



SHIRE OF PEPPERMINT GROVE

ATTACHMENTS

**Ordinary Council Meeting
22 September 2020**

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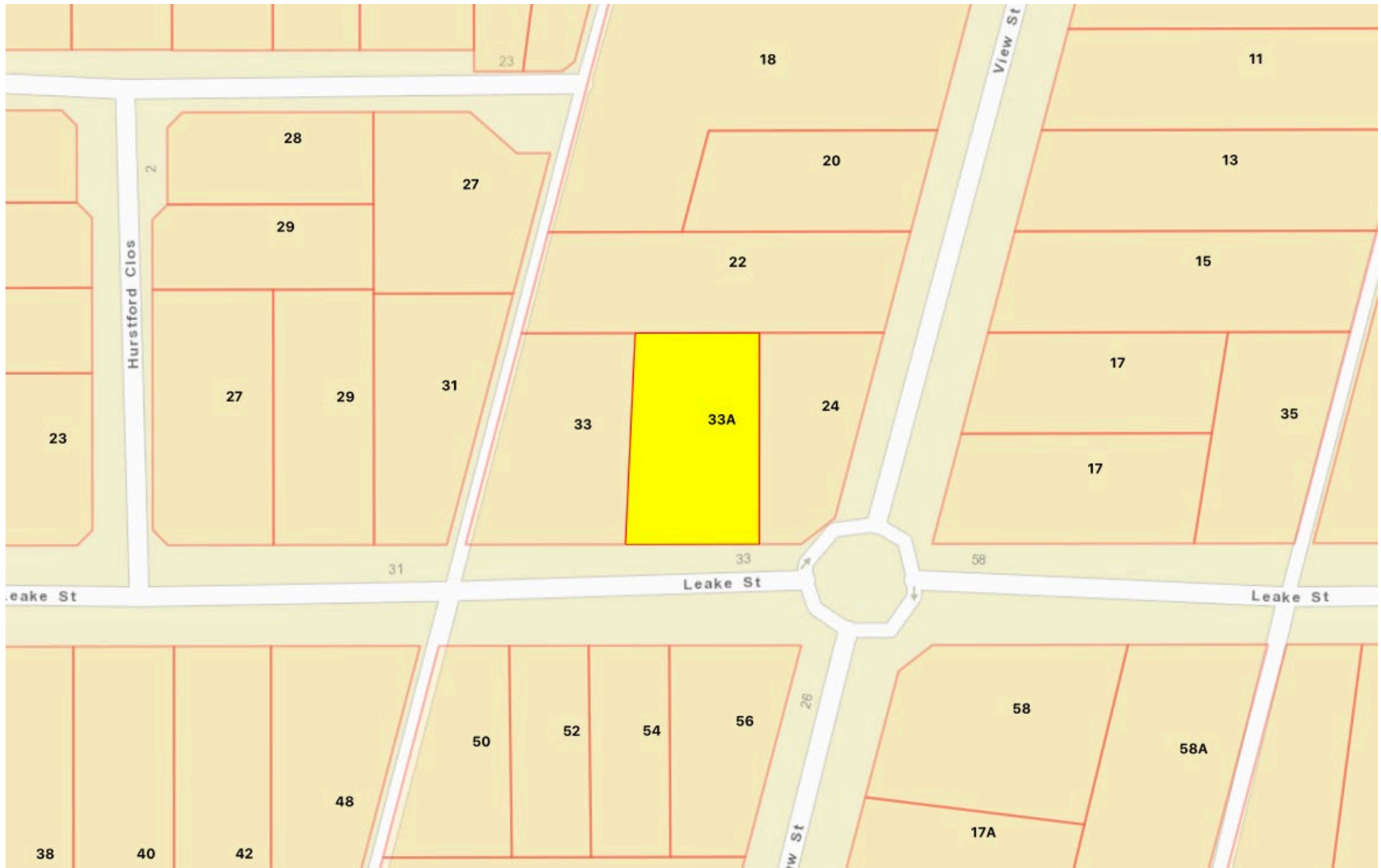
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Ordinary Council Meeting

8.1.1 – 33A Leake Street – Single House
Renovation, Refurbishment and Garage

**ITEM 8.1.1
ATTACHMENT ONE**



**ITEM 8.1.1
ATTACHMENT TWO**

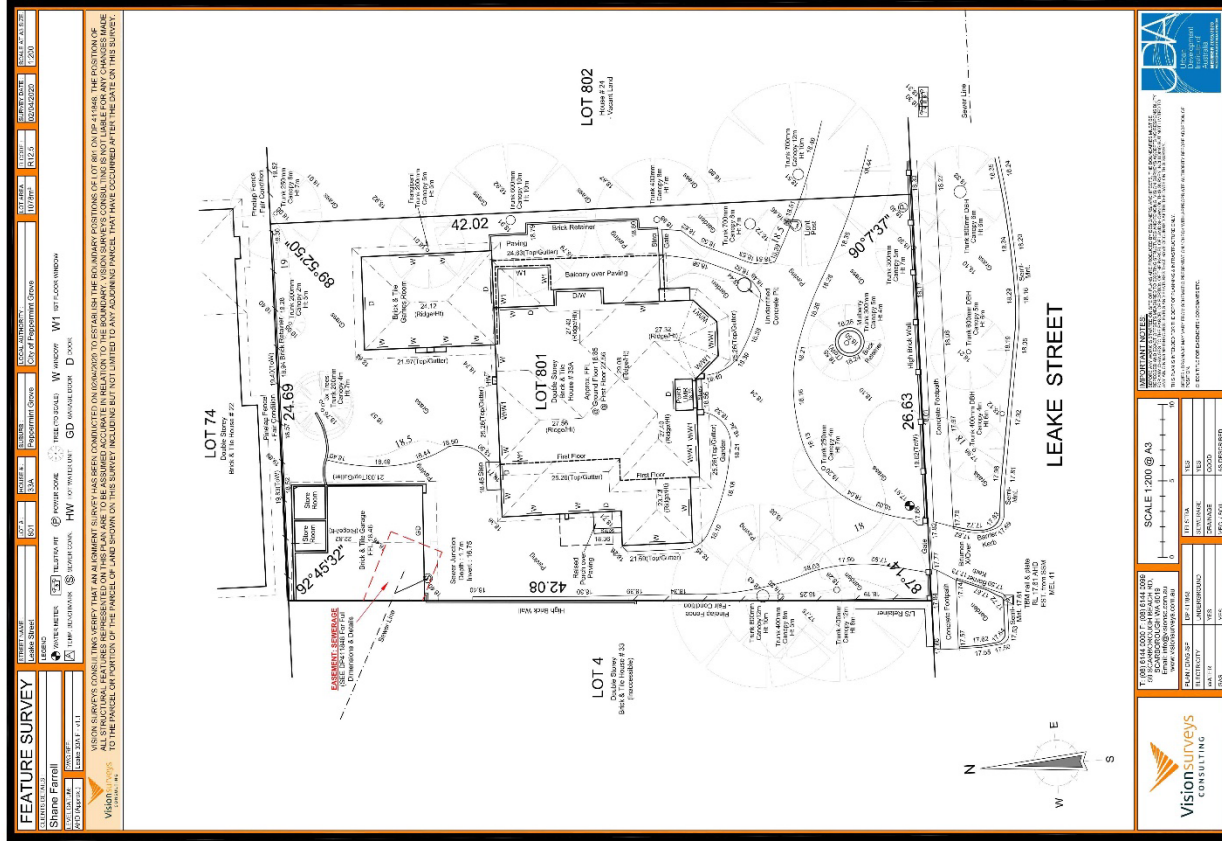
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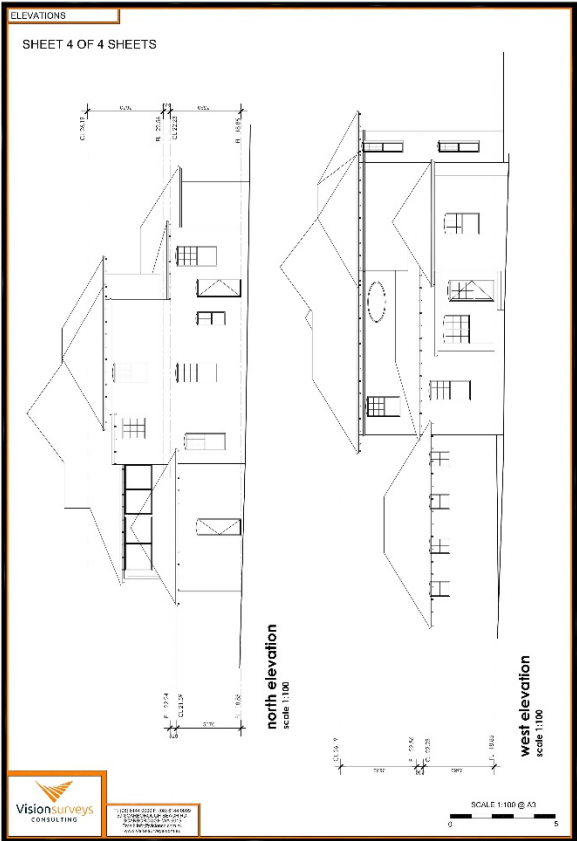
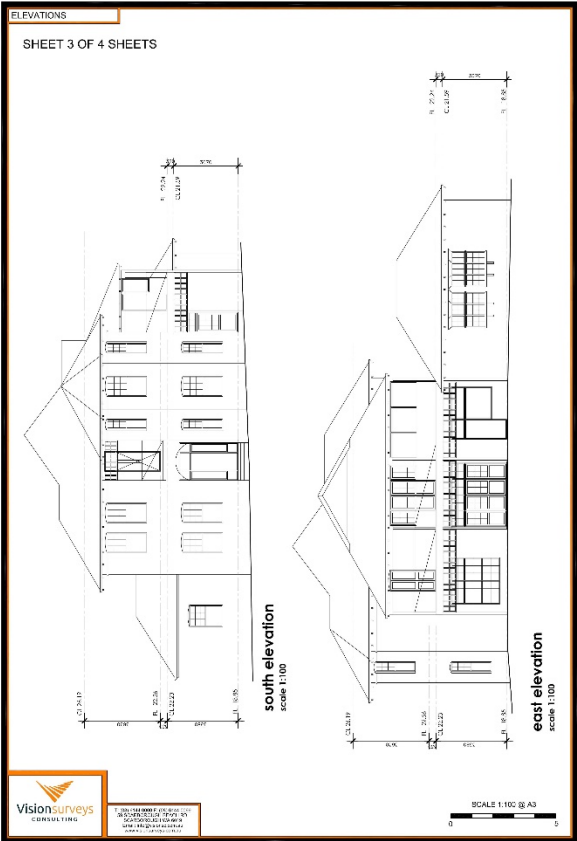
AS EXISTING:

- AE.01 FEATURE SURVEY
- AE.02 FLOOR PLANS
- AE.03 ELEVATIONS

ARCHITECTURAL:

- DA.01 SITE PLAN
- DA.02 GROUND FLOOR PLAN
- DA.03 UPPER FLOOR PLAN
- DA.04 ROOF PLAN
- DA.05 ELEVATIONS
- DA.06 ELEVATIONS
- DA.07 PHOTOGRAPHIC RECORD





