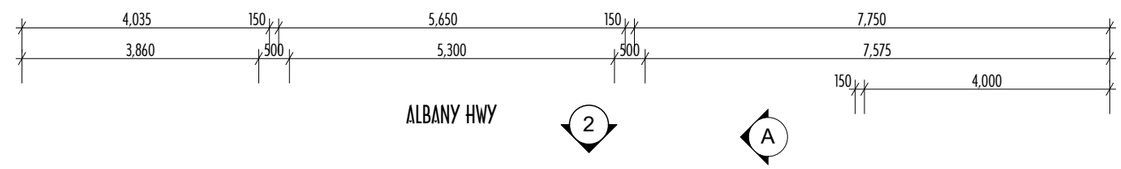
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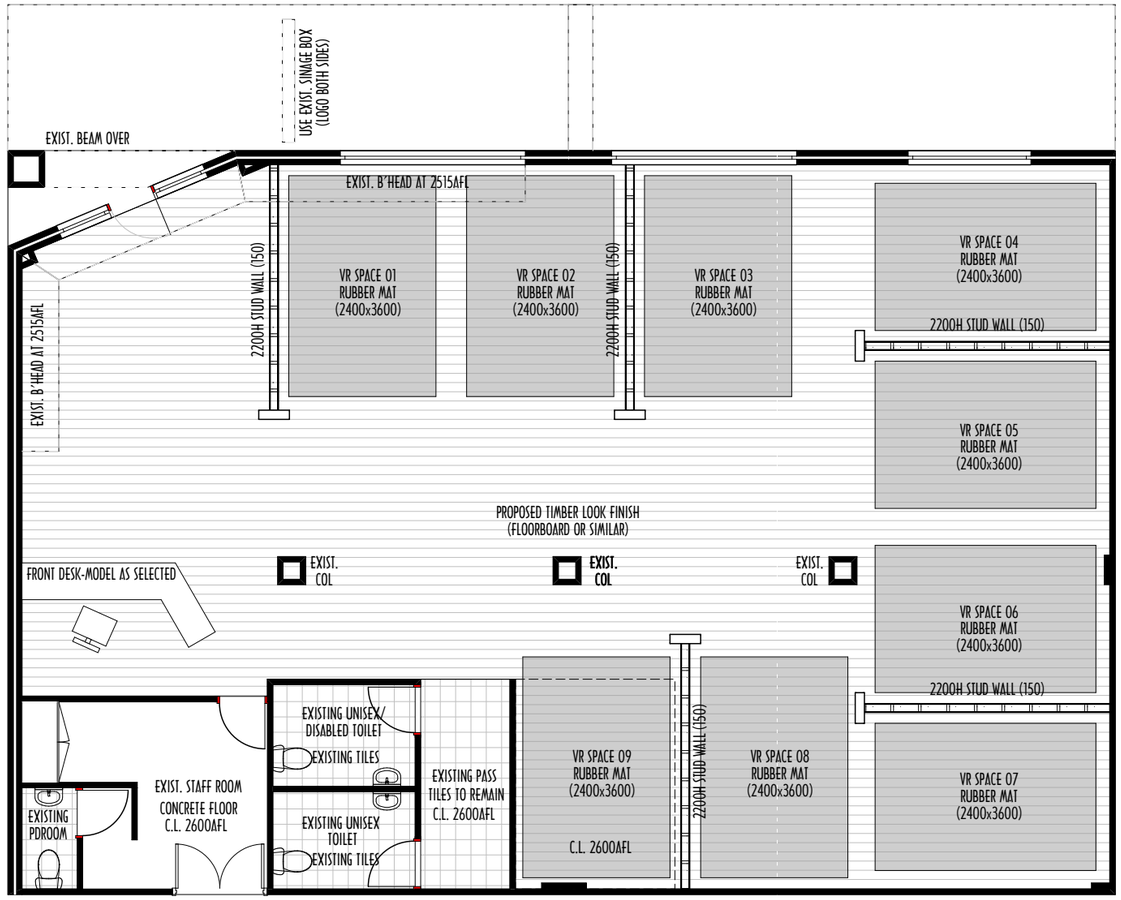
TEPUY DESIGN
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	VR-ARRIVAL
Project Address	295 Albany Hwy Victoria Park WA, 6100
Sheet Title	EXISTING PLAN
Client	Andrew Lyttle
Project #	19-023
Design	J.Z.
Date	20-Sep-18
Drawn	J.Z.
Page #	3 of 04
Checked	J.Z.
Scale	1:100in A3
North	

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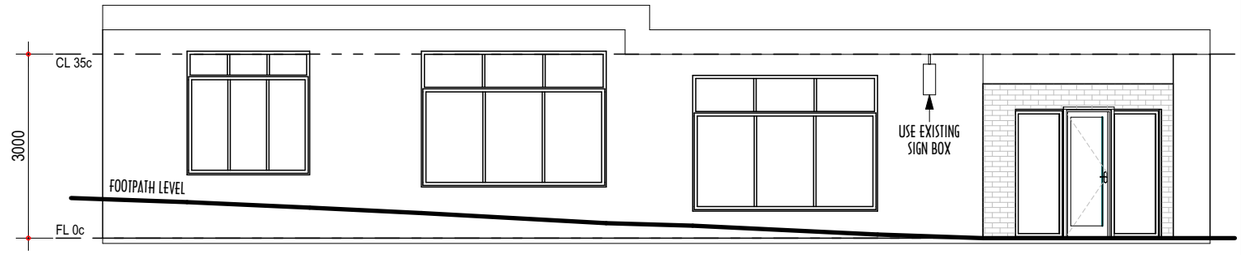
NOTES:
-NO ALTERATIONS TO EXISTING STAFF ROOM, AND TOILETS AREA
-CEILING TO BE PAINTED (COLOUR AS SELECTED). ALL FITTINGS TO REMAIN AS IS.
-AIR CONDITIONED SYSTEM TO REMAIN AS IS.
-INTERNAL WALLS TO BE PAINTED (COLOUR AS SELECTED) ACCORDING TO CORPORATE IMAGE.
-NEW FLOOR FINISH TO MAIN SPACE (FLOORBOARD OR SIMILAR). EXISTING PIPES TO BE CAPPED.
-MAIN SPACE TO REMAIN AS OPEN SPACE. PROPOSED PARTITIONS FOR VR SPACES TO BE 2200H
-PROPOSED PARTITIONS TO BE STUD FRAME WALLS ATTACHED TO THE FLOOR. REFER TO DETAIL ON THIS SHEET

FLOOR PLAN-ELEV-SECT
SCALE:: 1:100

A

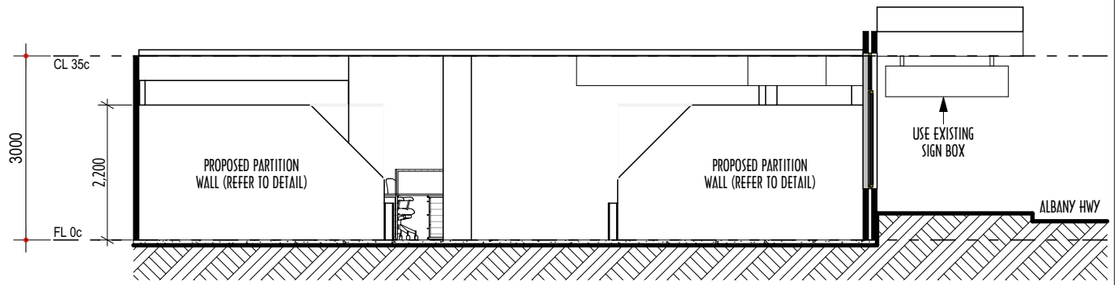
Revision History

Issue Name	Drawn	Date

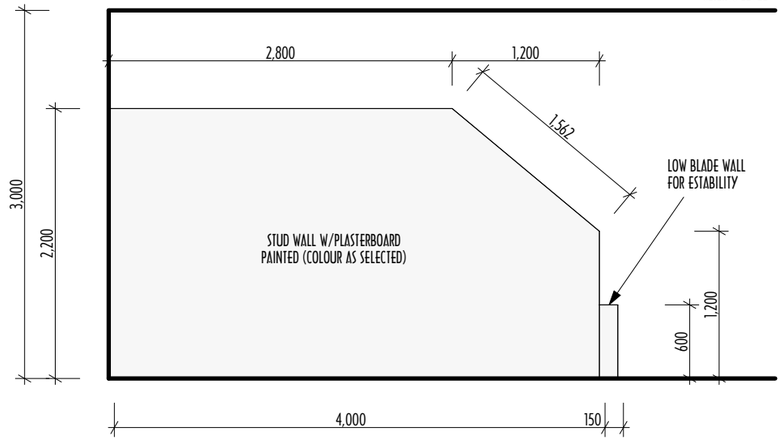


ELEVATION 2
SCALE: 1:100

NOTE: NO ALTERATIONS TO THE FRONT FACADE



SECTION A-A
SCALE: 1:100



NOTE: PROVIDE INTERNAL NOGGINGS AND REINFORCEMENT ACCORDING TO VR EQUIPMENT SET UP AND FIXINGS. INSTALLER TO CONFIRM PRIOR TO START THE WORKS

PARTITION WALL DETAIL
SCALE:: 1:150

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VR-ARRIVAL		Sheet Title: **FLOOR PLAN-ELEV-SECT**	
Project Address: **295 Albany Hwy, Victoria Park WA, 6100**		Client: **Andrew Lyttle**	Project #: **19-023**
		Design: **J.Z.**	Date: **20-Sep-18**
DO NOT SCALE FROM THIS DRAWINGS. All dimensions to be checked prior to start the works ALL DIMENSIONS IN MILIMETERS		Drawn: **J.Z.**	Page #: **4 of 04**
		Checked: **J.Z.**	Scale: **1:100, 1:50in A3**

North

11.4 Appendix 2 – 295-299 Albany Highway, Appliant Cover Letter

VR-ARRIVAL

Town of Victoria Park - Change of Use Application Supplementary Information

295 Albany Highway, Victoria Park

Synopsis

Virtual reality (VR) delivers a total immersive experience and is ideally suited to the traditional VR markets associated with entertainment and gaming. Technological VR hardware development has intensified over the last two years and there is a trend by leading VR system manufacturers toward VR arcade centres for a complete room-scale experience. This experiential-based entertainment option is currently significantly lacking in Perth. Coupled with this is a significant emerging trend world-wide for the use of VR systems across the spectrum of vocational, training, educational and medical spheres to significantly enhance learning, induction and training opportunities.

The proposed VR Centre will consist of nine individual room-scale areas within the centre that will allow for a maximum of 9 individual clients at any one time, with a typical 1 hour booking period per client. The individual VR systems will include the state-of-the-art for VR systems (HTC Vive Pro) with wireless (untethered) capabilities and will be the most advanced of its kind in Perth. The immersive nature of these systems, with inbuilt headphones, means that noise levels from the centre will be very limited. The fit-out within the premises will be largely open-plan with a modern, family-friendly atmosphere. The proposed VR Centre has the capacity to complement the surrounding businesses.

Operational Details

Planned Operating hours: Tuesday-Sunday, with weekday operating hours from 11am-8pm (9pm close on Friday); Weekend hours would be from 10am-9pm. School holiday periods would see the centre open 7 days a week.

Customer Numbers: A maximum of 9 customers can use the centre at any one time with a target relative booking rate of 55% (approximately 45-50 customers per day). Although no adverse side-effects from using VR has been shown for children, the minimum age for use in the centre will be 11 years and older.

Staffing: Up to 2 staff members will be on site at any time. All staff members will be encouraged to use public transport as a mode of commuting to work.

Car Parking: The premises do not have any dedicated car parking bays available for customer parking. However, the venue requirements in terms of customer numbers and parking requirements will not have changed from the previous tenancy (Day Spa). This section of Albany Highway is heavily serviced by public transport with a bus stop just outside the premises which services 7 different bus routes (170,176,177,179,220,284,960). The Victoria Park train station is also an 800m walking distance from the venue. Initial discussions with the owner have indicated that he is open to discussing with the Strata Management the possibility of installing accessible bike racks within the Strata Common Area to also service this mode of transport.

Proposed Representative Signage

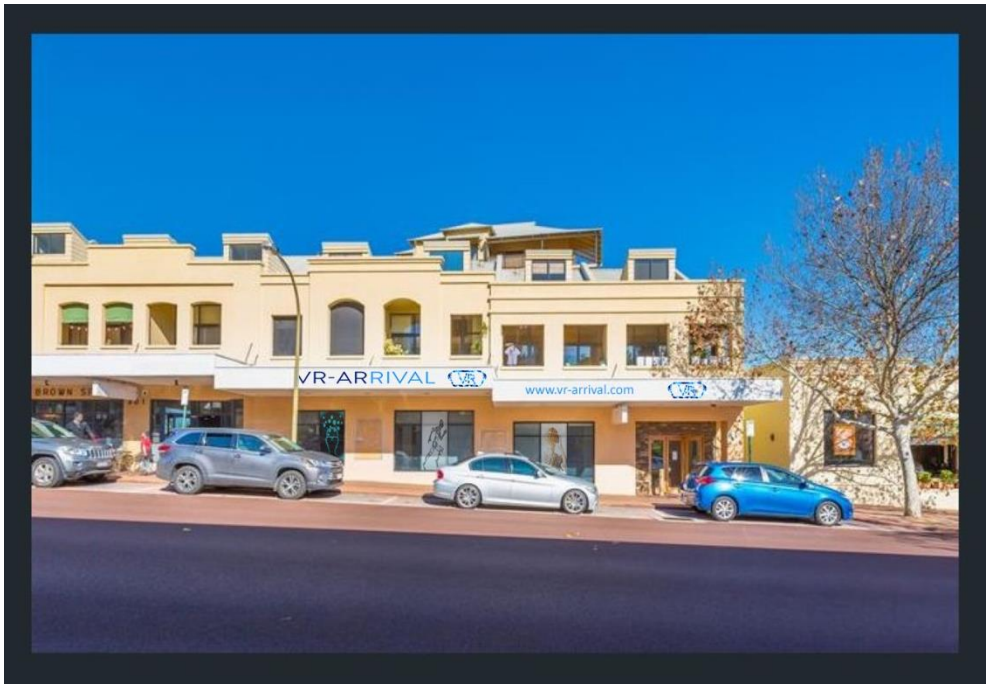


Summary

The proposed VR centre (named VR-ARRIVAL) has the capacity to substantially supplement surrounding businesses by providing a complementary attraction (particularly for surrounding restaurants/cafes). The business would fit in with similar hours of operation to many surrounding businesses and the low level of any adverse impact on the surrounding areas, particularly as it relates to any noise impacts, is a key feature of this proposed business. The multi-faceted aspect of this technology and business proposal would see a diverse demographic customer base being attracted to this area as a result. We feel this will further enrich the popularity of this vibrant area.

11.4 Appendix 3– 195-299 Albany Highway, Signage proposal

Proposed Representative Signage (VR-ARRIVAL – 295 Albany Highway, Victoria Park)



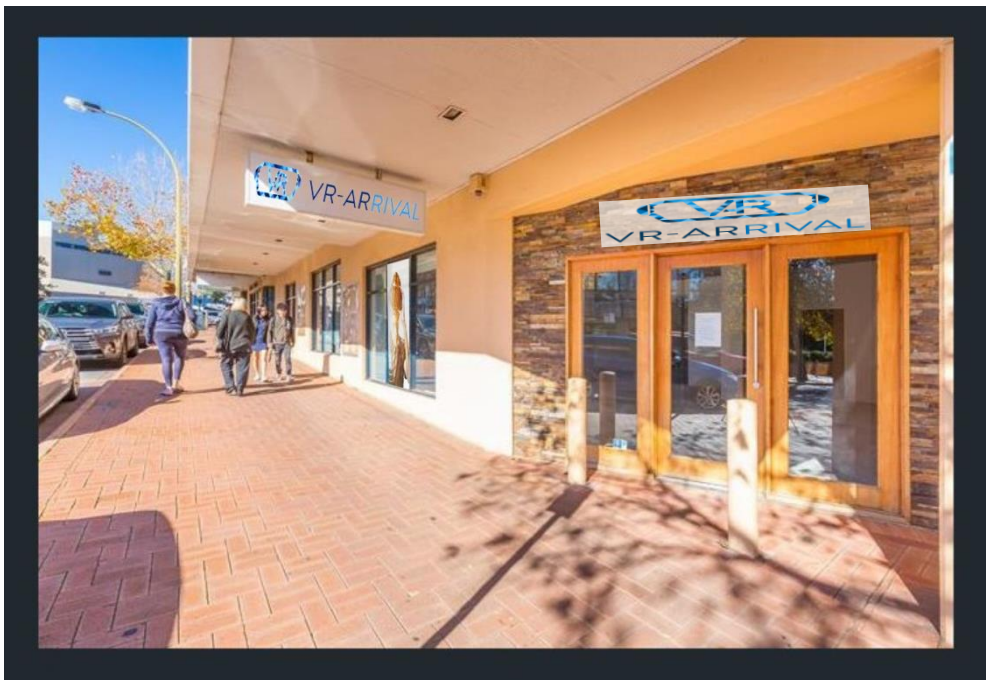
2 Lots of Fascia Signage:

Section 1 - ~7.30m x 0.60m

Section 2 - ~8.80m x 0.60m

Made of Aluminium Composite Panels (or similar). Writing and design area to be less than 70% of total area of the sign. Total fascia signage area <7.2 sq.m.

3 Lots of Wall Signs:





Section 1 – Above Door Sign. ~2.4m x 0.45m (Transparent acrylic or similar)

Section 2 & 3 – 1.0m x 1.4m (x 2) Temporary or Promotional Posters covered by Perspex

1 Hanging Sign:



Section 1 – Hanging Sign. ~ 1.8m x 0.5m (Transparent acrylic or similar on existing hanging sign)

3 Lots of Window Signs:



Section 1 – 1 of the 2 panel windows (50%) Printed Window Sign (~0.90m x 1.85m)

Section 2 & 3 – The middle panel of the 3 panel windows (33%) – Printed Window Sign (~0.90m x 2.05m)

11.5 Appendix 1 – 384 Berwick Street, Extract of Minutes of Ordinary Council Meeting dated 13 February – Scheme Amendment No 78 (as initiated)

Request for Amendment to Town Planning Scheme No. 1 to Recode No. 384 (Lot 3) Berwick Street, East Victoria Park from R30 to R40/R60

File Reference:	PLA/7/78
Appendices:	No
Landowner: **Applicant:**	J. Hawkins, R. Hawkins and P. Strickland I. Birch
Application Date: **DA/BA or WAPC Ref:** **MRS Zoning:** **TPS Zoning:** **TPS Precinct:** **Use Class:** **Use Permissibility:**	27 July 2017 N/A Urban Residential R30 Precinct P12 - 'East Victoria Park' N/A N/A
Date:	31 January 2018
Reporting Officer:	J. Gonzalez
Responsible Officer:	R. Cruickshank
Voting Requirement:	Simple Majority

Executive Summary:

Recommendation – Council resolve to initiate an Amendment to Town Planning Scheme No. 1, to recode the property at No. 384 (Lot 3) Berwick Street, East Victoria Park from Residential R30 to R40/60.

- A request has been received to amend the Town Planning Scheme by recoding the subject property from 'Residential R30' to 'Residential R40/60'.
- The subject property is adjoined by non-residential uses and is separated from residential dwellings in the Residential R30 zone.
- Specific development standards are proposed to ensure that any future development of the site is of a suitable built form.
- Council resolved at its meeting in October 2017 to undertake preliminary community consultation regarding the requested Amendment. 13 submissions were received objecting to aspects of the requested Amendment.
- The applicant has responded to the submissions received and now proposes to restrict vehicular access between the site and Baillie Avenue/Carson Street to an entry only, with the principal vehicle access being a left-in/left-out arrangement to Berwick Street.
- It is recommended that Council initiate the proposed Amendment.

TABLED ITEMS:

Nil

BACKGROUND:

The existing two storey building on the site was built by the Commonwealth Government to house the National Archives in 1974. The government sold the property in 2001 and has continued on leasing the building since this time, however the current lease is to expire in 2018 and the government has advised the owners of

the property that they do not wish to renew the lease and therefore the property will be vacated.
In response to a written request from the applicant to recode the subject site, the Council at its Ordinary Meeting on 10 October 2017 resolved as follows:

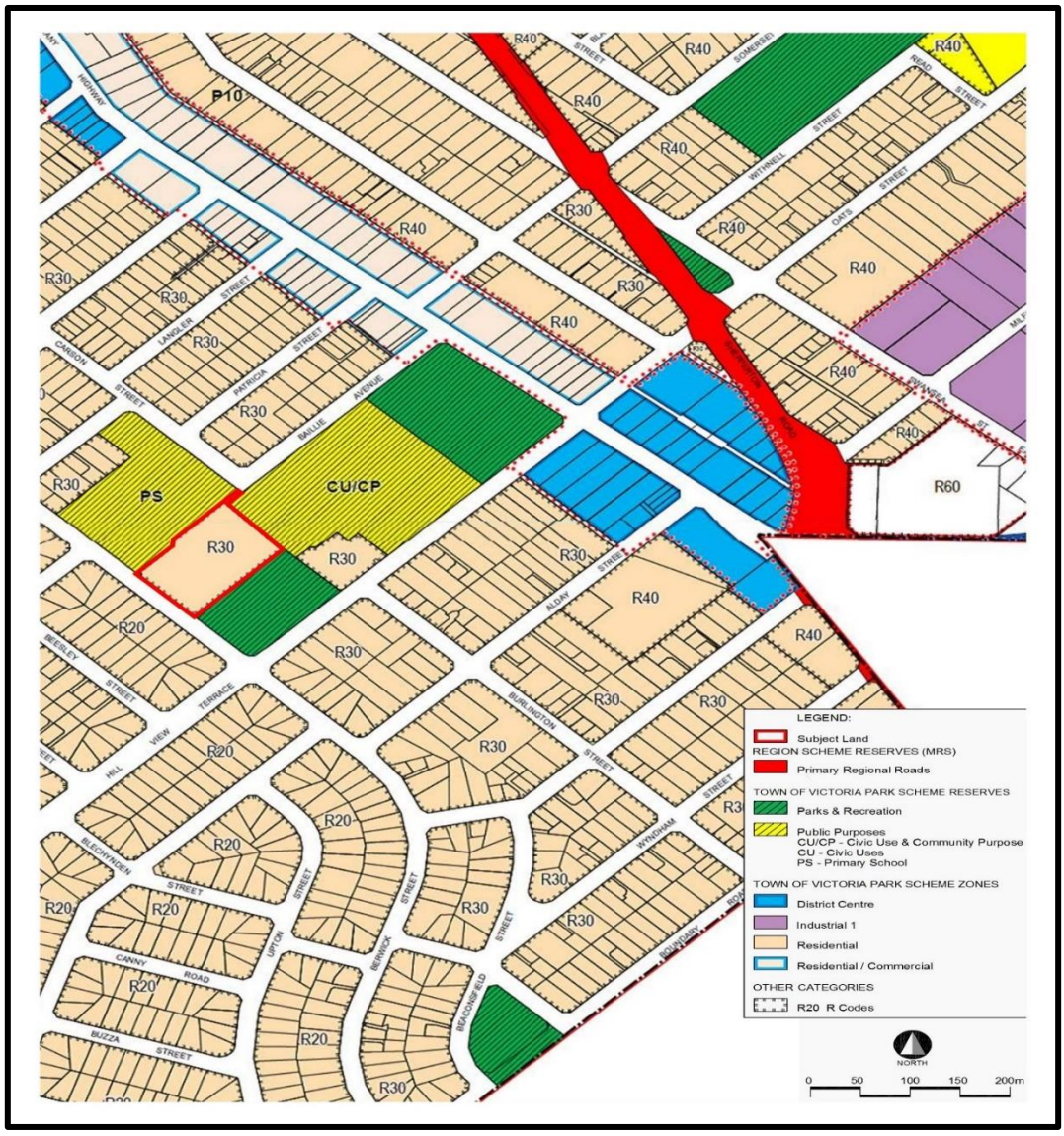
"1. In accordance with Local Planning Policy 37 'Community Consultation on Planning Proposals' Council resolve to undertake 21 days preliminary consultation on the proposal:
1.1 Modify Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by recoding the property known as No. 384 (Lot 3) Berwick Street, East Victoria Park from R30 to R40/60.
1.2 Modify Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by inserting the following design standards for the property at No. 384 (Lot 3) Berwick Street as follows:
1.2.1 Development shall consist of a series of individual buildings, clustered around a central, common courtyard;
1.2.2 Separation between buildings shall be sufficient to reduce the overall perception of building bulk and to achieve acceptable levels of solar access and natural ventilation to each building;
1.2.3 Apartments design should achieve high design standards, as prescribed within Council's Local Planning Policy 33 – 'Guide to Concessions on Planning requirements for Mixed-Use, Multi Dwelling and Non-Residential Developments';
1.2.4 Development should follow the natural topography of the land and gradually step down in height from 3 storeys on Berwick Street (to support R60) to 2 storeys at the rear (to support R40);
1.2.5 Car parking shall generally be below ground, largely concealed from view;
1.2.6 Open space/landscaping should be provided in useable parcels;
1.2.7 Boundary setback to the primary school shall be a minimum of 12.0 metre, to allow two way traffic; and a minimum of 6.0 metre to all other boundaries, with opportunity for access to emergency vehicle requirements;
1.2.8 Bushfire Management requirements are to be applicable with respect to the neighbouring Hill View Bushland, being a bushfire prone area;
1.2.9 General Vehicular access shall predominantly be taken from Berwick Street as Left-in and Left-Out access arrangement only, with the construction of a solid median on Berwick Street; and
1.2.10 A secondary access from/to Carson Street/Baillie Avenue may be considered for a moderate and slow two way traffic and subject to a Traffic Impact and Road Safety Assessment.

2. The following advice being included in all advertising notices and consultation letters circulated:
The proposal is available for inspection and public comment prior to Council determining whether or not to formally initiate the Scheme Amendment process

to alter the current provisions of the Town of Victoria Park Town Planning Scheme No. 1. Your written comments are welcome and will be considered by Council prior to determining whether or not to formally initiate the Scheme Amendment process."

DETAILS:

The proposal requests a recoding of the property located at No 384 (Lot 3) Berwick Street, East Victoria Park (refer to map below, with the subject property being bordered by a red line and having the notation R30 on it). The property has a land area of 11,029m² and while currently coded R30 is physically separated from other R30 coded land by other land uses.



The subject site is adjoined by:

- 'Parks and Recreation' land under the care of the Town of Victoria Park, along the south-east boundary (known as the 'Hillview Bushland');
- 'Public Purposes Use: Civic Use & Community Purpose' land (Edward Millen House and Park) including associated buildings occupied by the Disability

Services Commission of WA, along the north-east boundary; and
- 'Public Purposes Use: Primary School' land to the north-west boundary (Carson Street Primary School).

The residential development on the opposite side of Berwick Street is zoned Residential R20.
The main access to the site (National Archives) is currently from/to Berwick Street with there also being access to Carson Street/Baillie Avenue through a driveway located between the primary school and the Edward Millen House.

In support of the requested Amendment the applicant has submitted both a planning report and Traffic Impact Assessment, which are described further below and have been provided to Elected Members under separate cover.

The applicant's planning report received on 27 July 2017 partially states:
- *"The site is regular in shape, and with an area in excess of one hectare, can readily accommodate higher density development. Development of multiple dwellings, whether as a normal housing development or for aged care/retirement housing, provides opportunity for more efficient use of space; with consolidated access and car parking and larger (more useable) areas of open space;*
- *The site has access from both front (Berwick Street) and rear (Carson Street/Baillie Avenue). This allows flexibility in design for both vehicle and pedestrian access. However, with respect to Berwick Street, vehicle access will require traffic impact assessment and may be limited to left in/left out or restricted further to simply service and emergency access. These are matters that would require detailed assessment at development application stage;*
- *Public transport is available along Berwick Street, Hill View Terrace and Albany Highway. The circle bus route on Hill View Terrace offers a 15 minute service across the city;*
- *Retail (including The Park Centre shopping centre), dining/entertainment, some public services and general commercial uses are located nearby along Albany Highway. Curtin University and Carlisle TAFE are a short distance away, connected by the circle bus route; and*
- *Public open space immediately to the east and north of the site provides attractive amenity for future residents."*

The applicant within its letter states, *"With our aging population, the rapidly growing need for such facilities is widely recognised and it has been identified that there are relatively few facilities of this type in the area. For all of the reasons outlined in section 6 above, the land is ideally suited to a development of this nature:*
- *being of sufficient size to accommodate the necessary scale of development,*
- *located close to all amenities, and*
- *will sit comfortably within its surrounds, which comprise larger scale properties and uses which are not sensitive to higher density development."*

Legal Compliance:
Planning and Development Act 2005
- Part 5 Local Planning Schemes, Clause 75 'Local Planning Scheme may be Amended' states:

"A local government may amend a local planning scheme with reference to any land within its district, or with reference to and within its district and other land within and adjacent district by an amendment."

Regulation 35(2) contained within Part 5 - Division 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* requires a resolution of a local government to prepare or adopt an amendment to a local planning scheme to do the following:

"*(2) A resolution must –*
(a) specify whether, in the opinion of the local government, the amendment is a complex amendment, a standard amendment or a basic amendment; and
(b) include an explanation of the reason for the local government forming that opinion."

Should Council resolve to initiate an amendment to the Scheme, it must be undertaken in accordance with the provisions set out in Part 5 'Local planning schemes' of the *Planning and Development Act 2005*. The amendment process includes a public consultation period of 42 days, advertisement in a newspaper circulating within the district, a sign on site and letters to surrounding owners and occupiers. The Council would then consider any submissions received and determine whether to adopt the proposed amendment or recommend to the WAPC that the proposed amendment be modified or not supported.

The Hon. Minister for Planning is ultimately responsible for determining the Scheme Amendment.

Submissions:
Community Consultation:
In accordance with Council's Local Planning Policy 37 'Community Consultation on Planning Proposals,' the proposal was the subject of preliminary community consultation for a period of 21 days, with letters being sent to owners and occupiers of affected properties. The consultation process started on 24 October 2017 and finished on 13 November 2017. During the preliminary consultation period, 13 submissions were received.

The table below groups the submissions together based upon the issues raised, and includes an Officer's response.

CONSULTATION SUBMISSIONS	
Comments Received	**Officer's Comments**
Eleven (11) submissions objecting to additional vehicular traffic on Carson Street and Baillie Avenue and requesting that the only vehicular access to the subject property should be taken from Berwick Street.	Noted. Following discussions with Council Officers and in response to the public submissions received, the applicant now proposes to restrict vehicle access to Baillie Avenue/Carson Street to an entry only, with the primary access point being Berwick Street.

Nine (9) submissions objecting to the proposed recoding from R30 to R40/60.	Not supported. As described elsewhere within this report, given the site context, including there being non-residential uses on the adjoining properties, an increase in R-Coding is considered to be acceptable and one which will have a minimal impact upon the amenity of the area.
Nine (9) submissions make reference to the existing school for children with disabilities on Carson Street abutting the subject site, and there being traffic congestion within this area with buses and vehicles from parents parking on the street, especially during peak hours. Therefore additional vehicular traffic to/from the site will worsen the existing traffic congestion, and will result in potential danger for school children.	Noted. The applicant has now modified vehicle access to Carson Street/Baillie Avenue to an entry only. In this modified form, there will be minimal conflict between school related parking and vehicles associated with the subject site.
One (1) submission stating no issues with a nursing home or aged care facilities if access is not from Carson Street/Baillie Avenue but from Berwick Street.	Noted.
Two (2) submissions expressing concerns in relation to privacy issues due to overlooking of the school from any proposed development on the subject site.	Noted. This is a matter for consideration as part of a future development application for the site, although noting that the visual privacy provisions of the R-Codes are not applicable where a development overlooks a non-residential property. Furthermore having windows overlooking a non-residential property provides opportunity for passive surveillance and increased security to the school.
One (1) submission objecting to any potential accommodation for people over 55.	Noted.
One (1) submission objecting to the proposed rezoning as it will impact on the adjacent community bushland that provides a haven for native flora and fauna.	Not supported. An increase in the density of development on the private property will have no adverse impact upon the amenity of the adjacent bushland.
One (1) submission objecting to the proposal due to: high density, multi-storey developments, additional noise, traffic pollution, air quality, cutting down trees.	Not supported. As per the R-Codes, a density coding of R40/60 is considered to be medium density, not high density. A building of 2-3 storeys height is considered acceptable given the site context. Any proposed tree removal is a

	matter for consideration as part of any future development for the site.
One (1) submission suggesting that rezoning of the site should be considered in conjunction with the rezoning of neighboring properties along Berwick Street from Whittlesford Street to 383 Berwick Street (currently zoned R20) and properties along Patricia Street and Langler Street from 1 Baillie Avenue to 21 Baillie Avenue.	Not supported. An increase in the density coding of the subject site is supported based upon the location and site specific circumstances of the property. Potential recoding of other properties is a matter for consideration as part of the preparation of a new Town Planning Scheme in the future.

Risk Management Considerations:

Risk & Consequence	**Consequence Rating**	**X Likelihood Rating**	**= Overall Risk Analysis**	**Mitigation / Actions**
The Minister for Planning, Lands and Heritage is ultimately responsible for approving Scheme Amendments. It is possible that the Minister may decide to refuse or modify the Amendment notwithstanding Council's resolution	Moderate	Unlikely	Moderate	Provide sufficient justification for the proposed Amendment.

Strategic Plan Implications:
Environment
EN1 – Land use planning that puts people first in Urban Design, allows for different housing options for people with different housing needs and enhances the Town's character.

Sustainability Assessment:
External Economic Implications:
Nil

Cultural Issues:
Nil

Social Issues:
Nil

Environmental Issues:

Nil

COMMENT:
Council has received a formal request from the applicant to initiate an Amendment to Town Planning Scheme No. 1. The Amendment proposes to re-classify the subject property from 'Residential R30' to 'Residential R40/60' to provide scope for the future development of the site, potentially with aged persons dwellings, a nursing home and/or standard residential dwellings.

Density and built form
Based on the site area of 11,029m² and the current density coding of R30 the subject property can potentially accommodate up to 36 Single Houses or Grouped Dwellings (ie. townhouses).
Under the provisions of Town Planning Scheme No. 1, Multiple Dwellings (ie. apartments) are only permitted on land with a density coding of R40 and above. In this respect, given that the subject property is coded R30, Multiple Dwellings (for occupation by aged persons or otherwise) would not be permitted on the site, in which case any residential development on the site would comprise either Single Houses or Grouped Dwellings (ie. townhouses).

Having regard to the size and location of the property, including the property being directly adjoined on all boundaries by non-residential land uses, it is accepted that there is potential to accommodate more intensive development on the site than that permitted by the current R30 code (36 townhouses), with limited impact on the surrounding properties. Furthermore, Multiple Dwellings are considered to be an acceptable dwelling type given the site's location.

In respect to Multiple Dwellings, it should be noted that in accordance with the Residential Design Codes, there is no density control for Multiple Dwellings, with the number of dwellings being indirectly determined by other built form controls such as plot ratio, setbacks, building height, car parking etc. In this respect, noting that the applicable plot ratio for R40 and R60 is 0.6 and 0.7 respectively, and noting average unit sizes of 70m² on the concept plans, this may result in a dwelling yield of around 110 units.

The applicant has on two occasions presented concept plans to the Council's Design Review Committee (DRC) for the site, with aged dwellings and associated facilities. As a result the applicant has prepared preliminary concept plans showing approximately 120 units surrounded by green areas and below ground parking, to demonstrate the possible type and form of development that could occur on the site, if the proposed density coding of R40/60 were supported. A copy of these concept plans were provided to Elected Members under separate cover for the Council Meetings in October 2017. It should be emphasised that the concept plans are indicative only, and while useful in providing a visual illustration of what could occur, a different development proposal may be ultimately submitted for the site as part of a future application for development approval, if the requested Amendment is initiated and gazetted.

When reviewing the proposed concept development plans the DRC commented on

possible opportunity to increase the height of the proposed multiple dwellings interfacing with Berwick Street from two (2) storeys to three (3) storeys.

Additionally the DRC identified some design elements to be considered as minimum requirements for any future development within the subject site:

1. The development should be broken up into a series of individual buildings, as opposed to one or two large 'institutional' type buildings;
2. Buildings should be located on site to achieve acceptable levels of solar access and natural ventilation;
3. Apartments design should achieve high design standards, as prescribed within Council's Local Planning Policy 33;
4. Development should follow the natural contours of the land and gradually step down in height from 3 storeys on Berwick Street to 2 storeys at the rear;
5. Car parking should generally be concealed;
6. Open space/landscaping should be provided in useable parcels and include a landscape spine through the centre of the development; and
7. Boundary setbacks should have due regard for impact of development on neighbouring properties, address emergency vehicle access requirements and will have to observe bushfire management requirements with respect to neighbouring Hill View Bushland.

While an increase in the density coding of the site is consistent with the State Government's urban infill objectives and increased dwelling density targets, the Town is able to satisfy these objectives through additional density in other parts of the Town. However Council Officers accept that additional density on the site is warranted and will have no detrimental impact upon the amenity of the surrounding area if appropriately controlled.

In support of the requested Amendment, the applicant refers to the aging population and the need for facilities to accommodate this growing sector of the community. However the requested Amendment does not seek to limit a density coding of up to R60 to aged persons dwellings exclusively, and would otherwise allow the site to be developed with standard residential units at an R60 density. The initial support provided by Council Officers for a recoding of the site to R60 was on the basis of the site being developed for aged persons purposes, given the lack of such dwelling types in this part of East Victoria Park and in close proximity to Albany Highway, and the less obtrusive impact that a higher density development of this dwelling type would deliver (generally less vehicle movements, noise etc) in comparison to a standard R60 residential development without any occupancy restrictions.

Additionally it is considered that there is sufficient opportunity for the development of Multiple Dwellings at an R60 density or above in other parts of the Town, whereas there is limited land availability to develop purpose built aged persons developments/complexes.

In view of this, and considering the public submissions received, it is proposed to introduce an additional development standard for the site, which allows for development of the site at an R60 density only where the use is aged persons dwellings (including in a Multiple Dwelling form). Alternatively an R40 density coding will apply if the site is developed with standard residential dwellings with no

occupancy restrictions.

Traffic Impact

The site is currently accessed from/to Berwick Street which is a Primary Distributor Road under the Town's functional road hierarchy. In addition there is a secondary access, connecting the site with Carson Street and Baillie Avenue.

