



City of Nedlands

Development Services Reports

Committee Consideration – 14 June 2011


Council Resolution – 28 June 2011

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D41.11	Reserve 33244 Monash Ave (QEII Medical Centre), Nedlands – Proposed New Children's Hospital
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Committee	14 June 2011
Council	28 June 2011

Applicant	Strategic Projects, Department of Treasury and Finance
Owner	QEII Medical Trust
Officer	Nick Bakker – Planning Officer
Director	Carlie Eldridge – Director Development Services
Director Signature	
File ref	MO1/R33244-09
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Purpose

The City received a letter from the City of Subiaco inviting Council to make comment on the proposed New Children's Hospital (NCH) on the QEII Medical Centre site.

Following the consultation period the City of Subiaco will make a recommendation to the Western Australian Planning Commission (WAPC) for their consideration. This report outlines the main issues associated with the proposal and recommends a number of comments to be forwarded to the City of Subiaco for their consideration.

Recommendation to Committee

Council:

1. Recommends to the City of Subiaco that the applicant provides the following additional information in order to satisfactory consider this development, before full recommendation is made to the WAPC:
 - a. details regarding the proposed increase in the number of staff, patients and visitors to the QEII site and the impacts on traffic and parking;
 - b. a construction Management Plan, including construction traffic, noise, waste management, storage and screening;

- c. an acoustic report which demonstrates the impact of development;
 - d. details of proposed landscaping showing how buffering and vegetation will reduce the visual impact on surrounding residential areas; and
 - e. a technical report on the impact on carparking and traffic at each stage, of construction and after completion, with clarification on how vehicles will enter the NCH carpark when approaching from the north and exiting to the south.
- 2. Recommend to the City of Subiaco that in the event that the proposal is determined without the additional information listed in 1. above, that the proposal is subject to the following conditions:
 - a. Additional multi-decked and/or basement parking is incorporated into any new buildings to provide further carparking on the site;
 - b. the proponent to prepare and implement a construction management plan for the NCH building in liaison with the City of Nedlands and City of Subiaco to the satisfaction of the WAPC to address, construction traffic, noise, waste management, storage and screening;
 - c. the materials and finishes to be used in the external elevations of the proposed development are to complement those of the surrounding buildings;
 - d. the proponent to prepare and implement a Traffic Management Plan for the NCH building in liaison with the City of Nedlands;
 - e. the proponent to prepare and implement a waste management plan for the NCH in liaison with the City of Nedlands and City of Subiaco to the satisfactory of the WAPC;
 - f. the proponent to prepare and implement a landscape management plan for the NCH site in liaison with the City of Nedlands and City of Subiaco to the satisfactory of the WAPC;
 - g. the light rail is funded and implemented prior to the construction of the NCH; and

- h. the proponent is to provide adequate travel smart facilities for cyclists and other non motorized transport, including bicycle storage and showering facilities.
- i. ensure all access to carparking is from Winthrop Avenue.

Strategic Plan

- KFA 3: Built Environment
- 3.4 Plan and develop the sustainable provision of community infrastructure and facilities with a focus on flexible and multiple uses.

Background

Property Address: Reserve 33244 Monash Avenue, Nedlands (QEII Medical Centre) (refer Locality Plan – attachment 1)

MRS Zoning: Public Purpose- Hospital

TPS2 Zoning: MRS Public Purpose- Hospital

Lot Area: 8000 m²

Key Relevant Previous Decisions:

Date	Action/Comments
June 2007	WAPC adopt the QEII Access and Structure Plan (Structure Plan).
November 2008	The Council recommends refusal for an application for a new pathology building located on the site as Council did not accept the Travel Plan and was concerned about the lack of parking on and around the site. Approved by WAPC.
July 2009	The Council recommends refusal for an application for the proposed Comprehensive Cancer Centre on the QEII site based on parking issues. Approved by WAPC.
April 2010	The Council recommended refusal for an application for the proposed new Western Australian Institute for Medical Research (WAIMR) and requested no further development approvals is issued until sufficient parking is provided on site and the objectives of the QEII Travel Plan have been affectively implemented. Approved by WAPC.

October 2010	WAPC approve the Master Plan document as a staging and implementation plan for the redevelopment.
December 2010	The Council recommended refusal for an application for the proposed new Central Plant Facility. Approved by WAPC.
February 2011	Council recommended refusal for an application for a proposed temporary at grade car park to compensate for the loss of the existing bays which were to be removed during the construction of the proposed multi-deck car park and new children's hospital. Approved by WAPC.
March 2011	The Council recommended refusal for a temporary Child Care centre off Verdun Street. Not yet determined by the WAPC.