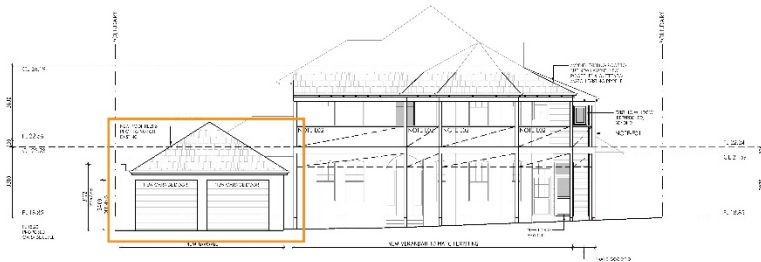
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FARRELL RESIDENCE - ALTERATIONS & ADDITIONS
 33A LEAKE STREET, PEPPERMINT GROVE

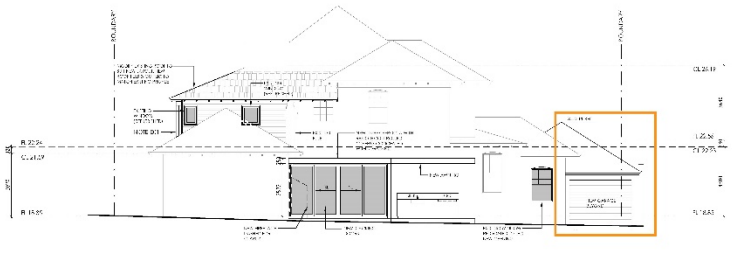
DEVELOPMENT APPROVAL
 22.07.2020

AS EXISTING ELEVATIONS

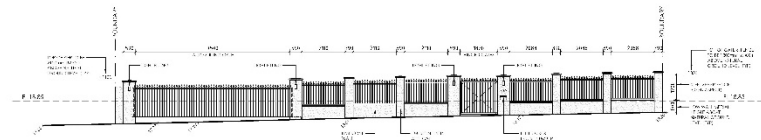
AE.03



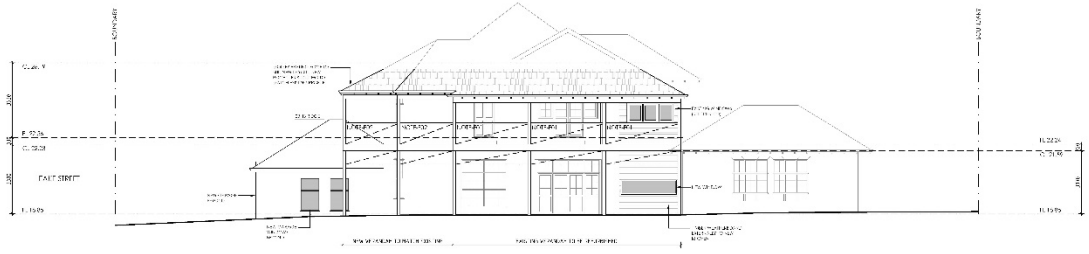
SOUTH ELEVATION - PROPOSED



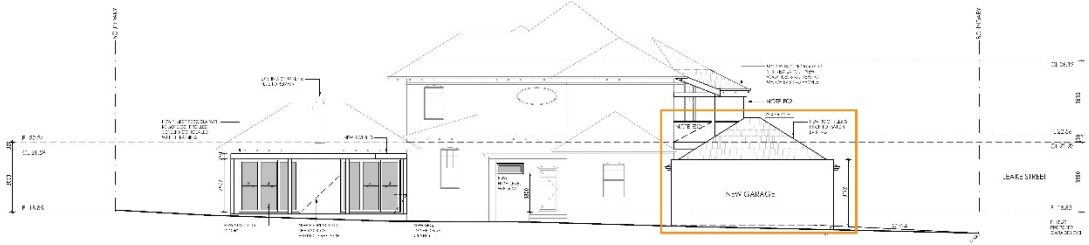
NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED BOUNDARY FENCE



EAST ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED

GENERAL NOTE:
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING ACT 2016 AND THE BUILDING REGULATIONS 2016.
 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT 2011 AND THE LOCAL GOVERNMENT REGULATIONS 2012.

- SCOPE OF WORKS:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING ACT 2016 AND THE BUILDING REGULATIONS 2016.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL GOVERNMENT ACT 2011 AND THE LOCAL GOVERNMENT REGULATIONS 2012.
 - THE WORK IS LIMITED TO THE CONSTRUCTION OF THE PROPOSED GARAGE ADDITION AND BOUNDARY FENCE AS SHOWN ON THE PLANS.
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SUZANNE HUNT ARCHITECT

SCALE: 1/10000000

FARRELL RESIDENCE - ALTERATIONS & ADDITIONS
 33A LEAKE STREET, PEPPERMINT GROVE

DEVELOPMENT APPROVAL
 22.07.2020

ELEVATIONS

DA.06

**ITEM 8.1.1
ATTACHMENT THREE**

22 July 2020

SUZANNE HUNT ARCHITECT



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Shire of Peppermint Grove

1 Leake Street,

Peppermint Grove, 6011

FAO Manager of Development Services | Mr Ross Montgomery

ross.montgomery@peppermintgrove.wa.gov.au

Dear Mr Montgomery,

**33A LEAKE STREET [Formerly 24 View Street] PEPPERMINT GROVE | APPLICATION
FOR NEW REFURBISHMENT WORKS TO OLD HOUSE**

In support of this application of refurbishment works we tender on behalf of our clients the following set of drawings for your consideration:

- AE.01 Feature Survey 1.200
- AE.02 As Existing Floor Plans 1.100
- AE.03 As Existing Elevations 1.100
- DA.01 Site Plan 1.100
- DA.02 Ground Floor Plan 1.100
- DA.03 Upper Floor Plan 1.100
- DA.04 Roof Plan 1.100
- Elevations (Investigation Contract) 1.100
- Photographic Record





Please note that this is the third Development Approval Application submitted in recent months by our client and while the earlier DA's have not had final approval at the time of writing the scope of each should be considered as the total works proposed (in all DA's) have been designed holistically.

- 1. DA2020/00010 Application to Demolish Intrusive 1970's Garage & Wall | 05/20**
- 2. DA2020/00012 Application for Remedial Heritage Works Due To Storm Damage And Lack Of Maintenance | 06/ 2020**

As a former Heritage Advisor to the Town of Cottesloe and City of Subiaco and former member of the State Heritage Office's Development Committee we tender the following supportive information for this application and confirm that in addition to the earlier DA's submitted the scope of works proposed in all applications complies with the requirements of the Shire's Heritage List in that:

- The form and fabric of buildings on the Heritage List is preserved.
- The contribution of a heritage building to the streetscape is protected.
- The alterations and additions will result in architecture that is both of its time and is respectful to the local heritage significance.
- The existing building remains the dominant structure on the site when viewed from the street.

Scope of New Works:

The works detailed in these drawings include the following:

- Retention and refurbishment internally and externally of the existing house to match existing details and finishes with a design in keeping with the original fabric.
- Removal of intrusive fabric i.e. open carport roof to the west of the house.
- Refurbishment of the eastern verandah that is damaged and unsafe to meet BCA requirements.
 - The verandah will be retained, protected, and restored with 'like for like' using materials to match the original details.
- Addition of a new timber framed verandah wrapping around the southern façade of the old house similar to the verandah on "Unalla". The verandah will:
 - Sit adjacent to the refurbished verandah to the east.



- Provide weather protection to the old house ensuring its future preservation.
- Enhance the existing house and provide an entry statement now that the house sits on the western half the original corner block.
- Addition of a small tuckpointed double garage to the north-west corner of the site 7m behind the Leake Street boundary. The garage is:
 - Located to reduce impact on the old house ensuring it remains the significant feature on the site.
 - The low roof pitch matches the original verandah pitch to the east reducing the bulk and scale of the building.
 - The new garage is adjacent to the existing narrow carport which is being removed due to its intrusive nature and,
 - The garage has been designed to be sympathetic to the old house.
- New Driveway and Front Boundary Fence.
 - The new driveway from Leake Street replaces the original circular driveway over both lots.
 - The new boundary fence needs to be built to replace the original one over both lots. The proposed fence is 1800mm stone piers with 600mm base and steel spears. A new sliding gate accessing the original crossover is proposed.
- A new timber framed pergola is proposed with moveable louvres (vergola) to the north west of the house for family entertaining.
- Interior Refurbishments include:
 - Removal of some internal walls to ensure accommodation suitability for the new owners to live in the house with their large family.
 - A new kitchen and refurbished laundry, bathrooms and walk in robe.
 - New 2700mm high glazed sliding door openings to the original games room (now family living) western wall and to the old kitchen (now hall and wine store) northern wall to allow for family entertaining. The existing walls will be retained to the rear building and windows restored.



- Repair and refurbishment of all surfaces as needed will be undertaken and the house will be painted inside and out.

This Development Application meets the following principles;

- The significant heritage fabric is retained, protected, and restored with 'like for like' authentic restoration to original detail wherever possible.
- The original front elevations and features have been retained and/or restored wherever possible.
- Intrusive finishes and elements where they conceal or negatively impact upon the heritage significance of a building have been removed (e.g. rear garage and carport).
- The heritage significance of the building is not compromised and if required additions can be removed in the future if required.
- The location of 'new technologies' are located to the rear of the house. In addition, all intrusive hydraulic pipes surface mounted on the rear walls have been removed and relocated in purpose made ducts internally reducing the negative impact upon the heritage significance of the building.
- The additions do not overwhelm the existing building in terms of bulk, form, and scale.

Photographic Records

- All areas where work is to be done shall be photographed prior to commencement and upon completion. A photographic record of the works to the house along with production of as existing drawings and completed construction drawings noting all works will be completed and given to the council for your records.

Background Information

Statement of Significance 33a Leake Street (24 View St) Peppermint Grove

This large two storey painted brick, timber, and tile residence, in Federation Queen Anne style, is sited on a prominent corner site, and has cultural significance because:

- it is of considerable historical significance being the practice and residence for 45 years of the prominent medical practitioners serving the suburb;



- it is of considerable aesthetic significance as a major work of the prominent architect Charles Oldham;
- it is a notable and accomplished example of the Federation Queen Anne style;
- it represents a major early phase of development of the suburb.

History

The house was built by local medical practitioner Douglas Darbyshire, the residence was subsequently owned and occupied by his successor W.E Blackall. Blackall was a prominent MD and botanist, who worked with the government botanist Charles Gardiner. Blackall was instrumental in the establishment of the Claremont hospital 'Devonleigh'. Blackall was in turn succeeded both as the local medical practitioner and resident of 24 View Street by Hans 'Joe' Stubbe. The place was both home and practice for several medical practitioners from 1905 until 1950.

Physical Description

This property has considerable aesthetic significance. It is a large house rather than a mansion, constructed from 1905, this residence is a major work of Charles Oldham, prominent architect. It complemented "Unalla" the two-storey mansion, one block to the north and used similar verandah balustrading and bressummer details. It showed the application of appropriate detail to distinguish between the large house and mansion. It is constructed of common brick and a ceramic tile roof.

Integrity/Authenticity

This residence together with "Unalla" and the residential work of J J Talbot Hobbs, within the suburb, effectively established the Western Australian characteristics of the Federation Queen Anne style. It retains a high level of integrity and has considerable technical significance.

Municipal Category 1 listing

Heritage Significance:

The property is listed as Category 1- Exceptional Significance on the Shire's Municipal Inventory. The description noting that the property is essential to the heritage of the locality. Rare and outstanding example.