In support of the proposal, the initial traffic assessment modelling undertaken by the applicant's consultant was based upon all vehicle access to/from the site being via Baillie Avenue/Carson Street. The traffic assessment provided at that time, modelled two options being the development of the site with residential apartments only, and the other being a nursing home and independent living units for aged persons, with the estimated daily traffic generation being 610 vehicles and 583 vehicles respectively (or peak hour generation rates of 98 vehicles and 65 vehicles respectively).

As stated in the Officer's report to the October 2017 Ordinary Council Meeting:

"The principal matter for consideration that would result from an increased intensity of development of the site would be in relation to use of the access onto Carson Street/Baillie Avenue that will result in additional traffic to the existing residential area. However the Traffic Impact Assessment completed by the applicant in support of the proposal confirms that the traffic volumes generated would be well within the acceptable limits for these local roads."

As described above, the principal concern expressed by members of the community in relation to the proposed recoding has been that of increased traffic along Baillie Avenue and Carson Street.

Following discussions with Council Officers and in light of the public submissions received, the applicant now proposes to restrict access between the site and Baillie Avenue/Carson Street to an entry only. In correspondence dated 30 January 2018, the applicant states:

" … having regard for suitable accessibility to the subject site, yet as a measure to reduce the amount of traffic in Baillie Avenue and Carson Streets, it is proposed that entry only access be provided at the rear. This will allow more direct and convenient access to the site for its future residents, as well as halving the amount of traffic from the site using these streets. Additionally, the amount of morning traffic entering the site will be negligible, thereby avoiding conflict with the drop-off period at the neighbouring primary school. Entry in the afternoon is likely to be mostly after the school's pick-up time. In addition to the benefit to the future residents, the availability of alternative access points is important in the event of emergencies, of particular relevance in this case given the adjacent bushland. An existing hydrant in this area is likely to have to remain in any event.

A revised Traffic Impact Statement has been undertaken for this access arrangement. This assessment shows the following estimated volumes of vehicles per day (vpd) and vehicles per hour (vph) for Berwick, Baillie and Carson Streets.

Berwick Street (75% of all access)
Apartment Development - 457 vpd; 73 vph
Aged care/accommodation 437 vpd; 49 vph

Baillie Avenue (18% of all access)
Apartment Development - 110 vpd; 18 vph
Aged care/accommodation 105 vpd; 12 vph
Carson Street (7% of all access)
Apartment Development - 43 vpd; 7 vph
Aged care/accommodation 41 vpd; 4 vph

It is noted that the width of the access way to the site from Baillie/Carson is slightly sub- standard for two-way traffic (5m in lieu of 6m). Although an engineering management solution can be found (given the relatively small number of vehicles involved and the very slow speed environment), restriction to one-way, entry only at this point is considered a reasonable outcome for all concerned.
In relation to this matter, it is suggested that following be added to 1.2.8 of the amendment:

1.2.8 Vehicle access to the site is to be the subject of Traffic Impact and Road Safety Assessment, with access restricted as follows:

- *Berwick Street, left in/left out only; and*
- *Carson/Baillie Avenue, entry only.*

As can be seen from the above, by having primary vehicle access from Berwick Street and restricting the access to Baillie Avenue/Carson Street to an entry only, the traffic modelling indicates a significant reduction in vehicle trips along these residential streets from that originally proposed (from up to 610 vehicles to around 150 vehicles), which in turn minimises the perceived safety and congestion issues stated in a number of public submissions.

It is considered that this alternative access appropriately addresses the concerns expressed by members of the community, and will ensure that any future development of the site will not have a significant impact upon the surrounding road network in terms of volumes or safety. Therefore an additional requirement has been added to ensure that vehicle access is restricted in this manner.

CONCLUSION:
In view of the above, it is recommended that Amendment No. 78 be initiated to increase the residential density coding of the subject site from R30 to R40/60. Following consideration of the public submissions received, it is now proposed to include additional provisions that only allow development at the higher R60 density coding if the development is for aged persons dwellings, and to restrict vehicle access to Baillie Avenue/Carson Street to an entry only.

RECOMMENDATION/S:

1. Council resolve pursuant to Section 75 of the *Planning and Development Act 2005* to initiate Amendment No. 78 to amend the Town of Victoria Park Town Planning Scheme No. 1 as follows:

   1.1 Modify Town Planning Scheme No. 1 Precinct Plan P12 ‘East Victoria

Park Precinct' by recoding the property known as No. 384 (Lot 3) Berwick Street, East Victoria Park from R30 to R40/60.

1.2 Modify Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by inserting the following development standards for development of the property at No. 384 (Lot 3) Berwick Street:

In relation to the land at No. 384 (Lot 3) Berwick Street, East Victoria Park, the following criteria are applicable to any development of the site:

(a) Development shall consist of a series of individual buildings, clustered around a central, common courtyard;
(b) Separation between buildings shall be sufficient to reduce the overall perception of building bulk and to achieve acceptable levels of solar access and natural ventilation to each building;
(c) Dwelling design should achieve high design standards, as prescribed within Council's Local Planning Policy 33 – 'Guide to Concessions on Planning requirements for Mixed-Use, Multi Dwelling and Non-Residential Developments' or an adopted State Planning Policy relating to dwelling design;
(d) Development should follow the natural topography of the land and gradually step down in height from 3 storeys facing Berwick Street to 2 storeys on the remainder of the site;
(e) Car parking shall generally be below ground, largely concealed from view;
(f) Open space/landscaping should be provided in useable parcels;
(g) Boundary setbacks are to be generally in accordance with the R-codes, however greater setbacks are to be provided where relevant, emergency vehicle access around the site and bushfire management measures; and
(h) Vehicle access to the site is to be the subject of Traffic Impact and Road Safety Assessment, with primary access being to/from Berwick Street, limited to a left-in/left-out arrangement only. Vehicle access between the site and Baillie Avenue/Carson Street is to be limited to vehicle entry only.

The site may be developed at the higher density coding of R60, where the proposed use is Aged or Dependent Persons' Dwellings, otherwise an R40 density coding prevails.

2. The Chief Executive Officer and Mayor be authorised to execute the Town Planning Scheme No. 1 Amendment No. 78 documents.

3. A copy of Amendment No. 78 be referred to:
3.1 The Environmental Protection Authority, in accordance with Section 81 of the *Planning and Development Act 2005*, prior to the commencement of advertising of the Amendment; and

3.2 The Western Australian Planning Commission for information.

4. On receipt of advice from the Environmental Protection Authority under Section 48A of the *Environmental Protection Act 1986* indicating that the Amendment need not be subject to an environmental assessment, the Amendment be advertised in accordance with the Town Planning Regulations for 42 days.

5. Those persons who lodged a submission on the request to amend the Town Planning Scheme be advised of the Council's decision.

AMENDED OFFICER'S RECOMMENDATION/S

Moved: Cr Oliver Seconded: Cr Anderson

1. Council resolve pursuant to Section 75 of the *Planning and Development Act 2005* to initiate Amendment No. 78 to amend the Town of Victoria Park Town Planning Scheme No. 1 as follows:

    1.1 Modify Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by recoding the property known as No. 384 (Lot 3) Berwick Street, East Victoria Park from R30 to R40/60.

    1.2 Modify Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by inserting the following development standards for development of the property at No. 384 (Lot 3) Berwick Street:

    In relation to the land at No. 384 (Lot 3) Berwick Street, East Victoria Park, the following criteria are applicable to any development of the site:

    (a) Development shall consist of a series of individual buildings, clustered around a central, common courtyard;
    (b) Separation between buildings shall be sufficient to reduce the overall perception of building bulk and to achieve acceptable levels of solar access and natural ventilation to each building;
    (c) Dwelling design should achieve high design standards, as prescribed within Council's Local Planning Policy 33 – 'Guide to Concessions on Planning requirements for Mixed-Use, Multi Dwelling and Non-Residential Developments' or an adopted State Planning Policy relating to dwelling design;
    (d) Development should follow the natural topography of the land and gradually step down in height from 3 storeys facing Berwick Street to 2 storeys on the remainder of the site;
    (e) Car parking shall generally be below ground, largely concealed from view;
    (f) Open space/landscaping should be provided in useable parcels;

(g) Boundary setbacks are to be generally in accordance with the R-codes, however greater setbacks are to be provided where relevant, emergency vehicle access around the site and bushfire management measures; and
(h) Vehicle access to the site is to be the subject of Traffic Impact and Road Safety Assessment, with primary access being to/from Berwick Street, limited to a left-in/left-out arrangement only. Vehicle access between the site and Baillie Avenue/Carson Street is to be limited to vehicle entry only.

The site may be developed at the higher density coding of R60, where the proposed use is Aged or Dependent Persons' Dwellings, otherwise an R40 density coding prevails.

2. Council considers Amendment No. 78 to the Town of Victoria Park Town Planning Scheme No. 1 to constitute a 'standard amendment' in accordance with Regulation 35 of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:

2.1 The amendment will have minimal impact on land in the scheme area that is not the subject of the amendment.

2.2 The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

2.3 The amendment is neither complex or basic.

3. The Chief Executive Officer and Mayor be authorised to execute the Town Planning Scheme No. 1 Amendment No. 78 documents.

4. A copy of Amendment No. 78 be referred to:

4.1 The Environmental Protection Authority, in accordance with Section 81 of the *Planning and Development Act 2005*, prior to the commencement of advertising of the Amendment; and

4.2 The Western Australian Planning Commission for information.

5. On receipt of advice from the Environmental Protection Authority under Section 48A of the *Environmental Protection Act 1986* indicating that the Amendment need not be subject to an environmental assessment, the Amendment be advertised in accordance with the Town Planning Regulations for 42 days.

6. Those persons who lodged a submission on the request to amend the Town Planning Scheme be advised of the Council's decision.

AMENDMENT:

Moved: Cr Ife **Seconded: Cr Potter**

That:

Council accept the recommendations made in the officer's report with the following wording for recommendation 1.2(h):

h) Vehicle access to the site is to be the subject of Traffic Impact and Road Safety Assessment. Vehicle access being to/from Berwick Street via a left-in/left-out arrangement, with the exception that Council may consider access to Baillie Avenue/Carson Street for emergency vehicles only.

The Amendment was Put and CARRIED (9-0)

In favour of the Motion: Mayor Vaughan; Cr Ammons Noble; Cr Anderson; Cr Ife; Cr Jacobs; Cr Oliver; Cr R Potter; Cr V Potter; and Cr Vernon

Reason:
The residents of the area are concerned about increased traffic from allowing access via Baillie Avenue and Carson Streets. Of greater concern is the school located immediately adjacent to the site. This school is a primary school for children with severe disabilities and the nature of this school means that many students are arriving and leaving at all sorts of times throughout the day using buses and large vehicles. The safety of these children is a concern to the school and the community. Restricting access to emergency vehicles only means that this risk is managed appropriately.

SUBSTANTIVE MOTION

Moved: Cr Oliver **Seconded: Cr Anderson**

1. Council resolve pursuant to Section 75 of the *Planning and Development Act 2005* to initiate Amendment No. 78 to amend the Town of Victoria Park Town Planning Scheme No. 1 as follows:

1.1 Modify Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by recoding the property known as No. 384 (Lot 3) Berwick Street, East Victoria Park from R30 to R40/60.

1.2 Modify Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by inserting the following development standards for development of the property at No. 384 (Lot 3) Berwick Street:

In relation to the land at No. 384 (Lot 3) Berwick Street, East Victoria Park, the following criteria are applicable to any development of the

site:

(a) Development shall consist of a series of individual buildings, clustered around a central, common courtyard;

(b) Separation between buildings shall be sufficient to reduce the overall perception of building bulk and to achieve acceptable levels of solar access and natural ventilation to each building;

(c) Dwelling design should achieve high design standards, as prescribed within Council's Local Planning Policy 33 – 'Guide to Concessions on Planning requirements for Mixed-Use, Multi Dwelling and Non-Residential Developments' or an adopted State Planning Policy relating to dwelling design;

(d) Development should follow the natural topography of the land and gradually step down in height from 3 storeys facing Berwick Street to 2 storeys on the remainder of the site;

(e) Car parking shall generally be below ground, largely concealed from view;

(f) Open space/landscaping should be provided in useable parcels;

(g) Boundary setbacks are to be generally in accordance with the R-codes, however greater setbacks are to be provided where relevant, emergency vehicle access around the site and bushfire management measures; and

(h) Vehicle access to the site is to be the subject of Traffic Impact and Road Safety Assessment. Vehicle access being to/from Berwick Street via a left-in/left-out arrangement, with the exception that Council may consider access to Baillie Avenue/Carson Street for emergency vehicles only.

The site may be developed at the higher density coding of R60, where the proposed use is Aged or Dependent Persons' Dwellings, otherwise an R40 density coding prevails.

2. The Chief Executive Officer and Mayor be authorised to execute the Town Planning Scheme No. 1 Amendment No. 78 documents.

3. A copy of Amendment No. 78 be referred to:

3.1 The Environmental Protection Authority, in accordance with Section 81 of the *Planning and Development Act 2005*, prior to the commencement of advertising of the Amendment; and

3.2 The Western Australian Planning Commission for information.

4. On receipt of advice from the Environmental Protection Authority under Section 48A of the *Environmental Protection Act 1986* indicating that the Amendment need not be subject to an environmental assessment, the Amendment be advertised in accordance with the Town Planning Regulations for 42 days.

5. Those persons who lodged a submission on the request to amend the Town Planning Scheme be advised of the Council's decision.

The Substantive Motion was Put and CARRIED (9-0)

In favour of the Motion: Mayor Vaughan; Cr Ammons Noble; Cr Anderson; Cr Ife;
Cr Jacobs; Cr Oliver; Cr R Potter; Cr V Potter; and Cr Vernon

11.5 Appendix 2 – 384 Berwick Street, Rowe Group submission on behalf of the landowner requesting modifications to Amendment 78

ROWE GROUP

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Job Ref: 8862
11 October 2018

Town of Victoria Park
Locked Bag 437
VICTORIA PARK WA 6979

Sent Via Email: ***admin@vicpark.wa.gov.au***

Dear Sir/Madam

Submission - Town of Victoria Park Scheme Amendment No. 78
Lot 3 (No. 384) Berwick Street, East Victoria Park

Rowe Group acts on behalf of Hamlen (Client), the landowner of Lot 3 (No. 384) Berwick Street, East Victoria Park (subject site). We have been requested to prepare a submission on Amendment No. 78 to the Town of Victoria Park Town Planning Scheme No. 1 (Amendment 78), which is currently being advertised for public comment.

Our Client recently purchased the subject site with settlement occurring in mid-2018. The existing long-term lease to the National Archives is due to expire in early 2019. The existing building at the subject site was purpose built for the National Archives in the 1970s.

Our Client intends to develop the subject site for residential purposes as will be explained in greater detail below. As such, we make the following submission which proposes a number of modifications to Amendment 78 (as initiated by Council at its 13 February 2018 Ordinary Council Meeting) to facilitate a residential development outcome that aligns with our Client's development aspirations for the subject site. The proposed modifications seek to remove a number of the prescriptive development standards contained within Amendment 78 and alter the coding of the subject site from a split-coding of R40/R60 to R60.

We note that our office and our Client have had discussions with the Town of Victoria Park (Town) administration which have resulted in an agreement/understanding that, should the Town's administration and Council support our proposed modifications to Amendment 78, the amendment will be readvertised in accordance with Clause 51 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations).

Amendment No. 78

Amendment 78, as initiated, proposes that the subject site be recoded from R30 to R40/R60 with development subject to the following development standards:

(a) Development shall consist of a series of individual buildings, clustered around a central, common courtyard;

(b) Separation between buildings shall be sufficient to reduce the overall perception of building bulk and to achieve acceptable levels of solar access and natural ventilation to each building;

(c) Dwelling design should achieve high design standards, as prescribed within Council's Local Planning Policy 33 – 'Guide to Concessions on Planning requirements for Mixed-Use, Multi Dwelling and Non-Residential Developments' or an adopted State Planning Policy relating to dwelling design;

(d) Development should follow the natural topography of the land and gradually step down in height from 3 storeys facing Berwick Street to 2 storeys on the remainder of the site;

(e) Car parking shall generally be below ground, largely concealed from view;

(f) Open space/landscaping should be provided in useable parcels;

(g) Boundary setbacks are to be generally in accordance with the R-codes, however greater setbacks are to be provided where relevant, emergency vehicle access around the site and bushfire management measures; and

(h) Vehicle access to the site is to be the subject of Traffic Impact and Road Safety Assessment. Vehicle access being to/from Berwick Street via a left-in/left-out arrangement, with the exception that Council may consider access to Baillie Avenue/Carson Street for emergency vehicles only.

Importantly, Amendment 78 also contains the following restriction with respect to the higher (R60) density coding:

> *The site may be developed at the higher density coding of R60, where the proposed use is Aged or Dependant Persons' Dwellings, otherwise an R40 density coding prevails.*

We note that Amendment 78 was prepared based on concept plans provided by the previous landowner. The concept plans proposed approximately 120 multiple dwellings being developed at the subject site. We also understand the previous landowner (in the preparation of the amendment request) was of the view that there is a shortfall in aged persons' accommodation in this part of East Victoria Park. This matter will be addressed further in our submission.

The Town's agenda report (as presented to the 13 February 2018 Ordinary Council Meeting) acknowledged that additional density is warranted at the subject site and will have no detrimental impact on amenity of the surrounding area, provided it is appropriately controlled. This is in part due to the size and location of the subject site, including the site being directly adjoined on all boundaries by non-residential land uses. The Scheme Report (accompanying Amendment 78) also reinforces that this amendment will ensure the subject site is developed to its full potential in terms of built form and site planning whilst achieving an acceptable form of development that respects the character of the existing streetscape.

Proposed Development Concept

Our Client has assembled a multidisciplinary project team to assist with the concept planning phase for the subject site.

Our Client and the project team have prepared an indicative concept design and indicative built form sketches for the subject site comprising 52 grouped dwellings, based on a density coding of R60. Refer to Attachment 1 - Concept Design Site Plan and Illustrations.

The grouped dwellings are envisaged to be a mix of two (2) and three (3) storey townhouses and terrace dwellings, with a combination of front and rear loaded products in a strata configuration. The proposed grouped dwelling configuration allows the subject site to be redeveloped in a sympathetic manner with the proposed development terraced in a way that complements the existing topography and allows engagement with Berwick Street and other boundaries.

We acknowledge that public open space (POS) is not provided at the subject site (referring to the concept design). Given the total area of the subject site is approximately 11,029m^2, providing 10% would not result in the provision of useable and valuable POS. A "pocket" of POS in this locality would be a maintenance issue and a far better outcome would be for cash-in-lieu contribution to be made to the Town for the enhancement of existing local parks such as the adjacent Edward Millen Reserve (for example). Furthermore, the subject site is adjacent to, or within proximity of, areas of existing POS. A cash-in-lieu contribution can assist in the Town enhancing these existing POS assets.

With respect to vehicle access/egress, the concept design proposes vehicular access and egress from Berwick Street and Baillie Avenue/Carson Street. It is not proposed that any restrictions be placed on the existing Baillie Avenue/Carson Street access as is currently proposed in Amendment 78. This is justified in the following sections of this submission and within the Transport Impact Statement (TIS) prepared by GTA Consultants in support of the concept design. In addition, we note that the internal roads are designed to accommodate safe and effective access, egress, and manoeuvring of all vehicles (including refuse vehicles).

The concept design has been prepared with the intent that development of the subject site is in accordance with an approved Local Development Plan (LDP), which would provide guidance on setbacks, garage locations, street frontage, landscaping and other elements which impact built form.

We are of the view that the concept design is an appropriate planning outcome for the subject site, however, it would not be possible to achieve the proposed outcome under the development provisions included within Amendment 78 as it currently stands. For this reason, it is proposed that Amendment 78 be modified as outlined below.

Proposed Modification to Amendment 78

We request that the Town of Victoria Park and Council consider modifying Amendment 78 as follows:

1. *Modifying Town Planning Scheme No.1 Precinct Plan P12 'East Victoria Park Precinct' by recoding the property know as No. 384 (Lot 3) Berwick Street, East Victoria Park from R30 to R60.*

2. *Modifying Town Planning Scheme No. 1 Precinct Plan P12 'East Victoria Park Precinct' by inserting the following development standards for development of the property at No. 384 (Lot 3) Berwick Street:*

   In relation to the land at No. 384 (Lot 3) Berwick Street, East Victoria Park, the following criteria are applicable to any development of the site:

   a. Development shall be consistent with an approved Local Development Plan.

As above, we propose that no occupancy restrictions are placed on development at the higher density coding with the subject site simply being rezoned to R60. This occupancy restriction places an unnecessary development provision on the redevelopment of the subject site for residential purposes.

The modifications to Amendment 78 suggested within this submission are consistent with the Town's objective being that the full development potential of the subject site can be realised. It is the intention of our Client that, subject to Amendment 78 being modified and adopted, the built form of the subject site would be controlled through the preparation of an LDP.

Density Coding

The subject site is ideally located for urban infill development given its proximity to the Albany Highway activity corridor some 350m north east of the site and its location on the high frequency bus route along Berwick Street. It is also in proximity to the Oats Street train station (approximately 1.2kms north east of the subject site). These site and location characteristics are consistent with state and local strategic planning documents, as is discussed in further detail in following sections of this submission.

The subject site is physically separated from surrounding R30 residential development by 'Public Purposes' and 'Parks and Recreation' reservations (and uses). As such, allowing development to the (higher) R60 coding will not have a detrimental impact on the amenity of surrounding residential areas. This is acknowledged in the Town's agenda reporting and its accompanying Scheme Report.

The proposed concept design is aligned with the Statement of Intent of Precinct Plan P12, which forms part of TPS 1, to *provide a range of housing types, predominantly of a low scale*. It is our view that the concept design and requested modifications to Amendment 78 presents an opportunity for the subject site to be developed in a grouped dwelling form (townhouses/terraces) that are commonly described in the property industry as the "missing middle". The proposed grouped housing concept for the subject site provides housing of a type, style and density not widely available across the Town of Victoria Park and the wider Perth area. The "missing middle" product is particularly sought after in a location such as East Victoria Park and by the demographic of this locality (i.e. singles, "DINKs" and down-sizers).

Traffic Impacts

A TIS has been prepared by GTA Consultants for the subject site, in consideration of the concept design. Please refer to Attachment 2 - Traffic Impact Statement for a full copy of the report.

The TIS identifies that the concept design would generate approximately 310 vehicle trips per day, with 23 being in the morning peak and 31 in the evening peak. In particular, it was estimated that during peak periods only 10-11 trips in the morning peak and 15 in the afternoon peak period would be generated along the Baillie Avenue/ Carson Street access. The additional trips are well within the capacity of the surrounding roads and are therefore not expected to have any significant adverse impacts on traffic flows in the area.

The TIS also identifies that the proposed parking provision is suitable and that the subject site is well located to take advantage of existing high frequency public transport networks. It is also noted that the narrow road connection to Baillie Avenue/Carson Street will be able to function even if all traffic generated by the development were to utilise it. Please note, vehicular access to/from Berwick Street will form part of any future development application and LDP.

We note that in accordance with the TIS, the traffic volumes generated by the concept design are considerably less than the 583 – 610 vpd which were estimated to be generated by the development originally proposed as part of Amendment 78. That is, and we refer to the February 2018 agenda reporting in relation to Amendment 78, a grouped dwelling (R60) development at the subject site would produce a significantly lower traffic volume compared to the development of the subject site for multiple dwelling residential purposes only (being 610 vpd) and for a nursing home and independent living units (being 583 vpd).

As further explained in the TIS, existing traffic generation (with respect to the current use of the subject site by the National Archives of Australia) is estimated to be between 230 – 380 vpd. Importantly, the grouped dwelling development as proposed in the concept design (at R60) has a very similar traffic generation rate as compared to the current National Archives of Australia use at the subject site. Further to this, the TIS has modelled traffic generation based on the current R30 density assigned to the subject site. This modelling has shown that traffic generation would be in the order of 240 vpd for an R30 development compared to 310 vpd for an R60 development as proposed in the concept design. GTA Consultants concludes that this 70 vpd difference is not considered to be an issue.

Planning Considerations

Perth and Peel @ 3.5 Million

Perth and Peel @ 3.5 Million (Perth and Peel Framework) outlines the lack of diversity which exists within the WA housing market with 78% of all Perth homes being detached dwellings and only 9% units. It is also noted that this lack of housing diversity places pressure on both infrastructure and the natural environment. The Perth and Peel Framework also makes reference to the issue of housing affordability, particularly for young families and first-home buyers. It highlights that having a diverse range of housing options is an effective response to this issue.

The Perth and Peel Framework aims to optimise the use of land in proximity to existing transport infrastructure and key centres of activity and community amenity. It acknowledges that infill development, where it is well designed, can have significant social, historical, visual and financial value for a community. It also provides greater opportunities for people to live close to where they work.

Modifying Amendment 78, as outlined above, would enable the concept design to be considered for approval and the subject site developed for a more diverse range of housing (i.e. grouped dwellings in a townhouse/terrace configuration as opposed to single detached dwellings or multiple dwellings). As mentioned previously, the proposed dwelling product represents the "missing middle" in terms of density and dwelling type. The development proposed by the concept design will contribute to reducing the dominance of single dwellings in lower density areas and multiple dwellings in medium and higher density areas. Further, the proposed products will provide a more affordable choice for people who may not otherwise be able to afford to live within the Town of Victoria Park. In particular, this type of housing is likely to appeal to a range of potential purchasers including young families, first-home buyers, singles, "DINKs" and down-sizers (some of whom are identified as a demographic group suffering as a result of lack of housing affordability in Perth).

The Perth and Peel Framework identifies that infill development should occur within proximity to transit corridors and stations, activity centres and urban corridors and areas with high-quality open space. The subject site is ideally located in this regard, given its location adjacent to areas designated as an 'Urban Corridor', the 'high frequency transit route' along Berwick Street, the Oats Street Train Station and the subject site is also in proximity to the Albany Highway activity centre and corridor.

The subject site is ideal for infill development in that it optimises the use of land within walking distance to existing transport infrastructure, the Albany Highway activity centre and corridor and other existing employment nodes including the Perth Central Area and Curtin University. In addition, through the preparation of an LDP, it will be ensured that the development is of a high quality and will be of social and visual benefit to the area.

The Perth and Peel Framework highlights the importance of intensifying development where it does not adversely impact upon the efficient operation of local and regional transport network. As outlined in the TIS, the development of the subject site (in accordance with the concept design) would not impact upon traffic flows in

the locality. All roads surrounding the subject site have sufficient capacity to accommodate a grouped dwelling development at R60 with the traffic volumes generated by the concept design being considerably less than the 583 – 610 vpd that were estimated to be generated by the development originally proposed as part of Amendment 78.

We note that the Perth and Peel Framework sets an infill target of 19,320 dwellings by 2050 for the Town of Victoria Park. Whilst it is acknowledged that the Town is able to attain its infill targets in other areas, we are of the view that a grouped dwelling development at R60 would allow the Town to capitalise on an opportunity for the subject site to produce a high quality "missing middle" development.

Given the above, by enabling a residential development at R60 (without any occupancy restriction) at the subject site, the urban consolidation objectives of the Perth and Peel Framework can be achieved.

Local Planning Strategy

The Town's (draft) Local Planning Strategy (LPS), which we understand is still awaiting consent to advertise by the Western Australian Planning Commission (WAPC), identifies the subject site as 'Urban' and in proximity to the Albany Highway 'Activity Centre' and Hill View Terrace 'Urban Corridor'. The subject site is also in proximity to the 'Curtin University Specialist Centre'.

The location of the subject site, and its site characteristics, makes it an ideal site for a higher density grouped dwelling development.

The LPS sets out a number of strategies aimed at addressing a range of population and housing opportunities as the Town's population grows.

Strategy 1 of the LPS is to: *provide housing development opportunities in identified areas where the capacity of infrastructure and services can support a more intensive form of development and the character and amenity of the neighbourhood would not be prejudiced*. It is acknowledged in the Scheme Report, prepared by the Town, that the subject site is suited to more intense development and is ideally located within the existing infrastructure and services networks. The concept design proposes low-scale grouped dwellings at a density of R60 (i.e. consistent with a "more intense development" scenario) which are consistent with the surrounding landscape and do not prejudice the character and amenity of the East Victoria Park neighbourhood.

Strategy 2 of the LPS aims to: *facilitate well designed and connected urban environments providing a diversity of housing choice serving the needs of the Town's population now and into the future*. The subject site is well connected within the existing transport and activity networks and the concept design provides additional diversity of housing stock within the area. More importantly, the modifications proposed as part of this submission to Amendment 78 will facilitate the development of housing stock that is not commonplace in the Town (or metropolitan Perth), being townhouses and terraces (i.e. the "missing middle").

Strategy 3 seeks to: *facilitate the continued transition of the Town into a dynamic 'inner city' destination for residents, workers and visitors*. The concept design includes grouped dwellings in the form of townhouses and terraces. These are reminiscent of the type and style of dwellings that can be found within Perth's inner suburbs. This product type is, however, lacking with higher density developments within the inner suburbs generally taking the form of multiple dwellings (apartments).

Strategy 7 intends to: *promote excellence in built form outcomes for the Town that capture the identity and character of its neighbourhoods and centres and promote a sense of place and high standards of amenity and liveability*. It is proposed that the built form elements of the subject site be controlled through the preparation of an LDP. This will facilitate a high standard of design and ensure that development is consistent with the amenity of the locality.

Strategy 13 of the LPS relates to the promotion of healthy, green spaces. As discussed above, whilst no POS is included within the concept design for the subject site, it is proposed that a cash-in-lieu contributions be made to the Town to facilitate the upgrading of existing POS in proximity to the subject site. Such upgrades will benefit residents and visitors to the Town.

Interface with Adjoining Land Uses

We note that the interface of any future residential development at the subject site with the adjoining land uses was of concern to the Town. In this regard, we provide the following in consideration of the proposed concept design.

The proposed R60 grouped dwelling development maximises passive surveillance over the POS to the north east of the subject site with rear loaded dwellings designed with habitable rooms and outdoor living areas looking over the adjoining open space. Furthermore, principles of Crime Prevention Through Environmental Design (CPTED) will be implemented through the LDP process.

It is proposed that the mature trees along the north western boundary of the subject site are retained to provide a softened interface between the subject site and adjoining school. The dwellings that face this boundary are also proposed to be rear loaded and will therefore provide passive surveillance to this interface.

Supply of Aged and Dependant Persons' Dwellings

Amendment 78 was initiated based on a proposal for aged and dependant persons' dwellings at the subject site, which we understand was presented by the previous landowner of the subject site. It is understood that the proponent (at that time) suggested that there was a shortfall in aged persons' accommodation in this part of East Victoria Park. We do not agree with this suggestion.

In order to address the suggested shortfall in aged persons' accommodation, we have undertaken an assessment of the existing facilities available within the East Victoria Park, Carlisle, Bentley and St James

localities. Below is a summary of our findings which demonstrates there are a number of facilities within 350m and 2.2kms of the subject site.

- Aegis St James - 38 Alday Street, St James (approximately 350m from the subject site);
- Cura In-Home Care - 8 Welshpool Road, East Victoria Park (approximately 650m from the subject site);
- Tandara Car Facility - 73 Jarrah Road, Bentley (approximately 1.0km from the subject site);
- Waminda Care Facility - 1 Adie Court, Bentley (approximately 1.0kms from the subject site);
- Kingia Care Facility - 5 Allen Court, Bentley (approximately 1.2kms from the subject site);
- Juniper Home Care - 1 Centenary Drive, Bentley (approximately 1.3kms from the subject site); and
- Mercy Place Lathlain - 63 Archer Street, Carlisle (approximately 2.2kms from the subject site).

It is our Client's desire to undertake a residential development at the subject site in a grouped dwelling configuration at R60, meaning that there would not be a focus on delivering an aged or dependant persons' development at the subject site. The above assessment demonstrates that removing the occupancy restriction imposed on the (higher) R60 coding, as currently proposed in Amendment 78, for aged and dependent persons is appropriate given there are a number of such facilities within the immediate locality.

Conclusion

In consideration of the above, it is requested that Amendment 78 be modified such that the subject site is rezoned to a density coding of R60, the development standards are removed and that the built form controls be addressed by way of a Local Development Plan.

The above is considered appropriate and justified for the following reasons:

- The Client's development aspirations have been identified in the concept design. The concept design proposes 52 grouped dwellings as opposed to approximately 120 multiple dwellings contemplated under the current Amendment 78 provisions.
- The 52 grouped dwelling scenario will result in a significantly lower traffic generation when compared to a development consisting of 120 multiple dwellings or an aged care facility at the subject site.
- There is an opportunity to develop a high-quality townhouse/terrace development which addresses the lack of housing diversity in the Town of Victoria Park and the wider Perth area (i.e. addressing the "missing middle").
- Cash in lieu of public open space can be utilised to upgrade and enhance existing open space reserves in proximity to the subject site.
- The requirement of a Local Development Plan will ensure that built form controls are in place for a grouped dwelling development of the subject site.
- Removal of the occupancy restriction for aged and dependent persons at R60 is appropriate given there are a number of such facilities within the immediate locality.

Should you require any further information or clarification in relation to this matter, please contact Paul Cunningham on 9221 1991.

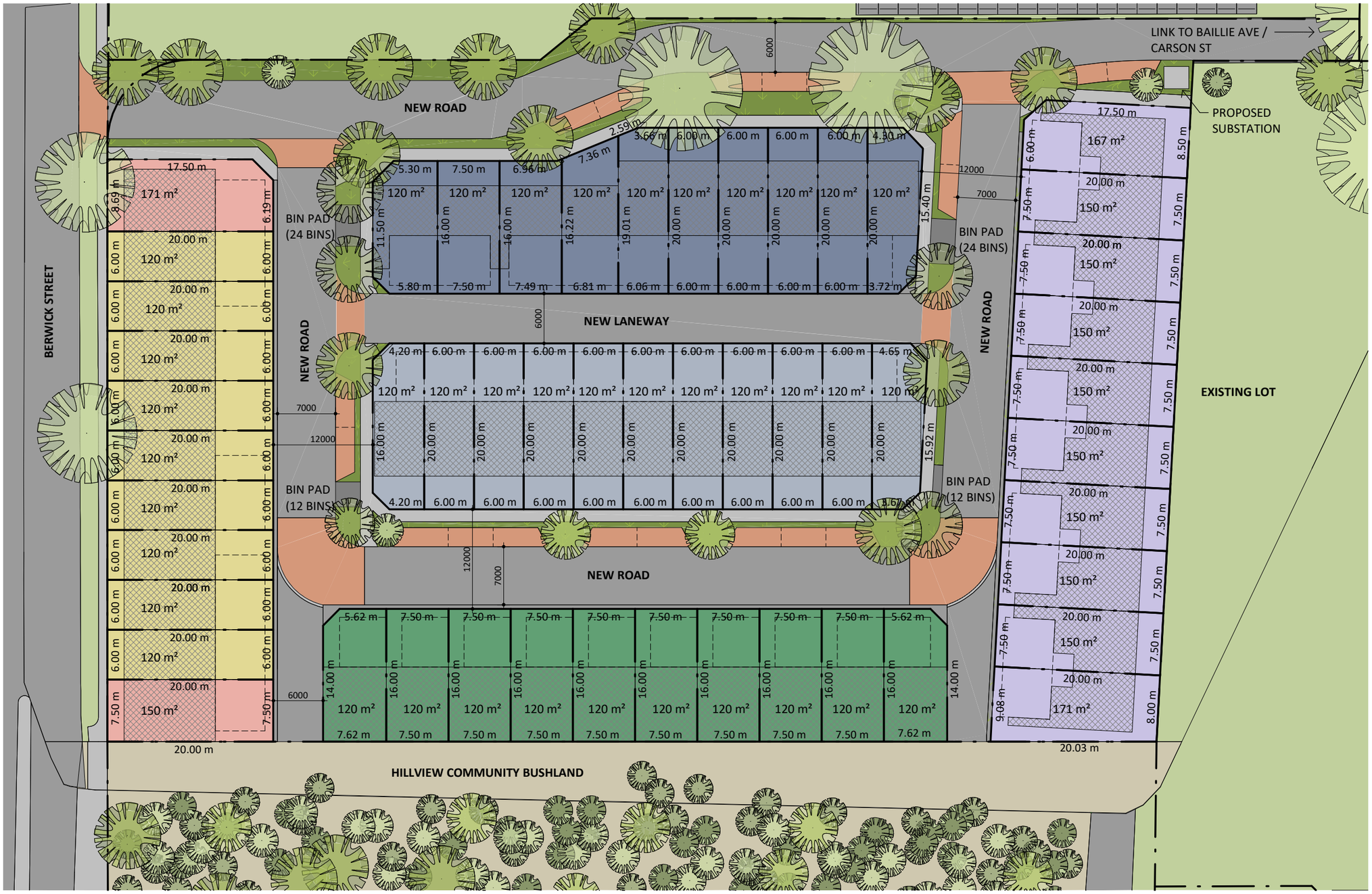
Yours faithfully,



Paul Cunningham
Rowe Group

Attachment One

Concept Design Plan and Illustrations



384 Berwick St, East Victoria Park
Lot No.: **D046173 3**
Area: **11029.178 m²**

Legend

- Building
- Double Garage
- Single Garage (with car port adjacent)

	Total
Laneway Dwellings, North Facing 2 Storey	10
Laneway Dwellings South Facing 2 Storey	11
Park Facing Rear Loaded Dwellings - 7.5m Lots	10
Berwick St Rear Loaded Dwellings - 6m Lots	9
Berwick St Rear Loaded Dwellings - 7.5m Lots	2
Front Loaded City View Tri-Level Terraces - 7.5m Lots	10
Total Lots	**52**

19 Visitor Car Bays

1 Site - SK1A
1 : 500

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REV	DESCRIPTION	DATE
A	For Approval	09/10/18

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CLIENT: Hamlen
PROJECT ADDRESS: 384 Berwick Street, East Victoria Park

DRAWING TITLE: Site Plan
PROJECT TITLE: Hamlen EVP

DRAWN: JM
APPROVED: CW
PROJECT No.: 18098
SCALE @ A3: As indicated
DRAWING No.: A001
REV: A





Attachment Two

Transport Impact Statement

Client // Hamlen Pty Ltd

Office // WA

Reference // W153330

Date // 04/10/18

R60 Grouped Dwelling Development

384 Berwick Street, East Victoria Park

Transport Impact Statement

Issue: C 04/10/18

Client: Hamlen Pty Ltd
Reference: W153330
GTA Consultants Office: WA

Quality Record

Issue	Date	Description	Prepared By	Checked By	Approved By	Signed
C	04/10/18	Final	Rodney Ding	TM	TM	

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1. Introduction

1.1 Background & Proposal

GTA Consultants (GTA) has been engaged by *Hamlen Pty Ltd* to prepare a Transport Impact Statement (TIS) for the redevelopment of the site at 384 Berwick Street in East Victoria Park. This report is to support a submission on behalf of the client on Amendment 78 in support of R60 development in the form of grouped dwellings.