Proposal Detail

The applicant has stated that the proposed NCH will be a centre that is child adolescent-focused and family-centred and is to be designed and constructed using current evidence based design practice for healthcare facilities.

The development proposal includes:

- The construction of the NCH building incorporating the relocated Telethon Institute Children's Health Research (TICHR) facility. This is to occupy a building of 4-7 levels with a total floor area of approximately 17000 m².
- The development of open space located between the proposed NCH and the proposed multi-deck car park on Winthrop Avenue. This open space is to be developed for use by the whole QEII campus.
- The relocation of the helipad from its current site south of the Central Energy Plant to the northern portion of the roof area of the NCH.
- An underground car park accommodating 300 car bays within the NCH building.
- Vehicular access points to the NCH from Hospital Avenue and Winthrop Avenue.
- Demolition of the Childcare Centre in Monash Avenue.

Key details

- The footprint of the NCH extends for 251 m along Winthrop Avenue, with a 10 m setback to Monash Avenue and 6 m setback from Winthrop Avenue. A nominal 6 m setback has been established from Hospital Avenue.
- The setback from Winthrop Avenue and Monash Avenue will be maintained as landscaping buffers.
- The NCH will be four (4) storeys for the southern portion on Monash Avenue and seven (7) storeys for the remainder of the building, with associated building heights of 23 m and 39 m respectively.
- Plant equipment storage on the roof will increase overall building heights to approximately 31 m and 47 m respectively.
- The existing helipad located on the southern side of the Central Plant is to be relocated to the roof of the NCH.
- The NCH will include a basement car park for 300 vehicles. These bays are included in the overall complement of the 6,350 car bays within the site, and will be for the use of staff, patients and visitors.
- Access to the basement car park is to be provided from Hospital Avenue south of Banksia Drive and possibly Winthrop Avenue through a left in left out access.

Consultation

The City of Nedlands did not advertise this application as the proposed NCH is located within the City of Subiaco. On 17 May 2011 the City of Subiaco as part of their public consultation, sent a letter to the City of Nedlands inviting Council to provide comment on the proposal.

Legislation

The QEII Medical Site is located on Metropolitan Regional Scheme (MRS) land and as such the City of Subiaco is required to only provide recommendations to the Western Australian Planning Commission who determine all development applications on the site.

Key Relevant Documents

February 2007 – QEII Medical Centre Access and Structure Plan

October 2010 – QEII Medical Centre – Master Plan

April 2011 – QEII Development Application – New Children's Hospital

Copies of the above documents along with a full copy of the plans for the proposed NCH have been included in the attachments of this report.

Discussion

General Amenity

Applicant's Comment

The proposed NCH will extend for 251 m along Winthrop Avenue, with a 10 m setback to Monash Avenue and a 6 m setback from Winthrop Avenue. A nominal 6 m setback has been established from Hospital Avenue.

The setback from Winthrop Avenue and Monash Avenue will be maintained as landscaped buffers in accordance with the adopted QEII Medical Centre Access and Structure Plan.

The height of the NCH will be four (4) storeys for the southern portion on Monash Avenue and seven (7) storeys for the remainder of the building, with associated building heights of approximately 23 m and 39 m respectively.

The existing helipad located on the southern side of the Central Plant is to be relocated to the roof of the NCH. The distance from nearby residential properties on Monash Avenue remains unchanged

Officer's Comment

The proposed building heights, setbacks and footprints are designed in accordance with the QEII MC Access and Structure Plan which is guided by the QEII Centre Master Plan. These documents were recently reviewed by the City and put before Council with a number of recommendations.

One of the recommendations was that opportunities should be explored for smaller footprints and taller buildings. This would provide opportunities for increased carparking, increased number of facilities in a reduced area and allowing potential for retention of remnant bushland and other open space.

It is also recommended that landscape plans are provided that incorporate areas identified in the Structure and Master Plan as landscape areas. This should also show how buffering and vegetation will reduce the visual impact on surrounding residential areas.

Councillors will be workshopping internally and following this with the hospital and key stakeholders, all issues and potential solutions in the following months.

Parking

Applicant's Comments

The QEII site is proposed to have approximately 5000 carpark spaces overall. Of the 5000 spaces, 3500 will be in the multi-deck carpark on the corner of Winthrop Avenue and Aberdare Road, approximately 300 in the basement carpark of the Children's Hospital and the remaining approximately 1200 spaces spread throughout the site. Approximately 1200 carpark bays of the 5000 will be made available for visitors.