Heritage Policy

Buildings, which due to their character create the atmosphere of Peppermint Grove, therefore should be retained, but may be altered and extended in a manner which is both discrete and sympathetic to the original fabric and character so that a significant proportion of the original building is retained and from the street the additions are seen to be a continuation of the same fabric and character. Buildings on the Heritage List must obtain Council Planning Approval prior to being granted a building or demolition permit by the Shire.

The proposal in this application retains and repairs the original fabric, retaining the high level of integrity. From the street the additions are sympathetic and in keeping with the original fabric and will enhance the character. In addition, the refurbishment will ensure that this house is retained as a significant residence in the area for the foreseeable future.

Planning Policy

The assessment of applications for alterations and additions to buildings on the heritage list should meet the recommended guidelines of the Burra Charter.

The proposal in this application meets the recommended guidelines of the Burra Charter which is to "do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its heritage significance is retained."

Please do not hesitate to contact me on 0419967582 if you have any further queries or concerns regarding this application. I would also appreciate the opportunity to discuss with you the proposed works for this beautiful property.

Yours sincerely,

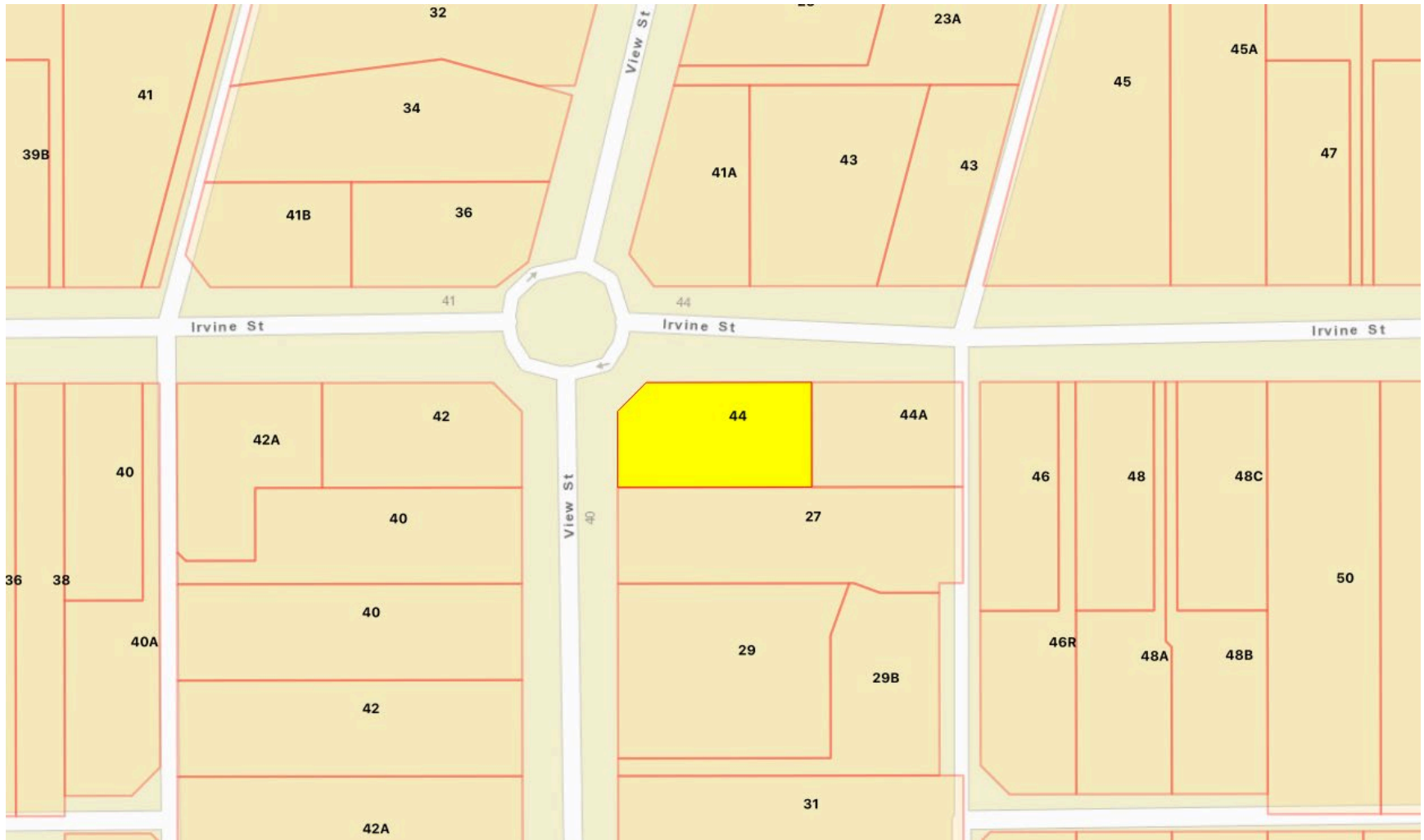
Suzanne Hunt FRAIA RIBA | Architects Board Registration 1600
Principal Architect
Suzanne Hunt Architect



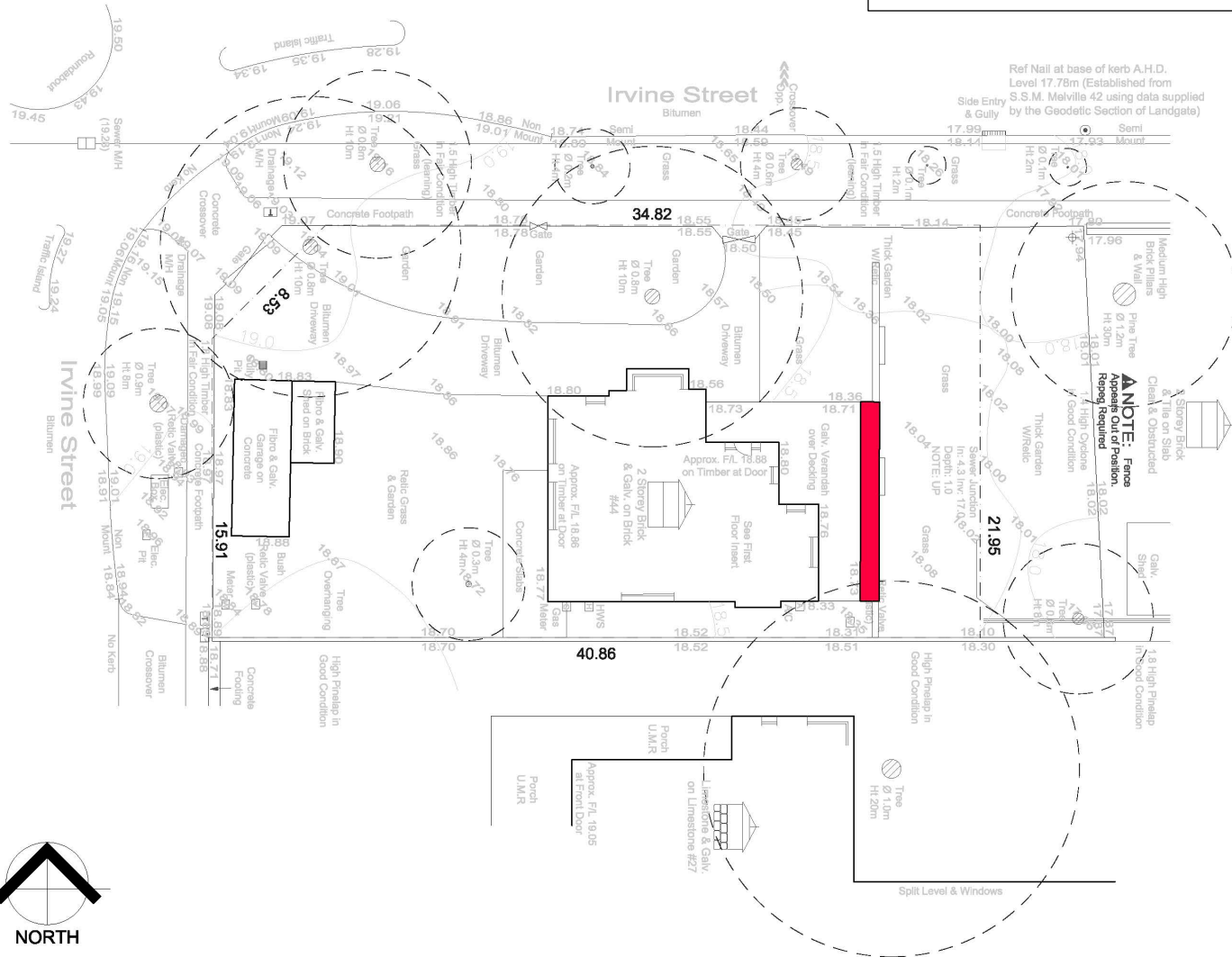
Ordinary Council Meeting

8.1.2 - 44 Irvine Street –Single House Deck
(Renovation and Repair)