This report follows the guided methodology of a TIS, prepared in line with the Western Australian Planning Commission publication '*Transport Assessment Guidelines for Development, August 2016*' (WAPC Guidelines). It also considers the Town of Victoria Park's (ToVP) planning policies and the key elements of the site's integration with the existing transport networks and the potential traffic impact of the proposed redevelopment.

1.2 Context

The redevelopment site is at the south eastern extremity of East Victoria Park, situated within the ToVP and approximately 8.1km south-east of the Perth CBD by road (6.4km in a direct line). The proposed redevelopment is within the well-established suburb of East Victoria Park and so benefits from already being well connected to nearby vehicular, walking, cycling and public transport networks.

WAPC Guidelines provide direction on the level of assessment which is necessary to be carried out with respect to the likely traffic impact of a development proposal. Typically, any development which is expected to have a 'moderate' traffic impact, that is, generating less than 100 trips in the peak hour is satisfied by a TIS. Any development which is expected to generate in excess of 100 trips in the peak hour requires a Transport Impact Assessment (TIA) to be undertaken. Both types of assessment consider the operation and layout of the site, but they differ in their assessment of external traffic impact.

In the context of this redevelopment and its land use proposal, it is expected that less than 100 trips generated in a given peak hour if applying 'typical' traffic generation rates (which represent locations outside of non-major activity corridors). In this case a TIS is appropriate.

1.3 Purpose of this Report

This TIS briefly outlines the transport aspects surrounding the proposed redevelopment. The intent of a TIS, as per the WAPC Guidelines, is to provide the approving authority with sufficient transport information to confirm that the Applicant has adequately considered the transport aspects of the development and that it would not have an adverse transport impact on the surrounding area. Of particular relevance is the accessibility of the development by non-car modes, in accordance with Government's sustainable development objectives, and its integration with the surrounding area.

In accordance with the WAPC Guidelines, this TIS outlines:

- redevelopment proposals
- current vehicle access arrangements and existing traffic conditions proximate to the site

- the traffic generating characteristics of the proposed redevelopment and to any low volume residential roads
- particular intersections or sections of road that may be adversely affected
- the potential for rat-running, especially through existing residential areas
- developments operating outside normal business hours in/near residential areas
- information on the pedestrian, bicycle and public transport access arrangements to the site
- suitability of the proposed parking provision within the site
- any issues associated with the heavy vehicles generated by the development
- the anticipated impact of the proposed redevelopment on the surrounding road network.

1.4 Reference Material

In preparing this report, reference has been made to the following:

- Sketch plans prepared by Greg Rowe & Associates showing the proposed development, provided at Attachment A
- Liveable Neighbourhoods Guidelines
- WAPC Transport Assessment Guidelines for Development
- traffic surveys undertaken by GTA Consultants as referenced in the context of this report
- other documents as nominated.

2. Development Proposal

2.1 Indicative Site Layout & Land Uses

A copy of the proposed redevelopment plans is provided at Appendix A as prepared by the project planner, *Greg Rowe and Associates*. The proposed site access and car parking layouts are discussed in the following sections.

The proposal includes the provision of 52 residential lots to allow a mix of one/two car garages, as summarised in Table 2.1. There is no commercial component for this proposed development. There is proposed to be 121 on-site parking bays to be provided as part of the development.

The current site has the National Archives of Australia on the 11,029sq.m block located near the centre of the site.

Table 2.1: Development Schedule

Use	Size
R60 Lots	52
Parking Bays	102 on-site resident & 19 on-site visitors

2.2 Site Location

The subject site is located at 384 (Lot 3) Berwick Street in the suburb of East Victoria Park in the Town of Victoria Park. The site is located on the south-east corner of the Baillie Avenue/Carson Street road and approximately 100m west of the intersection of Berwick Street and Hill View Terrace. The site has two street frontages, Berwick Street to the south/west and to Baillie Avenue/Carson Street to the north via a 5m wide, 20m long portion of the lot.

There is a special needs primary school to the north/west of the site, open space to the north/east and bushland to the south/east of the site. Beyond these the development is typically residential.

The site is located approximately 800m to the East Victoria Park retain hub bordered by Hill View Terrace, Albany Highway and Shepperton Road.

The subject site and its environs are shown in Figure 2.1. on the following page.

2.3 Car Parking

It is proposed to provide each lot with single or double garages, depending on the size of the lot frontage, plus there is proposed to be on-site parking provided within the internal roadway in the form of embayed parking for 19 cars for visitors. Residential parking is to be provided by individual garages on each lot.

The present site has parking provision for 34 cars to park on-site.

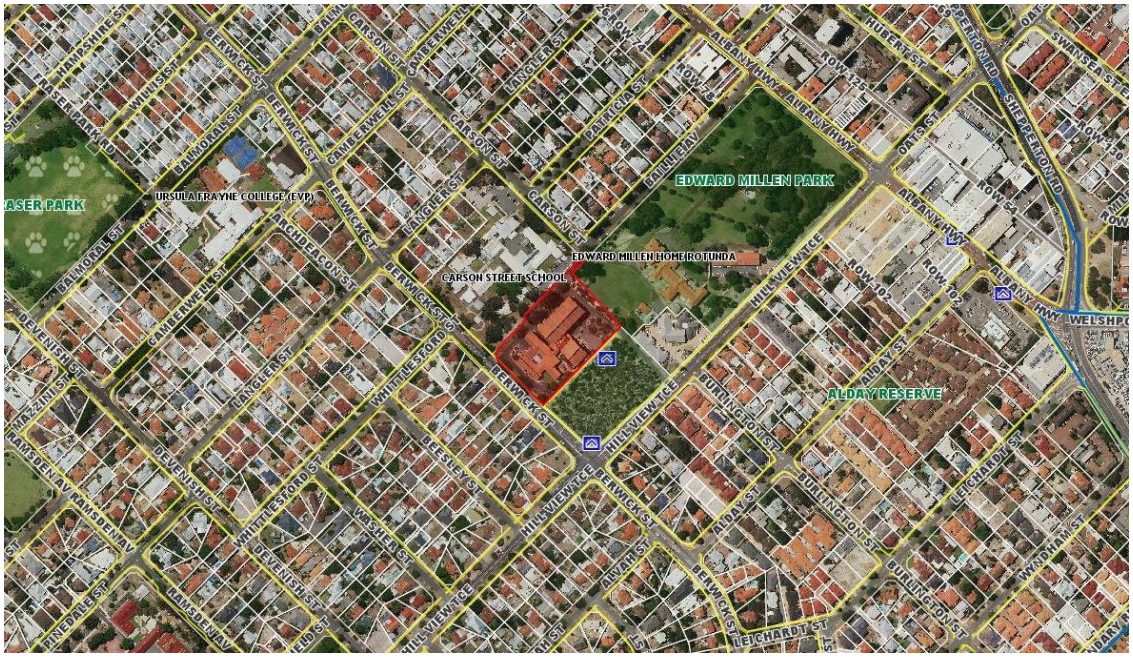
Being a purely residential development no parking for persons with a disability (PwD) is proposed.

There is presently parking permitted on Baillie Avenue/Carson Street but not feasible on Berwick Street.

Under the Residential Design Code and being within 250m of a high frequency bus route on Berwick Street, the site should provide a minimum of 63 parking bays for residents plus 13 for visitors, a total of 76 bays.

With the provision for a total of 121 car parking proposed, the site is in surplus by 45 parking bays on-site and thus there is a low possibility of local street being used to park on by residents or visitors.

Figure 2.1: Site Location Plan



(Map / Image Reproduced Courtesy of Intramaps)

2.4 Vehicle Access

The current vehicular access to the site is via:

- Direct from Berwick Street via a 7.2m crossover located at the western corner of the site (to be retained as part of the development)
- Baillie Avenue/Carson Street via a 5m wide 20m long section of the lot with a 4.8m wide roadway (to be retained as part of the development)
- Hill View Terrace via a 5.8m wide roadway across the adjacent bushland site (to be removed as part of the development).

The proposed development includes the retention of the 7.2m wide crossover on Berwick Street in its present location and format (concrete) as a full movement crossover with the Baillie Avenue/Carson Street crossover also to be retained as a two-way access to the site.

Access to and from the site via the street network is expected direct via Berwick Street and then via Baillie Avenue/Carson Street with access to/from Albany Highway. This then continues to Lockhart Street, Manning Road and then the Kwinana Freeway.

Baillie Avenue and Carson Street are Access Roads under the Main Roads WA functional road hierarchy, whilst Berwick Street is a Distributor A road under the functional road hierarchy.

Sight distance for the proposed crossover on Berwick Street meets the requirements of AS/NZS 2890.1:2004 *Parking facilities Part 1: Off-street car parking.* For a development of this nature, a

sight distance of 65m absolute minimum and 85m desirable minimum should be provided in a 60km/h zone. This minimum can be achieved with a sight distance of approximately 90-95mm available to/from the southern approach along Berwick Street on approach from the Hill View Terrace traffic signals. This sight distance is considered appropriate.

The low traffic volumes expected during peak period use of the Baillie Avenue/Carson Street crossover (estimated at approximately 10-11 in the AM peak and 15 in the PM peak) will allow the crossover to operate at this 4.9m width under Clause 3.2.2 of AS/NZS 2890.1:2004 as a low volume Category 1 access driveway.

2.5 Road Reserve Widths

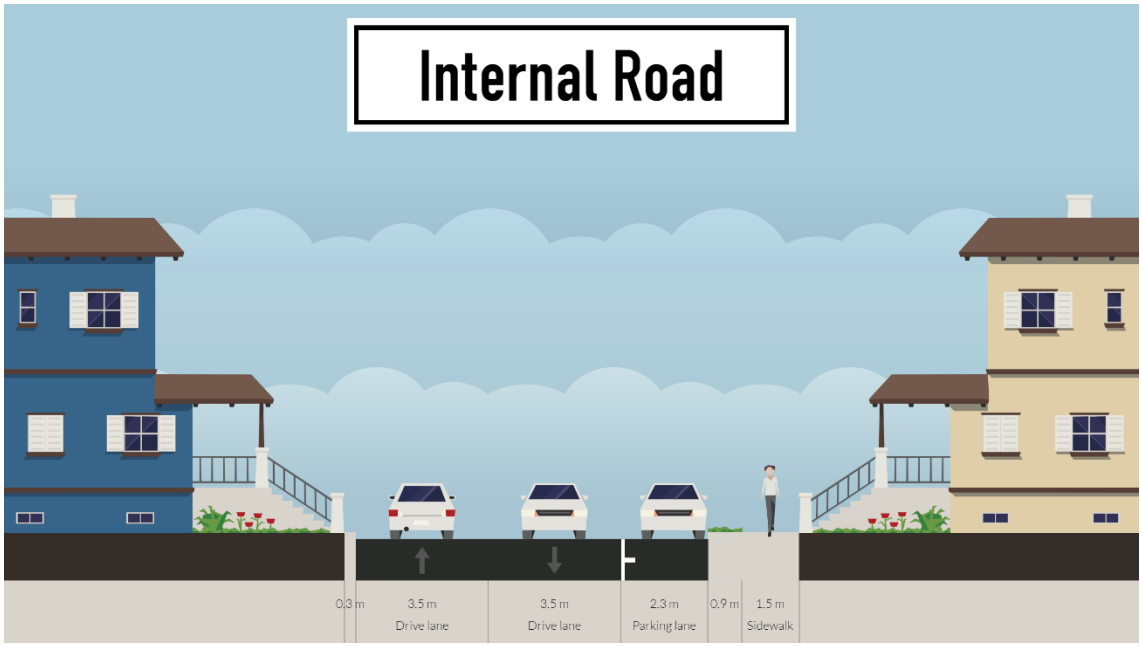
Road reserve widths within the structure plan area are proposed to be typically 12m, with one 6m laneway and a short section of road reserve approximately 10m wide. Apart from the 10m wide reserve all other reserves meet the "deemed to comply" conditions of the Residential Design Codes. The 10m wide reserve will still allow the retention of a 7.0m wide road pavement and will thus not impact of vehicular movement.

2.6 Road Cross Sections & Speed Limits

The speed limit through the site is proposed to be the general built up area limit of 50km/h, but given the short length of straight road sections, the actual speeds are expected to be significantly less than this at approximately 20-30km/h. This is a great design outcome which appeals to the vulnerable road user. The general road cross section proposed for the 12m wide roads are:

- Single 7m wide driving carriageway, an on-street parking lane of 2.3m adjacent with a 1.5m footpath as shown in Figure 2.2.

Figure 2.2: Internal Road Cross Section



2.7 Pedestrian Access & Facilities

Access to the site is presently via an existing footpath network along all roads adjoining the site as summarised below:

- Berwick Street - Both sides of the road connecting to the wider footpath network
- Baillie Avenue/Carson Street - north side of Baillie Avenue and south side of Carson Street connecting to the wider footpath network.

The existing network generally has pram ramps and gaps in the islands at median crossings for refuge and therefore considered friendly for all road user types.

The proposed development does not propose any new pedestrian facilities externally but does propose an internal footpath network on the internal roadways.

There is proposed to be direct pedestrian access to the development from Berwick Street and Baillie Avenue/Carson Street. The Baillie Avenue/Carson Street access will be via the 5m wide section of the site. Due to this new pedestrian connection, a 1.5m footpath should be provided on this link to Baillie Avenue/Carson Street.

2.8 Bicycle Access & Facilities

No specific provision is to be made for cycling parking for the development, except the provision of store rooms for each site which will allow the storage of bicycles. The roads surrounding the site are typically low volume (in the case of Baillie Avenue/Carson Street) and relatively wide, as such, friendly for on-road cycling. There is a dedicated on-road cycle lane in the case of Berwick Street north of the site and Hill View Terrace to the south of the site. The site is within 100m of the SE26 Perth Bike Network route connecting the Causeway to Canning Vale.

2.9 Loading Areas

Loading for the proposed development is proposed to occur to and from the proposed internal roadways with vehicles parked within the embayed parking areas (or the use of driveways for private loading).

Rubbish bins are proposed to be collected by the council rubbish collection from the road verges of the internal road network either outside respective lots or at bin pads for laneway lots.

3. Accessibility Review

3.1 Introduction

This chapter outlines the outcome of a baseline accessibility assessment that was undertaken to establish the transport provision serving the site and its surrounds. It also recognises that walking and cycling are encouraged modes of transport and are also secondary modes of travel for public transport users.

3.2 Access by Road

The development site abuts two 'Access Roads', as classified in the Main Roads WA (MRWA) Functional Road Hierarchy and one 'District Distributor A' road. Due to the site's good connection to the external road network, rat-running through low volume residential roads is avoided.

3.2.1 Local Roads

Access Roads bordering the development site are all of a single carriageway standard, providing one lane for travel in each direction. These Access Roads provide direct driveway access to residential properties with a general urban speed limit of 50km/h (except before and after school where a 40km/h limit applies) and a capacity of up to 3,000 vehicles a day (indicative) although a lower traffic volume would be more realistic. These roads include:

- Baillie Avenue (north of site)
- Carson Street (north of site).

The following traffic volumes on these roads were obtained from the ToVP Intramaps site:

- Baillie Avenue ~320 vehicles per day (vpd)
- Carson Street ~350 vpd.

In general, the road environment with proposed overhanging trees with embayed on-street parking and short street lengths will provide a traffic calmed road environment not inducive to speeds greater that the current 50km/h urban speed limit and most likely significantly less than this.

3.2.2 Arterial Roads

Berwick Street

Berwick Street runs in an east-west direction connecting Hill View Terrace in the south to Canning Highway in the north and has a posted speed limit of 60km/hr. It is classified as a District Distributor A road according to the MRWA Functional Road, and it is configured as a two-lane dual-carriageway with on-road cycle lane carrying around 15,000 vehicles per day near the subject site. Traffic on Berwick Street has shown a negative growth rate of approximately 1.3% compounding per annum in recent years. Berwick Street provides direct access to the Canning Highway to the north/west of site.

Vehicles traveling to/from the site will likely use a combination of Berwick Street and Baillie Avenue/Carson Street. Traffic generated can also utilise Paterson Street to access Manning Road at the signalised intersection at via Ley Street, approximately 850m away if the desired direction of travel is to/from the north/east of the site.

3.2.3 Key Intersections

There are three nearby intersections which may be affected by the proposed development. These are discussed below.

Berwick Street/Langler Street

These two streets intersect as a four-way Stop Sign controlled intersection. The sight distances on all approaches and at all stop lines were considered appropriate and acceptable for the road environment and abutting land-uses/property boundaries. Berwick Street is the priority road with right turn pockets of approximately 45-50m in length in a paint/concrete median. Langler Street is Stop Sign controlled on both legs. The median in Berwick Street is wide enough to allow passenger cars to pause in the median to wait in when turning right from Langler Street (ie a two stage turn).

Baillie Avenue/Albany Highway

These two streets intersect as a T-junction. Albany Highway is the priority road with a raised concrete/painted median along its length. The Baillie Avenue approach is not signed but does have a holding line with a barrier approach line. The sight distances on all approaches and at the holding line were considered appropriate and acceptable for the road environment and abutting land-uses/property boundaries.

Berwick Street/Hill View Terrace

This intersection is a four-way traffic signal-controlled intersection. The Hill View Terrace approaches each have turn pockets of approximately 50m in length. The western approach of Hill View Terrace has a left turn lane of approximately 50m length. The Berwick Street north approach has a right and left turn pocket each of approximately 65m length. Right turns are prohibited on the Berwick Street southern approach. The signal phasing provides leading right turns from the Berwick Street north and Hill View Terrace east approaches. Both Hill View Terrace approaches have a painted bike lane provided through the intersection.

3.3 Public Transport

It is considered that access to the site via public transport is applicable to all users including residents and visitors. The nearest bus stops are conveniently located within a short walking distance for both directions of travel to and from Perth. As such the site is very conducive to public transport usage.

The site is located approximately 100m (approximately a 1-minute walk) from bus stops (11770 for to Perth and 11755 for ex Perth) located on Berwick Street either side of Whittlesford Street.

In peak periods the bus services running to and from Perth (170, 176, 177 and 179) run every 10 minutes approximately, making these stops on these routes, high-frequency.

3.4 Walking and Cycling

As with public transport, the site is located in an area where the walking and cycling infrastructure is well established. It is considered that both walking and cycling will be attractive modes of transport for all users – residents and visitors to/from the site.

On-site bicycle parking will not be explicitly provided for, but there are storerooms provided for each lot, which will allow the storage of bicycles to encourage the use of this mode of travel.

Under the Residential Design Codes 17 bays/racks should be provided for residents to park their bikes for the entire site, whilst 5 bays/racks should be provided for visitors. It is assumed that the

resident component will be provided within the storerooms as stated above and thus allow for at least 52 bikes to be provided for the entire site.

The site is well connected to the existing cycling network in the nearby vicinity. Baillie Avenue and Carson Street are classified as "good road riding environments" whilst Berwick Street has on-road bike lanes west of the site, which connect to the SE16 Perth Bike Network route at Kent Street. Hill View Terrace has on-road bike lanes and the SE26 Perth Bike Network between Causeway and Canning Vale. A map of existing cycle routes is provided at Appendix B. Considering the proposed development type, the location of the site is well placed to take advantage of local amenities and transport services through well-connected walking and cycling routes.

The proposed development is approximately 500m from nearby primary schools and 800m from cafes and other shops.

Notwithstanding the above, any further application for development will review and revise the design to ensure it complies with the provision of the necessary walking and bicycle parking.

3.5 Crash Statistics

MRWA Crash Analysis Reporting System (CARS) provides detailed crash data and covers all intersections and midblock sections which have had one or more reported road crashes over a 5-year period from 2013 to 2017. It provides detailed crash data for Paterson Street, Canning Parade, Lockhart Street and nearby intersections over that period.

Crash data has been reviewed for Paterson Street between Lockhart Street and Canning Parade and Lockhart Street between Paterson Street and Manning Road (the most likely route to and from the proposed development) plus the intersections along this route. Only one crash was recorded along the mid-block sections, this being on Lockhart Street; 11 crashes were recorded at intersections, all at the intersection of Manning Road and Lockhart Street. These crashes are reviewed in more detail in Table 3.1 below.

Table 3.1: Crash Record for Roads and Intersections/Road Sections in the vicinity of the Subject Site

Location	State Ranking		Crash Severity				Total Crashes
	Cost	Frequency	PDO	Medical	Hospital	Fatal	
Baillie Ave /Albany Hwy	-	-	0	0	0	0	0
Carson St /Patricia St	9954	7289	1	0	0	0	1
Carson St /Langler St	8234	7289	1	0	0	0	1
Berwick St /Langler St	9954	7289	0	1	1	0	2
Berwick St /Hill View Tce	274	376	41	8	0	0	49
Baillie Ave	N/A [1]		0	0	0	0	0
Carson St	N/A [1]		0	0	0	0	0
Langler St	N/A [2]		1	0	0	0	1
Berwick St	N/A [2]		0	0	0	0	0

PDO – property damage only, Medical – roadside medical assistance, Hospital – hospitalisation required

[1] State ranking not considered appropriate for a local access road due to relatively low traffic volumes.
[2] State ranking not considered appropriate for a local access road due to relatively low traffic volumes.

The above summary crashes are discussed below in more detail.

- Carson Street/Patricia Street:

  The single crash which was recorded at this intersection was a property damage only right-angle crash.

- Carson Street/Langler Street:

  The single crash which was recorded at this intersection was a property damage only right-angle crash.

- Berwick Street/Langler Street:

  The two crashes which was recorded at this intersection were a casualty right-angle crashes which both occurred at night. This may indicate an issue with the current street lighting not illuminating the intersection or approaches sufficiently, to provide good night time visibility.

- Berwick Street/Hill View Terrace:

  Of the 49 recorded crashes 13 were rear end, 10 right-angle and 24 right-turn-through. Of these crashes 9 occurred in the wet, 17 at night and 8 resulted in a casualty. These crashes also included 2 bicycle crashes. All of these crashes were found to be at a rate higher than expected for an intersection of this type.

  The rate of casualty crashes at this intersection is approximately 1.86 casualty crashes per 10 million vehicles entering (10M VE) the intersection. This is less than a network average of approximately 2 casualty crashes per 10M VE for signalised four-way intersections.

- Langler Street:

  The single crash which was recorded was a property damage only crash involving a vehicle entering/leaving a driveway near the crest of the slight hill in Langler Street.

This crash rate recorded at the intersection of Berwick Street/Hill View Terrace is the equivalent to approximately 2.3 crashes per million vehicles entering (MVE) the intersection. This rate is significantly higher than the network average compared to other similar intersections of about 0.5 crashes per MVE. This number is considered high and worth noting. The crash types are typical of a signal-controlled intersection treatment and due to the crests near the intersection leads to a high number of right angle and right-turn through crashes.

The traffic volumes generated by the development during peak hours and over the course of a day are considered to be low at approximately 22-30 vehicles in any one hour. This traffic is expected to be split between in/out vehicle movements from the Baillie Avenue access and the Berwick Street access and is further is dispersed over a number of turning movements.

A development of this type, with the number of access points as noted, and in this location could not be expected to materially alter the existing frequency and severity of road crashes in the area. Further, the low increase in traffic volumes could not be expected to adversely affect pedestrians crossing roads, or any cyclists that travel on-road.

Accordingly, the road safety characteristics of the proposed development are considered acceptable.

4. Trip Generation and Traffic Impact

4.1 Current Traffic Flows

Traffic volumes on the adjacent road network of Carson Street, Baillie Avenue, Langler Street and Berwick Street were assessed based on the current traffic counts sourced from the Town of Victoria Park Intranet website and MRWA website.

Berwick Street: 14,700 vpd with 4.8% heavy vehicles
AM Peak:815 northbound, 520 southbound
PM Peak: 600 northbound, 730 southbound

Langler Street: estimated at 500 vpd
AM Peak:50
PM Peak: 50

Baillie Avenue: estimated at 320 vpd
AM Peak:32
PM Peak: 32

Carson Street: estimated at 350 vpd
AM Peak:35
PM Peak: 35

4.2 Expected Traffic Flows

With the surrounding residential development having reached maturity, the current traffic volumes are expected to remain relatively unchanged into the near future on the local street network of Langler Street, Carson Street and Baillie Avenue. According to the most recent data, traffic flows on Berwick Street have been decreasing at a rate of approximately 1.3% per annum, but for the purposes of this assessment has been assumed not to change over the next 10 years.

4.3 Vehicle Types

The types of vehicles accessing the site will be entirely private motor vehicles. No traffic to and from the site is expected to be truck type traffic, except for furniture delivery vans/smaller trucks parking on the embayed street parking (or on driveways) and the council rubbish collections.

4.4 Traffic Generation and Traffic Impact

In order to estimate the trip generation associated with the proposed development, reference has been made to trip rates within the *WAPC Guidelines* (which often refer to the *RTA Guidelines, NSW*) and the *Trip Generation 9th edition, 2012 - Institute of Transportation Engineers* (ITE), Washington, USA. These trip rates are considered to accommodate the general vehicle activity at the site incorporating:

- Residents
- Visitors to residents
- Servicing / deliveries.

Table 4.1: Estimated Traffic Generation

Land Use	Peak Hour Rates (vph)	Peak Hour Trip Generation Estimates (vph) (using AM/PM peak)
Residential Dwelling	0.45 / dwelling (AM) & 0.6 / dwelling (PM)	23/31

Residential unit rate is based on both the RTA Guidelines recorded peak hour rate and GTA's Database for grouped dwellings near good public transport provision. However, to allow for a robust assessment a rate of 0.6/dwelling for the PM peak and 6 per dwelling for the daily flows was adopted.

Table 4.2: Estimated Traffic Generation - Total

Trip type	Trips IN	Trips OUT
AM Vehicle	6	17
PM Vehicle	21	10

Assumed Residential in/out split is 25%/75% in the AM peak & 67%/33% in the PM peak as per WAPC Guidelines. 7.5% of the daily flows in the AM peak and 10% in the PM peak.

Based on the above, the total traffic generation of the development site is expected to be approximately 310 vehicular trips in a day with 23 occurring in the AM peak and 31 vehicle movements in a typical PM peak hour.

It should be noted that the above 310 vehicular trips per day will not be all additional traffic as the site is currently used by the National Archives of Australian.

Traffic counts were not undertaken for the current use. However, based on the approximate floor areas of the buildings on the site, the current use (or a similar use) on the site would give rise to the existing following traffic generation as shown in Table 4.3. The current use is a combination of office space and warehousing for the archives on the site.

- Office Use 1,500m^2 GFA
  Warehousing Use 2,000m^2 GFA.

Table 4.3: Estimated Traffic Generation for Current Use

Land Use	Daily Rates (vpd)	Daily Trip Generation Estimates (vpd)
Office Use	10-20 trips per 100m^2 GFA	150 to 300
Warehousing Use	4 trips per 100m^2 GFA	80
	Total	**230 to 380**

Thus, the current use of the site would have very similar traffic generation rates as compared to the proposed R60 Development yield. There would be little to discern between the traffic generated by the site over a typical day.

A final comparison was undertaken if the site was developed in line with the current R30 zoning of the site as summarised in Table 4.4. This assessment is tabled below in similar fashion to the current use of the site. With the R30 zoning the site could have up to approximately 30 lots.

Table 4.4: Estimated Traffic Generation for R30 Zoning

Land Use	Daily Rates (vpd)	Daily Trip Generation Estimates (vpd)
Residential Dwelling	8 trips per dwelling	240

The trip rate adopted is slightly higher than the R60 proposal as larger lots will typically tend to lead to higher car ownership and thus traffic generation for each lot.

Based on the current zoning a development would have traffic volumes slightly less than the site would presently exhibit and also slightly lower than the proposed R60 development is expected to generate. However, the absolute difference of approximately 70 vehicle trips per day between the proposed R60 development and the current R30 zoning is not considered significantly large to be a concerning issue.

The proposed R60 development would have peak flows of approximately 31 vehicles in the PM peak compared to the R30 zoning equivalent of approximately 24. With the distribution of traffic from the development onto the local street network, the differences between the proposed R60 and the R30 zoning would be approximately 1 to 2 vehicles in the PM peak on individual streets. It is clear that this difference would not be noticeable to residents and drivers on the local streets and thus there would be little or no difference in impact between the proposed R60 development and a development in line with the current R30 zoning.

4.5 Road Cross-Sections

All the above traffic flows are appropriate for the proposed road cross sections as discussed previously. The general 6.0m wide pavement streets throughout the estate can cater for daily flows up to 1,000 vpd. With embayed parking bays these roads can cater for traffic flows up to 3,000 vpd. The 7.0m wide main entry road will be able to cater for traffic flows up to 3,000 vpd.

Traffic flows on the laneway lots for the higher density lots are expected to have traffic flows of approximately 100 to 150 vpd. Laneways of 6.0m width can cater for traffic flows of up to 300 vpd.

Based on the calculated traffic volumes expected for the estate, the proposed road cross sections discussed previously are considered appropriate.

4.6 Traffic Impact of Development on Local Area

All roads near the proposed site are expected to have traffic volumes typically less than the maximum traffic flows for similar roads of their type. The mid-block comparisons to maximum flows that these roads should carry are shown in Table 4.5 below.

Table 4.5: Current & Expected Mid-Block Daily Traffic Flows

Road	Indicative Maximum Daily Flow (two-way vpd)	Current Daily Flow (two-way vpd)	Expected Daily Flow in 10 years (two-way vpd)	Expected Daily Flow in 10 years with Dev (two-way vpd)	Expected change in Daily Flow in 10 years with Dev
Baillie Avenue	3,000	320	320	395	+23%
Carson Street	3,000	350	350	425	+21%
Langler Street	3,000	500	500	575	+15%
Berwick Street	15,000	14,700	14,700	14,775	+0.5%

There is not expected to be any significant adverse impacts in the traffic flows to and from the site with the new development (except for the percentage change noted for Baillie Avenue, Carson Street and Langler Street off a low base volume). However, the resultant traffic flows for the affected roads are expected to be significantly less than the maximum traffic flows for roads this type could carry and thus the impact is considered acceptable.

With regards to the intersections, Table 2.4 from the Austroads publication, *Guide to Traffic Management Part 6 – Intersections, Interchanges and Crossings* provides advice as to intersection and crossover performance in peak flow conditions about possible further analysis.

This is summarised in Table 4.6. If the calculated expected traffic flows for this development exceed those shown in Table 4.6 further assessment is typically required.

Table 4.6: Austroads Guidelines

Major Road Type	Major Road Flow (two-way, vph)	Minor Road Flow (two-way, vph)
Two-lane	400	250
	500	200
	650	100
Four-lane	1,000	100
	1,500	50
	2,000	25

Examining the "worst case" scenarios of all development traffic flows utilising either only the Baillie Avenue/Albany Highway intersection or the single crossover on Berwick Street traffic for the proposed development, Table 4.7 is derived.

Table 4.7: Comparison to Austroads Guidelines

Intersection	Major Road Flow (two-way, vph)	Minor Road Flow (two-way, vph)
Berwick St/Crossover	1,330	31
Baillie Ave/Albany Hwy	940	65

From the above it can be seen that the crossover and the subject intersection are expected to have traffic volumes significantly less than shown in Table 4.6. Thus, there is no need for the crossover nor most of the intersections to be examined in further detail using such analysis software like SIDRA Intersection (SIDRA). Under these flow conditions, the crossover is expected to operate at a level of service A with minimal delays and queues. The only expected is the interception of Manning Road and Lockhart Street which is assessed in more detail in the next sub-section.

4.7 Intersection of Berwick Street and Crossover

This crossover was modelled as an intersection with Berwick Street the priority road and the crossover the terminating road. To allow a robust assessment, it was assumed that all development traffic would use this access.

The expected operation of the crossover was assessed using SIDRA and a combination of mid-block traffic counts obtained from MRWA and manual traffic counts undertaken in the AM and PM peak periods. To allow a robust assessment, it was assumed that all development traffic utilises this crossover.

The critical results are shown on the following pages for the AM (8am to 9am) and PM (4pm to 5pm) periods in Table 4.8 and Table 4.9.

Table 4.8: Berwick Street Crossover – Expected Operation in AM Peak

Critical Turning Movements					
Approach	Mvt.	Short Lane Length	DOS	Average Delay (sec)	95th Percentile Queue (m)
Berwick St SE	RT	12m	0.01	8s	0.1m
Crossover NE	RT	-	0.04	12s	1m

DOS – Degree of Saturation, # - Intersection DOS

Table 4.9: Berwick Street Crossover – Expected Operation in PM Peak

Critical Turning Movements					
Approach	**Mvt.**	**Short Lane Length**	**DOS**	**Average Delay (sec)**	**95th Percentile Queue (m)**
Berwick St SE	RT	12m	0.02	10s	0.3m
Crossover NE	RT	-	0.03	12s	0.6m

Overall the Berwick Street crossover is expected to operate satisfactorily in both the AM and PM peaks. There are expected to be minimal delays and queues either on Berwick Street entering the crossover or on the crossover turning into Berwick Street.

4.8 Intersection of Baillie Avenue and Albany Highway

This intersection was modelled with Albany Highway the priority road and Baillie Avenue the terminating road. Similar to the crossover assessment, to allow a robust assessment, it was assumed that all development traffic would use this access.

The operation of the intersection was assessed using SIDRA and a combination of mid-block traffic counts obtained from MRWA and manual traffic counts undertaken in the AM and PM peak periods.

The critical results are shown on the following pages for the AM (8am to 9am) and PM (4pm to 5pm) periods in Table 4.10 and Table 4.11.

Table 4.10: Baillie Ave/Albany Hwy – Expected Operation in AM Peak

Critical Turning Movements					
Approach	**Mvt.**	**Short Lane Length**	**DOS**	**Average Delay (sec)**	**95th Percentile Queue (m)**
Albany Hwy NW	RT	12m	0.01	6s	0.3m
Baillie Ave SW	RT	-	0.04	9s	1m

Table 4.11: Baillie Ave/Albany Hwy – Expected Operation in PM Peak

Critical Turning Movements					
Approach	**Mvt.**	**Short Lane Length**	**DOS**	**Average Delay (sec)**	**95th Percentile Queue (m)**
Albany Hwy NW	RT	12m	0.02	6s	0.5m
Baillie Ave SW	RT	-	0.07	10s	2m

Overall the intersection is expected to operate satisfactorily in both the AM and PM peaks. There are expected to be minimal delays and queues either on Albany Highway turning right into Baillie Avenue or in Baillie Avenue turning into Albany Highway.

Based on the above, the proposed development could not be expected to have a detrimental impact on the surrounding roads and intersections in terms of capacity or road safety. Accordingly, the traffic impact of the proposed development is considered acceptable.

5. Findings, Summary & Conclusions

As a result of the traffic analysis undertaken for the proposed residential development at 384 Berwick Street in East Victoria Park:

i The development should generate in the order of 310 vehicular trips per day with 23 of these in the AM peak and 31 in the PM peak.

ii Expected traffic flows for the proposed R60 development is estimated to be very similar to the traffic flows to/from the current site over a typical day and only slightly higher than the current R30 zoning and so does not present a traffic impact concern.

iii The parking area layout is suitable with an appropriate number of parking bays provided for the demographic use of the development.

iv Sight distances at the proposed Berwick Street crossover are acceptable for all vehicle turn movements, with minimal delays expected.

v There is a proposed internal pedestrian network on all streets which will connect to external footpaths on Berwick Street.

vi Internal streets will be bike friendly with bike parking expected to be provided internally for each dwelling.

vii The site is well place to take advantage of bus routes located on Berwick Street within a 2-minute walk of the site.

viii The narrow road connection to Baillie Avenue/Carson Street will be able to function even if all development traffic were to utilise it, this in accordance with Australian Standards.

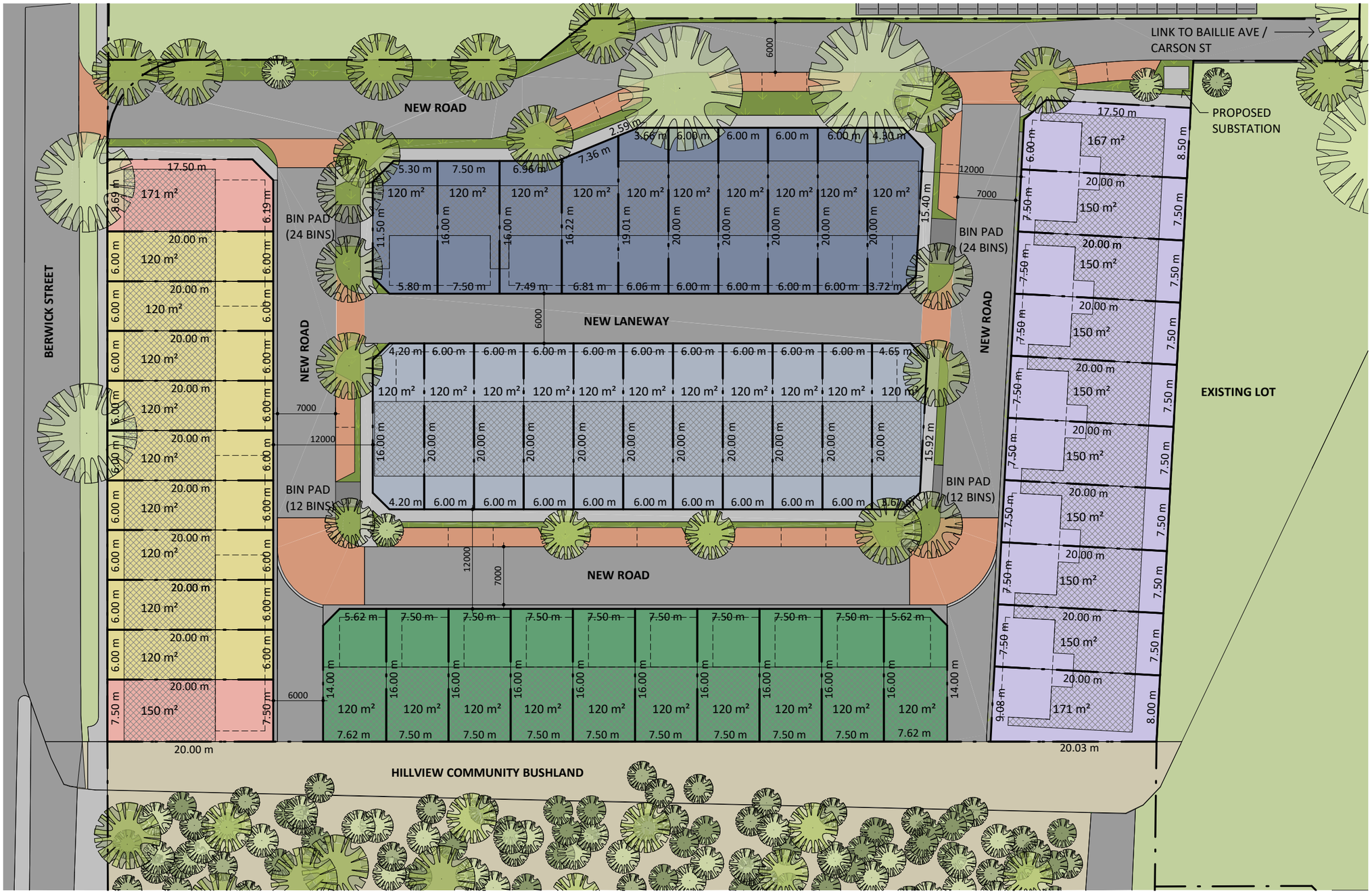
ix Rubbish trucks used by the Town of Victoria Park will be able to collect rubbish from the internal streets at bin pad locations and street verges.

x The impacts of the traffic volumes associated with the development on the road network are considered acceptable now and in the future.

xi There is no requirement for any of the road network to be modified as a result of this development.