The NCH is dependent upon the provision of adequate parking within the QEII site, the NCH building will accommodate only 300 of the total bays on site.

The QEII Trust has undertaken to improve the bus network, particularly the link to Perth via Mounts Bay Road, through funding the No.97 and No.79 buses. Negotiations are ongoing with the Public Transport Association (PTA) on the long term funding of these services and improved bus services in general to the site.

Officer's Comment

As the NCH is currently located off site the increase in the number of patients, staff and visitors is considered to have an increased impact in terms of parking and traffic congestion in the area. The size and function of the NCH will introduce a considerable amount of additional traffic/vehicle movement than is already associated with the Hospital.

The QEII Trust has endorsed a Travel Plan aimed at addressing a number of issues associated with the development of the QEII site. The Travel Plan outlines strategies and actions aimed at reducing car trips by enabling greater use of travel alternatives such as, public transport, cycling, walking, carpooling, and teleaccess.

Through their review of the QEII Master Plan, Council requested to the WAPC and the applicant that the opportunity for additional multi-deck carparking is explored for all new developments. This would allow for additional carparking to be provided and free up congestion in and around the site.

Traffic Volumes

The report does not fully address issues regarding traffic volumes, generation and traffic flow which have not been provided.

Officer's Comment

Traffic volumes in the surrounding streets are already at the higher end of the Main Road Western Australia (MRWA) hierarchy and traffic generated from the NCH is likely to have a greater impact on residential streets. An independent traffic analysis is required to demonstrate impacts around the site. Traffic count data should be utilised from both the City of Nedlands and Subiaco.

It is noted that the City of Subiaco has applied for black spot funding for an intersection treatment at Hospital Road and Aberdare Road in 2012/13. The City of Nedlands requires clarification on how vehicles will enter the NCH carpark when approaching from the north. The City of Nedlands also requires clarification on how vehicles will exit the NCH carpark when heading south. The new intersection proposed on Winthrop Avenue requires clarification on how it will function.

Traffic Management

Construction staging details and traffic management details of the NCH have not been provided in the applicant's report.

Officers comment

These details are necessary to clearly demonstrate how construction vehicles will be using the surrounding road network. Construction vehicles must refrain from using local access roads. Consultation details including traffic management plans need to be provided to be able to fully assess the impact of the development.

Lighting

The report has no mention of lighting.

Officers comment

There is no mention of lighting. Lighting should be provided in the site as well as at the new Winthrop Avenue entrance.

Paid Parking

The report proposes the introduction of paid parking.

Officers comment

The City of Nedlands is concerned that paid parking in the NCH will result in adverse parking and traffic conditions for the residents an streets of the City of Nedlands. Existing parking situation in Hollywood is already strained and the impact caused by the new car parking facility could put additional pressure in the area. Parking costs will need to be determined such that visitors are not force to park outside the site.