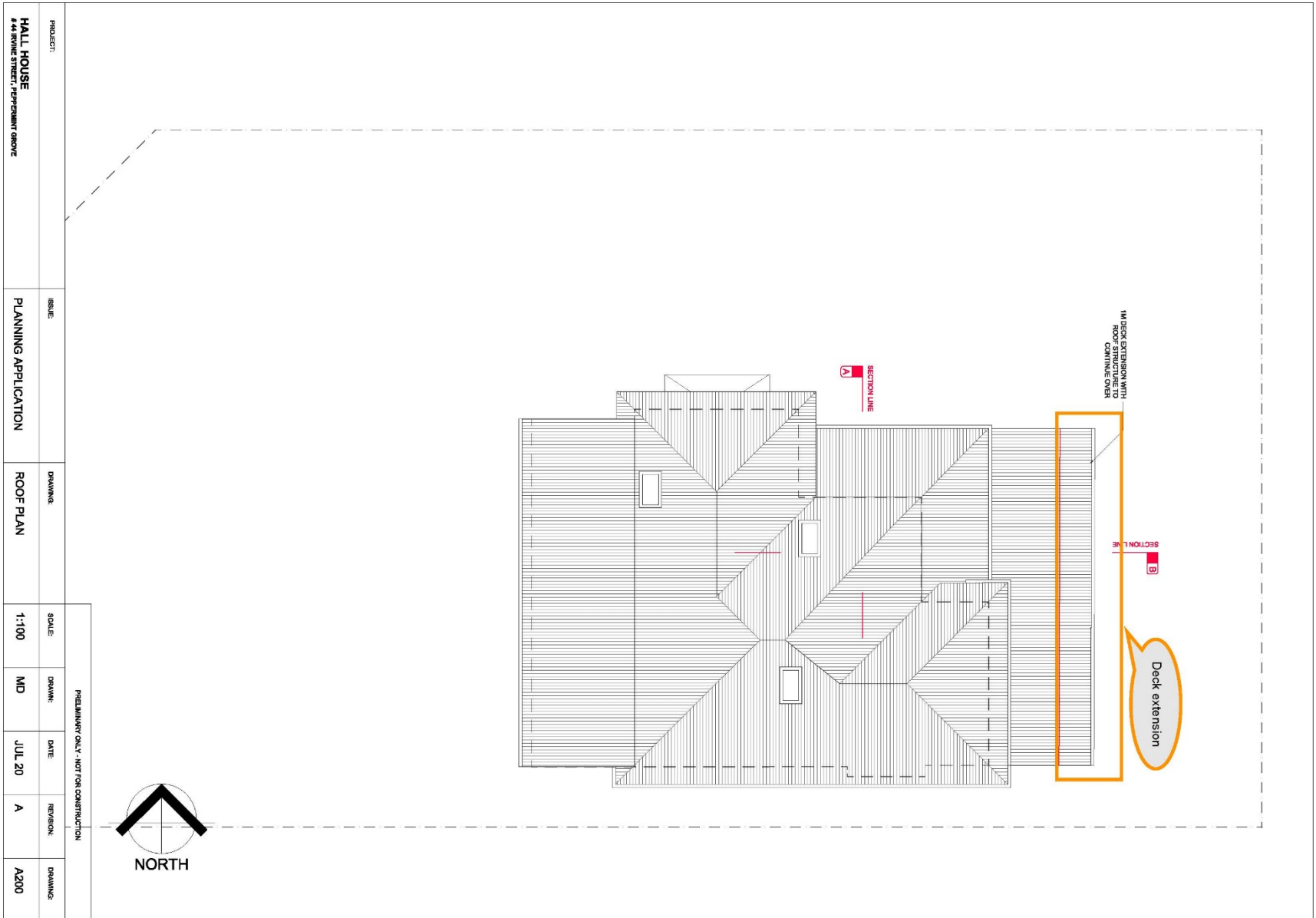
**ITEM 8.1.2
ATTACHMENT ONE**



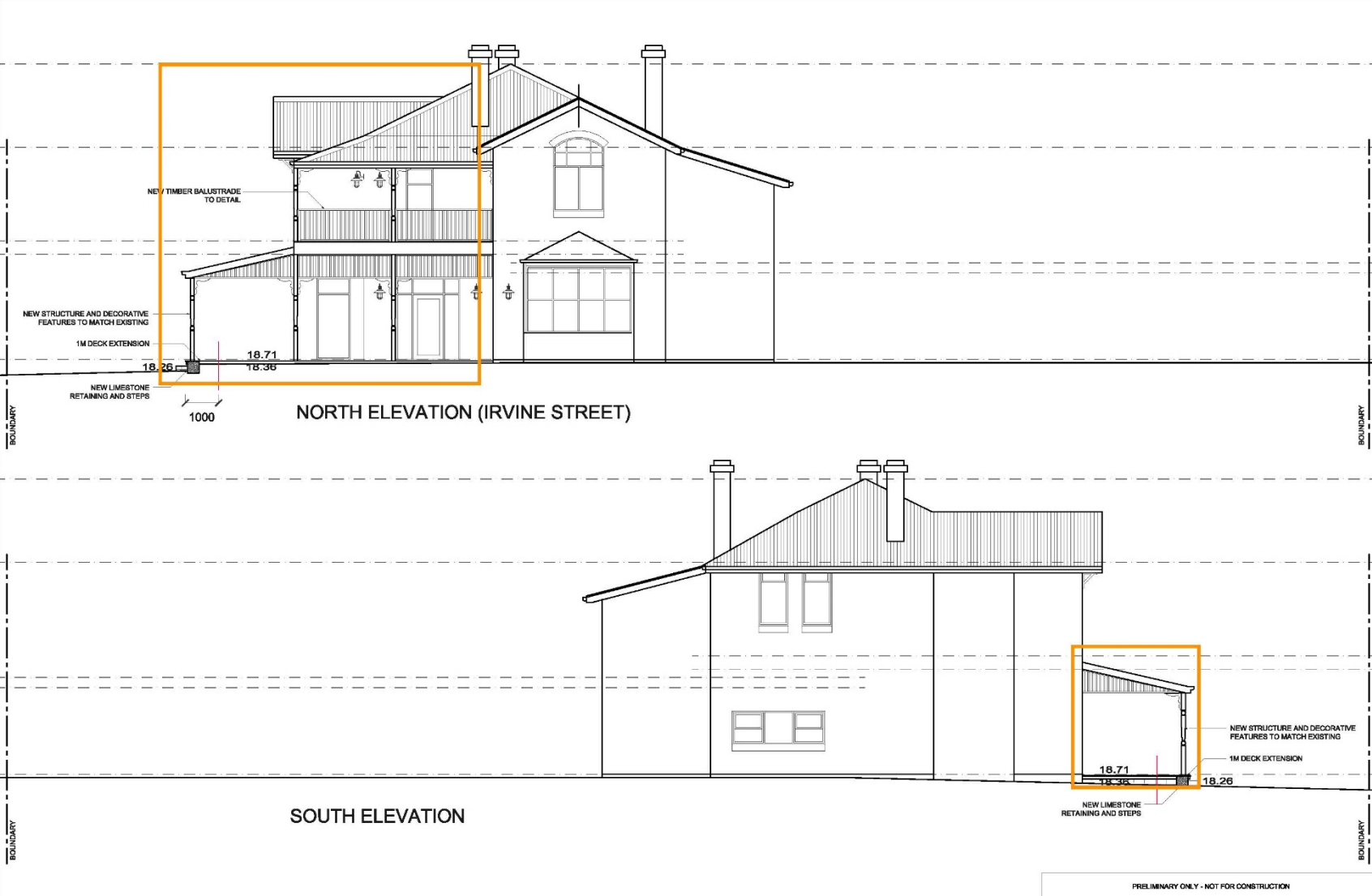
**ITEM 8.1.2
ATTACHMENT TWO**



PROJECT:	ISSUE:	DRAWING:	SCALE:	DRAWN:	DATE:	REVISION:	DRAWING:
HALL HOUSE #44 IRVINE STREET, PEPPERMINT GROVE	PLANNING APPLICATION	EXISTING SITE	1:200	MD	JUL 20	A	A100
PRELIMINARY ONLY - NOT FOR CONSTRUCTION							



PROJECT:		ISSUE:		DRAWING:		SCALE:		DRAWN:		DATE:		REVISION:		DRAWING:	
HALL HOUSE #44 IRVINE STREET, PEPPERWINT GROVE		PLANNING APPLICATION		ROOF PLAN		1:100		MD		JUL 20		A		A200	
PRELIMINARY ONLY - NOT FOR CONSTRUCTION															

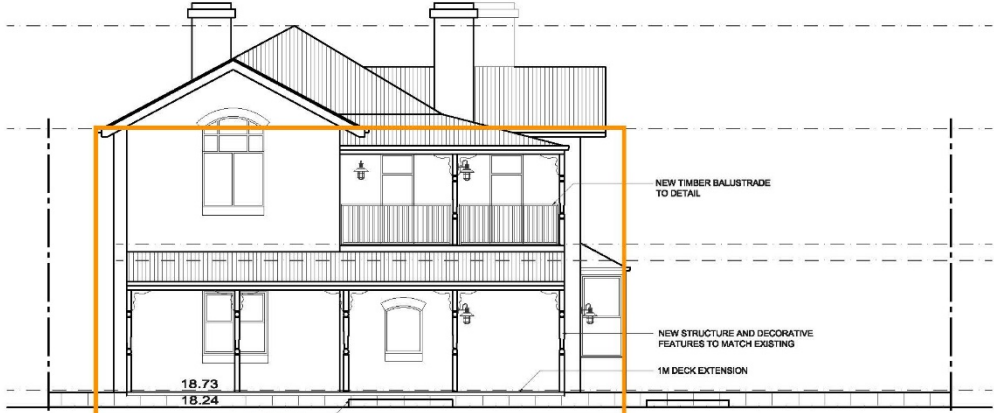


PRELIMINARY ONLY - NOT FOR CONSTRUCTION

PROJECT:	ISSUE:	DRAWING:	SCALE:	DRAWN:	DATE:	REVISION:	DRAWING:
HALL HOUSE # 44 IRVINE STREET, PEPPERMINT GROVE	BUILDING PERMIT	PROPOSED ELEVATIONS	1:100	MD	JUL 20	A	A 400



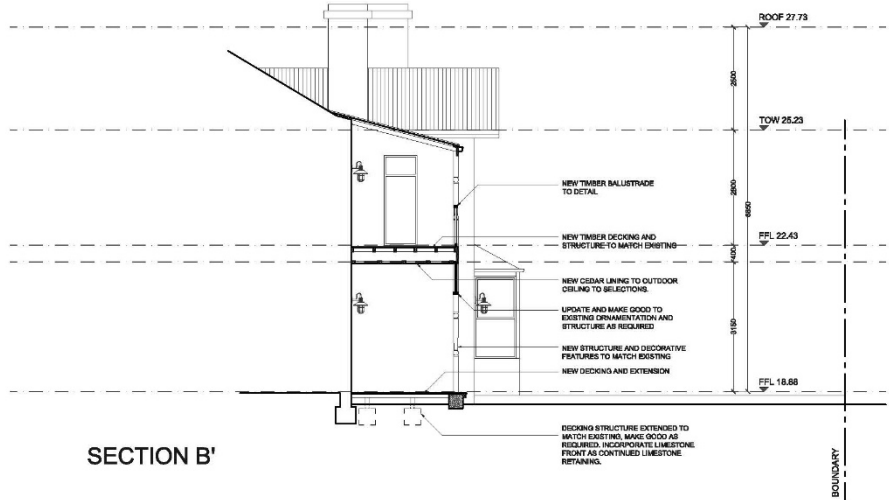
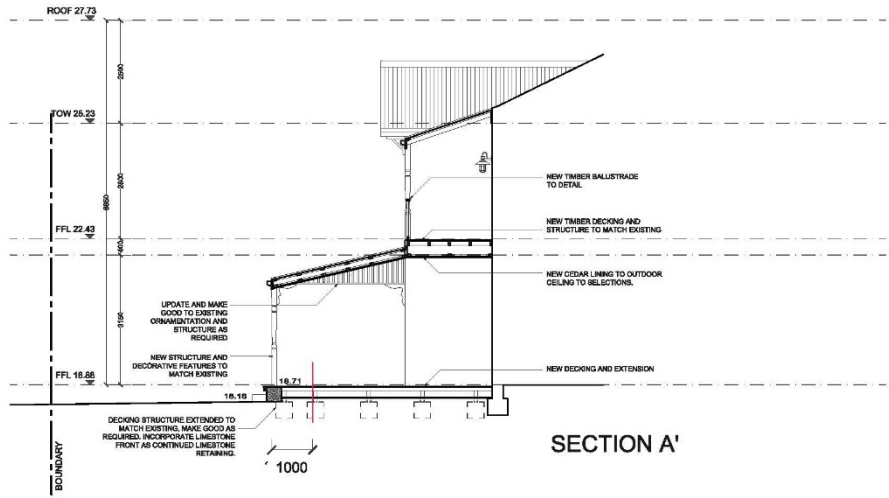
WEST ELEVATION



EAST ELEVATION

PRELIMINARY ONLY - NOT FOR CONSTRUCTION

PROJECT:	ISSUE:	DRAWING:	SCALE:	DRAWN:	DATE:	REVISION:	DRAWING:
HALL HOUSE # 44 IRVINE STREET, PEPPERMINT GROVE	BUILDING PERMIT	PROPOSED ELEVATIONS	1:100	MD	JUL 20	A	A 400



PRELIMINARY ONLY - NOT FOR CONSTRUCTION

PROJECT:	ISSUE:	DRAWING:	SCALE:	DRAWN:	DATE:	REVISION:	DRAWING:
HALL HOUSE # 44 IRVINE STREET, PEPPERMINT GROVE	BUILDING PERMIT	SECTIONS	1:100	MD	JUL 20	A	A 400



Ordinary Council Meeting

8.1.3 - 2020 – Review of Local Planning Policies



Shire of Peppermint Grove

Local Planning Policy 2 – Ecological Urban Design and Sustainability

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Local Planning Policy - 2

Policy Reference	Formal Description	Service Line
LPP 2	Ecological Urban Design and Sustainability	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Context

Urban green spaces are important elements of our cities, suburbs and neighbourhood because they support ecological functions that lead to healthy living and environment. Clean air, water and soil results in natural processes for pollination and the renewal of plants and habitat.