Appendix A

Development Plans



384 Berwick St, East Victoria Park
Lot No.: **D046173 3**
Area: **11029.178 m²**

Legend

- Building
- Double Garage
- Single Garage (with car port adjacent)

	Total
Laneway Dwellings, North Facing 2 Storey	10
Laneway Dwellings South Facing 2 Storey	11
Park Facing Rear Loaded Dwellings - 7.5m Lots	10
Berwick St Rear Loaded Dwellings - 6m Lots	9
Berwick St Rear Loaded Dwellings - 7.5m Lots	2
Front Loaded City View Tri-Level Terraces - 7.5m Lots	10
Total Lots	**52**

19 Visitor Car Bays

1 Site - SK1A
1 : 500

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REV	DESCRIPTION	DATE
A	For Approval	09/10/18

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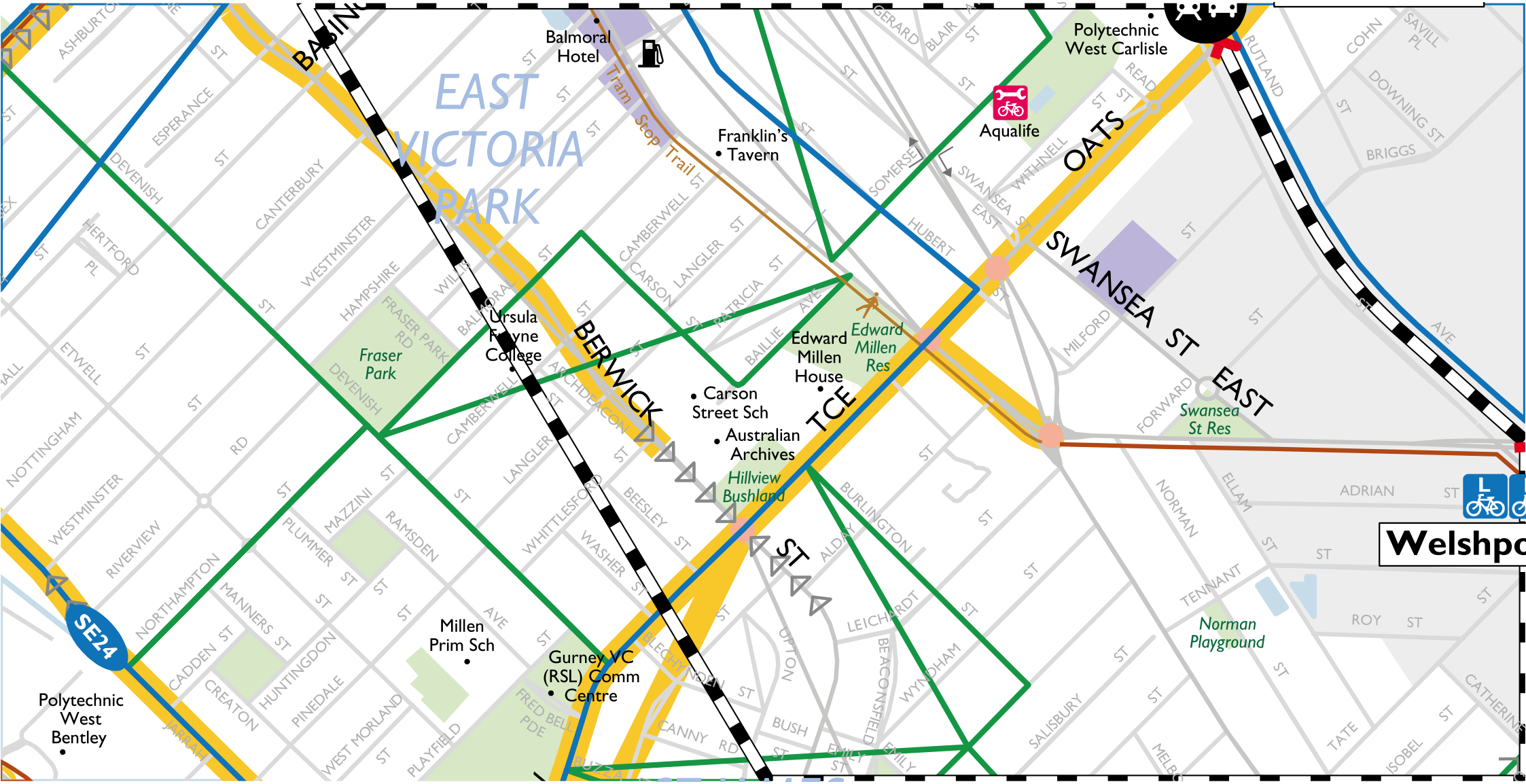
CLIENT: Hamlen
PROJECT ADDRESS: 384 Berwick Street, East Victoria Park

DRAWING TITLE: Site Plan
PROJECT TITLE: Hamlen EVP

DRAWN: JM
APPROVED: CW
PROJECT No.: 18098
SCALE @ A3: As indicated
DRAWING No.: A001
REV: A

Appendix B

Cycle Routes


EAST VICTORIA PARK
Balmoral Hotel
Tram Stop Trail
Franklin's Tavern
Polytechnic West Carlisle
Aqualife
OATS
SWANSEA ST EAST
BERWICK TCE
Ursula Frayne College
Fraser Park
Edward Millen House
Edward Millen Res
Carson Street Sch
Australian Archives
Hillview Bushland
Swansea St Res
Norman Playground
Welshpo
Millen Prim Sch
Gurney VC (RSL) Comm Centre
Polytechnic West Bentley
SE24
BASIN
ADRIAN ST
ROY ST
TENNANT
FORWARD
NORMAN
ELLAM
BURLINGTON
LEICHHARDT
WYNDHAM
BEACONSFIELD
SALISBURY
TATE
ISOBEL
CATHERINE
MILFORD
SOMERSET
SWANSEA EAST
WITHNELL
HUBERT
GERARD
BLAIR
READ
RUTLAND
COHN
SAVILL PL
DOWNING ST
BRIGGS
CAMBERWELL
CARSON
LANGLER
PATRICIA
BAILLIE
ARCHDEACON
BEESLEY
WHITTLESFORD
WASHER
ALDAY
UPTON
BLECHYNDEN
CANNY
BUSH
EMILY
FRED BELL PDE
PLAYFIELD
WEST MORLAND
PINEDALE
HUNTINGDON
CREATON
CADDEN
MANNERS ST
NORTHAMPTON
RIVERVIEW
WESTMINSTER
NOTTINGHAM
ETWELL
DEVENISH
HERTFORD PL
CANTERBURY
ESPERANCE
ASHBURTON
HAMPSHIRE
WESTMINSTER
FRASER PARK RD
MAZZINI
PLUMMER
RAMSDEN
WILLIAM
BALMORAL

13.1 Appendix 1 – Proposed Dog Local Law 2018

TOWN OF VICTORIA PARK
DOG ACT 1976
DOG LOCAL LAW 2018

PART 1—PRELIMINARY
1.1 Citation
1.2 Commencement
1.3 Repeal
1.4 Terms used
1.5 Application

PART 2—IMPOUNDING OF DOGS
2.1 Charges and costs
2.2 Attendance of pound keeper at pound
2.3 Release of impounded dog

PART 3—REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS
3.1 Dogs to be confined
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PART 4—APPROVED KENNEL ESTABLISHMENTS
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4.2 Application for licence for approved kennel establishment
4.3 Notice of proposed use
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4.6 Determination of application
4.7 Where application cannot be approved
4.8 Conditions of approval
4.9 Compliance with conditions of approval
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5.1 Places where dogs are prohibited absolutely

PART 6—MISCELLANEOUS
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PART 7—ENFORCEMENT
7.1 Interpretation
7.2 Modified penalties
7.3 Issue of infringement notice
7.4 Failure to pay modified penalty
7.5 Payment of modified penalty
7.6 Withdrawal of infringement notice
7.7 Service

SCHEDULE 1 – Application for a licence for an approved kennel establishment
SCHEDULE 2 – Conditions of a licence for an approved kennel establishment
SCHEDULE 3 – Modified Penalties

TOWN OF VICTORIA PARK
DOG ACT 1976
DOG LOCAL LAW 2018

Under the powers conferred by the *Dog Act 1976*, the *Local Government Act 1995* and under all other powers enabling it, the Council of the Town of Victoria Park resolved on Insert New Date 2018 to make the following local law.

PART 1—PRELIMINARY

1.1 Citation
This local law may be cited as the *Town of Victoria Park Dog Local Law 2018.*

1.2 Commencement
This local law comes into operation 14 days after the date of its publication in the *Government Gazette.*

1.3 Repeal
The Town of Victoria Park Dogs Local Law published in the *Government Gazette on* 31 May 2000*, as amended*, is repealed.

1.4 Terms used
In this local law unless the context otherwise requires—
"Act" means the *Dog Act 1976*;
"assistance dog" means a dog as defined in section 8(1) of the Act;
"authorised person" means a person authorised by the local government under section 29(1) of the Act;
"CEO" means the Chief Executive Officer of the local government;
"district" means the district of the local government;
"local government" means the Town of Victoria Park;
"pound" means any dog management facility established as a pound under the Act;
"Regulations" means the *Dog Regulations 2013*; and
"thoroughfare" has the meaning given to it in section 1.4 of the *Local Government Act 1995.*

1.5 Application
This local law applies throughout the district.

PART 2—IMPOUNDING OF DOGS

2.1 Charges and costs
The following are to be imposed and determined by the local government under sections 6.16 to 6.19 of the *Local Government Act 1995*—

(a) the charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog;
(b) the additional fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and
(c) the costs of the destruction and the disposal of a dog referred to in section 29(15) of the Act.

2.2 Attendance of authorised person at pound
An authorised person is to be in attendance at the pound for the release of dogs at the times and on the days of the week as are determined by the CEO.

2.3 Release of impounded dog
(1) *A claim for the release of a dog seized and impounded is to be made to an authorised person or in the absence of an authorised person, to the CEO.*

(2) An authorised person is not to release a dog seized and impounded to any person unless that person has produced, to the satisfaction of the authorised person, satisfactory evidence—

(a) of ownership of the dog or authority to take delivery of it; or

(b) that the person identified is the owner as recorded on a microchip implanted in the dog.

PART 3—REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS

3.1 Dogs to be confined

(1) An occupier of premises on which a dog is kept must—

(a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;

(b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;

(c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;

(d) maintain the fence and all gates and doors in the fence in good order and condition; and

(e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.

(2) Where an occupier fails to comply with subclause (1), he or she commits an offence.

(3) Notwithstanding subclause (1) and (2), the confinement of dangerous dogs is dealt with in the Act and the Regulations.

Penalty: $5,000.

3.2 Notice to Occupier

(1) Where the local government considers that a premises on which a dog is kept does not comply with clause 3.1(1), the local government may give a written notice to the occupier of that premises requiring specified measures to be taken to address that non-compliance.

(2) Where an occupier fails to comply with a notice given under subclause (1) within the time specified within that notice, he or she commits an offence.

Penalty: $5,000.

3.3 Limitation on the number of dogs
The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act, two dogs over the age of three months and the young of those dogs under that age.

PART 4—APPROVED KENNEL ESTABLISHMENTS

4.1 Interpretation
In this Part and in Schedule 2—
"licence" means a licence to keep an approved kennel establishment on premises;
"licensee" means the holder of a licence;
"premises", in addition to the meaning given to it in section 3 of the Act, means the premises described in the application for a licence; and
"transferee" means a person who applies for the transfer of a licence to her or him under clause 4.14.

4.2 Application for licence for approved kennel establishment
An application for a licence must be made in the form of that in Schedule 1, and must be lodged with the local government together with—
(a) plans and specifications of the kennel establishment, including a site plan;

(b) copies of the notices to be given under clause 4.3;

(c) written evidence that either the applicant or another person who will have the charge of the dogs, will reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare;

(d) a written acknowledgment that the applicant has read and agrees to comply with any code of practice relating to the keeping of dogs nominated by the local government; and

(e) the fee for the application for a licence referred to in clause 4.10(1).

4.3 Notice of proposed use
(1) An applicant for a licence must give notice of the proposed use of the premises as an approved kennel establishment after the application for a licence has been lodged—
(a) once in a newspaper circulating in the district; and

(b) to the owners and occupiers of any premises adjoining the premises.

(2) The notices in subclause (1) must specify that—
(a) any written submissions as to the proposed use are to be lodged with the CEO within 14 days of the date the notice is given; and

(b) the application and plans and specifications may be inspected at the offices of the local government.

(3) Where—
(a) the notices given under subclause (1) do not clearly identify the premises; or

(b) a notice given under subclause (1)(a) is of a size or in a location in the purpose newspaper which, in the opinion of the local government, would fail to serve the purpose of notifying persons of the proposed use of the premises,

then the local government may refuse to determine the application for a licence until the notices or notice, as the case may be, is given in accordance with its directions.

4.4 Exemption from notice requirements

Where an application for a licence is made in respect of premises on which an approved kennel establishment is either a—

(a) permitted use; or

(b) use which the local government may approve subject to compliance with specified notice requirements,

under a town planning scheme, then the requirements of clauses 4.2(b), 4.3 and 4.5(a) do not apply in respect of the application for a licence.

4.5 When application can be determined

An application for a licence is not to be determined by the local government until—

(a) the applicant has complied with clause 4.2;

(b) the applicant submits proof that the notices referred to in clause 4.3(1) have been given in accordance with that clause; and

(c) the local government has considered any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises.

4.6 Determination of application

In determining an application for a licence, the local government is to have regard to—

(a) the matters referred to in clause 4.7;

(b) any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises;

(c) any economic or social benefits which may be derived by any person in the district if the application for a licence is approved;

(d) the effect which the kennel establishment may have on the environment or amenity of the neighbourhood;

(e) whether the approved kennel establishment will create a nuisance for the owners and occupiers of adjoining premises; and

(f) whether or not the imposition of and compliance with appropriate conditions of a licence will mitigate any adverse effects of the approved kennel establishment identified in the preceding paragraphs.

4.7 Where application cannot be approved

The local government cannot approve an application for a licence where—

(a) an approved kennel establishment cannot be permitted by the local government on the premises under a town planning scheme; or

(b) an applicant for a licence or another person who will have the charge of the dogs will not reside on the premises, or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare.

4.8 Conditions of approval

(1) The local government may approve an application for a licence subject to the conditions contained in Schedule 2 and to such other conditions as the local government considers appropriate.

(2) In respect of a particular application for a licence, the local government may vary any of the conditions contained in Schedule 2.

4.9 Compliance with conditions of approval

A licensee who does not comply with the conditions of a licence commits an offence.
Penalty: Where a dog involved in the contravention is a dangerous dog, $10,000 and a daily penalty of $500;
otherwise $5,000 and a daily penalty of $100.

4.10 Fees

(1) On lodging an application for a licence, the applicant is to pay a fee to the local government.

(2) On the issue or renewal of a licence, the licensee is to pay a fee to the local government.

(3) On lodging an application for the transfer of a valid licence, the transferee is to pay a fee to the local government.

(4) The fees referred to in subclauses (1) to (3) are to be imposed and determined by the local government under sections 6.16—6.19 of the Local Government Act 1995.

4.11 Form of licence

The licence is to be in the form determined by the local government and is to be issued to the licensee.

4.12 Period of licence

(1) The period of effect of a licence is set out in section 27(5) of the Act.

(2) A licence is to be renewed if the fee referred to in clause 4.10(2) is paid to the local government prior to the expiry of the licence.

(3) On the renewal of a licence the conditions of the licence at the time of its renewal continue to have effect.

4.13 Variation or cancellation of licence

(1) The local government may vary the conditions of a licence.

(2) The local government may cancel a licence—
- (a) on the request of the licensee;
- (b) following a breach of the Act, the Regulations or this local law; or
- (c) if the licensee is not a fit and proper person.

(3) The date a licence is cancelled is to be, in the case of—
- (a) paragraph (a) of subclause (2), the date requested by the licensee; or
- (b) paragraphs (b) and (c) of subclause (2), the date determined under section 27(6) of the Act.

(4) If a licence is cancelled the fee paid for that licence is not refundable for the term of the licence that has not yet expired.

4.14 Transfer

(1) An application for the transfer of a valid licence from the licensee to another person must be—
- (a) made in the form determined by the local government;

(b) made by the transferee;

(c) made with the written consent of the licensee; and

(d) lodged with the local government together with—
(i) written evidence that a person will reside at or within reasonably close proximity to the premises the subject of the licence; and
(ii) the fee for the application for the transfer of a licence referred to in clause 4.10(3).

(2) The local government is not to determine an application for the transfer of a valid licence until the transferee has complied with subclause (1).

(3) The local government may approve, whether or not subject to such conditions as it considers appropriate, or refuse to approve an application for the transfer of a valid licence.

(4) Where the local government approves an application for the transfer of a valid licence, then on the date of approval, unless otherwise specified in the notice issued under clause 4.15(b), the transferee becomes the licensee of the licence for the purposes of this local law.

4.15 Notification

The local government is to give written notice to—

(a) an applicant for a licence of the local government's decision on her or his application;

(b) a transferee of the local government's decision on her or his application for the transfer of a valid licence;

(c) a licensee of any variation made under clause 4.13(1);

(d) a licensee when her or his licence is due for renewal and the manner in which it may be renewed;

(e) a licensee when her or his licence is renewed;

(f) a licensee of the cancellation of a licence under clause 4.13(2)(a); and

(g) a licensee of the cancellation of a licence under paragraphs (b) or (c) of clause 4.13(2), which notice is to be given in accordance with section 27(6) of the Act.

4.16 Inspection of kennel

With the consent of the occupier, an authorised person may inspect an approved kennel establishment at any time.

PART 5—DOGS IN PUBLIC PLACES

5.1 Places where dogs are prohibited absolutely

(1) Dogs are prohibited absolutely from entering or being in any of the following places—

(a) where so indicated by a sign, a public building;

(b) a theatre or picture gardens;

(c) all premises or vehicles classified as food business or food transport vehicles under the *Food Act 2008*; and

(d) a public swimming pool.

(2) Subclause (1) does not apply if the dog is an assistance dog.

(3) If a dog enters or is in a place specified in subclause (1), every person liable for the control of the dog at that time commits an offence.

Penalty: $5,000.

PART 6—MISCELLANEOUS

6.1 Offence to Excrete

(1) A dog must not excrete on—

(a) any thoroughfare or other public place; or

(b) any land which is not a public place without the consent of the occupier.

(2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.

Penalty: $1,000.

(3) The person liable for the control of the dog does not commit an offence against subclause (2) if any excreta is removed immediately by that person.

PART 7—ENFORCEMENT

7.1 Interpretation

In this Part—

"infringement notice" means the notice referred to in clause 7.3; and

"notice of withdrawal" means the notice referred to in clause 7.6(1).

7.2 Modified penalties

(1) The offences contained in Schedule 3 are offences in relation to which a modified penalty may be imposed.

(2) The amount appearing in the fourth column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if—

(a) the dog is not a dangerous dog; or

(b) the dog is a dangerous dog, but an amount does not appear in the fifth column directly opposite that offence.

(3) The amount appearing in the fifth column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if the dog is a dangerous dog.

7.3 Issue of infringement notice
Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, he or she may issue to that person a notice in the form of Form 8 of Schedule 1 of the Regulations.

7.4 Failure to pay modified penalty
Where a person who has received an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, he or she is deemed to have declined to have the offence dealt with by way of a modified penalty.

7.5 Payment of modified penalty
A person who has received an infringement notice may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the penalty, with or without a reply as to the circumstances giving rise to the offence, and the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment.

7.6 Withdrawal of infringement notice

(1) Whether or not the modified penalty has been paid, an authorised person may withdraw an infringement notice by sending a notice in the form of Form 9 of Schedule 1 of the Regulations.

(2) A person authorised to issue an infringement notice under clause 7.3 cannot sign or send a notice of withdrawal.

7.7 Service
An infringement notice or a notice of withdrawal may be served on a person personally, or by leaving it at or posting it to her or his address as ascertained from her or him, or as recorded by the local government under the Act, or as ascertained from inquiries made by the local government.

Schedule 1

APPLICATION FOR A LICENCE FOR AN APPROVED KENNEL ESTABLISHMENT
(clause 4.2)
I/we (fullname).....
of (postaladdress).....
(telephone number).....
(facsimile number).....
(E-mail address) .....
Apply for a licence for an approved kennel establishment at (address of premises)
.....
.....
For (number and breed of dogs) .....
*(insert name of person)..... will be residing at the premises on and from (insert date) .....
*(insert name of person).....will be residing (sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare) at ..... (insert address of residence) on and from ..... (insert date).

Attached are—
(a) a site plan of the premises showing the location of the kennels and yards and all other buildings and structures and fences;

(b) plans and specifications of the kennel establishment;
(c) copy of notice of proposed use to appear in newspaper;
(d) copy of notice of proposed use to be given to adjoining premises;
(e) written evidence that a person will reside—
(i) at the premises; or
(ii) sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare; and
(f) if the person in item (e) is not the applicant, written evidence that the person is a person in charge of the dogs.

I confirm that I have read and agree to comply with the Code of Practice known as..... , in the keeping of dogs at the proposed kennel establishment.

Signature of applicant.....
Date.....
*delete where inapplicable.
Note: a licence if issued will have effect for a period of 12 months—section 27.5 of the Dog Act.

Schedule 2

CONDITIONS OF A LICENCE FOR AN APPROVED KENNEL ESTABLISHMENT
(clause 4.8(1))

An application for a licence for an approved kennel establishment may be approved subject to the following conditions—

(a) each kennel, unless it is fully enclosed, must have a yard attached to it;
(b) each kennel and each yard must be at a distance of not less than—
  (i) 25m from the front boundary of the premises and 5m from any other boundary of the premises;
  (ii) 10m from any dwelling; and
  (iii) 25m from any church, school room, hall, factory, dairy or premises where food is manufactured, prepared, packed or stored for human consumption;
(c) each yard for a kennel must be kept securely fenced with a fence constructed of link mesh or netting or other materials approved by the local government;
(d) the minimum floor area for each kennel must be calculated at 2.5 times the length of the breed of dog (when it is fully grown), squared, times the number of dogs to be housed in the kennel and the length of the dog is to be determined by measuring from the base of the tail to the front of its shoulder;
(e) the floor area of the yard attached to any kennel or group of kennels must be at least twice the floor area of the kennel or group of kennels to which it is attached;
(f) the upper surface of the kennel floor must be—
  (i) at least 100mm above the surface of the surrounding ground;
  (ii) smooth so as to facilitate cleaning;
  (iii) rigid;
  (iv) durable;
  (v) slip resistant;

(vi) resistant to corrosion;

(vii) non-toxic;

(viii) impervious;

(ix) free from cracks, crevices and other defects; and

(x) finished to a surface having a fall of not less than 1 in 100 to a spoon drain which in turn must lead to a suitably sized diameter sewerage pipe which must be properly laid, ventilated and trapped in accordance with the health requirements of the local government;

(g) all kennel floor washings must pass through the drain in item (f)(x) and must be piped to approved apparatus for the treatment of sewage in accordance with the health requirements of the local government;

(h) the kennel floor must have a durable upstand rising 75mm above the floor level from the junction of the floor and external and internal walls, or internal walls must be so constructed as to have a minimum clearance of 50mm from the underside of the bottom plate to the floor;

(i) where a yard is to be floored, the floor must be constructed in the same manner as the floor of any kennel;

(j) from the floor, the lowest internal height of a kennel must be, whichever is the lesser of—

(i) 2m; or

(ii) 4 times the height of the breed of dog in the kennel, when it is fully in a grown, measured from the floor to the uppermost tip of its shoulders while stationary upright position;

(k) the walls of each kennel must be constructed of concrete, brick, stone or framing sheeted internally and externally with good quality new zincalume or new pre-finished colour coated steel sheeting or new fibrous cement sheeting or other durable material approved by the local government;

(l) all external surfaces of each kennel must be kept in good condition;

(m) the roof of each kennel must be constructed of impervious material;

(n) all kennels and yards and drinking vessels must be maintained in a clean condition and must be cleaned and disinfected when so ordered by an authorised person;

(o) all refuse, faeces and food waste must be disposed of daily into the approved apparatus for the treatment of sewage;

(p) noise, odours, fleas, flies and other vectors of disease must be effectively controlled;

(q) suitable water must be available at the kennel via a properly supported standpipe and tap; and

(r) the licensee or the person nominated in the application for a licence, must, in accordance with the application for the licence, continue to reside—

(i) at the premises; or

(ii) in the opinion of the local government, sufficiently close to the premises so as to control the dogs, and to ensure their health and welfare.

Schedule 3

OFFENCES IN RESPECT OF WHICH MODIFIED PENALTIES APPLY (s. 7.2)

Item No.	Clause	Nature of Offence	Modified Penalty	Dangerous Dog Modified Penalty
1	3.1(2)	Failing to provide means for effectively confining a dog	$200	$400
2	3.2(2)	Failing to comply with a notice under clause 3.2(1)	$200	
3	4.9	Failing to comply with the conditions of a licence	$100	$500
4	5.1(3)	Dog in place from which prohibited absolutely	$200	$400
5	6.1(2)	Dog excreting in a public place	$100	

Dated this insert new date 2018.

The Common Seal of the Town of Victoria Park was affixed by authority of a resolution of the Council in the presence of—

Cr Trevor VAUGHAN Mayor.

Anthony VULETA Chief Executive Officer.

13.1 Appendix 2 – Proposed dog Local Law 2018 with Tracked Changes

Appendices No 4

TOWN OF VICTORIA PARK

DOG ACT 1976

DOG LOCAL LAW

DOG ACT 1976

TOWN OF VICTORIA PARK

DOGS LOCAL LAW

PART 1—PRELIMINARY

1.1 Citation
1.2 Commencement
~~1.2~~1.3 Repeal
~~1.3~~1.4 Definitions
~~1.4~~1.5 Application

PART 2—IMPOUNDING OF DOGS

2.1 Charges and costs
2.2 Attendance of pound keeper at pound
2.3 Release of impounded dog
~~2.4 No breaking into or destruction of pound~~

PART 3—REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS

3.1 Dogs to be confined
~~3.1~~3.2 Notice to occupier
~~3.2~~3.3 Limitation on the number of dog~~s~~

PART 4—APPROVED KENNEL ESTABLISHMENTS

4.1 Interpretation
4.2 Application for licence for approved kennel establishment
4.3 Notice of proposed use
4.4 Exemption from notice requirements
4.5 When application can be determined
4.6 Determination of application
4.7 Where application cannot be approved
4.8 Conditions of approval
4.9 Compliance with conditions of approval
4.10 Fees
4.11 Form of licence
4.12 Period of licence
4.13 Variation or cancellation of licence
4.14 Transfer
4.15 Notification
4.16 Inspection of kennel

PART 5—DOGS IN PUBLIC PLACES

5.1 Places where dogs are prohibited absolutely
~~5.2 Places which are dog exercise areas~~

PART 6—MISCELLANEOUS

6.1 Offence to excrete

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PART 7—ENFORCEMENT

7.1 Interpretation
7.2 Modified penalties
7.3 Issue of infringement notice
7.4 Failure to pay modified penalty
7.5 Payment of modified penalty
7.6 Withdrawal of infringement notice
7.7 Service

SCHEDULE 1
SCHEDULE 2
SCHEDULE 3

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DOG ACT 1976

TOWN OF VICTORIA PARK

DOGS LOCAL LAW

Under the powers conferred by the Dog Act 1976 and under all other powers enabling it, the Council of the Town of Victoria Park resolved on ~~ninth day of May 2000~~ to make the following local law.

PART 1—PRELIMINARY

1.1 Citation

This local law may be cited as the *Town of Victoria Park Dogs Local Law*.

1.2 Commencement

This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

~~1.2~~1.3 Repeal

~~The By-laws Relating to Dogs published in the *Government Gazette* on 24 June 1988, as amended, are repealed.~~ The Town of Victoria Park Dogs Local Law published in the *Government Gazette* on 31 may 2010, as *amended* is repealed.

~~**1.3 Definitions**~~

1.4 Terms used

In this local law unless the context otherwise requires—

"Act" means the Dog Act 1976;

"assistance dog" means a dog as defined in section 8(1) of the Act;

"authorised person" means a person authorised by the local government to perform all or any of the functions conferred on an authorised person under this local law;

"CEO" means the Chief Executive Officer of the local government;

"district" means **the district of the local government**

"local government" means the Town of Victoria Park;

~~**"pound keeper"** means a person authorised by the local government to perform all or any of the functions conferred on a "pound keeper" under this local law;~~

"pound" means any dog management facility established as a pound under the Act;

"Regulations" means the Dog Regulations ~~1976~~ 2013; and

"thoroughfare" has the meaning given to it in section 1.4 of the Local Government Act 1995; ~~and~~

~~**"town planning scheme"** means a town planning scheme made by the local government under the Town Planning and Development Act 1928 which applies throughout the whole or a part of the district.~~

~~1.4~~1.5 Application

This local law applies throughout the district.

PART 2—IMPOUNDING OF DOGS

2.1 Charges and costs

The following are to be imposed and determined by the local government under sections 6.16—6.19 of the Local Government Act 1995—

(a) the charges to be levied under section 29(4) of the Act relating to the seizure and impounding of a dog;

(b) the additional fee payable under section 29(4) of the Act where a dog is released at a time or on a day other than those determined under clause 2.2; and

(c) the costs of the destruction and the disposal of a dog referred to in section 29(15) of the Act.

2.2 Attendance of pound keeper at pound

~~The pound keeper~~ An authorised person is to be in attendance at the pound for the release of dogs at the times and on the days of the week as are determined by the CEO.

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2.3 Release of impounded dog

(1) A claim for the release of a dog seized and impounded is to be made to ~~the pound keeper~~ an authorised person or in the absence of ~~the pound keeper~~an authorised person, to the CEO.

(2) ~~The pound keeper~~ an authorised person is not to release a dog seized and impounded to any person unless that person has produced, to the satisfaction of the ~~pound keeper~~ authorised person, satisfactory evidence—

(a) of ~~her or his~~ ownership of the dog or ~~of her or his~~ authority to take delivery of it; or

(b) that ~~he or she is~~ the person identified ~~as~~ is the owner as recorded on a microchip implanted in the dog.

~~**2.4 No Breaking into or Destruction of Pound**~~

~~A person who —~~

~~(a) unless he or she is the pound keeper or a person authorised to do so, releases or attempts to release a dog from a pound; or~~

~~(b) destroys, breaks into, damages or in any way interferes with or renders not dog-proof —~~

~~(i) any pound; or~~

~~(ii) any vehicle or container used for the purpose of catching, holding or conveying a seized dog,~~

~~commits an offence.~~

~~Penalty: Where the dog is a dangerous dog, $2,000; otherwise $1,000.~~

PART 3—REQUIREMENTS AND LIMITATIONS ON THE KEEPING OF DOGS

3.1 Dogs to be confined

(1) An occupier of premises on which a dog is kept must—

(a) cause a portion of the premises on which the dog is kept to be fenced in a manner capable of confining the dog;

(b) ensure the fence used to confine the dog and every gate or door in the fence is of a type, height and construction which having regard to the breed, age, size and physical condition of the dog is capable of preventing the dog at all times from passing over, under or through it;

(c) ensure that every gate or door in the fence is kept closed at all times when the dog is on the premises (unless the gate is temporarily opened in a manner that ensures that the dog remains confined) and is fitted with a proper latch or other means of fastening it;

(d) maintain the fence and all gates and doors in the fence in good order and condition; and

(e) where no part of the premises consists of open space, yard or garden or there is no open space or garden or yard of which the occupier has exclusive use or occupation, ensure that other means exist on the premises (other than the tethering of the dog) for effectively confining the dog within the premises.

(2) Where an occupier fails to comply with subclause (1), he or she commits an offence.

~~(f)~~ Notwithstanding subclause (1) and (2), the confinement of dangerous dogs is dealt with in the Act and the Regulations. ~~Penalty: Where the dog kept is a dangerous dog, $2,000; otherwise $1,000.~~

Penalty: $5,000.

3.2 Notice to Occupier

(1) Where the local government considers that a premises on which a dog is kept does not comply with clause 3.1(1), the local government may give a written notice to the occupier of that premises requiring specified measures to be taken to address that non-compliance.

(2) Where an occupier fails to comply with a notice given under subclause (1) within the time specified within that notice, he or she commits an offence.

Penalty: $5,000.

~~3.2~~3.3 Limitation on the number of dogs

~~(1) This clause does not apply to premises which have been —~~

~~(a) licensed under Part 4 as an approved kennel establishment; or~~

~~(b) granted an exemption under section 26(3) of the Act.~~

~~(2)~~ The limit on the number of dogs which may be kept on any premises is, for the purpose of section 26(4) of the Act, 2 dogs over the age of 3 months and the young of those dogs under that age.

PART 4—APPROVED KENNEL ESTABLISHMENTS

4.1 Interpretation

In this Part and in Schedule 2—

"licence" means a licence to keep an approved kennel establishment on premises;

"licensee" means the holder of a licence;

"premises", in addition to the meaning given to it in section 3 of the Act, means the premises described in the application for a licence; and

"transferee" means a person who applies for the transfer of a licence to her or him under clause 4.14.

4.2 Application for licence for approved kennel establishment

An application for a licence must be made in the form of that in Schedule 1, and must be lodged with the local government together with—

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(a) plans and specifications of the kennel establishment, including a site plan;

(b) copies of the notices to be given under clause 4.3;

(c) written evidence that either the applicant or another person who will have the charge of the dogs, will reside on the premises or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare;

(d) a written acknowledgment that the applicant has read and agrees to comply with any code of practice relating to the keeping of dogs nominated by the local government; and

(e) the fee for the application for a licence referred to in clause 4.10(1).

4.3 Notice of proposed use

(1) An applicant for a licence must give notice of the proposed use of the premises as an approved kennel establishment after the application for a licence has been lodged—

(a) once in a newspaper circulating in the district; and

(b) to the owners and occupiers of any premises adjoining the premises.

(2) The notices in subclause (1) must specify that—

(a) any written submissions as to the proposed use are to be lodged with the CEO within 14 days of the date the notice is given; and

(b) the application and plans and specifications may be inspected at the offices of the local government.

(3) Where—

(a) the notices given under subclause (1) do not clearly identify the premises; or

(b) a notice given under subclause (1)(a) is of a size or in a location in the newspaper which, in the opinion of the local government, would fail to serve the purpose of notifying persons of the proposed use of the premises,

then the local government may refuse to determine the application for a licence until the notices or notice, as the case may be, is given in accordance with its directions.

4.4 Exemption from notice requirements

Where an application for a licence is made in respect of premises on which an approved kennel establishment is either a—

(a) permitted use; or

(b) use which the local government may approve subject to compliance with specified notice requirements,

under a town planning scheme, then the requirements of clauses 4.2(b), 4.3 and 4.5(a) do not apply in respect of the application for a licence.

4.5 When application can be determined

An application for a licence is not to be determined by the local government until—

(a) the applicant has complied with clause 4.2;

(b) the applicant submits proof that the notices referred to in clause 4.3(1) have been given in accordance with that clause; and

(c) the local government has considered any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises.

4.6 Determination of application

In determining an application for a licence, the local government is to have regard to—

(a) the matters referred to in clause 4.7;

(b) any written submissions received within the time specified in clause 4.3(2)(a) on the proposed use of the premises;

(c) any economic or social benefits which may be derived by any person in the district if the application for a licence is approved;

(d) the effect which the kennel establishment may have on the environment or amenity of the neighbourhood;

(e) whether the approved kennel establishment will create a nuisance for the owners and occupiers of adjoining premises; and

(f) whether or not the imposition of and compliance with appropriate conditions of a licence will mitigate any adverse effects of the approved kennel establishment identified in the preceding paragraphs.

4.7 Where application cannot be approved

The local government cannot approve an application for a licence where—

(a) an approved kennel establishment cannot be permitted by the local government on the premises under a town planning scheme; or

(b) an applicant for a licence or another person who will have the charge of the dogs will not reside on the premises, or, in the opinion of the local government, sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare.

4.8 Conditions of approval

(1) The local government may approve an application for a licence subject to the conditions contained in Schedule 2 and to such other conditions as the local government considers appropriate.

(2) In respect of a particular application for a licence, the local government may vary any of the conditions contained in Schedule 2.

4.9 Compliance with conditions of approval

A licensee who does not comply with the conditions of a licence commits an offence.

Penalty: Where a dog involved in the contravention is a dangerous dog, $52,000 and a daily penalty of $500; otherwise $1,000 and a daily penalty of $100.

4.10 Fees

(1) On lodging an application for a licence, the applicant is to pay a fee to the local government.

(2) On the issue or renewal of a licence, the licensee is to pay a fee to the local government.

(3) On lodging an application for the transfer of a valid licence, the transferee is to pay a fee to the local government.

(4) The fees referred to in subclauses (1) to (3) are to be imposed and determined by the local government under sections 6.16—6.19 of the Local Government Act 1995.

4.11 Form of licence

The licence is to be in the form determined by the local government and is to be issued to the licensee.

4.12 Period of licence

(1) The period of effect of a licence is set out in section 27(5) of the Act.

(2) A licence is to be renewed if the fee referred to in clause 4.10(2) is paid to the local government prior to the expiry of the licence.

(3) On the renewal of a licence the conditions of the licence at the time of its renewal continue to have effect.

4.13 Variation or cancellation of licence

(1) The local government may vary the conditions of a licence.

(2) The local government may cancel a licence—

(a) on the request of the licensee;

(b) following a breach of the Act, the Regulations or this local law; or

(c) if the licensee is not a fit and proper person.