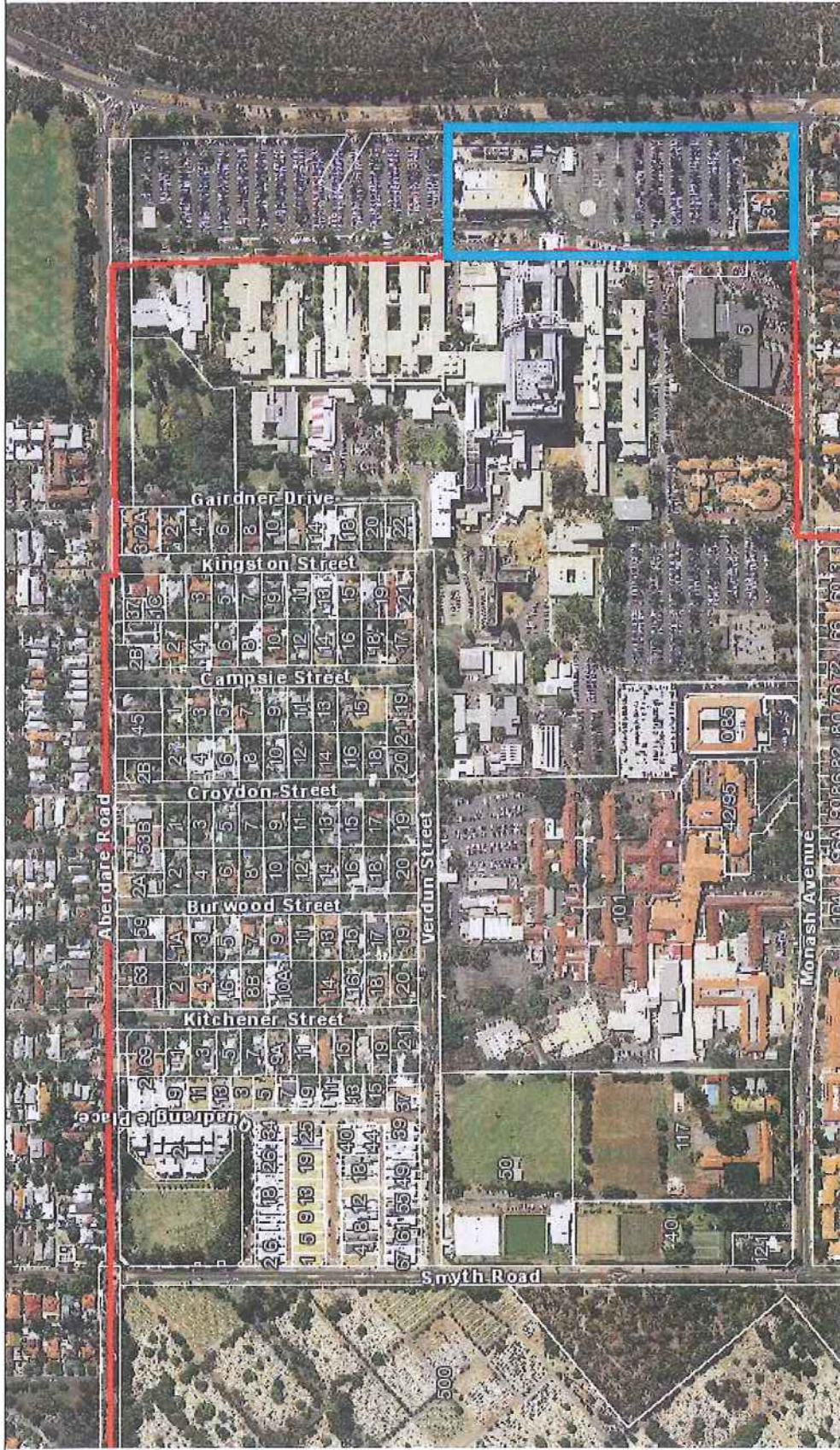
Conclusion

The location of the NCH has been set by the QEII MC Structure and Master Plans. The main considerations are the impact of the road network, in terms of traffic and parking and the amenity of the surrounding environment. Insufficient information has been provided to fully assess the application; however it is expected that the carparking will adversely impact on the surrounding road network and therefore it is recommended additional carparking is incorporated into the development of the NCH. This could be done by increasing the height of the new buildings.

Conditions requiring construction management plans and landscaping plans are also recommended to ensure the impact of the development on the surrounding neighbours is minimised.

Attachments

1. Locality Plan
2. Copy of the Applicant's Report Outlining the proposed NCH



City of Nedlands

The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

QEII Site



Tuesday, 31 May 2011

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D41.11 – Attachment 1 Locality Plan



Government of **Western Australia**
Department of **Treasury and Finance**
Strategic Projects

**QE II MEDICAL CENTRE
DEVELOPMENT APPLICATION
NEW CHILDREN'S HOSPITAL**

April 2011

D41.11 – Attachment 2
Copy of the Applicant's Report
Outlining the proposed NCH

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List of Attachments:

- A QE II Site Aerial Photo
- B Certificate of Title
- C QE II Medical Centre Access and Structure Plan
- D QEII Medical Centre Masterplan
- E Concept Design Drawings

1. INTRODUCTION

The application proposes the construction of the New Children's Hospital within the QE II Medical Centre site to replace the current Princess Margaret Hospital and the Telethon Institute of Child Health Research (TICHR) facility located on Roberts Road, Subiaco. The proposed New Children's Hospital is to be located in the south-eastern portion of the QEII MC site, between Winthrop Avenue and Hospital Avenue. **(Attachment A – QE II Site Plan)**

The New Children's Hospital proposal forms part of the overall redevelopment of the QE II site in accordance with the State Government's plan for major health reform in Western Australia. The proposed new multi-decked car park and the Central Energy Plant are associated projects to be developed in the early stages of the redevelopment of the QE II site.