Green space is about more than the aesthetic of design layout. It is about creating sufficient quality of non-built spaces, to provide for areas of stormwater infiltration, aeration of soil, tree canopy and shade to reduce urban heat radiation and provide habitat for birds and other animals.

The Shire is predominantly a neighbourhood of detached houses with large gardens and leafy arcaded streets. However, the character of the neighbourhood is at risk of being diminished by urban infill, the expansion of buildings, and the spread of hard paved surfaces.

The Local Planning Scheme 4 (LPS 4) addresses the intention to conserve areas of each site for urban green space and ecological purposes by limiting the extent of buildings through:-

- Boundary setbacks;
- Plot Ratio
- Requirements for containment of outbuildings and other structures from garden or potentially green portions of a site.

Where a development application seeks to vary the site requirements stipulated in LPS 4 or the Design Codes, Council will refer to this policy in the assessment of the request to address whether the variation will impact or reduce the quality of urban green space or its ecological potential.

The Policy will address matters which allow for the variation of building and site design as part of a design principles assessment in relation to urban ecology and sustainability.

Planning Objective (LPS - 2017)

- *To maintain and encourage a high quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes.*
- *To maintain, enhance and encourage a high level of amenity in terms of the unique character and identity of development, streetscapes, public open spaces and lifestyle qualities within the Shire.*

Statutory Basis

Clause 67 of the Deemed Provisions outlines matters which must be considered by Council in the assessment of an application for development. This includes but is not limited to:

67 (m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of height, bulk, scale, orientation, and appearance of the development.

67 (n) the amenity of the locality including the following:

- (i) Environmental impacts of the development

- (ii) the character of the locality
 - (iii) social impacts of the development.
- 67 (o) the likely impact of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;
- 67 (p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation should be preserved.

Application of Policy

Considerations

Variation to Scheme provisions or policy standards of design quality may only be considered subject to the following parameters:-

Boundary Setbacks

Boundary setback areas are important to break up the built form across properties. They are to be principally used for landscaping or urban green space associated with a garden or private open space.

Paving and sealing of the ground in setback areas is to be limited to areas used for thoroughfare or standing of vehicles. In the case of paving materials, the Council encourages the use of permeable paving (such as aggregate or crushed rock) and interspersed with groundcover planting or turf to reduce heat radiation and increase potential for stormwater infiltration. There also needs to be shade trees and shrubs which are also useful for screening and augmenting privacy.

It is important to ensure the objectives of plot ratio are achieved –to secure a proportion of the site for viable and functioning ecological green space (i.e. not covered by buildings or solid paving). As a guide, at least 20% of the total site should be available for deep planting for lots zoned as R10, R12.5, R15 and R20.

The Case for Variation

Council will have regard to this policy prior to the exercise of its discretion to approve a variation to a the Scheme, R Codes and policy design requirements only where that variation can be demonstrated to deliver a superior design outcome for the site **AND** with no detrimental impact on the ecological quality of green space on the site.

This policy is due for review in 2024.

Further Information:

Landscaping standards

The urban micro-climate is affected by the extent of radiation and runoff from hard surfaces and this is averted through shade from trees and shrubs and soil infiltration [should that be water infiltration?] from garden beds and natural turf.

The garden character of the neighbourhood results from the combined result of each and every garden along the street and a variety of plants and garden styles is encouraged to add interest and biodiversity.

At least 50% of the street setback area is to be allocated for deep soil planting to accommodate trees and shrubs.

Where a garden development on a site proposes timber or other decks or synthetic turfing over concrete basements or trafficable driveway paving, this area will not be considered sufficient to deliver the necessary ecological outcome and will therefore not be included within the 50 % requirement.

Where gardens include water bodies such as ponds and pools, the design is encouraged to include shading of the surface by aquatic plants to reduce evaporation and provide habitat for native amphibians and invertebrates.

Notwithstanding a driveway connecting the crossover to the garage, there is to be no additional vehicle hard standing in the front setback permitted unless 50% of the front setback achieves a urban green space - landscaping quota of deep soil garden. [Do we need to say this? Policy already stipulates 50% deep planting in front setback and this might conflict with the garaging and parking requirements set out in the streetscape design LPP1].



Shire of Peppermint Grove

Local Planning Policy 3 – Heritage Places

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Local Planning Policy - 3

Policy Reference	Formal Description	Service Line
LPP 3*	Planning for Heritage Conservation	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Background

The Shire developed a Municipal Heritage Inventory (MHI), and this was adopted in 1999. It has been adapted as a 'living document' and through occasional revision. The MHI identifies management priorities for the conservation of buildings (almost 32% of single dwellings in the Shire) to continue to

make a tangible and undeniable contribution to the character and atmosphere of the Shire of Peppermint Grove. The MHI adopts two categories (category 1 and 2) or management whereby category 1 is rated most highly.

Residents have consistently expressed via a number of community surveys carried out by the Shire, that heritage places, including their generous garden settings, should be preserved. This view has been incorporated as one of the key elements in the Shire's Local Planning Strategy, adopted in 2016, to guide future development in Peppermint Grove.

The Planning and Development Act 2015 (Deemed Provisions) was introduced by the WA Government to guide all local planning schemes into a consistent approach. This establishes a heritage list as part of local planning schemes to be the primary vehicle for identification and protection of properties with heritage value in the local planning scheme.

The heritage list is concerned with identification and protection of properties and their heritage values, whereas the MHI is a more detailed and prescriptive document used in the description of the heritage values and for management decisions.

Under Local Planning Scheme 4 the Shire established a Heritage List which included the majority of properties identified as having heritage significance by the MHI. The Heritage List is a statutory document that sits under LPS 4, while the MHI is now referenced as a due regard document.

Objective:

All new residential development is to reinforce existing streetscape development patterns and complement the character of the locality.

To maintain and encourage a high-quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes (Local Planning Strategy).

To preserve the heritage fabric and contribution to the streetscape of existing heritage listed properties.

Statutory Basis

Heritage Act 2018 Section 3(1)

cultural heritage significance means, in relation to a place, the relative value which that place has in terms of its aesthetic, historic, scientific, or social significance, for the present community and future generations;

Heritage Act 2018 Section 5(1)

conservation, in relation to a place of cultural heritage significance, means the conservation of the place as to retain its cultural heritage significance, including –

- a) Maintenance, preservation, restoration, reconstruction, adaption and interpretation of the place; and
- b) Retention of the associations and meanings of the place; and
- c) Retention or reintroduction of a use of this place.

Heritage protection provisions have been adopted in the Local Planning Scheme No.4 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015. Buildings are only to be included on the Heritage List after undergoing a procedure of notification and receipt of submissions from owners and occupiers.

Once listed all development works must obtain Council Planning Approval prior to being granted a building or demolition permit by the Shire.

Under Clause 11 of the Deemed provisions of the Planning and Development (Local Planning Scheme) Regulations 2015, Council, despite any existing written assessment, may require an updated heritage assessment prior to considering any development proposal affecting a heritage place.

Clause 12 of Schedule 2 Deemed Provisions of the Local Planning Scheme No.4 also allows Council to vary any development standard under the Scheme and R-Codes where desirable to assist with the preservation of a heritage place providing it does not have a detrimental effect on adjoining properties.

All works, including external cosmetic changes and internal structural works, require a development application prior to the issue of a building permit.

State Planning Policy 3.5 "Historic Heritage Conservation" (2007) states that there is a presumption against demolition of places on local heritage lists.

Planning Policy

The assessment of applications for alterations and additions to buildings on the heritage list should meet the recommended guidelines of the Burra Charter. The broad concept of conservation for heritage places in the Charter is to;

"do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its heritage significance is retained."

However, this concept of heritage conservation should not preclude a dwelling from being upgraded to meet modern living standards.

For heritage listed properties applicants should have a report prepared by a heritage consultant detailing the works to be completed, and their impacts on the heritage fabric of the building. Should the applicant not submit a heritage report as a part of their application, a heritage report will be prepared by an architect of the Shire's choosing at the applicant's expense. The report shall be provided for any scope of works proposed to any heritage listed property, where in the opinion of Council the works would directly affect the heritage values of a place on the Heritage List.

Council reserves the right to refer submitted reports to an independent qualified heritage architect for review. This would be at the expense of the Council.

Conservation of a heritage place, area or precinct includes managing change in such a way that the heritage significance is retained and/or enhanced in order that:

1. the form and fabric of buildings on the Heritage List is preserved
2. the contribution of a heritage building to the streetscape is protected
3. alterations and additions result in architecture that is both of its time and is respectful to places of local heritage significance.
4. the existing building remains the dominant structure on the site when viewed from the street.
5. new development within the immediate locality of a heritage area or precinct is respectful of the heritage area or precinct and does not detract from its heritage significance.

All development (including maintenance, conservation, adaptation, alterations, additions, demolition and new buildings) affecting heritage places, areas and precincts (including development within the immediate locality of a heritage area or precinct) should meet the following principles;

- Significant heritage fabric should be retained, protected and restored with 'like for like' authentic restoration to original detail wherever possible.

- Original front elevations and features to be retained and/or restored wherever possible.
- Intrusive finishes and elements where they conceal or negatively impact upon the heritage significance of a building may be removed.
- Work that can be reversed in the future is desirable. Work that cannot be reversed may be supported, provided the heritage significance of the building is not compromised.
- The location of 'new technologies' on a heritage building should be undertaken in an unobtrusive manner so they do not negatively impact upon the heritage significance of the building.
- Additions should not overwhelm the existing building in terms of bulk, form and scale.

Demolition and Recording

In accordance with State Planning Policy 3.5 Council holds the view that demolition of heritage places should be avoided wherever possible.

However, if following further historical research, it is assessed by a qualified heritage architect, that demolition can be considered, a replacement building should recognise and respect by its form and position the original building and adjoining residences so that the aesthetic values of the streetscape are maintained.

The owner is to provide an archival record for any building demolished under this category and the Shire to provide a plaque for inclusion in the adjoining footpath to recognise the cultural significance of the property.



Shire of
Peppermint Grove

Local Planning Policy 4 – Residential Building Heights

Shire of Peppermint Grove

Statutory Authority

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

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All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Local Planning Policy 4

Policy Reference	Formal Description	Service Line
LPP 4	Residential Building Heights	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Background

There has long been a recognition that due to the many layers of development that have occurred in Peppermint Grove since its inception in 1896, a variety of building styles have emerged and subsequently a range of building heights exist.

As Peppermint Grove has matured, and its streetscape character has become established, the appropriateness of height limits was called into question during community surveys during the formation of Local Planning Scheme No.4.

As a result, category B of the R-Codes setting height limits has been adopted in Local Planning Scheme No.4 for dwellings with a single storey height restriction for ancillary dwellings. At the same time Council recognises, however, that in some streetscape contexts it may be appropriate to allow variations to category B height limits under the R-Codes.