(3) The date a licence is cancelled is to be, in the case of—

(a) paragraph (a) of subclause (2), the date requested by the licensee; or

(b) paragraphs (b) and (c) of subclause (2), the date determined under section 27(6) of the Act.

(4) If a licence is cancelled the fee paid for that licence is not refundable for the term of the licence that has not yet expired.

4.14 Transfer

(1) An application for the transfer of a valid licence from the licensee to another person must be—

(a) made in the form determined by the local government;

(b) made by the transferee;

(c) made with the written consent of the licensee; and

(d) lodged with the local government together with—

(i) written evidence that a person will reside at or within reasonably close proximity to the premises the subject of the licence; and

(ii) the fee for the application for the transfer of a licence referred to in clause 4.10(3).

(2) The local government is not to determine an application for the transfer of a valid licence until the transferee has complied with subclause (1).

(3) The local government may approve, whether or not subject to such conditions as it considers appropriate, or refuse to approve an application for the transfer of a valid licence.

(4) Where the local government approves an application for the transfer of a valid licence, then on the date of approval, unless otherwise specified in the notice issued under clause 4.15(b), the transferee becomes the licensee of the licence for the purposes of this local law.

4.15 Notification

The local government is to give written notice to—

(a) an applicant for a licence of the local government's decision on her or his application;

(b) a transferee of the local government's decision on her or his application for the transfer of a valid licence;

(c) a licensee of any variation made under clause 4.13(1);

(d) a licensee when her or his licence is due for renewal and the manner in which it may be renewed;

(e) a licensee when her or his licence is renewed;

(f) a licensee of the cancellation of a licence under clause 4.13(2)(a); and

(g) a licensee of the cancellation of a licence under paragraphs (b) or (c) of clause 4.13(2), which notice is to be given in accordance with section 27(6) of the Act.

4.16 Inspection of kennel

With the consent of the occupier, an authorised person may inspect an approved kennel establishment at any time.

PART 5—DOGS IN PUBLIC PLACES

5.1 Places where Dogs are Prohibited Absolutely

(1) Dogs are prohibited absolutely from entering or being in any of the following places—

(a) where so indicated by a sign, a public building;

(b) a theatre or picture gardens;

~~(c)~~ all premises or vehicles classified as food premises or food vehicles under the ~~*Health (Food Hygiene) Regulations 1993*~~*Food Act 2008*; and

~~(d)~~(c) ~~(e)~~(d) a public swimming pool.

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(2) Subclause (1) does not apply if the dog is an assistance dog.

~~(2)~~(3) If a dog enters or is in a place specified in subclause (1), every person liable for the control of the dog at that time commits an offence.

Penalty: ~~Where the dog is a dangerous dog, $2,000; otherwise $1,000.~~$5,000.

~~**5.2 Places which are Dog Exercise Areas**~~

~~(1) Subject to clause 5.1 and subclause (2) of this clause, for the purposes of sections 31 and 32 of the Act, the following are dog exercise areas—~~

~~**Victoria Park**~~

~~1. Taylor Street Reserve—Taylor St, Victoria Park~~

~~2. Raphael Park—Bounded by Gloucester, Geddes, Washington and Armagh St, Victoria Park~~

~~3. Paterson Park (South)—Cnr Great Eastern Hwy and Craig St, Victoria Park~~

~~4. Read Park—Albany Highway, Victoria Park~~

~~**East Victoria Park**~~

~~5. Harold Rossiter Park—Kent St, East Victoria Park~~

~~6. Fraser Park—Cnr Fraser and Balmoral St's, East Victoria Park~~

~~7. Kent Street Reserve (John MacMillan Park)—Between Kent and Sussex St's, East Victoria Park~~

~~8. Higgins Park—Bounded by Hill View Tce, Creaton, Playfield and Devenish St's, East Victoria Park~~

~~9. Swansea Street Reserve—Cnr Swansea and Brigg St's, East Victoria Park~~

~~10. John Bissett Park—Beatty Avenue, East Victoria Park~~

~~11. Kate Street Reserve—Kate Street, East Victoria Park~~

~~**St James**~~

~~12. Leyland Street/Hitchcock Street Park—Bounded by Hitchcock, Leyland St's and Boundary Road, St James.~~

~~**Burswood**~~

~~13. Stiles Avenue Griffith Street Park—Cnr Stiles Avenue and Griffith's St Burswood~~

~~**Lathlain**~~

~~14. Lee Reserve—Bounded by Streatley, Goddard, Midgley and Gallipoli St's, Lathlain~~

~~15. Lathlain Oval Surrounds—Cnr McCartney Cres and Roberts Road, Lathlain~~

~~**Carlisle**~~

~~16. Fletcher Park—Cnr Weston and Holden St's, Carlisle~~

~~17. Parnham Park—Cnr Star and Oats St, Carlisle~~

~~18. Carlisle Reserve—Cnr Orrong Road and Cohn St, Carlisle~~

~~(2) Subclause (1) does not apply to—~~

~~(a) land which has been set apart as a children's playground;~~

~~(b) an area being used for sporting or other activities, as permitted by the local government, during the times of such use; or~~

~~(c) a car park.~~

PART 6—MISCELLANEOUS

6.1 Offence to Excrete

(1) dog must not excrete on—

(a) any thoroughfare or other public place; or

(b) any land which is not a public place without the consent of the occupier.

(2) Subject to subclause (3), if a dog excretes contrary to subclause (1), every person liable for the control of the dog at that time commits an offence.

Penalty: ~~$200~~. $1,000

(3) The person liable for the control of the dog does not commit an offence against subclause (2) if any excreta is removed immediately by that person.

7.1 Interpretation

In this Part—

"infringement notice" means the notice referred to in clause 7.3; and

"notice of withdrawal" means the notice referred to in clause 7.6(1).

7.2 Modified penalties

(1) The offences contained in Schedule ~~3~~ 1 are offences in relation to which a modified penalty may be imposed.

(2) The amount appearing in the third column of Schedule 3 directly opposite an offence is the modified penalty payable in respect of that offence if—

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(a) the dog is not a dangerous dog; or

(b) the dog is a dangerous dog, but an amount does not appear in the fourth column directly opposite that offence.

(3) The amount appearing in the fourth column of Schedule ~~3~~ directly opposite an offence is the modified penalty payable in respect of that offence if the dog is a dangerous dog.

7.3 Issue of infringement notice

Where an authorised person has reason to believe that a person has committed an offence in respect of which a modified penalty may be imposed, he or she may issue to that person a notice in the form of Form ~~7~~ 8 of ~~the First~~ Schedule 1 of the Regulations.

7.4 Failure to pay modified penalty

Where a person who has received an infringement notice fails to pay the modified penalty within the time specified in the notice, or within such further time as may in any particular case be allowed by the CEO, he or she is deemed to have declined to have the offence dealt with by way of a modified penalty.

7.5 Payment of modified penalty

A person who has received an infringement notice may, within the time specified in that notice or within such further time as may in any particular case be allowed by the CEO, send or deliver to the local government the amount of the penalty, with or without a reply as to the circumstances giving rise to the offence, and the local government may appropriate that amount in satisfaction of the penalty and issue an acknowledgment.

7.6 Withdrawal of infringement notice

(1) Whether or not the modified penalty has been paid, an authorised person may withdraw an infringement notice by sending a notice in the form of Form ~~8~~ 9 of ~~the First~~ Schedule 1 of the Regulations.

(2) A person authorised to issue an infringement notice under clause 7.3 cannot sign or send a notice of withdrawal.

7.7 Service

An infringement notice or a notice of withdrawal may be served on a person personally, or by leaving it at or posting it to her or his address as ascertained from her or him, or as recorded by the local government under the Act, or as ascertained from inquiries made by the local government.

Schedule 1

(clause 4.2)

LOCAL LAWS RELATING TO DOGS

APPLICATION FOR A LICENCE FOR AN APPROVED KENNEL ESTABLISHMENT

I/we (full name).....

of (postal address).....

(telephone number) .....

(facsimile number) .....

(E-mail address) .....

Apply for a licence for an approved kennel establishment at (address of premises) .....

.....

.....

For (number and breed of dogs) .....

*(insert name of person)..... will be residing at the premises on and from (insert date) .....

*(insert name of person).....will be residing (sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare) at .....

.....(insert address of residence)

on and from ..... (insert date).

Attached are—

(a) a site plan of the premises showing the location of the kennels and yards and all other buildings and structures and fences;

(b) plans and specifications of the kennel establishment;

(c) copy of notice of proposed use to appear in newspaper;

(d) copy of notice of proposed use to be given to adjoining premises;

(e) written evidence that a person will reside—

(i) at the premises; or

(ii) sufficiently close to the premises so as to control the dogs and so as to ensure their health and welfare; and

(f) if the person in item (e) is not the applicant, written evidence that the person is a person in charge of the dogs.

I confirm that I have read and agree to comply with the Code of Practice known as ..... , in the keeping of dogs at the proposed kennel establishment.

Signature of applicant.....

Date.....

*delete where inapplicable.

Note: a licence if issued will have effect for a period of 12 months—section 27.5 of the Dog Act.

OFFICE USE ONLY

Application fee paid on [insert date].

Schedule 2

(clause 4.8(1))

CONDITIONS OF A LICENCE FOR AN APPROVED KENNEL ESTABLISHMENT

An application for a licence for an approved kennel establishment may be approved subject to the following conditions—

(a) each kennel, unless it is fully enclosed, must have a yard attached to it;

(b) each kennel and each yard must be at a distance of not less than—

(i) 25m from the front boundary of the premises and 5m from any other boundary of the premises;

(ii) 10m from any dwelling; and

(iii) 25m from any church, school room, hall, factory, dairy or premises where food is manufactured, prepared, packed or stored for human consumption;

(c) each yard for a kennel must be kept securely fenced with a fence constructed of link mesh or netting or other materials approved by the local government;

(d) the minimum floor area for each kennel must be calculated at 2.5 times the length of the breed of dog (when it is fully grown), squared, times the number of dogs to be housed in the kennel and the length of the dog is to be determined by measuring from the base of the tail to the front of its shoulder;

(e) the floor area of the yard attached to any kennel or group of kennels must be at least twice the floor area of the kennel or group of kennels to which it is attached;

(f) the upper surface of the kennel floor must be—

(i) at least 100mm above the surface of the surrounding ground;

(ii) smooth so as to facilitate cleaning;

(iii) rigid;

(iv) durable;

(v) slip resistant;

(vi) resistant to corrosion;

(vii) non-toxic;

(viii) impervious;

(ix) free from cracks, crevices and other defects; and

(x) finished to a surface having a fall of not less than 1 in 100 to a spoon drain which in turn must lead to a suitably sized diameter sewerage pipe which must be properly laid, ventilated and trapped in accordance with the health requirements of the local government;

(g) all kennel floor washings must pass through the drain in item (f)(x) and must be piped to approved apparatus for the treatment of sewage in accordance with the health requirements of the local government;

(h) the kennel floor must have a durable upstand rising 75mm above the floor level from the junction of the floor and external and internal walls, or internal walls must be so constructed as to have a minimum clearance of 50mm from the underside of the bottom plate to the floor;

(i) where a yard is to be floored, the floor must be constructed in the same manner as the floor of any kennel;

(j) from the floor, the lowest internal height of a kennel must be, whichever is the lesser of—

(i) 2m; or

(ii) 4 times the height of the breed of dog in the kennel, when it is fully grown, measured from the floor to the uppermost tip of its shoulders while in a stationary upright position;

(k) the walls of each kennel must be constructed of concrete, brick, stone or framing sheeted internally and externally with good quality new zincalume or new pre-finished colour coated steel sheeting or new fibrous cement sheeting or other durable material approved by the local government;

(l) all external surfaces of each kennel must be kept in good condition;

(m) the roof of each kennel must be constructed of impervious material;

(n) all kennels and yards and drinking vessels must be maintained in a clean condition and must be cleaned and disinfected when so ordered by an authorised person;

(o) all refuse, faeces and food waste must be disposed of daily into the approved apparatus for the treatment of sewage;

(p) noise, odours, fleas, flies and other vectors of disease must be effectively controlled;

(q) suitable water must be available at the kennel via a properly supported standpipe and tap; and

(r) the licensee or the person nominated in the application for a licence, must, in accordance with the application for the licence, continue to reside—

(i) at the premises; or

(ii) in the opinion of the local government, sufficiently close to the premises so as to control the dogs, and to ensure their health and welfare.

~~*Schedule 3*~~

~~(clause 7.2)~~

~~OFFENCES IN RESPECT OF WHICH MODIFIED PENALTY APPLIES~~

~~Offence~~	~~Nature of offence~~	~~Modified penalty~~	~~Dangerous Dog Modified Penalty~~
		~~$~~	~~$~~
~~2.4(a)~~	~~Attempting to or causing the unauthorised release of a dog from a pound~~	~~200~~	~~400~~
~~2.4(b)&(c)~~	~~Interfering with any pound or vehicle used for the purpose of catching, holding or conveying dogs~~	~~200~~	
~~3.1~~	~~Failing to provide means for effectively confining a dog~~	~~50~~	~~200~~
~~4.9~~	~~Failing to comply with the conditions of a licence~~	~~100~~	~~200~~
~~5.1(2)~~	~~Dog in place from which prohibited absolutely~~	~~200~~	~~400~~
~~6.1(2)~~	~~Dog excreting in prohibited place~~	~~40~~	

Schedule 3

OFFENCES IN RESPECT OF WHICH MODIFIED PENALTIES APPLY (s. 7.2)

Item No.	Clause	Nature of Offence	Modified Penalty	Dangerous Dog Modified Penalty
1	3.1(2)	Failing to provide means for effectively confining a dog	$200	$400
2	3.2(2)	Failing to comply with a notice under clause 3.2(1)	$200	
3	4.9	Failing to comply with the conditions of a licence	$100	$500
4	5.1(3)	Dog in place from which prohibited absolutely	$200	$400
5	6.1(2)	Dog excreting in a public place	$100	

Dated this insert new date 2018.

~~Dated this 12th day of May 2000.~~

~~The Common Seal of the Town of Victoria Park was affixed by authority of a resolution of the Council in the presence of—~~

~~CR BRUCE STEVENSON, Deputy Mayor.~~

~~JOHN BONKER, Chief Executive Officer.~~

The Common Seal of the Town of Victoria Park was affixed by authority of a resolution of the Council in the presence of—

Cr Trevor VAUGHAN Mayor.

Anthony VULETA Chief Executive Officer.

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SCHEDULE OF AMENDMENTS

Date of Council Resolution	Date of Gazettal	Details of Amendments
1.7.2003	8.7.2003	Clause 5.2 is deleted and a new clause 5.2 is inserted

13.1 Appendix 3 – Public Submissions Summary

Town of Victoria Park Dog Local Law 2018 - Public Submissions

Suburb	Burswood
Interest in the matter	Property owner
Position in the proposal	Does not wish to state a position
Submission comments	What use is there in having a law, when it is not governed? Absolutely disgusted that areas are zoned for dog use, have plenty of bins and disposal bags, but there is ALWAYS fresh dog faeces. This is even more of an issue where the area is also zoned for sporting events and someone has to collect dog excrement before every day's play. What are you doing about it, when that is a part of your current regulations?
Content Change	No content change required
Officer response	Dog excreta is a difficult issue to police. The town's rangers patrol the parks and reserves on a daily basis. For rangers to take action against a dog owner for not picking up their dogs excreta, they have to witness the offence or have other evidence provided to them before an infringement to be issued.

Suburb	East Victoria Park
Interest in the matter	Local resident, dog owner, parks and reserves user
Position in the proposal	Support
Submission comments	The offences in the proposed by-law differ in seriousness in my opinion. Accordingly, there should be differentiated penalties. A $5,000 penalty per offence seems excessive, suggest penalties closer to $500 are more appropriate. There is no reference to what a "dangerous dog" is (this should be provided for). Not sure if this definition is found elsewhere, for example in another by-law but it should be referred to for ease of reference in this by-law if so.
Content Change	No content change required
Officer response	The $5,000 penalty is not a modified penalty in the first schedule. The penalty can only be imposed by the court and is the maximum, a court can impose.

	The $5,000 maximum is legislated in the Local Government Act 1995, and is consistent with other the Local Laws. There is no reference to a dangerous dog in the terms, as it is covered in the *Dog Act 1976*.

Suburb	St James
Interest in the matter	Property owner, dog owner
Position in the proposal	Objects
Submission comments	I think the law should be made more flexible around letting dogs inside food businesses such as pubs or cafe. It should be up to the business owners whether they allow them in. The Queens Hotel in Mount Lawley are very flexible with dogs and creates a great atmosphere.
Content Change	No content change required
Officer response	This is not a Dog Local Law issue. Dogs in food premises is covered under Clause 24 of Standard 3.2.2 Australia New Zealand Food Standards Code which are adopted under the *Food Act 2008*. *The standard allows food businesses to permit dogs in their outdoor dining areas.*

Suburb	Lathlain
Interest in the matter	Property owner
Position in the proposal	Did not state a position
Submission comments	Part 2 Impounded dogs not microchipped must be done within a week of release and failing to do incurs infringement. 3.2 Rental property and tenant unable to comply, what then. 3.3 One dog not two, noise can be an issue may not be adequate space for one dog let alone two dogs. 4.2 No mention of lead on dogs in children's play area. Dogs should be on a lead and controlled near children. Part 5 All well and good but it needs to be compliant and more fines issued.

	Maybe publicise numbers of fines per month to inform and deter, on your website? Somewhere public will see limit dog size due to infill. eg; No Great Danes in a court yard.
Content Change	No content change required
Officer response	Under clause 21(2) of the *Dog Act 1976*, the owner of a dog that has reached 3 months of age must ensure that the dog is microchipped. Clause 30A states. The operator of dog management facility may have dog microchipped at owner's expense (1) The operator of a dog management facility may do anything necessary to ensure that a dog kept at the facility is microchipped before the dog is reclaimed. Clause 26(2)(b) states; A local law mentioned in subsection (1) (a) may limit the number of dogs that can be kept in or at premises to 2, 3, 4, 5 or 6 only; and (b) Cannot prevent the keeping in or at premises of one or 2 dogs that have reached 3 months of age and any pup of either of those dogs under that age. Recent changes to the Dog Act prevents a Dog Local Law from including dog prohibited areas and dog exercise areas. Publicising numbers of infringements issued is not something that would benefit the Town.

Suburb	Lathlain
Interest in the matter	Property owner
Position in the proposal	Does not state a position
Submission comments	Make microchipping of dog's compulsory and part of the dog registration process – would eliminate dogs being impounded. Multiple dogs in one residence can be a nuisance if they bark altogether – not good for human ear drums.
Content Change	No content change required
Officer response	Microchipping has been compulsory since 2015. Under clause 21(2) of the *Dog Act 1976* the owner of a dog that has reached 3 months of age must ensure that the dog is microchipped. Clause 26(2)(b) states; A local law mentioned in subsection (1) (a) may limit the number of dogs that can be kept in or at premises to 2, 3, 4, 5 or 6 only; and

	(b) Cannot prevent the keeping in or at premises of one or 2 dogs that have reached 3 months of age and any pup of either of those dogs under that age.

Suburb	Carlisle
Interest in the matter	Local resident
Position in the proposal	Support
Submission comments	If possible, could the TOVP do anything about residents who walk their dog's off-lead in suburban areas/streets, nowhere near dog exercise parks? It seems to be prevalent in Carlisle at the minute and can be very stressful for anyone with a fear of dogs, small children, or anyone with a reactive dog that will bark/lunge when approached by an off-lead dog?
Content Change	No content change required
Officer response	The Dog Act, under section 31 prohibits dog being walk off leash, unless they in are a dog off-leash area. Rangers can issue infringements for this offence.

Suburb	Lathlain
Interest in the matter	Property owner, user, dog owner
Position in the proposal	Objects
Submission comments	The enclosed dog exercise area located in Planet St Carlisle (old bowls club site) is not included in the list of Dog Exercise locations.
Content Change	No content change required
Officer response	Dog exercise areas have been omitted from the proposed Dog Local Law due to amendments to the Dog Act. Dog exercise areas are now dealt with by an agenda item being submitted to Council.

Suburb	East Victoria Park
Interest in the matter	Property owner, user. dog owner
Position in the proposal	Does not state a position
Submission comments	The park at Edward Millen reserve has recently had signs erected stating that this park is now a "dogs on lead park". We have lived in the area for 15 years and have always taken our dogs to this park for exercise off lead as with many other residence in the area. This park is used by dog

	owners more than people and is a very social meeting area for all our dogs to run and play together. The park offers no BBQ facilities, toilet facilities, water facilities or the ability to play any hardstand sports like basketball. The park is used mainly by dog owners. The Edward Millen house is closed and fenced off, and open only maybe twice a year for events. We would like this park to be returned to a dogs off lead/exercise area. If the issue is the small playground area here, then it would be very easy for this area to be fenced off to protect children from dogs. Or alternatively, but not favourable, fence off one side of the park to allow dogs off lead.
Content Change	No content change required
Officer response	Exercise areas have been taken out of the Proposed Dog Local Law 2018, due to amendments to the Dog Act. Dog exercise areas are now dealt with by an agenda item being submitted to Council. The reserve mentioned is included in the current agenda item before council.

Suburb	East Victoria Park
Interest in the matter	Local property owner
Position in the proposal	Support
Submission comments	The law states that dogs should be prohibited from entering all premises classified as a food business. This is something I would like enforced, I don't like eating at cafes where people bring their dogs and why and how is the Balmoral hotel now permitted to be a "dog friendly venue". If dog owners want to eat with their dogs they should do so at home. Dogs should not be permitted at events such as the farmers market and other festivals where food is being served
Content Change	No content change required
Officer response	The Proposed Dog Local Law makes reference to the Food Act 2008, which allows dogs in food premises under Clause 24 of Standard 3.2.2 Australia New Zealand Food Standards Code which are adopted under the Food Act 2008. *The standard allows food businesses to permit dogs in their outdoor dining areas.*

Suburb	Lathlain

Interest in the matter	Property owner, user
Position in the proposal	Does not state a position
Submission comments	I currently foster a rescue dog with anxiety and can be reactive to other dogs who get too close. I don’t see anything in this proposal in regards to dogs being kept on leads outside of the permitted parks. Dogs off lead in Lathlain is rife and I see this on a daily basis, whether walking running or just getting in and out of owners vehicles or gates or garage doors left open.
Content Change	No content change required
Officer response	Under section 31 of the Dog Act, prohibits dog being walk off leash, unless they in are a dog off-leash area. Rangers can issue infringements for this offence.

Suburb	Victoria Park
Interest in the matter	Property owner, user, dog owner
Position in the proposal	Support
Submission comments	If the only changes is to insert 2018 then I don't have a problem with them, however if there are any other changes I think there needs to be more community involvement so we get it right.
Content Change	No content change required
Officer response	The proposed Dog Local Law 2018, has changed due to amendments to the Dog Act. The Department of Local Government strongly suggested the Town delete reference to dog exercise areas and raise an agenda item to Council in accordance with the Dog Act.

13.2 Appendix 1 – Proposed Policy

EM6 FEES, EXPENSES AND ALLOWANCES – ELECTED MEMBERS AND INDEPENDENT COMMITTEE MEMBERS

POLICY:

Elected council members and independent committee members are entitled to fee payments and/or reimbursements as included in the *Local Government Act 1995*, *Local Government (Administration) Regulations 1996* and determinations made under the *Salaries and Allowances Act 1975*.

For the purpose of Council providing direction to the administration, and as part of the Annual Budget determination process;

- All elected council members are to receive the maximum legislated dollar value of the applicable fees and allowances as determined by their position on Council;
- In lieu of a 'per meeting' payment, elected members are to be paid an annual payment (as permitted);
- Where elected council members are entitled to receive reimbursements as part of their position then the calculation of applicable expense reimbursements are to be in accordance with the appropriate legislation at the time those expenses are incurred; and
- Where independent committee members are entitled to receive reimbursements as part of their position then the calculation of applicable expense reimbursements are to be in accordance with the value and conditions that would otherwise be effective for an elected council member.

Council acknowledges that the formalisation of the aforementioned dot points is determined as part of the adoption of the Annual Budget and requires an absolute majority decision of Council.

For the purpose of the payment of annual fees, this payment is to be made on a pro-rata basis, calculated daily, and paid monthly in arrears.

RELATED POLICES:	None
DELEGATION:	YES – Delegation Number 18.3 Sub-delegation – Yes
AUTHORITY	Council Meeting 25 May 1999 Local Government Act 1995 s.5.98., 5.98A., 5.99., 5.99A.

	Local Government (Administration) Regulations 1996 Regs.30-34AB
REVIEW:	August 2006July 2013 August 2013 August 2015 November 2018

13.2 Appendix 2 – Proposed Policy with Tracked Changes

EM6 FEES, EXPENSES AND ALLOWANCES – ELECTED MEMBERS

POLICY:

~~The Mayor shall be paid the maximum prescribed annual meeting fee and the maximum prescribed annual local government allowance.~~

~~The Deputy Mayor shall be paid the maximum prescribed local government allowance in addition to the maximum prescribed annual meeting fee for Councillors.~~

~~Councillors shall be paid the maximum prescribed annual meeting fee.~~

~~All elected members shall be paid the maximum prescribed annual telecommunications Information and Communication Technology Allowance.~~

~~Subject to the provisions of Regulations 31 and 32, the Town shall reimburse the cost of childcare, travel, reading allowance and other relevant expenses incurred by an elected member in carrying out his/her duty as Councillor or Mayor~~

Elected council members and independent committee members are entitled to fee payments and/or reimbursements as included in the *Local Government Act 1995*, *Local Government (Administration) Regulations 1996* and determinations made under the *Salaries and Allowances Act 1975*.

For the purpose of Council providing direction to the administration, and as part of the Annual Budget determination process;

- All elected council members are to receive the maximum legislated dollar value of the applicable fees and allowances as determined by their position on Council;
- In lieu of a 'per meeting' payment, elected members are to be paid an annual payment (as permitted);
- Where elected council members are entitled to receive reimbursements as part of their position then the calculation of applicable expense reimbursements are to be in accordance with the appropriate legislation at the time those expenses are incurred; and
- Where independent committee members are entitled to receive reimbursements as part of their position then the calculation of applicable expense reimbursements are to be in accordance with the value and conditions that would otherwise be effective for an elected council member.

Council acknowledges that the formalisation of the aforementioned dot points is determined as part of the adoption of the Annual Budget and requires an absolute majority decision of Council.

For the purpose of the payment of annual fees, this payment is to be made on a pro-rata basis, calculated daily, and paid monthly in arrears.

~~**PROCEDURE:**~~

1. ~~Meeting fees and allowances to which the elected members are entitled are paid in two (2) equal instalments in July and December of a financial year. The calculation for the first instalment will be from the date of the Ordinary Election Day in October to the corresponding day of the month in April of the following year. The calculation for the second instalment will be from the day after upon which the first instalment was calculated to in April, to the same day of the month in October of that year.~~

2. ~~The Information and Communication Technology allowance is for the provision of information technology equipment, service charges, connection and installation fees from telephone and internet service providers and for the cost of using these services in relation to the business of Council.~~

3. ~~Any claim for reimbursement of childcare, travel, reading allowance and other relevant expenses is to be accompanied by sufficient information to permit verification of the actual amounts and costs incurred.~~

~~**"Travel expenses"** means those expenses incurred by an elected member attending Council meetings, committee meetings, working group meetings, project team meetings and Councillor Workshops. Travel expenses for attending committee meetings working group meetings and project team meetings shall only be authorised for payment or reimbursed where the elected member has been appointed to that committee working group or project team, which also includes any statutory board or outside body, by Council.~~

~~Where an elected member uses her or his private motor vehicle the reimbursement rate for travel expenses shall be in accordance with the Public Service Award.~~

RELATED POLICES:	None
DELEGATION:	YES – Delegation Number 18.3 Sub-delegation – Yes
AUTHORITY	Council Meeting 25 May 1999 Local Government Act 1995 s.5.98., 5.98A., 5.99., 5.99A. Local Government (Administration) Regulations 1996 Regs.30-34AB

REVIEW:	August 2006 July 2013 August 2013 August 2015 November 2018

14.1 Appendix 1 – Payment Summary

Municipal Fund Bank Account

Payments

Creditors Cheques

Payment	Date	Payee	Description	Amount
00608429	11-Sep-18	Optus Billing Services Pty Ltd	Telephone Usage Charges	33,660.00
00608432	19-Sep-18	Optus Billing Services Pty Ltd	Telephone Usage Charges	8,133.77
00608430	11-Sep-18	Telstra Corporation Ltd	Telephone Usage Charges	2,141.82
00608433	19-Sep-18	Telstra Corporation Ltd	Telephone Usage Charges	110.83
00608431	11-Sep-18	Water Corporation	Water Usage Charges	5,409.84
			Total Creditors Cheques	**49,456.26**

Creditors EFT Payments

1236.5121-01	5-Sep-18	2C Building Co.	Electrical Services and Maintenance	5,509.90
1245.5121-01	19-Sep-18	2C Building Co.	Electrical Services and Maintenance	4,210.80
1241.5337-01	13-Sep-18	5 Rivers Civil Engineering	Refund - Application Fee	479.50
1240.2247-01	13-Sep-18	A Beautiful City Pty Ltd	Placemaking Services	3,000.00
1249.5326-01	26-Sep-18	A Bonza Bounce	Event Performance and Activity	465.00
1245.3534-01	19-Sep-18	A S Cheong & P Raymond	Health Instructors	900.00
1249.4901-01	26-Sep-18	AAA Fire Safety	Equipment Supply and Repair	479.50
1236.4-01	5-Sep-18	AAC Wristbands Australia Pty Ltd	Equipment Supply and Repair	107.50
1245.2419-01	19-Sep-18	AAPT Limited	Communication Services	4,950.92
1240.1328-01	13-Sep-18	Abco Products Pty Ltd	Cleaning Services and Equipment	1,047.65
1240.5094-01	13-Sep-18	Accidental Health & Safety - Perth	Medical Equipment and Services	46.16
1245.9-01	19-Sep-18	ACMV Design Consultants	Design and Drafting Services	3,850.00
1240.5222-01	13-Sep-18	Agility Rehabilitation Pty Ltd	Health Services	605.00
1236.750-01	5-Sep-18	Air Communications	Software and IT Solutions	805.75
1236.1738-01	5-Sep-18	All Earth Waste Collection Services	Waste Management Services	19,523.35
1240.1738-01	13-Sep-18	All Earth Waste Collection Services	Waste Management Services	23,431.65
1245.1738-01	19-Sep-18	All Earth Waste Collection Services	Waste Management Services	28,808.70
1249.2937-01	26-Sep-18	Allied Forklifts Pty Ltd	Equipment Supply and Repair	82.50
1240.2774-01	13-Sep-18	Ampac Debt Recovery (WA) Pty Ltd	Financial Services	14.40
1245.5180-01	19-Sep-18	Andrea Gaynor	Event Performance and Activity	150.00
1236.4093-01	5-Sep-18	Aquatic Services WA Pty Ltd	Equipment Supply and Repair	9,005.04
1249.4093-01	26-Sep-18	Aquatic Services WA Pty Ltd	Equipment Supply and Repair	542.19
1240.3138-01	13-Sep-18	ARUP Pty Ltd	Engineering & Surveying Services	6,820.00
1236.5281-01	5-Sep-18	Asahi Beverages Pty Ltd trading	Resale Inventory	896.05
1249.2127-01	26-Sep-18	Asset Infrastructure Management	Asset Management Services	1,155.00
1240.1954-01	13-Sep-18	Astro Synthetic Turf Pty Ltd	Landscaping Materials and Services	5,497.80
1245.3781-01	19-Sep-18	Atmos Foods	Resale Inventory	172.45
1240.1435-01	13-Sep-18	Atom Supply	Equipment Supply and Repair	359.47
1249.1435-01	26-Sep-18	Atom Supply	Equipment Supply and Repair	161.86
1238.5316-01	5-Sep-18	Au Li Ker Pty Ltd	Refund - Rates	64.26
1240.273-01	13-Sep-18	Australia Post	Postage Services	6,245.85
1240.1158-01	13-Sep-18	Australian Hvac Services	Equipment Supply and Repair	385.00
1249.13-01	26-Sep-18	Australian Institute of Management	Membership and Subscription	725.00
1249.1995-01	26-Sep-18	Australian Office Leadingbrands.com	Office Supplies	506.88
1237.98000-0	5-Sep-18	Australian Taxation Office	Taxation	169,792.00
1248.98000-0	19-Sep-18	Australian Taxation Office	Taxation	166,227.00
1236.1293-01	5-Sep-18	Automotive Electrical & 4WD Accesso	Plant Supply and Servicing	319.46
1240.1639-01	13-Sep-18	Bank of I.D.E.A.S	Training Services	3,955.00
1245.1639-01	19-Sep-18	Bank of I.D.E.A.S	Training Services	3,300.00
1245.2021-01	19-Sep-18	Basketball WA	Training Services	60.00
1236.4665-01	5-Sep-18	Baxters Pty Ltd	Machinery Servicing and Parts	95.70
1240.280-01	13-Sep-18	Beaver Tree Services	Landscaping Materials and Services	95,571.07
1245.280-01	19-Sep-18	Beaver Tree Services	Landscaping Materials and Services	21,654.45
1249.280-01	26-Sep-18	Beaver Tree Services	Landscaping Materials and Services	28,583.98
1236.409-01	5-Sep-18	Bidfood WA Pty Ltd	Resale Inventory	466.57
1249.409-01	26-Sep-18	Bidfood WA Pty Ltd	Resale Inventory	265.33
1249.5155-01	26-Sep-18	Bin Bath Corporation Pty Ltd	Waste Management Services	460.57
1236.5254-01	5-Sep-18	Bioscience Pty Ltd	Landscaping Materials and Services	7,276.81
1245.283-01	19-Sep-18	Blackwell & Associates Pty Ltd	Planning and Building Services	5,934.50
1240.1447-01	13-Sep-18	Blue Force Pty Ltd	Fire Alarm and Security Services	178.53
1245.286-01	19-Sep-18	Bob Jane T-Mart Victoria Park	Tyres	200.00
1240.287-01	13-Sep-18	BOC Limited	Equipment Supply and Repair	2,756.29
1245.287-01	19-Sep-18	BOC Limited	Equipment Supply and Repair	1,693.26
1236.333-01	5-Sep-18	Boral Construction Materials Group	Equipment Supply and Repair	978.08

Payment	Date	Payee	Description	Amount
1240.333-01	13-Sep-18	Boral Construction Materials Group	Equipment Supply and Repair	192.50
1244.2093-01	13-Sep-18	BP Australia Pty Ltd	Fuel and Oils	6,225.54
1236.442-01	5-Sep-18	Bucher Municipal Pty Ltd	Plant Supply and Servicing	2,023.89
1245.442-01	19-Sep-18	Bucher Municipal Pty Ltd	Plant Supply and Servicing	1,424.83
1236.290-01	5-Sep-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	336.69
1240.290-01	13-Sep-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	274.28
1245.290-01	19-Sep-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	56.98
1249.290-01	26-Sep-18	Bunnings Building Supplies Pty Ltd	Equipment Supply and Repair	3.74
1245.3354-01	19-Sep-18	Burswood Isuzu Ute	Plant Supply and Servicing	175.00
1249.3354-01	26-Sep-18	Burswood Isuzu Ute	Plant Supply and Servicing	440.24
1245.2755-01	19-Sep-18	Burswood Nominess Ltd	Room Hire	2,000.00
1249.785-01	26-Sep-18	CA Technology Pty Ltd (CAMMS Group)	Licencing and Subscriptions	5,940.00
1236.1656-01	5-Sep-18	CallTech	Equipment Supply and Repair	698.00
1240.279-01	13-Sep-18	Caltex Aust Limited	Fuel and Oils	10,762.04
1245.1129-01	19-Sep-18	Cardno (WA) Pty Ltd	Engineering & Surveying Services	1,100.00
1246.3787-01	19-Sep-18	Carlisle Rivervale Little Athletics	Kidsport Program	150.00
1241.5338-01	13-Sep-18	Carlton Surveys	Refund - Application Fee	61.65
1236.1503-01	5-Sep-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	17,460.96
1240.1503-01	13-Sep-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	4,559.52
1245.1503-01	19-Sep-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	247.50
1249.1503-01	26-Sep-18	CCM Furniture Pty Ltd t/as CCM Clea	Cleaning Services and Equipment	77.00
1236.3532-01	5-Sep-18	CCR Commerical Pty Ltd	Equipment Supply and Repair	481.80
1240.3532-01	13-Sep-18	CCR Commerical Pty Ltd	Equipment Supply and Repair	330.00
1236.1919-01	5-Sep-18	Centurion Temporary Fencing	Fencing	495.00
1245.2659-01	19-Sep-18	Chamberlain Auto Electrics Pty Ltd	Equipment Supply and Repair	221.01
1240.2262-01	13-Sep-18	Chivers Asphalt	Road Construction Materials and Services	715.00
1245.309-01	19-Sep-18	Chubb Fire & Security Pty Ltd	Fire Alarm and Security Services	143.00
1236.1044-01	5-Sep-18	City of Armadale	Printing Services	163.35
1240.1044-01	13-Sep-18	City of Armadale	Printing Services	197.12
1245.1044-01	19-Sep-18	City of Armadale	Printing Services	422.29
1249.1044-01	26-Sep-18	City of Armadale	Printing Services	89.94
1249.369-01	26-Sep-18	City of Perth	Local Government Services	28,639.85
1249.563-01	26-Sep-18	City of South Perth	Local Government Services	3,537.60
1236.511-01	5-Sep-18	City Subaru	Plant Supply and Servicing	1,090.50
1249.511-01	26-Sep-18	City Subaru	Plant Supply and Servicing	28,339.50
1240.466-01	13-Sep-18	Civica Pty Ltd	Software and IT Solutions	5,926.25
1240.629-01	13-Sep-18	Clever Patch Pty Ltd	Library Equipment and Stock	64.89
1245.629-01	19-Sep-18	Clever Patch Pty Ltd	Library Equipment and Stock	186.55
1249.629-01	26-Sep-18	Clever Patch Pty Ltd	Library Equipment and Stock	275.90
1236.2816-01	5-Sep-18	Cloverdale Comets Diamond Sports As	Donation-Community	100.00
1236.2965-01	5-Sep-18	Cobble Stone Concrete	Road Construction Materials and Services	22,392.98
1236.2588-01	5-Sep-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	254.95
1240.2588-01	13-Sep-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	188.10
1245.2588-01	19-Sep-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	56.64
1249.2588-01	26-Sep-18	Coles Supermarket Australia Pty Ltd	Resale Inventory	90.54
1249.216-01	26-Sep-18	Connect Call Centre Services	Communication Services	994.57
1240.413-01	13-Sep-18	Construction Training Fund	Levy Payments	9,026.35
1240.689-01	13-Sep-18	Copley Contracting	Road Construction Materials and Services	21,325.81
1245.689-01	19-Sep-18	Copley Contracting	Road Construction Materials and Services	6,179.25
1240.2186-01	13-Sep-18	Cornerstone Legal Pty Ltd	Legal Services	5,868.21
1249.2186-01	26-Sep-18	Cornerstone Legal Pty Ltd	Legal Services	176.00
1249.2363-01	26-Sep-18	CTI Security Services Pty Ltd	Facility Maintenance Services	280.28
1249.723-01	26-Sep-18	Data#3 Limited	Software and IT Solutions	2,580.81
1240.4769-01	13-Sep-18	Datacom Systems (AU) Pty Ltd	Software and IT Solutions	677.01
1236.426-01	5-Sep-18	Daytone Printing Pty Ltd	Printing Services	893.20
1240.426-01	13-Sep-18	Daytone Printing Pty Ltd	Printing Services	742.50
1249.426-01	26-Sep-18	Daytone Printing Pty Ltd	Printing Services	480.70
1240.4782-01	13-Sep-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	1,856.80
1245.4782-01	19-Sep-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	614.17
1249.4782-01	26-Sep-18	DCM Services (KD Aire)	Air Conditioning Service & Maintenance	924.00
1249.4899-01	26-Sep-18	Decanter Pty Ltd	Catering and Refreshments	3,220.00
1240.4369-01	13-Sep-18	Delissimo	Catering and Refreshments	152.50
1240.1799-01	13-Sep-18	Department of Commerce	Levy Payments	79,348.43
1245.263-01	19-Sep-18	Department of Fire and Emergency	Levy Payments	2,200,994.84
1240.1372-01	13-Sep-18	Direct Coffee Supplies	Resale Inventory	350.00
1249.1372-01	26-Sep-18	Direct Coffee Supplies	Resale Inventory	480.00