The Development Application for the New Children's Hospital has been lodged to facilitate the relocation of the Princess Margaret Hospital (PMH) and the TICHR facility to the QEII MC site. The existing configuration of buildings and engineering systems at PMH prohibits the full implementation of contemporary models of care at PMH. The proposed New Children's Hospital will provide a purpose-built, innovative, well-designed facility that will support contemporary models of care and generate long-term efficiency gains. Modifying the existing PMH was determined to be not viable if the optimum level of service is to be achieved for child medical services in WA.

The Project Definition Plan for the New Children's Hospital has been completed and was approved by Cabinet in April 2011. This endorses the project scope, budget and time frame, with the tender process commencing in May 2011, with construction scheduled to commence in January 2012 and to be completed by July 2015.

To date, Development Applications have been lodged for both the Central Energy Plant and the proposed multi-decked car park, with the Central Energy Plant Development Application being approved by the WAPC in December 2010 and the multi-decked car park Development Application yet to be determined by the WAPC.

The proposed development is located within Lot 9075 on Crown Title 3121/246 and Lot 501 Monash Avenue. The QE II site is an 'A' Class Reserve (No. 33244) for the purpose of a medical centre **(Attachment B – Certificates of Title)**. Development, control and management of this reserve is vested in the QEII Medical Centre Trust under Section 13(1) of the Queen Elizabeth II Medical Centre Act 1966.

The subject land is reserved "Public Purpose– Hospital" under the Metropolitan Region Scheme (MRS). The proposal is wholly located within the City of Subiaco within the City of Subiaco Town Planning Scheme No. 8 reflecting the MRS reservation. The proposed development is not considered to be "permitted development" under Clause 16 of the MRS and consequently,

development approval from the Western Australian Planning Commission is required.

2. BACKGROUND

2.1 "Reid Report"

The New Children's Hospital is to be developed in the context of the overall redevelopment of the QE II site in accordance with the 2004 report, "*A Healthy Future for Western Australians*", also known as the "Reid Report". This sets out a plan for major health reform and recommends a fundamental reconfiguration of the Western Australian health system over the next 10-15 years. This included the relocation to the QE II site of the Princess Margaret Hospital and the King Edward Hospital for Women, and construction of ancillary facilities and services.

2.2 Queen Elizabeth II Medical Centre Access and Structure Plan

In progressing the redevelopment of the QE II site consistent with the recommendations of the Reid Report, agreement was reached between the Department of Health (DoH) and the WAPC in 2004 of the need for a comprehensive framework to guide the future redevelopment of the site. This was to be in the form of a structure plan incorporating a parking management and access plan which would be used to assess the implications of future development. (**Attachment C- QE II MC Access and Structure Plan**)

The QE II Medical Centre Access and Structure Plan (the Structure Plan) does not allocate specific land uses to particular parts of the site but does identify three precincts: *Core Health Precinct* and *Perimeter Development Precincts A and B*.

The proposed New Children's Hospital is located predominantly within the *Core Health Care Precinct* which establishes:

- buildings to 7 storey maximum height;
- landscape set-backs;
- secondary access point to QEII MC; and,
- short-stay and long stay parking.

That portion of the New Children's Hospital which will accommodate the Telethon Institute for Child Health Research is located within the *Perimeter Development Precinct A* which establishes:

- building to 4 storey maximum height;
- landscape setback

In 2007, the WAPC adopted the Structure Plan, subject to a number of conditions which related primarily to staging, access and parking. These matters are addressed in a 2010 Progress Report to the WAPC, outlined below.

2.3 QEII Medical Centre Master Plan

The Master Plan for the QEII Medical Centre Site was prepared for the QE II Trust to progress the adopted QE II Access and Structure Plan through providing a planning and design framework for the long term redevelopment of the QE II site.

The New Children's Hospital is identified within the Masterplan at the proposed site on the eastern side of the QE II campus, with an access road identified between the New Children's Hospital and the TICHR facility. A full intersection at this location is not feasible and therefore this access road is not to be incorporated into the New Children's Hospital design. The proposed New Children's Hospital building will now incorporate the TICHR facility into a single building, with operational function demarcated internally.

The Master Plan has been used by the QE II Trust and the North Metropolitan Health Areas Service to progress the Stage 1 redevelopment of the site which includes the proposed New Children's Hospital, Central Plant relocation and development of the proposed multi-deck car park. (**Attachment D – QE II Medical Centre Masterplan**).