Planning Objective:

To provide guidance to landowners as to the circumstances under which Council would consider a variation to the height of a new dwellings and additions to existing buildings in areas Coded R10, R12.5, R15 and R20 in the residential zoned areas of the Shire.

To ensure that any variations to building height are respectful of, and complementary to, the existing scale of adjoining dwellings.

Building heights in excess of the R-Codes 'Deemed-to-comply' provisions for category B are assessed on a merit-based approach that takes into consideration the heritage and streetscape context in determining an appropriate building height for an individual development.

Statutory Basis:

This Local Planning Policy is made under the provision of the Planning and Development (Local Planning Schemes) 2015 Regulations.

The Local Planning Scheme allows floor levels to be based on Mean Natural Ground Level. This method sets aside the R-Code method of measuring Residential dwelling heights based on Natural Ground Level at the base of the wall. For the purposes of this policy building height is to be measured from the Mean Natural Ground Level to a maximum of 500mm prior to requiring planning consent from Council.

For the purposes of this policy building height shall be measured from the Mean Natural Ground Level at the base of the wall unless determined otherwise by Council. The R-Codes (Deemed-To-Comply) restricts the heights of dwellings in residential areas. Under the Scheme Category 'B' heights are adopted

Policy

Council will consider variations to the height limits established under Category 'B' of the R-Codes for the development in the Shire based on the following criteria being satisfied;

1. That views from and/or to buildings are not unduly interrupted by the increase in overall height;
2. Compatibility of the resulting scale of a proposed building to neighbouring dwellings;
3. The proposed increase in building height would enable a development to fit in with its neighbours.
4. The proposed development meeting LPP 1 'Urban Design and Streetscape';
5. The proposed development would not have an adverse visual impact to an neighbouring dwelling;
6. Any proposed additions to a heritage listed dwelling do not overwhelm or dominate that heritage place as a result of any height variation;
7. The streetscape in which the development is proposed not be adversely affected by an increase in height;
8. The proposed development does not generate any privacy or overlooking concerns;
9. The development meeting with other provisions of the Scheme and the Deemed-to-Comply provisions of the R-Codes.



Shire of Peppermint Grove

Local Planning Policy 5 - Plot Ratio and Coverage of Site – Residential R10, R12.5, R15, R20

Shire of Peppermint Grove

Statutory Authority

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

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Local Planning Policy 5

Policy Reference	Formal Description	Service Line
LPP 5	Plot Ratio and Coverage of Site – Residential R10, R12.5, R15, R20.	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Planning Objective

- *To maintain and encourage a high-quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes;*
- *To maintain, enhance and encourage a high level of amenity in terms of the unique character and identity, streetscapes, public open spaces and lifestyle qualities within the Shire.**

(*Local Planning Strategy 2017 and Local Planning Scheme 4)

Statutory Basis

Clause 32 of Local Planning Scheme 4:

Additional Site and Development Requirements

For R10, R12.5, R15 and R20 Coded areas the maximum plot ratio shall be 0.5 unless otherwise determined by the local government

Definition of Plot Ratio under LPS 4:

Plot ratio means the ratio of floor area of a building to an area of land within the boundaries of the lot or lots on which the building is located.

Background

Plot ratio controls the amount of a site which is covered by buildings. A plot ratio of 0.5 has been a feature of the Shire's town planning schemes for over 60 years.

Apart from the land abutting Stirling Highway corridor, the predominant character of residential development in the Shire is for single dwellings in generous garden settings.

This has contributed to the amenity of the area and defined the character of the streetscapes by controlling the bulk and scale of development on individual lots.

This policy establishes the basis for calculating the plot ratio under LPS 4 for residential development, referencing the R Codes as well as noting the local characteristics of land development in Peppermint Grove.

The following clarifies for the benefit of designers and decision-makers what and how to determine the plot ratio for any residential development.

Calculation

- *Gross floor area is to be calculated to include external walls and internal walls which make the footprint of the building/s on the site*
- *The lot area used for the calculation is the entire lot area prescribed by the boundaries*
- *Habitable rooms and non-habitable rooms are included as are outbuildings and ancillary dwellings.*

Some floor areas are considered to be utility in their nature and are therefore excluded from the plot ratio calculation.

Excluded from Floor Area	Threshold as applicable
HVAC Plant Rooms	Total up to 10 m ² in size
Garages	Total up to 50m ² or 5% of the total site area: whichever is the lesser
Verandahs, balconies, courtyard alfresco areas*	Total up to 50m ² or 5% of the total site area: whichever is the lesser
Basement – (floor areas below the ground floor).	Shall be totally underground and under the floor of the building, (in the case of sloping properties the floor of the basement shall be below the mean natural ground level as defined in the LPS 4)
Total of possible exclusions in addition to what is calculated for the 0.5 PR Maximum	<110m ² or 10% of the total site area: whichever is the lesser amount

****Refer to R Codes for definition parameters**

The policy is to be interpreted for assessment of single residential and associated residential buildings.

In the case of ancillary dwelling this is to be assessed and included within the floor area



Shire of Peppermint Grove

Local Planning Policy 6 – Neighbour Consultation on Development

Shire of Peppermint Grove

Statutory Authority

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2015

Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

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Local Planning Policy 6

Policy Reference	Formal Description	Service Line
LPP 6	Neighbour Consultation on Development	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Policy Number: LPP 6
 Policy Title: Neighbour Consultation on Development
 Responsible Officer: Manager of Development Services
 Adoption Date:

Objective

To advise affected land owners adjoining sites subject to redevelopment, alterations and additions, change of use, or demolition works in residential areas of work before they proceed.

Ensure neighbours are consulted on applications for which there are variations to the Residential Design Codes or Local Planning Scheme 4, allow neighbours the opportunity to make written submissions on non-compliant aspects of the development prior to Council making a determination under its Local Planning Scheme.

Statutory Basis

This Local Planning Policy is made under the provisions of the Planning and Development (Local Planning Schemes) 2015 Regulations.

Policy

Advise adjoining owner(s) in writing of the type of development being proposed, including building and demolition permit applications made to the Shire and;

- a) in the case of development applications seeking variations to the Scheme or the Deemed-to-comply provisions of the R-Code advising of the opportunity to make written submissions on the aspects of the development that are not deemed-to-comply;
- b) the letter shall include information as to the type of development being proposed and whether the deeming provisions of the Scheme and R-Codes apply;
- c) where neighbours are able to make written submissions, these are to be in writing to Council within 14 days of the date notification is received;

- d) Landowners are to be advised that Council will deliberate on any comments received, however, these are not binding, and the final decision will be made by the Council.
- e) Any neighbour(s) that have a shared boundary with the proposed development site are to be notified as a part of the consultation process;
- f) Any neighbour(s) that are separated from the development site by a road or laneway, but are immediately adjacent to the proposed development site, are to be notified as a part of the consultation process.
- g) For developments which may affect a broader area Council may expand the area of consultation.

DRAFT



Shire of Peppermint Grove

Local Planning Policy 8 – Construction Management Plans

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

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Local Planning Policy - 8

Policy Reference	Formal Description	Service Line
LPP 8	Construction Management Plans	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Objective

To ensure the effective management of excavation, demolition work and building work within the Shire of Peppermint Grove.

To ensure that residential and commercial development is undertaken in a responsible manner; one that is respectful of the amenity of neighbouring landowners and minimises any impact street verges, trees, traffic and pedestrian movement.

To respect and maintain the prevailing high quality of local amenity in the vicinity of all works.

Statutory Basis

This Local Planning Policy is made under the provisions of the Planning and Development (Local Planning Schemes) 2015 Regulations.

The definitions of terms development, construction/building works and demolition used in this policy, have the same meaning as defined in the Building Act 2011 and the Planning and Development Act 2007.

(This policy should be read in conjunction with LPP 9 `Development Bonds`).

Policy

The Shire requires owners and their contractors to undertake the effective management of approved development including the demolition of any dwellings, outbuildings or commercial property. Builders and/ or developers are required as a condition of planning approval to submit a Construction Management Plan to the Shire for assessment and approval prior to the issuing of a demolition or building permit for development.

Criteria

The requirement for a Construction Management Plan shall be specifically stated as a condition of the planning approval for a site, and that Plan is to be submitted for assessment by the Shire Manager of Development Services prior to the issues of a Building Permit, and upon receiving approval that the Construction Management Plan be adhered to at all times.

Contents

The Construction Management Plan must address the following issues associated with executing all development and works:

- Protection of public safety and amenity;
- Maintain effective and compliant pool safety barriers to the site and to adjoining properties;
- Security to the site and all equipment and materials;
- Nomination of a Site Superintendent and the contact details of essential site personnel, construction period and operating hours;
- Clear community complaints management process;
- Reduction and management of noise, vibration, and dust emission;
- Safety management of traffic, access and parking and around the site;
- Management of site toilet and material storage sheds/containers in locations as indicated on the Plan;
- Safe and secure laydown and storage of building materials and waste management;
- Protection of street trees, paved surfaces, kerbs and verges from damage;

- Maintaining pedestrian thoroughfare in a safe and convenient manner.

A template is attached to assist, however this should be adjusted and expanded where necessary to provide an appropriate Construction Management Plan for each circumstance.

Enforcement and penalties

In the event that the approved construction Management Plan is not complied with, the Shire is able to issue a written direction to stop development under Section 214(2) of the P&D Act. Section 214(7) of the P&D Act. A person who fails to comply with such a direction commits an offence under this section, and is liable to prosecution in the Magistrates Court.

The maximum penalty for such an offence is a fine of \$200,000 (for an individual, more for a corporation), and in the case of a continuing offence, a further maximum fine of \$25,000 (for an individual) for each day during which the offence continues, under Section 223 of the P&D Act. For a corporation, the maximum penalties are multiplied by five.

CONSTRUCTION MANAGEMENT PLAN

TEMPLATE

**<INSERT PROPERTY ADDRESS>
<INSERT BUILDER DETAILS>**

Implementation / Review Date	Addendum issue date and description	Key Project Personnel	Role	Signature	Date

1. PROJECT DETAILS

Site Location:

Client Details:

Builder Representatives:

Director (Day-to-Day Site Contact):

Client Liaison:

Registered Supervisor:

(Reg No.....)

Project Overview:

Construction Timeline:

2. SIGNIFICANT WORKS/ACTIVITIES

2.1 Site Parking

2.2 Site Amenities

2.3 Dust Management

2.4 Working Hours & Noise Management





2.5 Local Residents

2.6 Major Site Activities

2.7 Traffic Management

Construction Management Plan



Contact Details and Legends	
Site Manager	
Site Address	
Contact Number	
Email	
Emergency Calls:	Be prepared to say:
<ul style="list-style-type: none"> Your Name Nature of Emergency – Medical/Fire Nature of Injury or Type of Incident Location of Site 	
Legend:	
	Emergency Muster Point
	Laydown Area
	Site Amenities
	<ul style="list-style-type: none"> Contractor Parking

Appendix 2 – Noise Management

Work shall be conducted in accordance with the [Environmental Protection \(Noise\) Regulations 1997](#), and section 6 of AS 2436:2010 – Guide to Noise and Vibration Control on Construction, Demolition, and Maintenance Sites. Activities likely to generate significant noise will, wherever practical, be scheduled between the hours of 0700 and 1800 and not on Sundays or Public Holidays. In the event that work is required outside these hours, work planning will involve an assessment of potential excessive noise generation and procedures implemented in accordance with those stated in AS 2436.