Payment	Date	Payee	Description	Amount
1236.4466-01	5-Sep-18	Directions Workforce Solutions	Agency and Contract Staff	821.04
1240.4466-01	13-Sep-18	Directions Workforce Solutions	Agency and Contract Staff	821.04
1249.4466-01	26-Sep-18	Directions Workforce Solutions	Agency and Contract Staff	821.04
1249.1150-01	26-Sep-18	Donald Veal Consultants Pty Ltd	Parking Management Services	2,860.00
1240.756-01	13-Sep-18	Dormakaba Australia Pty Ltd	Machinery Servicing and Parts	597.74
1245.5225-01	19-Sep-18	Dormar Indents	Event Performance and Activity	188.22
1236.411-01	5-Sep-18	Dunbar Services (WA) Pty Ltd	Cleaning Services and Equipment	42.90
1249.411-01	26-Sep-18	Dunbar Services (WA) Pty Ltd	Cleaning Services and Equipment	21.45
1236.1145-01	5-Sep-18	E & M J Rosher Pty Ltd	Machinery Servicing and Parts	243.25
1245.355-01	19-Sep-18	E Fire & Safety	Fire Alarm and Security Services	1,840.30
1249.355-01	26-Sep-18	E Fire & Safety	Fire Alarm and Security Services	1,914.00
1240.2849-01	13-Sep-18	EcoAcoustics	Environmental Services	726.00
1240.925-01	13-Sep-18	Educational Art Supplies	Library Equipment and Stock	48.51
1240.3347-01	13-Sep-18	Elekcom	Equipment Supply and Repair	528.00
1245.4041-01	19-Sep-18	Elite Compliance Pty Ltd	Design and Drafting Services	946.00
1240.5311-01	13-Sep-18	Emma Humphreys	Event Performance and Activity	2,750.00
1245.2372-01	19-Sep-18	Empire Estate Agent	Rental Payments	11,036.04
1249.1411-01	26-Sep-18	EnvisionWare Pty Ltd	Software and IT Solutions	4,491.01
1240.4752-01	13-Sep-18	Enzed Welshpool	Equipment Supply and Repair	14.48
1245.5095-01	19-Sep-18	EPCAD Pty Ltd	Design and Drafting Services	990.00
1249.2064-01	26-Sep-18	Espresso Essential	Resale Inventory	236.54
1236.1804-01	5-Sep-18	Excel Traffic Data	Engineering & Surveying Services	2,549.80
1249.1804-01	26-Sep-18	Excel Traffic Data	Engineering & Surveying Services	1,848.00
1237.3243-01	5-Sep-18	Express Salary Packaging Pty Ltd	Superannuation & Employee Deductions	11,624.31
1248.3243-01	19-Sep-18	Express Salary Packaging Pty Ltd	Superannuation & Employee Deductions	11,624.31
1245.5102-01	19-Sep-18	Extent Heritage Pty Ltd	Planning and Building Services	5,324.00
1236.5303-01	5-Sep-18	Fence Plus	Fencing	2,757.70
1236.541-01	5-Sep-18	Fennell Tyres Inernational Pty Ltd	Tyres	290.00
1249.541-01	26-Sep-18	Fennell Tyres Inernational Pty Ltd	Tyres	991.00
1236.5086-01	5-Sep-18	Filterco Pty Ltd	Equipment Supply and Repair	295.54
1245.5086-01	19-Sep-18	Filterco Pty Ltd	Equipment Supply and Repair	595.78
1235.672-01	3-Sep-18	Fines Enforcement Registry	Financial Services	203,454.00
1243.672-01	13-Sep-18	Fines Enforcement Registry	Financial Services	32,575.50
1240.2430-01	13-Sep-18	Fix Auto Welshpool-Swan Smash Repai	Plant Supply and Servicing	500.00
1245.2430-01	19-Sep-18	Fix Auto Welshpool-Swan Smash Repai	Plant Supply and Servicing	308.00
1236.4259-01	5-Sep-18	Flexi Staff Pty Ltd	Agency and Contract Staff	9,731.50
1240.4259-01	13-Sep-18	Flexi Staff Pty Ltd	Agency and Contract Staff	5,575.32
1245.4259-01	19-Sep-18	Flexi Staff Pty Ltd	Agency and Contract Staff	5,136.81
1240.913-01	13-Sep-18	For The Coffee Table	Catering and Refreshments	147.40
1240.4417-01	13-Sep-18	Forum Group Pty Ltd	Software and IT Solutions	1,420.56
1240.371-01	13-Sep-18	Frazzcon Enterprises	Sign Installation and Supply	1,233.60
1245.371-01	19-Sep-18	Frazzcon Enterprises	Sign Installation and Supply	5,062.20
1240.5325-01	13-Sep-18	Fuji Xerox BusinessForce Pty Limite	Office Supplies	1,694.00
1240.2701-01	13-Sep-18	Full Steam Ahead Ironing Service	Cleaning Services and Equipment	1,322.65
1236.422-01	5-Sep-18	GHD Pty Ltd	Engineering Design	5,445.00
1245.682-01	19-Sep-18	Green Skills	Agency and Contract Staff	3,230.70
1249.682-01	26-Sep-18	Green Skills	Agency and Contract Staff	5,438.81
1240.3380-01	13-Sep-18	Greenacres Turf Group	Landscaping Materials and Services	4,477.00
1245.3380-01	19-Sep-18	Greenacres Turf Group	Landscaping Materials and Services	3,066.80
1249.2570-01	26-Sep-18	Greensteam Australia Pty Ltd	Landscaping Materials and Services	4,999.50
1236.5297-01	5-Sep-18	Gricelda Raquel Rodriguez	Health Instructors	135.00
1236.453-01	5-Sep-18	Gronbek Security	Fire Alarm and Security Services	432.49
1240.453-01	13-Sep-18	Gronbek Security	Fire Alarm and Security Services	51.95
1245.453-01	19-Sep-18	Gronbek Security	Fire Alarm and Security Services	411.04
1240.313-01	13-Sep-18	Hames Sharley (WA) Pty Ltd	Town Planning Services	295.00
1245.313-01	19-Sep-18	Hames Sharley (WA) Pty Ltd	Town Planning Services	5,131.50
1245.4850-01	19-Sep-18	Hammered Rabbits	Equipment Supply and Repair	60.00
1249.1301-01	26-Sep-18	Harold Hawthorne Senior Citizens Ce	Donation-Community	32,600.00
1240.314-01	13-Sep-18	Hiway Cycles	Plant Supply and Servicing	284.00
1236.110-01	5-Sep-18	Hydroquip Pumps	Irrigation Supply and Repair	1,045.00
1249.110-01	26-Sep-18	Hydroquip Pumps	Irrigation Supply and Repair	9,467.70
1236.3590-01	5-Sep-18	Icon Septech WA (Cascada)	Equipment Supply and Repair	1,650.00
1240.3796-01	13-Sep-18	Iconic Property Services	Cleaning Services and Equipment	15,932.69
1249.3796-01	26-Sep-18	Iconic Property Services	Cleaning Services and Equipment	1,148.06
1249.4685-01	26-Sep-18	ILX Group Pty Ltd	Training Services	2,683.45
1240.2591-01	13-Sep-18	Indian Pacific Limited t/a West Coa	Advertising Services	10,490.70

Payment	Date	Payee	Description	Amount
1240.210-01	13-Sep-18	Indoor Gardens Pty Ltd	Landscaping Materials and Services	1,180.30
1249.4129-01	26-Sep-18	Information Enterprises Australia	Agency and Contract Staff	2,679.60
1240.2582-01	13-Sep-18	Instant Toilets and Showers Pty Ltd	Equipment Hire	324.24
1240.217-01	13-Sep-18	Interconnect It Solutions	Equipment Supply and Repair	560.00
1240.503-01	13-Sep-18	Interloc Lockers Pty Ltd	Equipment Supply and Repair	239.80
1245.4837-01	19-Sep-18	Iron Mountain Australia Group Pty L	Record Management Services	2,739.61
1240.2294-01	13-Sep-18	Isentia Pty Ltd	Communication Services	1,094.50
1245.2294-01	19-Sep-18	Isentia Pty Ltd	Communication Services	1,094.50
1236.284-01	5-Sep-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	370.40
1245.284-01	19-Sep-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	138.60
1249.284-01	26-Sep-18	J Blackwoods & Sons Pty Ltd	Uniforms and Protective Equipment	416.59
1236.757-01	5-Sep-18	J Tagz Pty Ltd	Equipment Supply and Repair	662.20
1245.1846-01	19-Sep-18	JB HI FI	Library Equipment and Stock	1,254.17
1236.3553-01	5-Sep-18	Jim's Fencing (North Perth)	Fencing	1,797.51
1240.3553-01	13-Sep-18	Jim's Fencing (North Perth)	Fencing	2,890.80
1240.2432-01	13-Sep-18	Jim's Mowing (Cloverdale)	Landscaping Materials and Services	50.00
1236.229-01	5-Sep-18	John Hughes Service	Plant Supply and Servicing	654.86
1240.229-01	13-Sep-18	John Hughes Service	Plant Supply and Servicing	45,412.40
1249.229-01	26-Sep-18	John Hughes Service	Plant Supply and Servicing	1,277.39
1245.230-01	19-Sep-18	Johns Building Supplies Pty Ltd	Equipment Supply and Repair	744.48
1240.3648-01	13-Sep-18	Josh Byrne & Associates Pty Ltd	Design and Drafting Services	2,926.00
1236.5296-01	5-Sep-18	Kambarang Services	Training Services	1,100.00
1240.235-01	13-Sep-18	Kel Steel Constructions	Equipment Supply and Repair	330.00
1245.3923-01	19-Sep-18	Kensington PCYC	Kidsport Program	110.00
1240.3007-01	13-Sep-18	Key Media Pty Ltd	Conference and Workshop Enrolment	3,613.48
1242.5268-01	13-Sep-18	Kleenheat Gas	Gas Usage Charges	18,765.40
1239.2814-01	5-Sep-18	Landfill Gas & Power Pty Ltd	Electricity Usage Charges	44,739.55
1251.2814-01	26-Sep-18	Landfill Gas & Power Pty Ltd	Electricity Usage Charges	46,140.58
1240.501-01	13-Sep-18	Landgate	Local Government Services	168.71
1245.501-01	19-Sep-18	Landgate	Local Government Services	205.60
1249.501-01	26-Sep-18	Landgate	Local Government Services	195.42
1236.3670-01	5-Sep-18	LD Total	Landscaping Materials and Services	1,963.50
1236.1449-01	5-Sep-18	Led Signs Pty Ltd	Sign Installation and Supply	783.20
1240.252-01	13-Sep-18	Les Mills Asia Pacific	Licencing and Subscriptions	2,360.39
1240.4395-01	13-Sep-18	LGC Group Pty Ltd	Traffic Control Services	831.60
1236.3774-01	5-Sep-18	Liquor Barons Carlisle	Catering and Refreshments	60.00
1236.5179-01	5-Sep-18	LKS Constructions (WA) Pty Ltd	Construction Services	93,060.00
1240.5179-01	13-Sep-18	LKS Constructions (WA) Pty Ltd	Construction Services	6,265.71
1245.5179-01	19-Sep-18	LKS Constructions (WA) Pty Ltd	Construction Services	660.00
1236.547-01	5-Sep-18	LO GO Appointments	Agency and Contract Staff	1,568.56
1240.547-01	13-Sep-18	LO GO Appointments	Agency and Contract Staff	3,506.19
1245.547-01	19-Sep-18	LO GO Appointments	Agency and Contract Staff	1,937.63
1249.547-01	26-Sep-18	LO GO Appointments	Agency and Contract Staff	1,568.56
1236.3967-01	5-Sep-18	Local Government Professionals	Membership and Subscription	280.00
1249.3967-01	26-Sep-18	Local Government Professionals	Membership and Subscription	531.00
1240.457-01	13-Sep-18	Lochness Pty Ltd	Landscaping Materials and Services	47,045.90
1249.687-01	26-Sep-18	Love Grid Badminton Academy Inc	Equipment Supply and Repair	512.50
1236.5148-01	5-Sep-18	LW & MP White	Event Performance and Activity	300.00
1236.2515-01	5-Sep-18	Maia Financial Pty Ltd	Equipment Hire	29,434.72
1240.2515-01	13-Sep-18	Maia Financial Pty Ltd	Equipment Hire	8,677.84
1246.5341-01	19-Sep-18	Major Holdings P/L	Refund - Fees and Charges	1,710.00
1236.930-01	5-Sep-18	Malcolm & Caril Barker	Landscaping Materials and Services	880.00
1249.930-01	26-Sep-18	Malcolm & Caril Barker	Landscaping Materials and Services	770.00
1245.4120-01	19-Sep-18	Managed System Services Pty Ltd	Software and IT Solutions	660.00
1240.3209-01	13-Sep-18	Manheim Auctions Australia Pty Ltd	Plant Supply and Servicing	55.00
1240.1693-01	13-Sep-18	Marketforce Pty Ltd	Advertising Services	1,965.55
1245.1693-01	19-Sep-18	Marketforce Pty Ltd	Advertising Services	1,328.57
1245.1223-01	19-Sep-18	Matt Devlin Photography	Photography and Imaging Services	365.00
1245.319-01	19-Sep-18	McLeods	Legal Services	7,199.50
1245.3084-01	19-Sep-18	MCW Corporation T/A Perth Security	Fire Alarm and Security Services	2,120.58
1245.3981-01	19-Sep-18	Melville Subaru	Plant Supply and Servicing	28,981.15
1240.600-01	13-Sep-18	Message4U Pty Ltd	Communication Services	155.43
1236.3408-01	5-Sep-18	Michael Page International	Agency and Contract Staff	4,684.39
1240.3408-01	13-Sep-18	Michael Page International	Agency and Contract Staff	3,641.08
1249.3408-01	26-Sep-18	Michael Page International	Agency and Contract Staff	5,742.49
1241.5329-01	13-Sep-18	Mid Park Wholesale	Refund - Rates	2,441.46

Payment	Date	Payee	Description	Amount
1240.789-01	13-Sep-18	Midland Brick Company Pty Ltd	Construction Equipment	2,505.35
1240.189-01	13-Sep-18	Mindarie Regional Council	Waste Management Services	2,233.88
1245.189-01	19-Sep-18	Mindarie Regional Council	Waste Management Services	72,602.00
1249.189-01	26-Sep-18	Mindarie Regional Council	Waste Management Services	638.96
1240.2657-01	13-Sep-18	Miracle Recreation Equipment	Equipment Supply and Repair	1,163.80
1240.3931-01	13-Sep-18	Miss M Julius	Donation-Individual	200.00
1249.1073-01	26-Sep-18	Motor Trade Association of WA	Membership and Subscription	165.00
1245.190-01	19-Sep-18	Movies By Burswood (Inc)	Sponsorship	16,500.00
1241.5332-01	13-Sep-18	Mr A Houdart	Refund - Memberships	364.00
1249.1930-01	26-Sep-18	Mr A P Johnston	Staff Payments and Reimbursement	45.00
1249.1506-01	26-Sep-18	Mr A Vuleta	Staff Payments and Reimbursement	334.00
1246.5342-01	19-Sep-18	Mr B M Dawes	Refund - Rates	717.06
1236.5117-01	5-Sep-18	Mr D Caddy	Event Performance and Activity	650.00
1236.5101-01	5-Sep-18	Mr D Dowsett	Event Performance and Activity	300.00
1238.5323-01	5-Sep-18	Mr D M Byrne	Security Incentive Scheme	140.00
1250.5340-01	26-Sep-18	Mr F J Allen & Ms F A Allen	Refund - Rates	1,029.24
1250.5353-01	26-Sep-18	Mr J N Porteous	Refund - Rates	542.04
1240.1585-01	13-Sep-18	Mr J S Wong	Staff Payments and Reimbursement	71.00
1246.5346-01	19-Sep-18	Mr M K Parker	Security Incentive Scheme	200.00
1238.5318-01	5-Sep-18	Mr M Pellegrini	Refund - Rates	10,000.00
1240.3858-01	13-Sep-18	Mr P Stokes	Health Instructors	168.00
1246.5344-01	19-Sep-18	Mr R Mulder	Security Incentive Scheme	250.00
1236.2463-01	5-Sep-18	Mr S Nannup	Event Performance and Activity	550.00
1249.2463-01	26-Sep-18	Mr S Nannup	Event Performance and Activity	550.00
1240.5306-01	13-Sep-18	Mr S W Shwe	Donation-Individual	200.00
1250.5354-01	26-Sep-18	Mr T B Kleynhans	Refund - Rates	1,843.66
1241.5330-01	13-Sep-18	Mr W Tan	Refund - Infringement	60.00
1241.5333-01	13-Sep-18	Mrs A Reid	Refund - Registration	10.00
1241.5328-01	13-Sep-18	Mrs J Brabin	Refund - Memberships	70.00
1241.5322-01	13-Sep-18	Mrs L Manuel	Security Incentive Scheme	200.00
1241.3900-01	13-Sep-18	Mrs L Watson	Donation-Individual	200.00
1249.4994-01	26-Sep-18	Mrs N E Martin Goode	Staff Payments and Reimbursement	112.00
1241.5321-01	13-Sep-18	Mrs S D Maccallum	Refund - Registration	30.00
1246.5347-01	19-Sep-18	Ms C A Jones & Mr C E Jones	Adopt a Verge Rebate	500.00
1246.5348-01	19-Sep-18	Ms C J Isles	Refund - Registration	150.00
1240.5056-01	13-Sep-18	Ms E Paull	Event Performance and Activity	40.00
1238.5317-01	5-Sep-18	Ms J Dowling	Refund - Rates	1,869.26
1241.5320-01	13-Sep-18	Ms L Ellis	Refund - Registration	15.00
1250.4775-01	26-Sep-18	Ms M Boyer	Security Incentive Scheme	40.00
1246.4484-01	19-Sep-18	Ms S Parkinson	Event Performance and Activity	200.00
1250.4484-01	26-Sep-18	Ms S Parkinson	Event Performance and Activity	200.00
1246.5345-01	19-Sep-18	Ms V Hartono	Security Incentive Scheme	40.00
1241.5331-01	13-Sep-18	Ms Z F Negus	Refund - Rates	921.37
1240.5181-01	13-Sep-18	National Local Government Customer	Membership and Subscription	990.00
1245.4715-01	19-Sep-18	Nature Calls Portable Toilets	Equipment Hire	355.00
1240.5173-01	13-Sep-18	Neil Menezes	Event Performance and Activity	250.00
1236.553-01	5-Sep-18	New Town Toyota	Plant Supply and Servicing	461.80
1236.4536-01	5-Sep-18	Ngala Boodja Aboriginal Land Care	Landscaping Materials and Services	440.00
1240.4536-01	13-Sep-18	Ngala Boodja Aboriginal Land Care	Landscaping Materials and Services	907.50
1249.4536-01	26-Sep-18	Ngala Boodja Aboriginal Land Care	Landscaping Materials and Services	440.00
1241.5334-01	13-Sep-18	Nubi Esperanza Bricena Cuervo	Refund - Application Fee	36.00
1249.202-01	26-Sep-18	Officeworks Superstores Pty Ltd	Office Supplies	118.00
1240.4596-01	13-Sep-18	One 20 Productions	Event Performance and Activity	745.80
1236.5312-01	5-Sep-18	OpenForms Pty Ltd	Software and IT Solutions	111.10
1245.207-01	19-Sep-18	Oven Sparkle Pty Ltd	Cleaning Services and Equipment	1,210.00
1236.2554-01	5-Sep-18	Paperbark Technologies Pty Ltd	Environmental Services	12,725.45
1240.2554-01	13-Sep-18	Paperbark Technologies Pty Ltd	Environmental Services	5,389.60
1249.2554-01	26-Sep-18	Paperbark Technologies Pty Ltd	Environmental Services	1,115.00
1249.3760-01	26-Sep-18	Para-Quad Industries	Transport Services	6,101.70
1249.4647-01	26-Sep-18	Park Centre Pharmacy	Health Services	15.90
1236.475-01	5-Sep-18	Parkland Mazda	Plant Supply and Servicing	498.15
1236.1385-01	5-Sep-18	Parks & Leisure Australia	Conference and Workshop Enrolment	770.00
1240.1385-01	13-Sep-18	Parks & Leisure Australia	Conference and Workshop Enrolment	660.00
1240.720-01	13-Sep-18	Perth Audiovisual	Equipment Supply and Repair	440.02
1236.401-01	5-Sep-18	Perth Cricket Club Inc	Facility Maintenance Services	17,160.00
1240.4398-01	13-Sep-18	Perth Electric Bike Centre	Equipment Supply and Repair	109.45

Payment	Date	Payee	Description	Amount
1249.1571-01	26-Sep-18	Perth Stripes and Signs	Sign Installation and Supply	1,100.00
1249.3970-01	26-Sep-18	Pinpoint Communications Pty Ltd	Fleet Management Services	1,303.50
1236.482-01	5-Sep-18	PLE Computers	Software and IT Solutions	49.00
1240.482-01	13-Sep-18	PLE Computers	Software and IT Solutions	667.32
1240.2603-01	13-Sep-18	Poster Passion	Printing Services	400.00
1245.947-01	19-Sep-18	PowerVac Pty Ltd	Equipment Supply and Repair	631.50
1249.3317-01	26-Sep-18	PR Power Pty Ltd	Electrical Services and Maintenance	539.55
1249.4346-01	26-Sep-18	Price Consulting Group Pty Ltd	Human Resource Services	2,986.50
1240.2241-01	13-Sep-18	Progility Pty Ltd	Software and IT Solutions	6,272.02
1249.4978-01	26-Sep-18	Quality Press	Printing Services	3,141.60
1240.2999-01	13-Sep-18	Quality Press-Digital & Wide Format	Printing Services	12,100.00
1236.746-01	5-Sep-18	Quick Corporate Australia	Office Supplies	78.06
1240.746-01	13-Sep-18	Quick Corporate Australia	Office Supplies	411.40
1245.746-01	19-Sep-18	Quick Corporate Australia	Office Supplies	105.13
1249.746-01	26-Sep-18	Quick Corporate Australia	Office Supplies	145.29
1245.630-01	19-Sep-18	Raeco	Office Supplies	647.82
1236.2471-01	5-Sep-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	84.00
1245.2471-01	19-Sep-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	115.50
1249.2471-01	26-Sep-18	Refresh Waters Pty Ltd	Equipment Supply and Repair	42.00
1249.4397-01	26-Sep-18	Remote Civils Australia	Footpath Materials and Construction	64,797.07
1240.4538-01	13-Sep-18	Renouf Import Direct Pty Ltd	Equipment Supply and Repair	409.10
1238.5319-01	5-Sep-18	Resolve Group Pty Ltd	Refund - Application Fee	640.50
1249.5327-01	26-Sep-18	Riverton Aquanauts	Kidsport Program	165.00
1236.4975-01	5-Sep-18	RT & JR Whitney t/a Old Macdonal's	Event Performance and Activity	660.00
1236.3880-01	5-Sep-18	Schlager Group Pty Ltd	Facility Maintenance Services	71.50
1240.3880-01	13-Sep-18	Schlager Group Pty Ltd	Facility Maintenance Services	6,169.74
1236.2455-01	5-Sep-18	Scott Print	Printing Services	93.50
1249.2455-01	26-Sep-18	Scott Print	Printing Services	93.50
1240.1816-01	13-Sep-18	Secure Cash	Financial Services	878.90
1245.1820-01	19-Sep-18	Secure Cash	Financial Services	596.50
1249.1816-01	26-Sep-18	Secure Cash	Financial Services	708.40
1245.2367-01	19-Sep-18	SEM Distribution	Equipment Supply and Repair	115.20
1240.1208-01	13-Sep-18	Shane McMaster Surveys	Engineering & Surveying Services	3,850.00
1236.354-01	5-Sep-18	Sigma Chemicals	Equipment Supply and Repair	326.70
1240.354-01	13-Sep-18	Sigma Chemicals	Equipment Supply and Repair	1,807.08
1245.354-01	19-Sep-18	Sigma Chemicals	Equipment Supply and Repair	1,518.00
1249.354-01	26-Sep-18	Sigma Chemicals	Equipment Supply and Repair	581.48
1236.122-01	5-Sep-18	Signarama Burswood	Sign Installation and Supply	99.62
1240.4628-01	13-Sep-18	Slimline Warehouse Display Shop	Furniture Supply and Repair	110.22
1236.2493-01	5-Sep-18	Sonic HealthPlus Pty Ltd - Osborne	Medical Equipment and Services	959.20
1240.2493-01	13-Sep-18	Sonic HealthPlus Pty Ltd - Osborne	Medical Equipment and Services	959.20
1245.2493-01	19-Sep-18	Sonic HealthPlus Pty Ltd - Osborne	Medical Equipment and Services	364.10
1249.2493-01	26-Sep-18	Sonic HealthPlus Pty Ltd - Osborne	Medical Equipment and Services	364.10
1245.2953-01	19-Sep-18	Soundtown	Equipment Supply and Repair	110.00
1249.1953-01	26-Sep-18	Spider Waste Collection Services Pt	Waste Management Services	6,866.20
1246.5343-01	19-Sep-18	St Bartholomews House Inc	Refund - Rates	1,462.08
1240.138-01	13-Sep-18	St John Ambulance Australia (WA) In	Training Services	2,761.20
1249.138-01	26-Sep-18	St John Ambulance Australia (WA) In	Training Services	963.00
1245.473-01	19-Sep-18	State Law Publisher	Advertising Services	190.08
1246.4813-01	19-Sep-18	Storm Netball Inc	Kidsport Program	150.00
1245.3985-01	19-Sep-18	Subaru Osborne Park and Osborne Par	Plant Supply and Servicing	27,787.10
1236.4960-01	5-Sep-18	Sublena Group Pty Ltd	Catering and Refreshments	16.00
1236.1363-01	5-Sep-18	Sunny Industrial Brushware	Plant Supply and Servicing	1,967.90
1249.141-01	26-Sep-18	Sunny Sign Company Pty Ltd	Sign Installation and Supply	351.12
1236.2109-01	5-Sep-18	Swan Towing	Towing Services	148.50
1239.144-01	5-Sep-18	Synergy	Electricity Usage Charges	408.80
1242.144-01	13-Sep-18	Synergy	Electricity Usage Charges	60,579.00
1247.144-01	19-Sep-18	Synergy	Electricity Usage Charges	9,369.15
1251.144-01	26-Sep-18	Synergy	Electricity Usage Charges	7,123.15
1245.714-01	19-Sep-18	T & C Transport Service	Courier Services	28.09
1236.1733-01	5-Sep-18	Taman Tools	Equipment Supply and Repair	6,380.00
1236.5074-01	5-Sep-18	Taylor Hardyman Group Pty Ltd T/A	Equipment Supply and Repair	91.30
1249.1939-01	26-Sep-18	TenderLink.com	Advertising Services	345.40
1245.1988-01	19-Sep-18	Testo Pty Ltd	Equipment Supply and Repair	585.20
1236.408-01	5-Sep-18	The Distributors Perth	Resale Inventory	183.00
1236.3041-01	5-Sep-18	The Good Guys Discount Warehouse Be	Equipment Supply and Repair	1,758.00

Payment	Date	Payee	Description	Amount
1249.158-01	26-Sep-18	The Lucky Charm Newsagency	Library Equipment and Stock	234.20
1240.1494-01	13-Sep-18	The Poster Girls	Postage Services	208.00
1245.156-01	19-Sep-18	The Pressure King	Cleaning Services and Equipment	484.00
1236.4404-01	5-Sep-18	The Trustee for Spoon Media Trust	Communication Services	82.50
1240.4501-01	13-Sep-18	The Trustee for the Folan Family Tr	Human Resource Services	5,115.00
1249.3159-01	26-Sep-18	The Trustee for THE UPBEAT TRUST	Event Performance and Activity	5,500.00
1240.3921-01	13-Sep-18	Thinkfield	Customer Relations Services	1,870.00
1236.3863-01	5-Sep-18	Tiger Batteries	Equipment Supply and Repair	154.00
1236.3682-01	5-Sep-18	Tocojepa Pty Ltd T/as T-Quip	Plant Supply and Servicing	183.55
1240.725-01	13-Sep-18	Toolmart Australia Pty Ltd	Equipment Supply and Repair	259.00
1245.725-01	19-Sep-18	Toolmart Australia Pty Ltd	Equipment Supply and Repair	121.00
1240.931-01	13-Sep-18	Total Eden Pty Ltd	Irrigation Supply and Repair	757.82
1236.164-01	5-Sep-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	601.88
1245.164-01	19-Sep-18	Totally Workwear Victoria Park	Uniforms and Protective Equipment	184.70
1249.3098-01	26-Sep-18	Toys in the Park	Library Equipment and Stock	1,096.19
1249.1416-01	26-Sep-18	Transoft Solutions Australia Pty Lt	Software and IT Solutions	4,400.00
1249.171-01	26-Sep-18	Trisley Hydraulics Services	Plant Supply and Servicing	264.00
1240.529-01	13-Sep-18	UN Plumbing	Facility Maintenance Services	3,228.50
1245.529-01	19-Sep-18	UN Plumbing	Facility Maintenance Services	286.00
1236.2512-01	5-Sep-18	Unicare Health	Equipment Supply and Repair	545.00
1240.1751-01	13-Sep-18	Urbis Pty Ltd	Design and Drafting Services	54,917.19
1249.528-01	26-Sep-18	Value Tissue	Cleaning Services and Equipment	1,018.60
1245.858-01	19-Sep-18	Valvoline (Australia) Pty Limited	Fuel and Oils	1,422.54
1240.4382-01	13-Sep-18	Veev Group Pty Ltd	Project Management Services	26,510.00
1240.5307-01	13-Sep-18	VenuesLive Management Services (WA)	Hire Charges	3,060.00
1245.5307-01	19-Sep-18	VenuesLive Management Services (WA)	Hire Charges	2,448.01
1236.4117-01	5-Sep-18	Veris Australia Pty Ltd	Engineering & Surveying Services	6,743.00
1245.4241-01	19-Sep-18	Vetwest Animal Hospitals	Veterinary Services	35.00
1249.182-01	26-Sep-18	Victoria Park Centre For The Arts I	Community Art - Goods and Services	55.00
1249.2529-01	26-Sep-18	Volunteering WA	Membership and Subscription	70.00
1236.4640-01	5-Sep-18	WA Auto Electrics and Airconditioni	Equipment Supply and Repair	723.73
1249.24-01	26-Sep-18	WA Hino Sales & Service	Machinery Servicing and Parts	1,100.60
1240.29-01	13-Sep-18	WA Local Government Association (WA	Local Government Services	88.00
1249.375-01	26-Sep-18	Welshpool Central Waste	Waste Management Services	1,034.00
1240.2841-01	13-Sep-18	Wesley South Perth Hockey Club Inc	Kidsport Program	165.00
1236.2074-01	5-Sep-18	West Australian Newspapers Ltd	Membership and Subscription	194.35
1240.2074-01	13-Sep-18	West Australian Newspapers Ltd	Membership and Subscription	58.37
1245.2074-01	19-Sep-18	West Australian Newspapers Ltd	Membership and Subscription	45.86
1249.2074-01	26-Sep-18	West Australian Newspapers Ltd	Membership and Subscription	59.40
1240.1153-01	13-Sep-18	West Coast Shade	Shade Sails Supply and Installation	1,210.00
1236.5237-01	5-Sep-18	West Coast Titans Basketball	Kidsport Program	150.00
1236.46-01	5-Sep-18	Westbooks	Library Equipment and Stock	997.64
1240.46-01	13-Sep-18	Westbooks	Library Equipment and Stock	1,067.45
1245.719-01	19-Sep-18	Western Australia Police	Human Resource Services	79.50
1249.1109-01	26-Sep-18	Western Australian Council of Socia	Service	550.00
1249.1177-01	26-Sep-18	Western Australian Opera	Event Performance and Activity	550.00
1249.828-01	26-Sep-18	Western Australian Treasury Corpora	Loan Repayments	62,296.30
1240.376-01	13-Sep-18	WINC Australia Pty Limited	Office Supplies	97.90
1245.376-01	19-Sep-18	WINC Australia Pty Limited	Office Supplies	37.13
1236.3345-01	5-Sep-18	Woodcourt Pty Ltd	Facility Maintenance Services	7,013.62
1240.3345-01	13-Sep-18	Woodcourt Pty Ltd	Facility Maintenance Services	3,886.10
1249.3345-01	26-Sep-18	Woodcourt Pty Ltd	Facility Maintenance Services	4,618.18
1249.5247-01	26-Sep-18	Woodsome Management Pty Ltd	Project Management Services	13,684.00
1249.2521-01	26-Sep-18	Woolworths Group Ltd	Catering and Refreshments	52.00
1236.2383-01	5-Sep-18	Wright Express Australia Pty Ld	Resale Inventory	1,768.73
1240.2383-01	13-Sep-18	Wright Express Australia Pty Ld	Resale Inventory	359.36
1245.2383-01	19-Sep-18	Wright Express Australia Pty Ld	Resale Inventory	174.62
1249.2383-01	26-Sep-18	Wright Express Australia Pty Ld	Resale Inventory	794.31
1240.104-01	13-Sep-18	Youngs Holden	Plant Supply and Servicing	255.13
1249.104-01	26-Sep-18	Youngs Holden	Plant Supply and Servicing	239.26
			Total Creditors EFT Payments	**4,662,611.78**

Non Creditors Cheques

00608436	19-Sep-18	A M Armstrong	171.56
00608435	19-Sep-18	L I Herbert	806.60
00608427	6-Sep-18	Mr G J Holohan	500.00
00608424	6-Sep-18	Mr G J Thomas & P Manaroongruang	2,000.00

All Payments Made From 1-Sep-18 To 30-Sep-18

Payment	Date	Payee	Description	Amount
00608439	19-Sep-18	Mr M J Lewis		893.12
00608438	19-Sep-18	Mrs M C Jensen		857.82
00608434	19-Sep-18	Mrs R M Tait & Estate of W J Tait		781.00
00608425	6-Sep-18	Ms R Devine		1,000.00
00608437	19-Sep-18	Ms R E Jones		895.01
00608428	6-Sep-18	Ms R Wilson		500.00
00608426	6-Sep-18	Tijoe Chu & Tetdy Rusli		1,000.00
			Total Non Creditors Cheques	**9,405.11**

Payroll

PY01-05	2-Sep-18	Municipal Fund Bank Account		524,720.55
PY01-06	16-Sep-18	Municipal Fund Bank Account		520,271.89
PY01-07	30-Sep-18	Municipal Fund Bank Account		524,173.72
PY99-06	16-Sep-18	Municipal Fund Bank Account		1,118.72
			Total Payroll	**1,570,284.88**
			Total Payments From Municipal Fund Bank Account	**6,291,758.03**

Trust Fund Bank Account

Payments

Non Creditors Cheques

00003609	26-Sep-18	Millen Primary School P & C		600.00
00003610	26-Sep-18	Mr L Flavel		600.00
00003606	19-Sep-18	Mr T J Doyle		10,365.00
00003602	6-Sep-18	Mrs E Jahic		200.00
00003605	11-Sep-18	Mrs J McCabe		250.00
00003604	11-Sep-18	Mrs M H O'Shea		250.00
00003607	19-Sep-18	Ms R Tan		1,330.00
00003603	6-Sep-18	Rossmoyne Primary School		200.00
00003608	19-Sep-18	St Clare's School		200.00
			Total Non Creditors Cheques	**13,995.00**
			Total Payments From Trust Fund Bank Account	**13,995.00**
				6,305,753.03

Cheques Cancelled between 1-Sep-18 and 30-Sep-18 that were raised in a prior period

Cheque	Payee	Raised	Value	Cancelled

14.3 Appendix 1 – TOWN OF Victoria Park Reflect v4 – Conditionally Endorsed

Town of Victoria Park

Reflect Reconciliation Action Plan

Our business

The Town is located immediately South-East of Perth, approximately five kilometres from the Perth GPO. Total land area is 18 square kilometres, comprising seven suburbs – Bentley, Burswood, Carlisle – Welshpool, East Victoria Park – Kensington, Lathlain, St James and Victoria Park. At the 2016 Census, the Town's population was estimated at 36,755 with 525 Aboriginal and Torres Strait Islander residents (being 1.5 per cent of its total population). By 2036, the Town's total population is expected to grow to 56,000. The Town is largely residential, with some educational (including Curtin University), commercial and industrial areas.

The Town identifies as a culturally diverse and dynamic community, fast becoming a restaurant mecca that celebrates many national cuisines, quirky cafes and a unique retail environment. The Town's Administration centre, Leisurelife and Aqualife centres and library employs approximately 400 staff, two of whom are Aboriginal staff members.

The Town is committed to long term sustainability and operates within a framework that guides the Town's environmental, economic, social, civic and cultural impact in terms of growth. In 2016 the Town launched a collaborative community project known as Evolve – one of the largest community consultation and engagement projects the Town has undertaken. Evolve's two-year process of engaging with community sought to inform what should be contained within our Strategic Community Plan to best service the needs of our community and to outline its future direction for the next 20 years.