2.4 WAPC RESOLUTION (2010)

A Progress Report was presented to the WAPC in 2010 to provide an update on the redevelopment of the QE II site, and to address outstanding staging, parking and access matters raised in the WAPC 2007 resolution. The matters addressed in the Progress report are summarised as:

- **Staging and implementation**

The State's objective of opening the New Children's Hospital in 2015 is the driver for the staging and development of a number of inter-dependent projects included in Stage 1 of the Masterplan.

Completion of the new Central Energy Plant by late 2012 is a pre-requisite to the demolition of the existing central plant and the subsequent construction of the New Children's Hospital on the vacated site. In parallel with the Central Plant construction will be the construction of the multi-decked car park on Winthrop Avenue scheduled to commence in 2011 which is required to be completed prior to completion of the New Children's Hospital.

- **Number of car bays**

The WAPC resolved in 2007 that the number of staff car bays on the QE II site to be “capped” at 4,400 staff bays and 1,750 visitor and patient bays and to be staged in accordance with the release of beds associated with the site expansion.

The WAPC, in its 2010 resolution, supported 5,000 parking bays on site and advised that the early release of such bays needs to be assessed through appropriate traffic impact analysis to accompany the Development Application for the multi-decked car park.

The Development Application for the proposed multi-decked car park further refined these matters which included the proposed number and allocation of parking bays within the QEII site and the intersection from Winthrop Avenue.

Although the development of the New Children’s Hospital is dependent upon the provision of adequate parking within the QEII site, the New Children’s Hospital building itself will accommodate only 300 of the total complement of parking bays on the QEII campus.

- **Public Transport**

The need to reduce the reliance on private vehicles through improvements to public transport service to the QE II site was a major consideration of the WAPC. The QEII Trust has undertaken to improve the bus network, particularly the link to Perth via Mounts Bay Road, through funding the No. 97 and No. 79 buses. Negotiations are on-going with the PTA on the long term funding of these services and improved bus services in general to the site.

In addition, the Department of Health has developed and implemented the *QE II Travel Plan* and the *Metropolitan Access and Parking Policy* which aim to reduce private vehicle usage and encourage travel by public transport.

- **Development Application Process**

Construction of Stage 1 facilities including the Central Plant, the multi-decked car park, and the New Children’s Hospital may be undertaken using a variety of procurement process including a BOOT (Build-Own-Operate-Transfer) and Public-Private-Partnership.

The WAPC was requested to support a process which allows for Development Approval to be obtained based on a concept of the proposal during the procurement negotiation process rather than upon completion of the negotiations. The State will provide the proponent with a brief for the proposal, with final detailed design drawings to be used to seek clearances of any Development Approval conditions.

The WAPC supported this approach which allows the target construction dates to be attained but still provides a mechanism for controlling the final

built form.

3. PROPOSAL

The proposed New Children's Hospital is to be designed to meet future models of care with the flexibility to change over time as operational and service delivery models change.

The NCH will provide a centre of excellence that is child and adolescent-focussed and family-centred and will be designed and constructed using current evidence based design practice for healthcare facilities.

Included within the development proposal is:

- The construction of the NCH building incorporating the relocated TICHR facility. This is to occupy a building of 4-7 levels with a total estimated floor area of approximately 170,000m²;
- The development of the open space located between the proposed NCH and the proposed multi-deck car park on Winthrop Avenue. This Open Space is to be developed for use by the whole QEII campus and not exclusively for the NCH;
- The relocation of the helipad from its current site south of the Central Energy Plant to the northern portion of the roof area of the NCH;
- An underground car park accommodating 300 car bays within the NCH building;
- Vehicular access points to the NCH from Hospital Avenue and Winthrop Avenue; and,
- Demolition of the Childcare Centre on Monash Avenue formerly owned by the University of Western Australia.

The main components of the Development Application are identified in the attached Concept designs and described below: **(Attachment E – NCH Concept Design)**:

3.1 New Children's Hospital

The "WA Health Clinical Services Framework 2010-2010" , identified that although an increase in overall capacity from the existing PMH was not required for future planning purposes for the proposed NCH, the service profile will change to one of increased acuity and high-end complex care. This will require additional operating theatres, high dependency beds and isolation facilities at the NCH, with less reliance on hospital beds and more services delivered as day-care or outpatient.