Noise levels and exposure times.

Noise Level dB(a)	Exposure Time
85	8 hours
88	4 hours
91	2 hours
94	1 hour
97	30 mins
100	15 mins
103	7 ½ mins

The 85 dB(A) exposure standard for noise in Western Australia is legally the maximum acceptable exposure level for noise at the workplace. Workplace noise exposure levels therefore must not exceed 85 dB(A), and should be kept below that level where practicable.















The two factors that together cause permanent hearing damage are the loudness of the noise and the length of time a person is exposed to it. The length of time an unprotected worker is able to work (maximum time of exposure) is reduced by half for every 3 decibels (dba) increase in noise level.

If a person/worker is exposed to the following noise levels, <Insert Builder> shall ensure that appropriate control measures are taken:

1. In excess of an 8-hour noise level equivalent of 85 dba, or
2. A peak of more than 140 dba

Control measures- control shall be, as far as is practicable, through the progressive implementation of one or more of the following measures:

- Substitution- swapping to a hazard or source with a lower risk level. ☒
- Isolation- removing the hazard from the person or the person from the hazard. ☒

Activity	Activity Description and Noise Level	Activity	Activity Description and Noise Level
	Normal Conversation 60 decibels Max. Time of Exposure More than a day		Operating a Grinder 97 decibels Max. Time of Exposure 30 Minutes
	Driving a Vehicle 70 decibels Max. Time of Exposure More than a day		At a Rock Concert 100 decibels Max. Time of Exposure 15 Minutes
	Standing on a Busy Road 80 decibels Max. Time of Exposure 24 Hours		Near a Crane 102 decibels Max. Time of Exposure 10 Minutes
	Inside a Noisy Restaurant 84 decibels Max. Time of Exposure 10 Hours		Operating a Jackhammer 105 decibels Max. Time of Exposure 5 Minutes
	Operating a Welder 85 decibels Max. Time of Exposure 8 Hours		Operating a Bulldozer 107 decibels Max. Time of Exposure 3 Minutes
	Operating a Lawnmower 91 decibels Max. Time of Exposure 2 Hours		Using Explosive Power Tool 120 decibels Max. Time of Exposure 10 Seconds
	Operating a Power Tool 94 decibels Max. Time of Exposure 1 Hour		Near Diamond Rock Saw 121 decibels Max. Time of Exposure 5 Seconds

- Minimising by engineering means- physically altering the work environment. ☐
- Minimising by administrative means- designing jobs to reduce workers' exposures. ☐
- Use of personal protective equipment (PPE)- using devices to protect the hearing of workers.

Note: Activities indicated below are examples only. For any particular activity, noise levels and the applicable exposure times can vary significantly, depending on a range of conditions that may exist. For accuracy, a sound level meter should be used.



Shire of Peppermint Grove

Local Planning Policy 9 – Development Bonds

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

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Local Planning Policy - 9

Policy Reference	Formal Description	Service Line
LPP 9	Development Bonds	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Objective:

To ensure that funds are available in the event of damage to street trees and infrastructure resulting from the development of land and buildings within Peppermint Grove.

To allow the Shire to undertake clean up and reinstatement works immediately, and to ensure that the cost of doing so is not a financial burden on the ratepayers of the Shire.

Bonds are also to be held to ensure that conditions of planning approval are complied with.

Statutory Basis

This Local Planning Policy is made under the provisions of the Planning and Development (Local Planning Schemes) 2015 Regulations.

(This policy should be read in conjunction with *LPP 8 'Construction Management Plans'*.)

Policy

To ensure that any damage to public property caused by building works is fixed properly, the Shire may require the lodgement of a bond, based on the value of works undertaken. This bond shall be paid prior to the issue of a building or demolition permit. The bond also includes the footpath and kerb deposit.

Development Bonds can be used to reinstate street verges damaged by the storage of building materials, to clean roads due to over spill from sand deliveries, and includes but is not limited to the repair of damage to laneways, footpaths and kerbs.

The cost deducted from the development bonds for such works is to be 150% of the actual cost to ensure any damage or cost incurred as a direct result of development works is to be borne by the landowner/builder and not the Shire.

Value of Development	Development Bond
Less than \$200,000	\$3,000
Greater than \$200,000 Less than \$1,000,000	\$6,000
Greater than \$1,000,000	\$9,000

Process for the use of Development Bonds

In the event that a development results in damage to Shire infrastructure, or that a construction management plan is not being complied with, the builder and landowner shall be contacted in writing giving them an appropriate time frame in which to attend to the issues. If the matter is not attended to in a reasonable time frame, or the situation is dangerous in the opinion of the Chief Executive Officer of the Shire, funds from the bond are to be used to make the site safe or to a standard required under the construction management plan.

The landowner/builder will be provided with an itemised acquittal for any bond funds expended by the Shire in accordance with this policy.

Refund of Bonds

The landowner or builder must notify the Shire in writing, at the completion of development, in order to obtain a refund. The appropriate Shire officer shall inspect the site and refund the full amount if all the conditions of planning have been complied with, and the kerb and footpath are in the same condition as prior to the development commencing.

Council as final Arbiter

In the case of a dispute concerning the use of bond funds to reinstated infrastructure, or being withheld pending satisfying the conditions of planning consent, the matter is to be referred to Council for determination.



Shire of Peppermint Grove

Local Planning Policy 10 – Design Review Panels

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

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Local Planning Policy - 10

Policy Reference	Formal Description	Service Line
LPP 10	Design Review Panels	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Objective:

To provide Council with high level, independent expert advice and expertise on urban design, architecture, landscape design, sustainability and heritage in relation to significant development applications.

Statutory Basis

This Local Planning Policy is made under the provision of the Planning and Development (Local Planning Schemes) 2015 Regulations.

Policy

The panel shall act in an advisory capacity on specified proposals with respect to development meeting the Shire's objectives with particular reference to those of the Local Planning Scheme, Local Planning Strategy and residential development.

The advice provided to Council should encompass the following:

- The merits of the architectural design including its relationship to the adjoining development;
- Impact of the design on the broader public realm and streetscape and general amenity of the locality.
- How the proposal would affect the character of the locality, including impacts upon heritage structures and places of cultural heritage significance, including natural features.
- The extent to which the proposal is designed to be resource efficient, climatically appropriate, responsive to climate change and makes a contribution to environmental sustainability;
- The demonstration of best practice urban design including Crime Prevention Through Environmental Design (CEPTED) principles, protection of important view corridors and the creation of safe and active civic and commercial places.

The Panel shall examine the plans of all development proposals referred to them and provide professional and technical advice to the applicant and the Shire's Development Services in relation to matters relating to urban design, architecture, landscape design, sustainability or heritage.

Membership

The Shire's Design Review Panel (DRP) shall comprise of four external members and one deputy member approved by Council and consist of members who are able to demonstrate:

- A demonstrated high level of expertise and knowledge in their particular field of architecture, urban design, landscape architecture, sustainability or heritage;
- The relevant skills and experience to provide independent expert advice in regard to significant urban design, place making; and
- Current registration or eligibility for registration with their relevant professional body is essential.

The Chief Executive Officer and/or the Manager of Development Services shall be ex-officio members and provide administrative support.

Selection

Members of the DRP can be either nominated by the CEO and/or selected from a pool following public advertising in a local newspaper and the Shire's website.

Role and Scope of the Policy

The Review panel provides advice only. It has no powers or authority, whether by delegation or otherwise, to make decisions or approve applications which have been referred to them.

In respect of any item under consideration at a meeting, the Panels' comments are restricted to Council Members. Panel Members are not entitled to comment on behalf of the Shire to the media.

The DRP is not to provide advice directly to an applicant in respect of any item under consideration at a DRP.

Applications to be referred to the DRP

The following applications for planning approval for proposed development (Development Applications) in the following categories are to be referred to the DRP for their consideration and comment:

1. Commercial development directly abutting land zoned residential; and Development, which, in the opinion of the Chief Executive Officer or Council, is contentious or likely to be of significant community interest;
2. Redevelopment of a site within the District Centre Zone.
3. Non-residential development which, in the opinion of the delegated officer, is likely to have a significant impact on the Shire;
4. Residential development on land zoned either Mixed-use, or Activity Centre greater than three storeys or comprising ten or more dwellings and
5. Minor development proposals which, in the opinion of the delegated officer, should be referred to the DRP due to unusual or unconventional design elements.

Design Review Panel Process

The recommendations are to be included in the report to Council for determination along with any contrary views or concerns raised by the applicant.

Officers are to circulate agendas including plans and preliminary Officer's comments to DRP at least 10 days prior to the meeting. DRP members are to review plans and undertake site inspections as required.



Shire of Peppermint Grove

Local Planning Policy 11 – Building on Side and Rear Boundaries

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Local Planning Policy - 11

Policy Reference	Formal Description	Service Line
LPP 11	Building on Side and Rear Boundaries	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Objective:

To ensure planning decisions uphold the following adopted objective on streetscapes adopted under the Shire's Local Planning Strategy.

- *To maintain and encourage a high-quality environment; preserve the amenity of the Shire and protect the quality and characteristics of its streetscapes.**

To ensure that the regular spacing or street rhythm, which is an important streetscape element created by the side boundary setbacks under the Deemed-to-Comply provisions of the R-Codes, is maintained.

To provide a set of criteria where Council may consider boundary walls in Residential zoned areas of the Shire with a density code of R10 or R12.5.

Statutory Basis

This Local Planning Policy is made under the provisions of the Planning and Development (Local Planning Schemes) 2015 Regulations.

Clause 7.3.1 of the R-Codes allows Council to vary the R-Code provisions relating to boundary walls through a Local Planning Policy.

Policy

In the low-density residential areas of the Shire there are no applicable Deemed-to-comply provisions in the R-Codes for boundary walls.

Therefore, any application for a boundary wall can only be considered under the Design principles of the R-Codes. Clause 'P3.2 of the R-Codes 'Buildings built up to boundaries (other than the street boundary)' provides the following Design Principles for the assessment of boundary walls.

- *Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;*
- *Does not compromise the design principle contained in clause 5.1.3 P3.2 'Lot Boundary Setback';*
- *Does not have any adverse impact on the amenity of the adjoining property;*
- *Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and*
- *Positively contributes to the prevailing development context and streetscape.'*

Council should be satisfied when considering an application for a boundary wall that in order to meet the principles within the Shire it should:

1. For side boundaries the incursion into the setback should be located at least 3-metres behind the 9-metre building line to satisfy the '*...the prevailing development context and streetscape*' outlined in the R-Codes.
2. For side boundaries the incursion into the setback should not be located forward of an adjoining dwelling so as to block views to and from that place.
3. For all side and rear boundaries the incursion into the setback should not visually impose on an adjoining property that is on the Shire's Heritage List.
4. For boundaries abutting a Right of Way (R.O.W) buildings should be set back sufficiently to allow for future road widening where this has been identified

DRAFT



Shire of Peppermint Grove

Local Planning Policy 12 – Front Fences

Shire of Peppermint Grove

Statutory Authority

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Shire of Peppermint Grove Local Planning Scheme No. 4 (2017) as amended.

State Policy

Local Planning Policy

This local policy shall apply to all matters considered pursuant to Local Planning Scheme No.4 (LPS 4) and where the Council may exercise its discretion to vary Scheme requirements, to advise and direct on matters of land subdivision and amalgamation, site and building design, and/or processes associated with the assessment and implementation of development and matters related to its implementation.