The Town's Strategic Community Plan 2017–2032 sets our future vision as a dynamic place for everyone. This vision seeks to ensure that we:

- are Perth's most empowered and engaged community
- are Perth's premier place for entertainment and entrepreneurship
- lead in sustainability
- put people first in urban design and safety
- are inclusive and connected with a thriving community.

Underpinning this vision are our values that we will:

- be proactive

- have integrity
- be caring
- be innovative.

A key pillar of our mission is to promote sustainable, safe, connected and diverse places for everyone. We are committed to establishing positive relationships that engage in a meaningful way with Aboriginal and Torres Strait Islander people and foster the Town's Strategic Community Plan to work towards:

- a healthy community,
- an informed and knowledgeable community,
- an empowered community with a sense of pride, safety and belonging, and
- a place where all people have an awareness and appreciation of arts, culture, education and heritage.

The Town established an Aboriginal Engagement Strategy Group in 2013 to build relationships and respect between other Australians and Aboriginal and Torres Strait Islander people. This group informs and advises the Town on ways in which we can work together to identify opportunities that meet individual and shared aspirations, drive equality, and build sustainability in our local community.

In 2016 the Aboriginal Engagement Strategy Group embarked on the development of a Reconciliation Action Plan (RAP) to provide a framework for the Town to build further on respect, relationships and opportunities.

Our RAP

This RAP is a document that outlines actions to build strong relationships and enhance respect between Aboriginal and Torres Strait Islander peoples and other Australians. A RAP impacts the whole of the Town, and directly affects all service delivery areas. Our RAP enables us to work together to achieve individual and shared aspirations, and to drive greater equality and sustainability within the local community.

The rich cultural heritage that the Town represents provides opportunities for residents to engage with, promote and learn from these cultures – this engagement further enhances the bonds and vibrancy of the community. In 2011, 27 per cent of people in the Town came from countries where English is not their first language, resulting in Council establishing the new role of Cultural Engagement Officer in 2013. The 2016 Census continues to reflect this figure, and demonstrates our diverse population. The position of Cultural Engagement Officer operates within the Community Development team, and seeks to establish links with Aboriginal and Torres Strait Islanders in order to foster inclusivity and a greater sense of community.

Our partnerships/current activities

The Mayor, Deputy Mayor and Chief Executive Officer of Town champion the RAP, sitting as active members on the Aboriginal Engagement Strategy Group, as well as two Councillors. The Cultural Engagement Officer facilitates the delivery of initiatives in combination with the Aboriginal Engagement Strategy Group.

The Town's Aboriginal Engagement Strategy Group is instrumental in delivering diverse projects in partnership with a range of stakeholders to acknowledge and celebrate Aboriginal and Torres Strait Islander and other cultures. These include (but are not limited to):

- Aboriginal flags are flown in front of the Administration building and in the Memorial Gardens of the Town. Welcome to Country is performed at key events in the Town.

- In celebration of NAIDOC Week 2016 the Town through our local Aboriginal Engagement Strategy Group partnered with RUAH Community Services, Vic Park Centre for the Arts, Richmond Wellbeing, and start-up enterprise Know Your Nation to deliver a three-phase program of story-telling, exhibition and public forums.

- The Know Your Nation project invited older community members from Aboriginal and Torres Strait Islander and the many different cultures that make up our Town, to share and record their stories and anecdotes of their past, across the generations. These stories were recorded in audio and print, culminating in a photographic exhibition and public launch with participants at the Vic Park Centre for the Arts. This exhibition is able to continue to be used across the Town to foster ongoing opportunities for recognition and celebration.

- Know Your Community sprang from the 2016 Know Your Nation project that included a 6-week program for the community to come together at the Vic Park Centre for the Arts in the evenings with a fire pit, yarning circle, story-telling, free Rotary BBQ (including Halal food), guest performers from a variety of cultures, art activities, and educational speakers.

- Know Your Community's success is now providing a broad range of services for the community. Vic Park Centre for the Arts, Richmond Wellbeing and the Town are partnering to provide a range of Know Your Community branded workshops, initiatives and events which are community led and inclusive.

- Other partnerships have included a photo reconciliation project in the Town with a photographic poster displayed in businesses and organisations across the Town (including McDonald's, Curtin University and the West Coast Eagles). The posters featured an Aboriginal and non-Aboriginal person across a variety of industries (e.g. WA Police, sports and the arts), displaying a shared statement on why they believe in reconciliation.

- In 2017 local schools participated in a tree planting and bush medicine tour at local Kensington bushland, with Aboriginal Elders, the Mayor, Friends of Kensington Bushland group and Town staff to foster greater understanding and celebration of Aboriginal culture and respect for the land, followed by an Aboriginal themed lunch.

- Links to primary and secondary schools were further developed in 2017 and beyond, through projects that focus on Aboriginal arts, workplace tours, development of a bush medicine community garden and the production of a NAIDOC video *Our Languages Matter* with Elders and Aboriginal youth. This video is hosted on the Town's website and can be used at community events, and has been made available to schools for educational purposes.

Relationships			
Action	**Deliverable**	**Timeline**	**Responsibility**
• Evaluate the Town's Aboriginal Engagement Strategy	• Embed the Aboriginal Engagement Strategy evaluation recommendations to consult and engage with Aboriginal and Torres Strait Islander community in the Town	December 2018	• Curtin University • Aboriginal Engagement Strategy Group • Cultural Engagement Officer • Strategic Project Management Officer
• Ensure Aboriginal and Torres Strait Islander consultation for the Evolve project	• Review Evolve workshop findings for Aboriginal and Torres Strait Islander people in the delivery of the Town's Strategic Community Plan (SCP)	December 2018	• Cultural Engagement Officer • Aboriginal Engagement Strategy Group • Strategic Project Management Officer
• Participate in and celebrate National Reconciliation Week (NRW)	• Participate in NRW with the support of local business and organisations in the Town for the Reconciliation Banner Project • Promote NRW throughout the Town via media articles, website and the organisation to increase its significance and profile	July 2018, 2019	• CEO • Cultural Engagement Officer • Economic Development Officer • Communications Advisor • Aboriginal Engagement Strategy Group
• Establish a RAP working group	• Review and update the RAP working group to support the development of our RAP, comprising of Aboriginal and Torres Strait Islander people and organisations, as well as decision-making staff from across our organisation (including the CEO and Mayor) • Encourage representation on Council and working groups of Aboriginal and Torres Strait Islander people	May 2019	• Cultural Engagement Officer • Mayor • CEO • Aboriginal Engagement Strategy Group

	• RAP working group to meet quarterly to support the development, implementation and ongoing management of the Town's ongoing RAP deliverables		
• Build internal and external relationships	• Develop a list of Aboriginal and Torres Strait Islander peoples, communities and organisations within our local area or sphere of influence that we could approach to connect with on our reconciliation journey • Develop a list of RAP organisations and other like-minded organisations that we could approach to connect with on our reconciliation journey • Conduct internal mini-audit with the Town's senior management on current practices and opportunities for engaging Aboriginal and Torres Strait Islander people in Victoria Park	May 2019	• Cultural Engagement Officer • Aboriginal Engagement Strategy Group
• Raise internal awareness of our RAP	• Liaise with Reconciliation WA on implementing the RAP • Develop and implement a plan to raise awareness among all staff across the organisation about our RAP commitments • Develop and implement a plan to engage and inform key internal stakeholders of their responsibilities within our RAP • Develop a plan to inform residents in the Town about the existence of our RAP, and provide an avenue for residents to assist in the implementation of our RAP deliverables and initiatives	June 2019	• Cultural Engagement Officer • Aboriginal Engagement Strategy Group
• Develop and continue Aboriginal and Torres Strait Islander partnerships in the Town	• Continue to build partnerships with Aboriginal and Torres Strait Islander people and organisations through Aboriginal Engagement Strategy Group meetings • Engage our senior leaders in the delivery of RAP outcomes • Collaborate with business and community service providers to support and/or deliver initiatives	June 2019	• CEO • Mayor • Chief Community Planner • Cultural Engagement Officer • Aboriginal Engagement Strategy Group

Respect			
Action	**Deliverable**	**Timeline**	**Responsibility**
• Consider and review 26 January as day of celebration	• Review and update findings from conversations with Council Elected Members and Senior Management Team about the meaning of 26 January • Encourage respectful conversations about the appropriate day of celebration of Australia Day • Open up discussions about amending the motion to celebrate Australia Day on the day dictated by the Federal Government	June 2019	• Council Elected Members • CEO • Senior Management Team • Cultural Engagement Officer • Human Resources • Aboriginal Engagement Strategy Group
• Raise internal understanding of Aboriginal and Torres Strait Islander cultural protocols	• Explore who the traditional owners are of the lands and waters in our local area • Scope and develop a list of local traditional owners of the lands and waters within our organisations sphere of influence • Develop and implement a plan to raise awareness and understanding of the meaning and significance behind Acknowledgement of Country and Welcome to Country protocols (including any local cultural protocols)	June 2019	• Aboriginal Engagement Strategy Group • Cultural Engagement Officer
• Celebrate and recognise Aboriginal and Torres Strait Islander Cultures	• Deliver the Know Your Community project in collaboration with Richmond Wellbeing and the Vic Park Centre for the Arts • Collaborate to include and promote Aboriginal and Torres Strait Islander peoples and cultures throughout the year at community events with staff and the broader community • Engage Aboriginal and Torres Strait Islander youth and Elders to foster the sharing of stories, values and their engagement in sport, music and the arts	July 2018, 2019	• Aboriginal Engagement Strategy Group • Cultural Engagement Officer • Communications Advisor • Creative Arts Officer • Seniors Access & Inclusion Officer • Library Manager

			• Club Development Officer • Events & Volunteer Coordinator
• Participate in and celebrate NAIDOC Week	• Raise awareness and share information amongst our staff of the meaning of NAIDOC Week which includes information about the local Aboriginal and Torres Strait Islander peoples and communities • Introduce our staff to NAIDOC Week by promoting community events in our local area • Ensure our RAP working group participates in an external NAIDOC Week event	July 2018 and July 2019	• CEO • Cultural Engagement Officer • Communications Advisor • Aboriginal Engagement Strategy Group
• Aboriginal and Torres Strait Islander signage and display	• Investigate Noongar name for Aboriginal Engagement Strategy Group in the Town • Investigate Aboriginal and Torres Strait Islander naming of Town Administration meeting rooms • Investigate foyer acknowledgement plaques in Admin reception and out centres • Ensure Aboriginal and Torres Strait Islander flags are on display at Administration and out centres • Ensure the Town emails display Aboriginal and Torres Strait Islander Acknowledgement of Country • Investigate entry and exit art statement at Town borders (consider six seasons, including new Perth Stadium art installation) • Investigate Aboriginal and Torres Strait Islander naming of parks and reserves in the Town • Investigate Noongar acknowledgement plaque in the Town	June 2019	• Aboriginal Engagement Strategy Group • Cultural Engagement Officer • Creative Arts Officer • Park Life Officer • Administrative Improvement Coordinator
• Investigate Aboriginal and Torres Strait Islander cultural learning and development	• Review and update cultural awareness training needs within our organisation • Identify providers for relevant cultural awareness training • Commence cultural awareness training for senior management, Councillors and staff	May 2019	• Aboriginal Engagement Strategy Group • Cultural Engagement Officer

	• Post-delivery of cultural awareness training internally, develop and implement with HR staff induction and ongoing refresher cultural awareness training programs • Explore Human Library project with Curtin University for inclusion at Town events and initiatives • Deliver staff lunch 'n' learn opportunities • Inform staff on language and place significance • Implement initiatives to develop residents' understanding of Aboriginal and Torres Strait Islander culture where considered appropriate (included but not limited to language and place significance)		• Human Resources • Town Admin & centres • Events & Volunteer Coordinator
• Ensure Town Publications consider and reflect Aboriginal and Torres Strait Islander peoples	• Review and update Aboriginal and Torres Strait Islander publications suitable for the library and/or citizenship ceremonies to profile and increase awareness of Aboriginal and Torres Strait Islander peoples and their contributions to our nation and community • Embed within the Strategic Community Plan Aboriginal and Torres Strait Islander Engagement and Consultation	May 2019	• Aboriginal Engagement Strategy Group • Cultural Engagement Officer • Creative Arts Officer • Library Manager • Personal Assistant to CEO
• Raise awareness of Aboriginal and Torres Strait Islander people within our Town	• Recognition and inclusion of Aboriginal and Torres Strait Islander people at all Town events and initiatives • Perform Acknowledgement of Country at all Council meetings, internal Town meetings and monthly citizenship ceremonies • Perform Welcome to Country at significant events in the Town • Acknowledge Aboriginal and Torres Strait Islander soldiers in Remembrance Day and ANZAC Day ceremonies • Ensure Southern Gazette profiles monthly positive story on Aboriginal and Torres Strait Islander people or projects in conjunction with the Aboriginal Engagement Strategy Group • Access Aboriginal and Torres Strait Islander books for inclusion in free little libraries around Town	May 2019	• CEO • Mayor • Cultural Engagement Officer • Creative Arts Officer • Aboriginal Engagement Strategy Group • Communications Advisor • Neighbourhood Enrichment Administration Assistant

			• Library Manager • Personal Assistant to CEO
• Enhance community understanding of Aboriginal and Torres Strait Islander cultures and protocols	• Provide opportunity for Aboriginal and Torres Strait Islander Cultural Awareness sessions within English Conversation Classes (ECC) delivery in the Town twice a year • Provide opportunity for Aboriginal and Torres Strait Islander Cultural Awareness session during Library Buzz Week	May 2019	• Aboriginal Engagement Strategy Group • Cultural Engagement Officer • Library Manager

Opportunities			
Action	**Deliverable**	**Timeline**	**Responsibility**
• Engage with the West Coast Eagles to ensure Aboriginal and Torres Strait Islander peoples are included in community initiatives	• Liaise to ensure Community Benefit Strategy for the West Coast Eagles 99-year lease is aligned to Aboriginal and Torres Strait Islander needs	July 2018	Chief Community Planner Cultural Engagement Officer Aboriginal Engagement Strategy Group
• Investigate Aboriginal and Torres Strait Islander Walking Trail in Victoria Park	• Liaise with Victoria Park library, State Reference Library and National Trust to identify significant sites • Collaborate with Project Management Office, Economic Development Officer and WA Tourism to identify school education and tourism opportunities • Identify grant opportunities for walking trails within the town	June 2019	Cultural Engagement Officer Aboriginal Engagement Strategy Group Events & Volunteering Officer Economic Development Officer Strategic Project Management Officer
• Investigate Aboriginal and Torres Strait Islander supplier diversity	• Develop an understanding of the mutual benefits of procurement from Aboriginal and Torres Strait Islander owned businesses • Liaise with Harlequin Business Training to explore business enterprise development training program in local schools • Develop a business case for procurement from Aboriginal and Torres Strait Islander owned businesses	December 2018	Cultural Engagement Officer Human Resources Aboriginal Engagement Strategy Group Procurement Officer
• Develop Aboriginal and Torres Strait Islander	• Develop and implement an Aboriginal and Torres Strait Islander employment strategy	January 2019	Cultural Engagement Officer

employment opportunities	• Liaise with Human Resources to explore work experience and traineeship opportunities for Aboriginal and Torres Strait Islanders with Clontarf Academy and Arts Ready. • Engage or work with current Aboriginal and Torres Strait Islander staff to inform future employment and development opportunities • Explore and develop with the Town's HR team employment targets and recruitment strategies for Aboriginal and Torres Strait Islanders. = • Work with schools to develop an understanding of what is available		Human Resources Aboriginal Engagement Strategy Group Project Management Office Economic Development Officer
• Conduct Aboriginal and Torres Strait Islander youth projects	• Liaise with Millen PS on delivering an Aboriginal and Torres Strait Islander project with their students • Investigate potential for Aboriginal Engagement Strategy Groupto establish a schools sponsorship award • Host service provider meetings and facilitate grant applications to establish a youth sports hub in the Town • Investigate potential for implementing school cultural awareness and education programs • Foster YouthCAN awareness of needs of Aboriginal and Torres Strait Islander people at a local level • Explore early learning literacy program delivery (under five years of age) • Support engagement of youth (10 to 20 years) in sport, music and the arts • Support opportunities for the development of early intervention Aboriginal and Torres Strait Islander programs	June 2019	Cultural Engagement Officer Aboriginal Engagement Strategy Group Safer Neighbourhoods Officer
• Liaise with the Australian Indigenous Mentoring Experience (AIME) to facilitate provision of educational support for Aboriginal and Torres Strait Islander students where	• Liaise with Curtin University and local schools on establishing mentoring opportunities for Aboriginal and Torres Strait Islander youth through AIME	June 2019	Cultural Engagement Officer Aboriginal Engagement Strategy Group

required			

Tracking and Progress			
Action	**Targets**	**Timeline**	**Responsibility**
• Review and refresh RAP	• Liaise with Reconciliation Australia to develop a new RAP based on learnings, challenges and achievements • Submit draft RAP to Reconciliation Australia for formal review and endorsement	June 2019	Cultural Engagement Officer Aboriginal Engagement Strategy Group
• Build support for the RAP	• Define systems and capability needs to track, measure and report on RAP activities • Complete the annual RAP Impact Measurement Questionnaire and submit to Reconciliation Australia	July 2019	Cultural Engagement Officer Aboriginal Engagement Strategy Group

Contact details for public enquiries about our RAP:

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14.3 Appendix 2 – Reflect Reconciliation Action Plan Comment Table 2018 Completed

REFLECT Reconciliation Action Plan Public Comment Table 2018

Level of Interest	Submission	Yes	No	Cultural Engagement Officer Comments	Action
Local Resident (non-property Owner)	1. The introduction to the document is too harsh. "Our business" should be replaced with "Who are we" or "About the Town".		No	The document is formatted against a Reconciliation Action Plan template and the headings are consistent with this document.	None
	2. In the "our business" section, I find this commentary redundant; In 2016 the Town launched a collaborative community project known as Evolve – one of the largest community consultation and engagement projects the Town has undertaken. Evolve's year-long process of engaging with community sought to inform what should be contained within our Strategic Community Plan to best service the needs of our community and to outline its future direction for the next 15 years.		No	The Aboriginal Engagement Strategy Group was involved in the lead up to the Evolve process and was an inclusive process. There was also collaboration in the Town via an Aboriginal Engagement Evaluation project conducted by Curtin University in the lead up to Evolve, which helped inform the RAP. An Evolve workshop with the Group was commenced but dismantled, as members felt it was already covered through the draft RAP process.	None
	3. The RAP should be endorsed, and introduced, by the Town of Victoria Park council (elected members), or the Mayor. This introduction should capture themes of; • The Town's commitment to social change through fostering engagement and partnerships with Aboriginal people and communities that are built on respect and trust. • The Town's vision is a dynamic place for everyone – our RAP will support us in achieving this, through meaningful engagement in reconciliation. • Our RAP is the beginning of our long-term	Yes		The final RAP will include statements of commitment by The Mayor.	Mayor's Address to be included in final version

	commitment to building internal respect and relationships with Western Australia Aboriginal people and communities. 4. Reference to membership of the RAP group needs to be confirmed, specifically around councillor attendance/membership. 5. Also, I cannot see where it states what type of RAP this is? Is this a Reflect, Innovate, Stretch or Elevate RAP? 6. In closing, I support the Town progressing this Reconciliation Action Plan. As an elected member, as well as a community member, I am committed to ensuring we deliver on the actions listed under the themes of Relationships, Respect and Opportunities in the RAP to advance our work in reconciliation.	 Yes

Property Owner-Occupier	I feel there is limited visibility of the existing strategies in place and fully support this action plan to increase our community focus towards reconciliation.		No	Statement Only	None
Property Owner-Occupier	The council should concentrate on efficient running of the town, not pursuing personal political aims at rate payer's expense.		No	Statement Only	None
Local resident (non-property owner)	Our Business - I don't like the way this heading sounds. Could this be improved to "About the Town of Victoria Park" to have a positive spin.		No	The document is formatted against a Reconciliation Action Plan template and the headings are consistent with this document.	None
	Third paragraph - remove this paragraph. The Evolve process does not have anything to do with the reconciliation action plan. The SCP yes, but not Evolve.		No	The Aboriginal Engagement Strategy Group was involved in the lead up to the Evolve process and this collaboration together with the planned Aboriginal Engagement Evaluation conducted through Curtin University for the purposes of Evolve, helped inform the RAP.	None
	Action 2 - Ensure Aboriginal and Torres Strait Islander consultation for the Evolve project. Comment - on recent investigation it would appear that this group was not consulted during the Evolve consultation phase. No feedback from this group was included within the SCP or Evolve data analysis. I do not feel this action should be included as it is not correct information.		No	An Evolve workshop was commenced with the Group but dismantled after members felt it replicated the draft RAP process and the Aboriginal Engagement Evaluation conducted through Curtin University in the lead up to Evolve	None
	Action - WCE Benefits. I do not feel this deliverable is correct. This is a holistic Town project and not specific to one targeted group.		No	Community participation and input into any area of relevance and interest is valid. Aboriginal and Torres Strait Islander	Engage openly with the West Coast Eagles (WCE) to foster connections on

				people have stated an interest in pursuing enhanced connections as part of the RAP with the West Coast Eagles that will positively flow to their community.	programs, initiatives and opportunities for Aboriginal and Torres Strait Islanders and disengaged youth. The Aboriginal Engagement Strategy Group will have the opportunity to assist the Town, WCE and Wirrpanda Foundation in the Lathlain Community Benefit Strategy.
	In conclusion many of the items are cross functional within the administration of the Town and it is critical that staff be given the opportunity to provide input, review comment and provide feedback on impacts on their operations within the Town. i.e.: Economic development, Project Management, Communications and Engagement, Library, Governance, Elected Members, Human resources	Yes		Cross collaboration exists across programs and initiatives for Aboriginal and Torres Strait Islanders (e.g. Elected Members, Project Management, Parks, HR, LLC, ALC, and Library). We are moving towards embedding organisational accountability on the broad range of strategies in the RAP.	All staff to be made aware of and encouraged to come on the journey of reconciliation. Planned strategies will be embedded across the Town through the RAP.
Other: Staff Member	Staff member - I have just noted this Your Thoughts submission form, and the RAP. Generally concur with intent, but it will not and cannot stand alone. This will clearly have cross functional impacts on the Towns operations and I am concerned at what broad internal reference and staff feedback has been undertaken or invited. What are the associated or aligned Town documents and Strategies? Where does it cascade from the Strategic Community Plan? What other aligned activities will be impacted, what those impacts are likely to be, and how are they to be	Yes		The broader community were consulted through the Evolve process to help inform the Strategic Community Plan for the Town. Your Thoughts is the platform which encouraged staff to provide feedback on the draft RAP Document. Community consultation implemented as part of the Evolve process and via the	The RAP embeds strategies across the organisation in alignment with the Town's Strategic Community Plan. This process will be guided through collaboration between the Aboriginal Engagement Strategy Group and the Town and reviewed on an annual basis through Reconciliation Australia.

	managed?			Aboriginal Engagement Evaluation project clearly aligns with the Strategic Community Plan for S2 and S3. Strategies within the RAP include continuing Town staff awareness and training.	
Property owner-occupier, Local resident (non-property owner)	3 quick points. I believe that Aboriginals should be a part of contemporary Australia, not being treated as different all the time.		No	Statement Only	None
	Why not start an Aboriginal employment programme with the Town? Give them a chance at wage earning and responsibility.	Yes		Discussions are underway with Local government and other organisations on Aboriginal and Torres Strait Islander recruitment and training policies and partnerships. Negotiations ongoing with HR to enhance and strengthen recruitment and training policies of the Town.	Continue initiatives that encourage and support culturally appropriate recruitment processes for the Town.
	Nowhere can I see any reference to cost. Has it been costed and a cost/ benefit analysis carried out?	Yes		In 2016 the Aboriginal Engagement Strategy Group requested to commence the development of a RAP in the Town of Victoria Park. The Group considered the possibility of utilising a Consultant to develop the RAP but as members had previous knowledge on the design and implementation of RAPs it was decided to develop one in collaboration with Reconciliation Australia.	In February 2018 the Aboriginal Engagement Strategy Group presented an update on the progress of the RAP to the Community Development Committee and they endorsed the continuation of the Town's RAP.

				Budgeting for the implementation of RAP strategies will be considered each financial year.	
Other (please specify):	Congratulations on the plan. Also for the quite amazing film resource regarding the importance of language.		No	Statement Only	None
Property owner-occupier	- Raise internal awareness of our RAP with a clear and concise Welcome to Country and Acknowledgement of Country Policy and Procedure to be implemented across the Town departments	Yes		Thank you - comments noted for action	Formal policy to be explored in conjunction with the Aboriginal Engagement Strategy Group
	- Raise internal awareness of our RAP with cultural awareness outdoor training for several internal stakeholders, especially key leaders/managers	Yes		Staff RAP awareness has commenced through internal meetings, Out Centre Cultural Awareness Training, On Country Tour piloted with staff, EM Cultural Awareness Training	Roll-out of staff training opportunities planned for increasing RAP awareness
	- Human Library initiatives are very transformational. Noongar stories can be told to community members fostering connection and new understandings of language and culture	Yes		Human Library program information session attended by Cultural Engagement Officer	Include consideration of Human Library at key events in the Town
	-Investigate Aboriginal and Torres Strait Islander Walking Trail in Victoria Park and connect this action with employment and business opportunities for local ATSI people	Yes		Discussions commenced with Aboriginal Engagement Strategy Group, Elders, Local History Coordinator, Creative Arts Officer and local service providers on identifying significant sites in Victoria Park	Continue long-term plan discussions and research for a Walking Trail the long-term via the Aboriginal Engagement Strategy Group
	- Investigate Aboriginal and Torres Strait Islander supplier diversity - Select a specific and measurable	Yes		Thank you – comment noted.	Aboriginal Supplier Policy will be explored for ways in

	budget amount that the Town wishes to start spending on ATSI businesses. Review and increase targets.				which the Town can support Aboriginal and Torres Strait Islander businesses
	- ATSI employment opportunities - Again, specific and measurable targets. Example, from the existing two staff members to X ATSI staff members by a specific deadline. Work closely with local schools, Kensington PCYC and other local organisations to identify young ATSI potential.	Yes		Discussions are underway with Local government and other organisations on Aboriginal and Torres Strait Islander recruitment and training policies and partnerships. Negotiations ongoing with HR to enhance and strengthen recruitment and training policies of the Town.	Continue initiatives that encourage and support culturally appropriate recruitment processes for the Town.
	- Investigate entry and exit art statement at Town borders (consider six seasons, including new Perth Stadium art installation) = Consider simple words like "Kaya" and "Wanjoo to Victoria Park"	Yes		The Aboriginal Engagement Strategy Group is in discussion with the Town on ways to inform the design and implementation of Entry Statements in the Town	There will be broad public consultation on the Entry Statement designs in the Town of Victoria
	- Consider developing outdoor signs with information on each of the seasons in the Noongar seasonal calendar – Birak, Bunuru, Djeran, Makuru, Djilba and Kambarang. To be placed at a high pedestrian area/natural or significant area.	Yes		Current discussions underway with the Aboriginal Engagement Strategy Group for interpretive signage for Kensington Bushland and renaming of George St Reserve.	Continue discussions for signage at appropriate places and spaces around the Town.
	- Consider guided walks for the wider community to develop a deeper understanding and respect of local Aboriginal culture.	Yes		The Town's Depot and Friends of Kensington Bushland provide tours of the pristine bushland. School Bushland Tours with Aboriginal Elders have also been held to educate and inform on Aboriginal Culture, Flora and Fauna.	Continue to support and develop opportunities that encourage and develop local understanding and respect for Aboriginal culture.
Property owner-occupier	Awesome to see this. I feel that there needs to be specific actual defined intent of 12 month engagements by the old and the young. E.g.	Yes		There is recognition in the current draft for the need to educate and increase staff and	The document is under annual review and is a living document. Ongoing

	performances and presentations with minimum 80% aboriginal or Torres straits etc. - music arts story telling dance etc.; At shopping centres, schools, offices, crown, parks, cafes, restaurants, airport, city, train stations, on the train, Burswood peninsula estate, etc. Think about how you will introduce yourself to someone whom you'll like to be friends with. Think about selling inclusivity as a way of life.			public awareness of Aboriginal and Torres Strait Islander matters, history, place names, events/initiatives and employment.	additions and adjustments will be made to enhance strategies that consider and build respect, value and recognition of Aboriginal people in the Town under Asset Based Community Development principles.
Property owner-occupier	Council should stick to maintaining local services and road maintenance. Local council has no business involving itself in State and Federal parliamentary issues. ToVP has indicated a rate increase of 3% this year so they can continue delivering "services", I hope this isn't one of them!		No	Statement Only	None
Property owner-occupier	I wanted to thank all involved for taking the time to draft this plan. While it seems quite ambitious, it also identifies many achievable targets. I particularly liked the agreement to acknowledge Aboriginal and Torres Strait Islander service men and women at ANZAC Day and similar events as well as the commitment to publishing positive stories in local media. Of interest to me, as an archaeologist, was the aim to explore and promote complex history of this area. I can't wait to see the outcome (and I appreciate that this will take time).		No	Statement Only	None
Property owner-occupier	I am a long term resident of Victoria Park, having grown up here, attended Victoria Park Primary School and now as an adult purchased property in Carlisle. My parents also own property in Victoria Park, residing in the same house on Geddes Street for over 20 years. I was really pleased to see requests for comment on the Reconciliation Action Plan (kudos to the communications/social media team, they are really nailing it and getting the right content delivered into the market) as this is a step in the right direction to see the Town of Victoria Park leading the way as a forward-thinking, inclusive and vibrant community. On				

	reading the RAP there are some great activities in there but I do think there is more that can be done, particularly around basic Aboriginal cultural understanding in the broader community. A basic understanding of Aboriginal culture by all community members (or the majority in the least) I believe will do far more for reconciliation and a lack of basic understanding within the community poses a major risk to the success of the RAP. Increasing basic cultural awareness will help to bring greater social inclusion and promote curiosity into the Aboriginal culture which would be a great win in a step towards reconciliation. To give you some context for this feedback I've just spent the last three and a half years living and working in New Zealand and recently returned home. Over that time I was exposed to Maori culture on an almost daily basis through a variety of channels and I was shocked to see just how far behind we are in Australia by comparison. One of my key takeaways of living and working in New Zealand is how seamlessly Maori culture is embedded into all aspects of life - I learnt more about Maori culture in my time in New Zealand than what I have ever learnt in Australia including through school, university and in the workplace. This was done through a constant reinforcement and reminder of Maori culture and language being adopted into the everyday - it wasn't just a token gesture but you were given the context and understanding as to why it was integrated and adopted. New Zealand is very different from Australia as a whole but there are some good key learnings we can take from them on areas where they have been more successful. This is the crux of my concern about the RAP, the activities are great but I think they could be viewed as "lip service" or things that need to be done				

	rather than the wider community understanding why they are being embedded as part of how we do, or should operate as a society.				
	There are a number of deliverables that support cultural understanding but I think greater consideration should be made to really building this - there is a great opportunity here with the RAP to truly make a difference to reconciliation, but it needs to be bold and really take the community on the journey. It need not be difficult but the plan needs to have greater allowance for the basic understanding to be established first. For example, having a Welcome to Country at community events or meetings is great but I would question how many people in the audience understand why we do it, what it means and its true significance in Aboriginal culture. How can we help build this understanding? Do we have a brief explanation on why we do it at the beginning of the event? Do we have an Aboriginal elder say why it is important?	Yes		Thank you this has been noted and will help us to improve our process.	Discuss possibility with Elders to build into a Welcome to Country the explanation of process and its significance
	A few other areas I had thought that could be adopted or looked into: Building connections and partnerships between business in the community and local Aboriginal groups or representatives with a goal to lift understanding of Aboriginal culture within that workplace (whether through cultural awareness training or more informal opportunities, just increasing exposure to Aboriginal culture), Seeking agreement and alignment from all primary and high schools in the Town to support the RAP through greater integration of Aboriginal culture into the 'day-to-day' of schooling. Whether this is through more activities, opportunities to learn from local Aboriginal groups in the area (could they incorporate monthly dreamtime storytelling by local elders?) or building Aboriginal language into schools. This is an ambitious goal so may need to start with agreement by two schools with the Council to participate initially, and all	Yes		Through the Aboriginal Engagement Strategy Group, the Town has developed a free resource for Schools via an "Our Languages Matter" film, which can be used in class and screened at community projects or initiatives in the Town. Continuing relations with Primary and Secondary schools will continue to support initiatives that help to build opportunities for connection (e.g. plant re-vegetation at Kensington Bushland, Library Talks and Story time sessions).	The RAP is a living document and will continue to develop in depth and breadth of strategies deliverable in the Town.

	schools over a 5-year period or similar. I know curriculum is not the responsibility of the Town of Victoria Park, but if we really want to make an impact we need to encourage greater participation by all areas in the community and schools are a core foundation - there are a number of initiatives the Town can adopt and provide support to Schools to help achieve this.				
	Increase the number of cultural awareness sessions per year (2 is not enough) and is there more informal opportunities that can take place to help build exposure to Aboriginal culture? In addition create a series of topics into the cultural awareness sessions so it isn't necessarily just generic i.e. food, history in the area, etc. Create a variety of materials that can be used to teach the community about the Aboriginal history of the area i.e. the meaning of the Swan River,	Yes		Thank you this has been noted and will inform our way forward.	Consider for implementation as resources allow.
	Help build understanding of Aboriginal language within the community through existing activities such as cultural sessions, as well as development of other materials to help educate the community i.e. A map of the Town of Vic Park with Aboriginal names of all key areas and points in the community. Develop a series of social media campaigns that support the above i.e. create a campaign that helps build understanding of Aboriginal language for residents, promote cultural awareness sessions, talk about the activities that are taking place and why they are important/beneficial.	Yes		Thank you, This has been noted. The Town has delivered in partnership with the Vic Park Collective, Cultural Conversations which included Aboriginal members addressing the community. Renaming and interpretive signage has occurred at local parks and will be considered going forward.	Consider for implementation as resources allow.
	Finally, I think there would be a number of people within the community who would be equally supportive of seeking reconciliation - is there an opportunity to build a sub-group of volunteers who can support relevant activities and help build engagement with the wider community? The development and implementation of the RAP creates a fantastic opportunity to see the Town of	Yes		Strategies are under consideration to include broader community participation in Town. The Town will call for Expressions of Interest for community stakeholder engagement	Community participation and feedback from a broad cross-section of the community will be sought via an Expression of Interest process on matters of interest to them.

	Victoria Park lead the way in building a more aware and engaged community. This is an area I am very passionate about and would be happy to participate in future activities in relation to the RAP.				
Property Owner-Occupier	Congratulations on hard work, thoroughness and good luck in implementation and development. Was thrilled to see Aboriginal flag in front of Admin Centre, want this to continue. Would like to see more displays (photos, art, etc.) in shopping centres, library, and parks. Gradually, non-indigenous people will learn to be proud of First Nation's culture, art, etc. Would like to see acceptance of the Uluru statement of the heart. I think many people are already together on this point. The most significant event in the spiritual/moral life of Australia thus far; the most important of my lifetime. The spiritual wound at Australia's core must be healed before the country can have genuine pride in itself and ability to take its place in the world. I hope further development can include people (like me) who do not have internet access.	Yes		Strategies are under consideration to include broader community participation in Town. The Town will call for Expressions of Interest for community stakeholder engagement	Community participation and feedback from a broad cross-section of the community will be sought via an Expression of Interest process on matters of interest to them. Advertising broader than those with access to the internet will ensure we can include people across a range of platforms.
Aboriginal and Torres Strait Islander	In the Our RAP section, adjust: Change "respect between…" to "respect with…." Change Our RAP to "The RAP…" Reconciliation Action Plan was primarily to reconcile Non Aboriginal Australians and Aboriginal people. This didn't not include the CALD community, please remove CALD.	Yes		Grammatical Changes to be made. Reference to CaLD community is a statement of fact relating to the function of the role of the Cultural Engagement Officer in the Town – that of working with both Aboriginal and Torres Strait Islanders and CaLD communities.	Reference to CaLD can be removed from document
Property Owner-Occupier	The apology of reconciliation was made by Kevin Rudd several years ago. We need to move on. We should not need to have to keep reconciling, the apology has been made, get over it!		No	Statement Only	None
Property Owner-Occupier	I support Reconciliation in Victoria Park, for social justice and for the health and well-being of our		No	Statement Only	None

	community. Thank you for supporting this initiative.				
Aboriginal and Torres Strait Islander	Change Clontarf Academy to Clontarf Foundation in the document	Yes		Grammatical change to be made	Reference to Clontarf Foundation will be made in the document

14.4 Appendix 1 – Draft Reflect Reconciliation Action Plan (as advertised)

Draft Local Planning Policy ‘Signs’

INTRODUCTION

Signage is a significant element of the Town's built environment, particularly in commercial areas.

Well designed signs can add interest to the buildings on which they are placed and contribute to the vibrancy and colour of the area while being complementary to built form and character. Too many signs, or signs that are too large or inappropriate, compete with each other and can degrade the character of the streetscape and public spaces.

Experience shows that where advertising signage is by free choice, there is a clear tendency towards cluttered, discordant and excessive use of signage with detrimental effects on the streetscape. The reduction in quality of the streetscape has a counterproductive effect on general business activity.

Advertising sign designs and controls are important in planning for three main reasons:

1. Advertising signs notify the passer-by of activities conducted, and services offered within an area or building;
2. Advertising signs form part of the setting for buildings; and
3. Appropriately designed advertising signs can complement the streetscape that it is part of and contribute to its character.

OBJECTIVES

The objectives of this policy are:

a) To ensure that the display of signage does not adversely impact upon the amenity of the streetscape or surrounding area;
b) To strike a balance between the reasonable identification of businesses and the need to ensure that advertising signs are complementary to built form and streetscapes;
c) To avoid a proliferation of signs on individual sites and buildings;
d) Encourage the incorporation of signage into the design consideration of buildings; and
e) To outline the standards that apply to signage throughout the Town and the matters that the Town will have regard to in determining applications.

SCOPE

(1) This Policy provides guidance for advertising signs on or attached to private property. Signs on thoroughfares are covered by the Town's *Activities on Thoroughfares and Trading in Public Places Local Law 2000;*

(2) In accordance with Clause 61(1)(h) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations') development approval

is not required for signs that are identified as exempt signs under this Policy;

(3) Where there is any inconsistency between this Policy and the Town's Local Laws, then the provisions of this Policy shall prevail;

(4) Where a sign does not require development approval under this Policy, it should be noted that under the Town's Signs Local Law a sign license is still required and is to be obtained separately from the Town's Building Department. A sign license is to document the methods of construction and how the sign is to be affixed to a building or the ground; and

(5) Where development approval has been granted for a sign, a sign license, as required by the Town's Signs Local Law, is still required to be obtained from Council's Building Department.