• Function and Design

The main services to be provided at NCH include:

- Tertiary, and quaternary paediatric services including medical,

surgical and psychological ;

- Provision of secondary services for the local community ;
- Paediatric Intensive Care Unit for WA (sole unit in WA);
- Neo-Natal Intensive Care Unit;
- Provision of Major Trauma Service for children in WA;
- Specialised paediatric allied health services;
- Paediatric pathology services;
- Paediatric pharmacy services;
- Hospital school services and play services;
- Diagnostic medical imaging facilities;
- An Integrated Research and Education Facility;
- Appropriate family facilities;
- recreational facilities to suit children and adolescents;

The form and scale of the NCH, including the facade treatments, will be dictated by its internal function as described above and will provide opportunities for future integration with any new Women's Hospital facility located within QEII. The design will incorporate the objectives of "evidence based design", whereby patients, parents, carers and staff are to be provided with a range of features that enhance the healing process including:

- single patient rooms with parent sleeping space provided;
- access for patients and staff to outdoor recreational areas;
- attractive outlook from patient's rooms towards gardens or greenspaces;
- access to natural light ; and,
- efficient and effective movement throughout the facility with quality wayfinding.

As such, the final design of the NCH is to incorporate these requirements which will include articulation of the facades of the NCH, particularly the eastern facade along Winthrop Avenue, which will also have the impact of reducing the bulk of the building.

• Building Envelope

The footprint of the NCH, incorporating the TICHR, facility extends for 251 metres along Winthrop Avenue, with a 10 metre setback to Monash Avenue and a 6metre setback from Winthrop Avenue. A nominal 6 metre setback has been established from Hospital Avenue.

The setback from Winthrop Avenue and Monash Avenue will be maintained as landscaped buffers in accordance with the adopted QEII Medical Centre Access and Structure Plan, with retention of existing native trees around the perimeter of the site. There is nil setback from the proposed Open Space.

The setback from Hospital Avenue has been determined to be sufficient to allow Hospital Avenue to continue to function as the main traffic corridor through the QEII site. Any future light rail route along Hospital Avenue in accordance with the QEII Access and Structure Plan can be accommodated within the Hospital Avenue corridor. The need for such an arrangement arises from the concentration of activity anticipated between the Accident and Emergency Department of Sir Charles Gairdner Hospital and the proposed New Children's Hospital where emergency activities may be concentrated due to proximity to the raised helipad.

Discussions have been held with the Department of Transport where in-principle agreement has been reached on a portion of the Hospital Avenue corridor adjacent to the NCH being utilised as a shared-use corridor for both light rail and other traffic.

The height of the NCH has been established in accordance with the QEII Medical Access and Structure Plan at 4 storeys for the southern portion on Monash Avenue and 7 storeys for the remainder of the building, with associated building heights of approximately 23m and 39m respectively. The final height of the individual building floors is yet to be determined and will be subject to the medical function allocated to each floor. Notwithstanding, there will be no impact on the overall building height.

•Plant Equipment

Plant equipment located on the roof will increase overall building heights to approximately 31m and 47 m respectively. The plant equipment includes lift shafts and ventilation/exhaust vents. All emissions from the New Children's Hospital will be in accordance with the Environment Protection Act and the Western Australian Hospital Engineering Standards, with appropriate modelling to be undertaken at the design stage of the building process to ensure these standards are achieved.

The visual impact of the plant equipment from the residential properties on Monash Avenue has been determined to be negligible with the plant equipment not identified in the line of sight from the residential properties.

•Helipad

The existing helipad located on the southern side of the Central Energy Plant between Hospital Avenue and Winthrop Avenue is to be relocated to the roof of the NCH. The distance from nearby residential properties on Monash Avenue remains unchanged.

The location of the helipad has been determined through a site selection study undertaken by Aurora Projects for the QEII site and confirmed by Forte Airport Management in their report, "*Elevated Functional Brief for Sir Charles Gairdner Hospital*". The report advises that an elevated helipad on the NCH building presents the most desirable location for reasons of minimising patient transfer times to the emergency departments and the ability to preserve obstacle clear approach and departure paths for the helicopter.

•**Parking and Access**

The NCH will include a basement car park for 300 vehicles. These bays are included in the overall complement of the 5,350 car bays within the QEII site and may be used by both staff and patient/visitors.

Access to the basement car park is to be provided from Hospital Avenue south of Banksia Drive and possibly Winthrop Avenue through a left-in, left-out access. SKM has advised that the access from Winthrop Avenue is to be located a minimum of 170m from the mid-point of Monash Avenue and may occupy a length of 85m before any impact on the proposed multi-deck car park access from Winthrop Avenue.