The Policy Statement intends to provide clear direction and explanation as to the justification and basis for Council preferences in design and planning. It intends to influence the design of proposals and to achieve consistency of deliberation on matters which call for judgement and consideration of site characteristics and merit of design proposals.

All Policy will apply to each case prescribed to achieve a balance between consistency and appropriate site related design.

Local Planning Policy - 12

Policy Reference	Formal Description	Service Line
LPP 12	Front Fences	Development Services
Implementation:		Planning and Building
Adoption and Modification	2020	
Strategic Community Plan		
Review Date		

Objectives:

To provide design guidelines for screen fencing along the front boundary of a residential property that would exceed the 1.2-metres maximum permitted under the Deemed-to-comply provisions of the R-Codes.

To encourage a high-quality standard of front fencing within the Shire of Peppermint Grove that allows houses to visually contribute to the streetscape.

To ensure front fencing to heritage places is of a complementary design, scale and materiality.

To ensure that adequate physical security is available, while maintaining an open visual aspect between the houses and the street for the purpose of passive surveillance.

Context

Peppermint Grove is principally a neighbourhood of houses with large front gardens and predominantly open views between houses and with the street. A number of streets have several (adjoining) houses which have been placed on the heritage list, and their co-relationship and collective value is enhanced due to their:-

- Open views between the street and houses;
- Front garden landscaping of lawns, bedding and trees;
- Ability to view and read the architectural form from the footpath.

This quality makes up the residential character of our suburb.

Recent trends with residential development elsewhere in Perth have promoted high and impermeable front fencing for security and privacy. This type of front fencing, whilst considered necessary by the home occupant, may also lead to a confinement of view along a street, an interruption to the green corridor of front gardens and diminish the 'eyes-on-the street' element of crime prevention (CPTED).

In the case of Peppermint Grove and given the value for heritage and green landscaped front gardens, boundary fencing in front of the building line is therefore something to be carefully considered on merit and to be justified with regard to the cumulative impact on streetscape.

The Shire policy will identify the circumstances and parameters whereby front fencing is able to be approved without causing detriment to the streetscape of the character of the neighbourhood or the loss of visibility of valued properties from the street such as heritage listed properties.

Statutory Basis

This Local Planning Policy is made under the provision of the Planning and Development (Local Planning Schemes) 2015 Regulations.

Clause 7.3.1 of the R-Codes allows Council to vary the R-Code provisions relating to street walls and fences through a Local Planning Policy.

Policy

Primary Street Frontage

1. A front boundary fence is to be of an appropriate height and open aspect design and construction in order that there is strong visual relationship between the street, the front setback area and the front of the house;
2. For all walls along the front boundary, where the lower portion of the wall is solid, the height shall not exceed 900mm;
3. Columns, piers or posts forming the structural support shall;
 - a. Not exceed 2.1 metres in height above the mean natural ground level on the street side of the fence; and
 - b. Not exceed 600mm in either depth or width; and
 - c. Not be less than 1.8 metres clear of any other column.
4. Infill panels (where necessary above the lower wall and between any columns, piers or posts) shall be designed for permeability of at least 50% open view with a minimum gap of 50mm between pickets.
5. Blade fencing, where the depth of the infill picket of flat bar is, proportionally more than the profile section facing the street, there shall be sufficient width so that views to the house are not obscured. This can be achieved where the gap between blades is a minimum of twice the depth. For instance, 25mm deep blades shall be spaced 50mm apart.

Note: - As a design principle the ratio of depth to width shall be no more than 3: 1 with spacing of no less than double the width dimension of the upright blades

With the exception of places on the Shire's Heritage List, fences that meet the above criteria are exempt from requiring planning approval.

Heritage Places

Compatible front fencing is an important design element that frames a site of cultural heritage significance.

When new or replacement fences are proposed, a planning application will be required by the Shire for either a new or replacement front fence. Where there is no evidence of any original fencing with the Local History Collection, a design typical of the era in which the house was built and being complementary in terms of materials, should be submitted to Council for development approval.

Variations to this Policy

A lesser distance than 1.8-metres between columns and/or piers, may be considered on merit by Council given the particulars of a site.

Council may also consider permitting a section solid to 1.8-metres for part of a front wall for the provision of utility meters.



Ordinary Council Meeting

8.3.1 – Financial Statements August 2020

****To be provided with the FINAL Council Agenda****



Ordinary Council Meeting

8.3.2 – Accounts Paid August 2020

****To be provided with the FINAL Council Agenda****



Ordinary Council Meeting

8.3.3 – Policy for Ex-Gratia Payments

Policy Objectives

An ex gratia payment may occur in circumstances where there is no actual "legal liability or legal obligation" on the Shire of Peppermint Grove to make a payment.

Policy Scope

This policy will be used to maintain goodwill of the community for minor events that cause a sense of injustice or hardship.

Policy Statement

The Shire of Peppermint Grove will consider making an ex gratia payment to claimants if requested in writing and only after all other reasonable avenues of recourse have been exhausted. For example:

1. A third party considers they have suffered an injustice or hardship which has, in their view, occurred as a result of services or actions provided by the Shire of Peppermint Grove or its employees; and
2. The Shire considers it appropriate to make a small payment as a goodwill gesture in order to preserve good relationships with its community and/or such a payment is considered to be administratively expedient.

This policy does not apply to personal injury or professional indemnity claims.

In the case of claims for personal property damage up to \$ 500 (that arise as a result of any one occurrence) which are denied by the Shire 's insurer if, at the discretion of the Chief Executive Officer, the claim warrants resolution by an ex gratia payment, it shall be made without prejudice or admission of liability basis and upon the signing of a deed of release by the claimant.

The Shire of Peppermint Grove will stand by the decision of the Insurer in respect of any claims for personal property damage in excess of \$500 (that arise as a result of any one occurrence).



Ordinary Council Meeting

8.4.1 – Stirling Highway Footpath upgrade and Federal Grant





Ordinary Council Meeting

8.4.2 – Matters for Information and Noting

Matters for Information and Noting

Building Permits Issued August 2020

Application Number	Location	Work Type	Delegated Authority
BA2020/00026	11 Crossland Court	Steel Patio	Officer
BA2020/00025	42 Leake Street	Front Boundary Fence Repair	Officer
BA2020/00023	30R Leake Street	Garage	Officer
BA2020/00022	10 Keane Street	Swimming Pool	Officer

Planning Approvals Issued August 2020

Application Number	Location	Delegated Authority
DA2020/00009	31 Keane Street	Council
DA2020/00006	17A Venn Street	Council

Infringements August 2020

Date Issued	Parking Infringement Location	Value
25/08/2020	McNeil Street	\$45
Total Value		

Library Statistics August 2020

Library Statistics	August 2020	August 2019
Loans	17238	17662
New Borrowers	347	398

**WASTE, RECYCLING & PRODUCT
2019/2020**



TONNAGES

MONTH	YEAR	GREEN WASTE TONNAGES	WASTE TONNAGES	RECYCLING TONNAGES
JULY	2019	0.00	49.03	13.36
AUGUST	2019	0.00	39.68	12.71
SEPTEMBER	2019	0.00	40.67	12.52
OCTOBER	2019	0.00	45.64	14.24
NOVEMBER	2019	0.00	54.47	19.85
DECEMBER	2019	0.00	46.88	15.69
JANUARY	2020	0.00	53.19	14.34
FEBRUARY	2020	0.00	45.44	13.35
MARCH	2020	0.00	30.06	13.84
APRIL	2020	14.30	44.01	23.10
MAY	2020	18.50	37.85	15.05
JUNE	2020	18.90	35.63	14.03
ANNUAL TOTAL TONNAGES		51.70	522.55	182.08

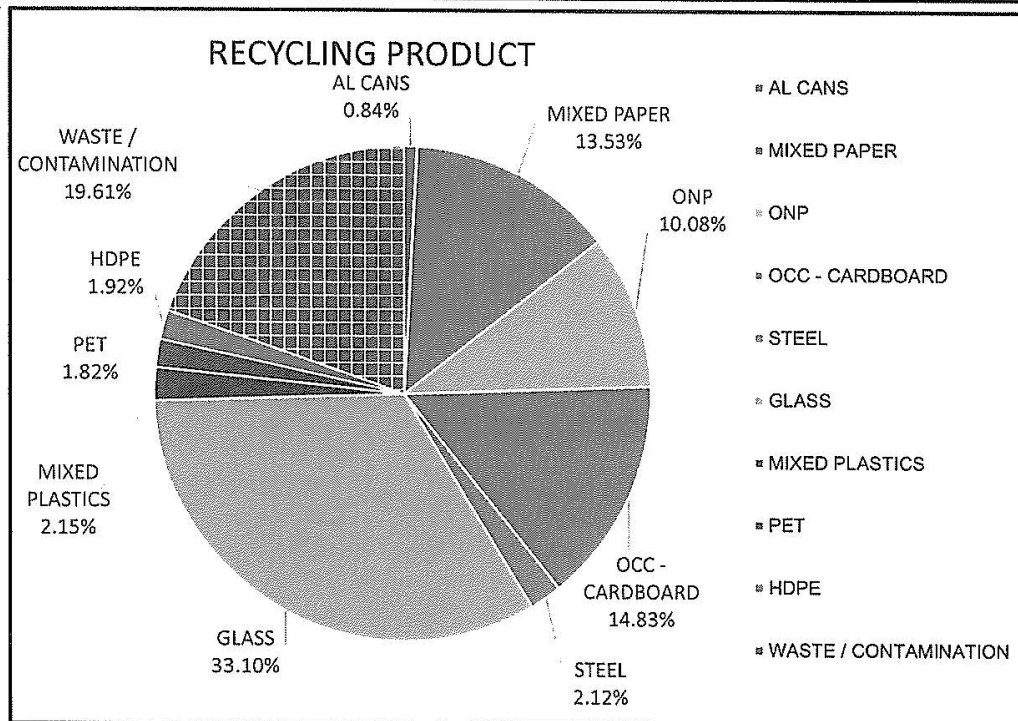
**RECYCLING PRECENTAGES FOR THE YEAR:
JULY 2019 - JUNE 2020 (Progressive)**

COMMODITY PRODUCTION	PRODUCT PERCENTAGE	PRODUCT TONNAGE
AL CANS	0.72	1.32
MIXED PAPER	15.29	27.83
ONP	10.86	19.77
OCC	17.07	31.08
STEEL	1.80	3.28
GLASS	30.99	56.43
MIXED PLASTICS	1.86	3.39
PET	1.82	3.32
HDPE	1.29	2.35
TOTAL RECOVERABLE	81.71	148.78
RESIDUAL WASTE	18.29	33.30
ANNUAL TOTAL PERCENTAGES	100.00	182.08

**RECYCLING TONNAGES AND
PRODUCT TONNAGES
JUNE 2020**



PRODUCT	PRODUCT Percentages	PRODUCT Tonnages
AL CANS	0.84	0.12
MIXED PAPER	13.53	1.90
ONP	10.08	1.41
OCC - CARDBOARD	14.83	2.08
STEEL	2.12	0.30
GLASS	33.10	4.64
MIXED PLASTICS	2.15	0.30
PET	1.82	0.26
HDPE	1.92	0.27
TOTAL RECOVERED	80.39	11.28
WASTE / CONTAMINATION	19.61	2.75
MONTHLY TOTAL	100.00	14.03



"Commercial in Confidence"