STATUTORY BACKGROUND

This policy is a Local Planning Policy prepared under deemed clauses 3 and 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

REQUIREMENT FOR DEVELOPMENT APPROVAL

Development approval is required for a sign(s) which:

(a) is erected or installed on a heritage listed place or land located in a heritage area; or
(b) is of a type identified in Table 1, but does not comply with the applicable standards to be considered an 'Exempt Sign'; or
(c) is of a type not specified in this Policy; or
(d) is of a type listed in Part Three below as a 'non-preferred sign type'; or
(e) is an above awning sign (see Part Two below); or
(f) is on land used for residential purposes, except for the following signs that comply with the 'exempt standards' detailed in Table 1 : Home Occupation signs; Property Sale, Lease or Display Home Sign; Construction Site Sign; Development Sign; or Election Signs located on private property; and or
(g) Comprise more than five (5) individual advertising signs per tenancy.

Development approval is not required for a sign(s) which:

a. Is of a type listed in Table 1 below, and which complies with the associated 'applicable standards'; and
b. Comprise no more than five (5) individual advertising signs per tenancy; and
c. Where illuminated, are illuminated in a manner that does not flash or pulsate; and
d. Comply with the below General Requirements for Signs.

A sign which does not require development approval is referred to as an 'exempt sign.'

GENERAL REQUIREMENTS FOR ALL SIGNS

(1) Advertisements shall be located such that traffic and pedestrian safety is not compromised;
(2) Advertisements shall not contain any obscene or offensive information or illustration;
(3) Advertisements shall not impede pedestrian or vehicle movements;

(4) Advertisements associated with new commercial, industrial or mixed use developments with multiple tenancies are to be accompanied with a wider signage strategy for the site;
(5) Where illuminated:
    (a) not cause a nuisance, by way of light spillage to abutting sites;
    (b) not comprise flashing, intermittent or running lights, or change more than once in every 5 minute period;
    (c) not interfere with or be likely to be confused with, traffic control signals; and
    (d) not have a light of such intensity as to cause annoyance to the public.
(6) Where the policy refers to a maximum area and the advertisement involved has more than one visible face the measurement identified is applicable to each face;
(7) Advertisements are not to extend beyond the boundary of the lot unless located on an existing awning or canopy; and
(8) Not obscure any architectural features of the building.

DEFINITIONS / SIGN TYPES

Above Awning Sign means an advertising sign fixed or painted on the wall or perpendicular to the wall of a building and usually located above an awning or verandah (or in excess of 3.4 metres above footpath level on a building without a verandah or awning).

Advertisement or Advertising Sign means means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, that is used wholly or partly for the purposes of advertising, announcing or directing, and includes —

(a) any hoarding or similar structure used, or adapted for use, for the display of advertisements; and
(b) any airborne device anchored to any land or building used for the display of advertising; and
(c) any vehicle or trailer or other similar object placed or located so as to serve the purpose of displaying advertising;

Awning Sign means an advertising sign fixed to the out or return fascia of an awning or verandah associated with a commercial building, and includes signs on blinds, sunshades and similar structures.

Balloon/Blimp Sign means an advertising sign printed on a balloon or similar device and flown above the advertised premises.

Banner Sign means an advertising sign that is printed onto plastic sheeting, or similar material, and hung by ropes between posts, or hung from a verandah or fence.

Community Service Sign means an advertising sign which is a temporary, non-illuminated sign that advertises non-profit, short term events such as fetes, fairs, or festivals for charitable, religious, education, child care, sporting organisations or the like.

Construction Site Sign means an advertising sign that is erected at a building site and informs the public about the development and the various companies involved in the development, but does not include a development sign.

Development Sign means an advertising sign that is erected on a development site with an approved subdivision or development, displaying information about the project such as name, the plan or subdivision or development, its features, sale and real estate agency contact details.

Entertainment Sign means an advertising sign that is displayed at an entertainment venue to publicise a particular movie or performance.

Exempt Sign means an advertising sign that is exempt from the requirement to obtain development approval. Any sign on a heritage listed place or land in a heritage area is not an Exempt Sign.

Flag Sign means an advertising sign that is printed onto a flag (typically flown from a pole) and associated with a property.

Hoarding Sign means a large freestanding advertising sign and is not permitted in the Town of Victoria Park.

Home Occupation Sign means an advertising sign associated with an approved home occupation or home business.

Monolith sign means a stand-alone advertising sign but does not include a pylon sign.

Panel Sign means an advertising sign that is attached to a panel and mounted onto an existing vertical structure such as a side fence and is not permitted in the Town of Victoria Park.

Portable / Ground Based Sign means an advertising sign not permanently attached to the ground or to a structure, wall, fence or building.

Property Sale, Lease or Display Home Sign means an advertising sign that is placed on or in front of an existing building or site, with the intention of advertising the sale or lease of that building or site, or the use of the building as a display home.

Public Authority Sign means an advertising sign provided by a public authority for the purpose of public safety, directions or information.

Pylon Sign means a stand-alone advertising sign supported by one or more piers and not attached to a building but does not include a monolith sign.

Roof Sign means an advertising sign that protrudes above the normal roofline of a building or is painted on or mounted flush to the roof of a building.

Sign means an ‘Advertisement’ or ‘Advertising Sign’.

Sign Required By Law means an advertising sign required under any Act or Statute.

Third party signage means an advertisement on private land which includes:

(a) the name, logo, or symbol of a company or other organisation that does not own or substantially occupy the site or building on which the advertisement is located; or
(b) a product or service not provided on the site on which the advertisement is located; or
(c) a product or service that does not form part of the signage displaying the name, logo or symbol of a company or other organisation that owns or substantially occupy the site or building on which the advertisement is located; and
(d) signs for an activity or event not occurring on the site on which the advertisement is located.

VMS means Variable Message Sign which is an electronic message sign that displays text information to road users and/or the general public.

Wall Sign means an advertising sign attached or painted directly onto an external wall of a commercial building.

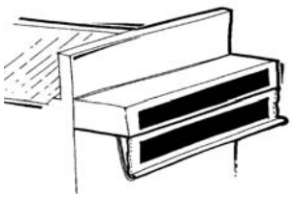
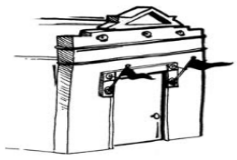
Window Sign means an advertising sign attached to a window of a commercial building, or which is located in the interior of a commercial building and up to 0.6m behind a window.

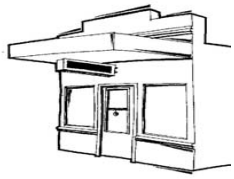
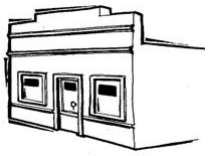
Under Verandah Sign means an advertising sign placed perpendicular to the façade of a commercial building and located under a verandah or awning.

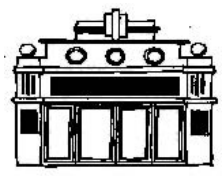
POLICY REQUIREMENTS
Part One

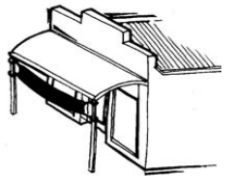
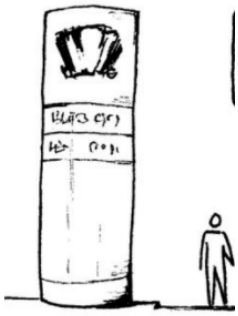
Table 1 below outlines a number of sign types and the applicable standards that apply. Signs that comply with the applicable standards are considered to be an 'Exempt Sign'.

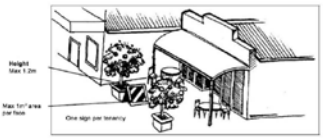
Table 1

Sign Type	Applicable Standards
Awning Sign 	a) There is only one such sign per street frontage of the subject tenancy; b) It has an area of 0.4m2 per 1m of street frontage of the subject tenancy (up to a maximum area of 10m2); c) It is contained within the width of the building; and d) has a minimum ground clearance of 2.7m.
Flag Sign 	To a property used for non-residential purposes : a) The aggregate area of surfaces that provide advertising is 0.2m2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 2m2); b) They have a minimum ground clearance of 2.4m; c) Their maximum height is less than 3m above

	ground level; and d) They project less than 0.6m from the façade of the building. In relation to a flagpole to a residential property, where not exceeding a maximum height of 6m and not containing commercial advertising.
Public Authority Sign	Nil - Exempt
Sign Required by Law	Ni - Exempt
Under Verandah Sign 	a) There is only one such sign per street frontage of the subject tenancy; b) The aggregate area of all surfaces that provide advertising is 0.2m2 per 1m of street frontage of the subject tenancy (up to a maximum area of 2m2) and in cases where only one surface is provided with advertising the area is 0.1m2 per 1m of street frontage of the subject tenancy (up to a maximum area of 1m2); and c) It has a minimum ground clearance of 2.7m.
Wall Sign 	a) It is an aggregate area of 0.4m2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 10m2).
Window Sign 	One or more window signs are exempt where: a) They cover no more than 50% of the window to which they are associated; and b) They have an aggregate area of 0.4m2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 10m2).
Pylon Sign 	a) It is constructed so that no part of the sign is less than 2.7m or more than 6.0m above the level of the ground immediately under the sign; b) It does not exceed 2.55m measured in any direction across the face of the sign or have a greater superficial area than 4m2; c) It does not project more than 0.9m over any street, way, footpath or other public place; d) It is supported on one or more piers or columns of brick, stone, concrete or steel of sufficient size and strength to support the sign under all conditions;

	e) It will not be within 1.8m of the side boundaries of the lot on which it is erected; and f) No part will be less than 6m from any part of another sign erected on the same lot of land; and g) Limited to one free standing sign on a lot (not permitted where a pylon or monolith sign is located on the same lot).
Property Sale, Lease or Display Home Sign 	a) There is only one such sign per street frontage for each unit, tenancy or dwelling that is for sale or lease. b) It has an area of 0.1m2 per 1m of street frontage of the subject property (up to a maximum aggregate area of 2m2); c) It is mounted flush against the façade of the building or erected parallel to the street frontage; d) Its maximum height is less than 3.0m above ground level; and e) It is removed upon completion of the sale or lease of the property to which it relates, or when the use ceases. OR In the case of a sign located within the window(s) of a building or on balcony balustrading, criteria d) does not apply.
Construction Site Sign 	a) There is only one sign per street frontage of the subject property; b) It has a maximum area of 1m2 where the subject site is less than 5000m2 in area; c) It has a maximum area of 2m2 on a site greater than 5000m2 in area; and d) It is in place only during the course of construction at the subject site, and removed upon completion.
Entertainment Sign 	a) They have an aggregate area of 0.2m2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 10m2); and b) They are removed upon completion of the event to which they relate.
Banner Sign	a) There is only one such sign per street frontage of the subject tenancy; b) It has a maximum size of 4m2; c) It has a minimum ground clearance of 2.1m;

	and d) It is erected for a maximum period of 7 days unless otherwise granted approval in writing.
Home Occupation Sign	a) One sign per property; b) Must be associated with an approved home occupation; c) Shall not exceed 0.2m2 in area and 1.6m in height; and d) Not illuminated.
Monolith Sign 	a) Limited to one free standing sign on a lot (not permitted where a pylon or monolith sign is located on the same lot); b) It is not located within 1.0 metre of a crossover; and c) It does not exceed 6.0 metres in height, 2.0 metres in width and 0.5 metres in depth.
Development Sign 	a) Limited to one sign per lot; and b) It is only in place for the duration of the construction works / development / transaction period.
Community Event Sign 	a) Is to be located on the site of a community event or the property of the organisation holding the community event; b) Have an aggregate area of not more than 10m2; c) Be limited to a maximum of one sign per frontage on a lot; d) Not be illuminated; and e) Not be exhibited more than 2 weeks prior to the event advertised and must be removed by the end of the day following the event.
Portable / Ground Based Sign	a) Limited to one sign per tenancy on a lot; b) Is no higher than 1.2 metres above ground level; c) Does not exceed 2m2 in total area with a

 	maximum of 1m2 on any one side; d) Is only to be displayed during normal business hours of the business to which the sign related; e) Is to be wholly located within the boundaries of the subject lot; and f) Is to be secured and stabilised.
Election signs located on private property	a) the advertisement is erected or installed in connection with an election, referendum or other poll conducted under the Commonwealth Electoral Act 1918 (Commonwealth), the Electoral Act 1907 or the Local Government Act 1995; and (b) the primary purpose of the advertisement is for political communication in relation to the election, referendum or poll; and c) the advertisement is not erected or installed until the election, referendum or other poll is called and is removed no later than 48 hours after the election, referendum or other poll is conducted;
Signs located within a building (excluding window signage);	Nil - Exempt
Building identification or street number signage with letters not exceeding 300mm in height;	Nil - Exempt
Plaques	Nil – Exempt
Balloon/Blimp Sign 	a) for the purpose of identifying the use on the site or for activities associated with that use; b) the sign being on-site for no more than 30 days; and c) the property is not used for residential purposes.

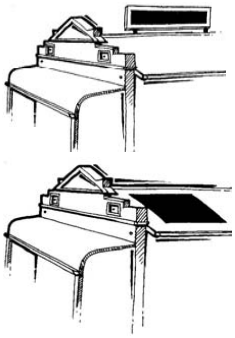
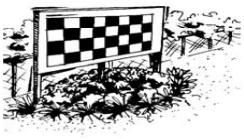
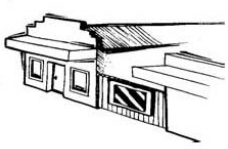
Part Two – Above Awning Signs

In assessing an application for development approval for an above awning sign, the Town will have regard to the matters listed in Part Four of this Policy, and will generally only support above awning signs which address the following criteria:

- Attached to wall only (not on roof of verandah, canopy or awning);
- Parallel to parapet only so as to not interrupt view of sky and obscure signage on adjacent premises;
- Only contain the name of the building and/or tenant (ie. not include phone numbers, advertise products etc);
- Is limited to one above awning sign only;
- The sign can be illuminated but not flash;
- The aggregate area of the sign comprises no more than 25% of the wall to which it is attached;
- The sign is of a high quality finish and has a low visual impact, preferably comprising of 3-dimensional lettering only (to comprise the name of the business/premises) and/or the business logo fixed to the wall, but shall not include signage on a metal signboard fixed to the wall or signage painted onto the face of the wall; and
- The lettering is framed by a blank wall with the spacing above, below and to the sides of the lettering being at least the height of the lettering.

Part Three - Non-preferred sign types

The Town will generally not support applications for development approval for the following signs as they do not provide a positive contribution to the amenity and built form of the locality:

Roof sign 
Hoarding sign 
Panel sign 
Third party signage for any sign type. However consideration will be given where

the sign advertises a sponsor of a sporting or community organisation, is located on the same property, and the sign is of an acceptable visual standard.
VMS signs (whether trailer mounted or fixed), other than where temporarily used for traffic management or advertising a community event (see Table 1 for Community Event Signs)

Part Four - Matters to be considered when determining an application for development approval for signage

In determining an application for development approval the Council will have regard to:

1. any other Policies or specific Design Guidelines that may apply to the area within which the sign is to be located; and
2. the matters listed in deemed clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and clause 30A of Town Planning Scheme No. 1 being:
   i. the impact of the sign on the quality of the streetscape where it is to be displayed and more generally of the district;
   ii. whether the size of the sign appropriately relates to the architectural style, design and size of a building on which the sign is to be displayed, and in measuring the size of a sign a polygon shall be taken immediately around the text, graphics or image of the sign and not the entire background, except where the finish or colour of the background differs substantially from the background against which the sign is to be displayed;
   iii. whether the colour scheme and materials of the sign are compatible with the architectural style and design of a building on which the sign is to be displayed;
   iv. whether the colour scheme and materials of the sign are compatible with the overall architectural style and design of the area or precinct in which the sign is to be displayed; and
   v. how many signs are on the land where the sign will be displayed.
3. Council may refuse to approve an application, where:
   i. The sign may obstruct the sight lines of a person driving or riding a vehicle or pedestrian;
   ii. The sign may unreasonably distract persons driving or riding vehicles;
   iii. The sign may detract from the quality of the streetscape or area where it is to be displayed;
   iv. The size of the sign does not appropriately relate to the architectural style, design and size of a building on which the sign is to be displayed;
   v. The colour scheme and materials of the sign are not compatible with the architectural style and design of a building on which the sign is to be displayed;
   vi. The colour scheme and materials of the sign are not compatible with the overall architectural style and design of the area or precinct in which the sign is to be displayed;

vii. The sign will be additional to other signs on the land where it will be displayed;
viii. The sign contains offensive material; and
ix. The sign contains third party advertising.

Part Five – Community Consultation

In accordance with Council's Local Planning Policy 37 – Community Consultation on Planning Proposals, where a sign is proposed in the Residential Zone and does not comply with this policy it will be the subject of community consultation with the owners and occupiers of the adjoining properties for a period of 14 days.

Notwithstanding the above, the Council may require consultation to be undertaken, additional consultation or alternative consultation where it is considered appropriate based upon the individual proposal.

14.4 Appendix 2 – Revised Draft LPP Signs – Post FPC version 2

Draft Local Planning Policy ‘Signs’

INTRODUCTION

Signage is a significant element of the Town's built environment, particularly in commercial areas.

Well designed signs can add interest to the buildings on which they are placed and contribute to the vibrancy and colour of the area while being complementary to built form and character. Too many signs, or signs that are too large or inappropriate, compete with each other and can degrade the character of the streetscape and public spaces.

Where advertising signage is by free choice with no planning control, there is a clear tendency towards cluttered, discordant and excessive use of signage with detrimental effects on the streetscape. The reduction in quality of the streetscape has a counterproductive effect on general business activity.

While it is important that advertising signs be allowed to notify the public of activities conducted, and services offered within an area or building, this needs to be balanced with ensuring that advertising signs are appropriately designed to complement the streetscape that they form part of.

OBJECTIVES

The objectives of this policy are:

a) To ensure that the display of signage does not adversely impact upon the amenity of the streetscape or surrounding area;
b) To allow the reasonable identification of businesses through signage without causing a negative and visually intrusive impact on the streetscape and public realm;
c) To avoid a proliferation of signs on individual sites and buildings;
d) To provide clear guidance on how advertising signs can be appropriately incorporated into existing buildings and/or new development; and
e) To outline the standards that apply to signage throughout the Town and the matters that the Town will have regard to in determining applications.

SCOPE

(1) This Policy applies to advertising signs throughout the Town.

(2) In accordance with Clause 61(1)(h) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the 'Regulations') development approval is not required for signs that are identified as exempt signs under this Policy;

(3) Where there is any inconsistency between this Policy and the Town's Local Laws, then the provisions of this Policy shall prevail;

(4) Whether or not a sign requires development approval, a building permit may need to be obtained from the Town's Building Department, detailing the structural aspects of the sign.

STATUTORY BACKGROUND

This policy is a Local Planning Policy prepared under deemed clauses 3 and 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

DEFINITIONS / SIGN TYPES

General Definitions

Advertisement or Advertising Sign means any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, that is used wholly or partly for the purposes of advertising, announcing or directing, and includes —

(a) any hoarding or similar structure used, or adapted for use, for the display of advertisements; and
(b) any airborne device anchored to any land or building used for the display of advertising; and
(c) any vehicle or trailer or other similar object placed or located so as to serve the purpose of displaying advertising;

Exempt or Exempt Sign means an advertising sign that is exempt from the requirement to obtain development approval. Any sign on a heritage listed place or land in a heritage area is not an Exempt Sign.

Non-residential land means that land that is not zoned 'Residential' or land or a building that is used for non-residential purposes.

Sign means an 'Advertisement' or 'Advertising Sign'.

Third party signage means an advertisement on private land which includes:

(a) the name, logo, or symbol of a company or other organisation that does not own or substantially occupy the site or building on which the advertisement is located; or
(b) a product or service not provided on the site on which the advertisement is located; or
(c) a product or service that does not form part of the signage displaying the name, logo or symbol of a company or other organisation that owns or substantially occupy the site or building on which the advertisement is located; and
(d) signs for an activity or event not occurring on the site on which the advertisement is located.

Thoroughfare means a road, street or the like allowing passage through and includes any thoroughfare or place which the public are allowed to use, whether or not the thoroughfare or place is on private property.

Sign type definitions

Specific sign types are defined in Table 1.

POLICY REQUIREMENTS
Part One - General Requirements For All Signs

The following requirements apply to all signs.

(1) Advertisements shall be located outside visual sightline areas so that traffic and pedestrian safety is not compromised; and
(2) Advertisements shall not contain any obscene or offensive information or illustration; and
(3) Advertisements shall not obstruct pedestrian or vehicle movements; and
(4) Where illuminated:
    (a) not cause a nuisance, by way of light spillage to abutting sites;
    (b) not comprise flashing, intermittent or running lights, or change more than once in every 5 minute period;
    (c) not interfere with or be likely to be confused with, traffic control signals; and
    (d) not have a light of such intensity as to cause annoyance to the public; and
(5) Advertisements are not to extend beyond the boundary of the lot unless located on an existing awning or canopy; and
(6) Advertisements shall be in keeping with the architecture of the building.

Where a sign does not meet one or more of these requirements, it will require development approval.

Part Two – Need for Approval

Development Approval
An Exempt Sign is a sign that does not require development approval. A sign is an Exempt Sign where it:

(a) Is not erected or installed in a place that is entered in the Register of Heritage Places under the *Heritage of Western Australia Act 1990*; and
(b) Is not located within an area designated under the Town Planning Scheme as a heritage area; and
(c) Does not result in more than three (3) advertising signs per tenancy; and
(d) Complies with the General Requirements for All Signs in Part 1 of this Policy; and
(e) Is determined to be an Exempt Sign having regard to Table 1 below; and
(f) In the case of an illuminated sign, is on non-residential zoned land; and
(g) Is not on or abutting land that is reserved as a regional road under the Metropolitan Region Scheme.

OR

(h) Is located on a thoroughfare * *Note 1* (for signs on a thoroughfare, see the Town's *Activities on Thoroughfares and Trading in Public Places Local Law 2000*);

Note 1 - "on a thoroughfare" does not include signs over a thoroughfare. Signs over a thoroughfare will be assessed having regard to the specific sign type.

Development approval is required for a sign(s) in all other instances. As part of the development application, the applicant should address how the sign meets the objectives of the Policy and those matters outlined in Part Three of this Policy.

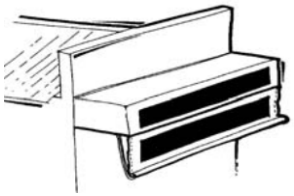
Building Permit

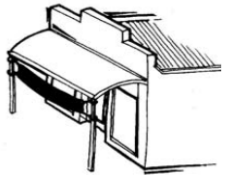
A building permit is not required for a sign(s) that is:

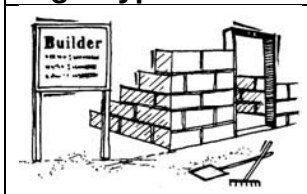
(a) not structurally attached to a wall, building or land (for example painted signs, window signs, banner signs); or
(b) proposed to be erected for a period of not more than 28 days; or
(c) determined by the Town's Building Department as being a type of sign not requiring a building permit.

Table 1

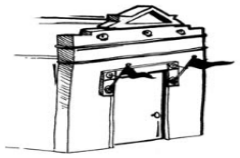
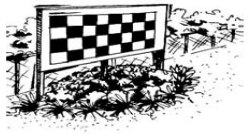
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
Above awning sign means an advertising sign fixed or painted on the wall or perpendicular to the wall of a building and usually located above an awning or verandah.	No	a) Attached to wall only (not on roof of verandah, canopy or awning); and b) Parallel to parapet only so as to not interrupt view of sky and obscure signage on adjacent premises; and c) Only contain the name of the building and/or tenant (i.e. not include phone numbers, advertise products etc.); d) Is limited to one above awning sign only; and e) The sign can be illuminated but not flash; and f) The aggregate area of the sign comprises no more than 25% of the wall to which it is attached; and g) The sign is of a high quality finish and has a low visual impact, preferably comprising of 3-dimensional lettering only (to comprise the name of the business/premises) and/or the business logo fixed to the wall, but shall not include signage on a metal signboard fixed to the wall or signage painted onto the face of the wall; and h) The lettering is framed by a blank wall with the spacing above, below and to the sides of the lettering being at least the height of the lettering.	Non-residential land only
Awning sign means an advertising sign fixed to the out or return fascia of an awning or verandah associated with a commercial building, and	Yes, subject to compliance with Columns 3 and 4	a) There is only one such sign per street frontage of the subject tenancy; and b) It has an area of 0.4m^2 per 1m of street frontage of the subject tenancy (up to a maximum area of 10m^2); and c) It is contained within the width of the building; and	Non-residential land only

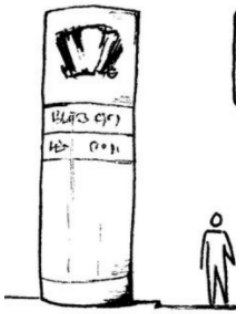
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
includes signs on blinds, sunshades and similar structures. 		d) It has a minimum ground clearance of 2.7m.	
Balloon/Blimp sign means an advertising sign printed on a balloon or similar device and flown above the advertised premises. 	Yes, subject to compliance with Columns 3 and 4	a) For the purpose of identifying the use on the site or for activities associated with that use; and The sign being on-site for no more than 30 days within a 12 month period.	Non-residential land only
Banner sign (building) means an advertising sign that is printed onto plastic sheeting, or similar material, and hung by ropes between posts, or hung from a verandah or fence.	Yes, subject to compliance with Columns 3 and 4	a) There is only one such sign per street frontage of the subject tenancy; and b) It has a maximum size of $4m^2$; and c) It has a minimum ground clearance of 2.7m; and d) It is erected for a maximum period of 7 days unless otherwise granted approval in writing.	Non-residential land only

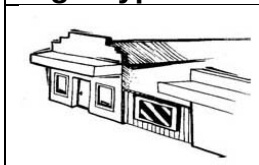
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
			
Banner sign (mast) means an advertising sign that is installed on a mast owned by the Town.	Yes	See Council Policy GEN2 'Banner Masts and Flag Poles'	All
Building name or street number signage	Yes, subject to compliance with Columns 3 and 4	Letters not exceeding 300mm in height;	All
Bus Shelter, Roadside Seat, Litter Bin or Public Payphone sign	Yes	N/A – Where located within regional road reserves, see Main Roads WA 'Policy and Application Guidelines for Advertising Signs'	All
Construction site sign means an advertising sign that is erected at a building site and informs the public about the development and the various companies involved in the development, but does not include a development sign.	Yes, subject to compliance with Column 3	a) There is only one sign per street frontage of the subject property; and b) It has a maximum area of $1m^2$ where the subject site is less than $5000m^2$ in area; and c) It has a maximum area of $2m^2$ on a site greater than $5000m^2$ in area; and It is in place only during the course of construction at the subject site, and removed upon completion.	All

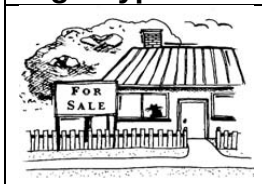
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
			
Community Event sign means an advertising sign which is a temporary, non-illuminated sign that advertises non-profit, short term events to occur in the Town such as fetes, fairs, or festivals for charitable, religious, education, child care, sporting organisations or the like. 	Yes, subject to compliance with Columns 3 and 4	a) Is to be located on the site of a community event or the property of the organisation holding the community event; and b) Have an aggregate area of not more than 10m^2; and c) Be limited to a maximum of one sign per frontage on a lot; and d) Not be illuminated; and e) Not be exhibited more than 4 weeks prior to the event advertised and must be removed by the end of the day following the event.	All
Development sign means an advertising sign that is erected on a development site with an approved subdivision or	Yes, subject to compliance	a) Limited to one sign per lot; and d) It is only in place for the duration of the development / transaction period.	All

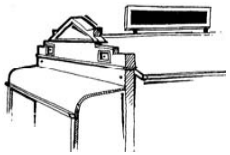
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
development, displaying information about the project such as name, the plan or subdivision or development, its features, sale and real estate agency contact details.  	with Column 3		
Direction sign means an advertising sign on a private property that directs people to the building entry, car park or another part of the site.	Yes, subject to compliance with Columns 3 and 4	A maximum of two direction signs, not exceeding a height of 1.2m above ground level and a width of 1.0m.	Non-residential land only
Election signs	Yes, subject to compliance with Column 3	a) The advertisement is erected or installed in connection with an election, referendum or other poll conducted under the *Commonwealth Electoral Act 1918 (Commonwealth),* the *Electoral Act 1907* or the *Local Government Act 1995*; and b) The primary purpose of the advertisement is for political communication in relation to the election, referendum or poll; and c) The advertisement is not erected or installed until the election, referendum or other poll is called and is removed	

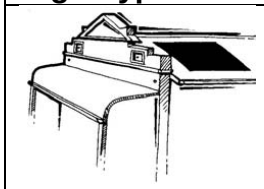
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
		no later than 48 hours after the election, referendum or other poll is conducted;	
Flag Sign (General) means an advertising sign that is printed onto a flag and typically flown from a pole. 	Yes, subject to compliance with Columns 3 and 4	To a property used for non-residential purposes : a) The aggregate area of surfaces that provide advertising is 0.2m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 2m^2); and b) They have a minimum ground clearance of 2.7m; and c) Their maximum height is less than 3m above ground level; and They project less than 0.6m from the façade of the building.	Non-residential land only
Flag sign (Mast) means a flag sign that is installed on a mast owned by the Town.	Yes	See Council Policy GEN2 'Banner Masts and Flag Poles'	All
Hoarding Sign means a large freestanding advertising sign. 	No	Generally not supported as they do not provide a positive contribution to the amenity and built form of the locality. Any application for this sign type is to appropriately justified and will be assessed having regard to the criteria in Part Three of this Policy.	All
Home Occupation Sign	Yes, subject to	a) One sign per property; b) Must be associated with an approved home occupation;	All

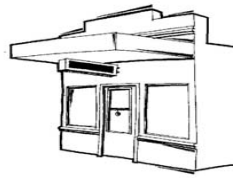
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
means an advertising sign associated with an approved home occupation or home business.	compliance with Column 3	c) Shall not exceed 0.2m^2 in area and 1.6m in height; and d) Not illuminated.	
Monolith Sign means a stand-alone advertising sign but does not include a pylon sign. 	Yes, subject to compliance with Columns 3 and 4	a) Limited to one free standing sign on a lot (not permitted where a pylon or monolith sign is located on the same lot); and b) It is not located within 1.0 metre of a crossover; and It does not exceed 6.0 metres in height, 2.0 metres in width and 0.5 metres in depth.	Non-residential land only
Panel Sign means an advertising sign that is attached to a panel and mounted onto an existing vertical structure such as a side fence.	No	Generally not supported as they do not provide a positive contribution to the amenity and built form of the locality. Any application for this sign type is to appropriately justified and will be assessed having regard to the criteria in Part Three of this Policy.	All

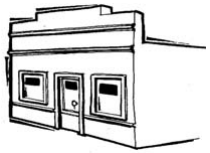
Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
			
Plaques	Yes	N/A	All
Portable ground based sign means an advertising sign not permanently attached to the ground or to a structure, wall, fence or building. 	Yes, subject to compliance with Columns 3 and 4	a) Limited to one sign per tenancy on a lot; b) Is no higher than 1.2 metres above ground level; c) Does not exceed 2.2m^2 in total area with a maximum of 1.1m^2 on any one side; d) Is only to be displayed during normal business hours of the business to which the sign related; e) Is to be wholly located within the boundaries of the subject lot; and f) Is to be secured and stabilised.	Non-residential land only
Property Sale, Lease or Display Home Sign means an advertising sign that is placed on or in front of an existing building or site, with the intention of advertising the sale or lease of that building or site, or the use of the building as a display home.	Yes, subject to compliance with Column 3	a) There is only one such sign per street frontage for each unit, tenancy or dwelling that is for sale or lease; and b) It has an area of 0.1m^2 per 1m of street frontage of the subject property (up to a maximum aggregate area of 2m^2); and c) It is mounted flush against the façade of the building or erected parallel to the street frontage; and d) Its maximum height is less than 3.0m above ground level;	All

Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
		and e) It is removed upon completion of the sale or lease of the property to which it relates, or when the use ceases. In the case of a sign located within the window(s) of a building or on balcony balustrading, criteria d) does not apply.	
Public Authority Sign means an advertising sign provided by a public authority or the Town for the purpose of public safety, directions or information.	Yes	N/A	All
Pylon Sign means a stand-alone advertising sign supported by one or more piers and not attached to a building but does not include a monolith sign.	Yes, subject to compliance with Column 3	a) It is constructed so that no part of the sign is less than 2.7m or more than 6.0m above the level of the ground immediately under the sign; and b) It does not exceed 2.5m measured in any direction across the face of the sign or have a surface area greater than $4m^2$; and c) It does not project more than 0.9m over any street, way, footpath or other public place; and d) It is supported on one or more piers or columns; and e) It will not be within 1.8m of the side boundaries of the lot on which it is erected; and f) No part will be less than 6m from any part of another sign erected on the same lot of land; and	Non-residential land only

Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
		Limited to one free standing sign on a lot (not permitted where a pylon or monolith sign is located on the same lot).	
Regulatory sign means an advertising sign required or authorised under any Act or Statute.	Yes	N/A	All
Roof Sign means an advertising sign that protrudes above the normal roofline of a building or is painted on or mounted flush to the roof of a building. 	No	Generally not supported as they do not provide a positive contribution to the amenity and built form of the locality. Any application for this sign type is to appropriately justified and will be assessed having regard to the criteria in Part Three of this Policy.	All

Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
			
Signs located within a building (excluding window signage)	Yes	N/A	All
Third party signage for any sign type	No, other than for a Bus Shelter, Roadside Seat, Litter Bin or Public Payphone sign	Will be considered where the sign advertises a sponsor of a sporting or community organisation, is located on the same property, and the sign is of an acceptable visual standard.	Non-residential land only
Under Verandah Sign means an advertising sign placed perpendicular to the façade of a commercial building and located under a verandah or awning.	Yes, subject to compliance with Columns 3 and 4	a) There is only one such sign per street frontage of the subject tenancy; and b) The aggregate area does not exceed 0.2m^2 per 1m of street frontage of the subject tenancy (up to a maximum area of	Non-residential land only

Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
		$2m^2$) and c) It has a minimum ground clearance of 2.7m.	
VMS signs (whether trailer mounted or fixed) means Variable Message Sign which is an electronic message sign that displays text information to road users and/or the general public.	Yes where temporarily used for traffic management or advertising a community event (see Table 1 for Community Event Signs); No in all other situations.	Except where temporarily used for traffic management or advertising a community event, generally not supported as they do not provide a positive contribution to the amenity and built form of the locality. Any application for this sign type is to appropriately justified and will be assessed having regard to the criteria in Part Three of this Policy.	Non-residential land only
Wall sign means an advertising sign attached or painted directly onto an external wall of a commercial building.	Yes, subject to compliance with Columns 3 and 4	It is an aggregate area of $0.4m^2$ per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of $10m^2$).	Non-residential land only

Column 1 **Sign Type**	Column 2 **Exempt**	Column 3 **Applicable Standards**	Column 4 **Zoning/Land Use**
			
Window sign means an advertising sign attached to a window of a commercial building, or which is located in the interior of a commercial building and up to 0.6m behind a window. 	Yes, subject to compliance with Columns 3 and 4	One or more window signs are exempt where: a) They cover no more than 25% of the window to which they are associated; and b) They have an aggregate area of 0.4m^2 per 1m of street frontage of the subject tenancy (up to a maximum aggregate area of 10m^2).	Non-residential land only
Any other sign of a type not specified in this Policy	No	Is to be appropriately justified and will be assessed having regard to the criteria in Part Three of this Policy.	All

Note 1 - Where the standard refers to a maximum area and the advertisement involved has more than one visible face the measurement identified is applicable to each face separately;
Note 2 - Advertisements associated with new commercial, industrial or mixed use developments with multiple tenancies are to be accompanied with a wider signage strategy for the site;

Part Three – Assessing sign applications

In determining an application for development approval the Council will have regard to:

1. any other State or Local Policies or specific Design Guidelines that may apply to the area within which the sign is to be located; and

2. the matters listed in deemed clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*; and

3. Clause 30A of Town Planning Scheme No. 1. Clause 30A states :

"(1) In considering an application for or involving an advertisement, the Council is to have regard to the matters listed in deemed clause 67 and -

(a) the impact of the sign on the quality of the streetscape where it is to be displayed and more generally of the district;

(b) whether the size of the sign appropriately relates to the architectural style, design and size of a building on which the sign is to be displayed, and in measuring the size of a sign a polygon shall be taken immediately around the text, graphics or image of the sign and not the entire background, except where the finish or colour of the background differs substantially from the background against which the sign is to be displayed.

(c) whether the colour scheme and materials of the sign are compatible with the architectural style and design of a building on which the sign is to be displayed;

(d) whether the colour scheme and materials of the sign are compatible with the overall architectural style and design of the area or precinct in which the sign is to be displayed; and

(a) how many signs are on the land where the sign will be displayed.

(2) Council may refuse to approve an application, where -

(a) the sign may obstruct the sight lines of a person driving or riding a vehicle or a pedestrian;

(b) the sign may unreasonably distract persons driving or riding vehicles;

(c) the sign may detract from the quality of the streetscape or area where it is to be displayed;

(d) the size of the sign does not appropriately relate to the architectural style, design and size of a building on which the sign is to be displayed;

(e) *the colour scheme and materials of the sign are not compatible with the architectural style and design of a building on which the sign is to be displayed;*

(f) *the colour scheme and materials of the sign are not compatible with the overall architectural style and design of the area or precinct in which the sign is to be displayed; or*

(g) *the sign will be additional to other signs on the land where it will be displayed."*

4. Main Roads WA 'Policy and Application Guidelines for Advertising Signs', particularly in the case of digital signs and the relevant provisions relating to illumination and minimum dwell times.

Part Four – Community Consultation

In accordance with Council's Local Planning Policy 37 – Community Consultation on Planning Proposals, where a sign is proposed in the Residential Zone and does not comply with this policy it will be the subject of community consultation with the owners and occupiers of the adjoining properties for a period of 14 days.

Notwithstanding the above, the Council may require consultation, additional consultation or alternative consultation where it is considered appropriate based upon the individual proposal.