Further consultation with the City of Subiaco and Main Roads WA will be required to progress such an access prior to construction. Design details as well as confirmation of the users eg staff/visitors or emergency vehicles only will be provided.

•**Development Approval Process**

In accordance with the WAPC consideration of the 2010 Progress Report on the redevelopment of the QE II site, a concept design is to form the basis of the Development Application for the New Children's Hospital and associated works. The concept design effectively outlines the footprint, height, scale, bulk and function of the proposed building.

The concept design for the New Children's Hospital has been prepared by an independent architect based upon the technical specifications nominated by the State's consultants. The design brief to be provided to the proponent incorporates all of the technical functional requirements for the New Children's Hospital as well as the planning requirements of the QE II Access and Structure Plan and the QE II Masterplan. It is from this brief that the proponent must prepare the detailed building design, the basis for the construction of the New Children's Hospital.

With construction of the New Children's Hospital due to commence in January 2012, this process allows the Development Application to be lodged, advertised and determined during the procurement process. This parallel process allows target construction dates to be attained and dependent projects to proceed as scheduled.

3.2 Open Space

In accordance with the QEII Medical Centre Masterplan, an area of open space is to be developed between the northern boundary of the proposed New Children's Hospital and the southern boundary of the proposed multi-deck car park and is included within the Development Application for the New Children's Hospital.

This open space is approximately 3,500m² and is to be developed as a recreational resource for the QEII campus, inclusive of the New Children's Hospital, and will combine both hard and soft landscaping in accordance with the QEII Urban Design Guidelines.

It is anticipated that a condition of Development Approval will include the preparation and implementation of a landscape management plan for the New Children's Hospital and the proposed Open Space.

3.3. UWA Childcare

The site of the existing UWA Childcare Centre on Monash Avenue has been purchased by the Department of Health as it is located within the proposed footprint of the New Children's Hospital. Demolition of the Childcare Centre is included with the Development Application for the New Children's Hospital.

Arrangements have been made for UWA to lease the building from the Department of Health until such time as site works on the New Children's Hospital necessitates the demolition of the building. UWA has made arrangements for an alternative childcare facility.

4. CONCLUSION

The proposed redevelopment of the QE II Medical Centre site to achieve the State's healthcare objectives, including the opening of the New Children's Hospital, will necessitate significant redevelopment of the QE II site.

The development of the New Children's Hospital is to be undertaken generally in accordance with the adopted QE II MC Access and Structure Plan which has been further informed through the development of the QE II MC Masterplan.

The Concept design acknowledges the visually dominant location of the site from Winthrop Avenue and Monash Avenue and establishes design criteria to ensure the final design and construction enhance its role as a major landmark and significant part of the QEII MC site.

The facility will not generate significant parking and the loss of bays associated with its construction will be temporary only, with the proposed multi-decked car park absorbing the majority of site demand.

The proposed New Children's Hospital is a use which is consistent with the purpose of the "Public-Purpose-Hospital" reservation. The proposed facility is consistent with the orderly and proper planning of the locality and is located in a functional manner for its purpose. It is further considered that the proposal will not have an adverse impact on the amenity of the locality.

Development Approval for the New Children's Hospital facility is crucial in achieving scheduled dates for the consolidation of medical services at the QEII Medical Centre.

ATTACHMENT A
SITE PLAN

ATTACHMENT B
CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER	
9075/DP213389	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

RECORD OF QUALIFIED CERTIFICATE OF CROWN LAND TITLE

VOLUME LR3138 FOLIO 601

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the Interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

B. Roberts



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 9075 ON DEPOSITED PLAN 213389

STATUS ORDER AND PRIMARY INTEREST HOLDER: (FIRST SCHEDULE)

STATUS ORDER/INTEREST: RESERVE VESTED UNDER STATUTE

PRIMARY INTEREST HOLDER: THE QUEEN ELIZABETH II MEDICAL CENTRE TRUST
(XE H625607) REGISTERED 18 DECEMBER 2000

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

1. PART CLASS A RESERVE 33244 FOR THE PURPOSE OF MEDICAL CENTRE
2. G121037 CAVEAT BY OPTUS MOBILE PTY LTD AS TO PORTION ONLY. LODGED 8.3.1996.
3. H625607 VESTED. DEVELOPMENT, CONTROL AND MANAGEMENT PURSUANT TO SECTION 13(1) QUEEN ELIZABETH II MEDICAL CENTRE ACT 1966. REGISTERED 18.12.2000.
4. H650489 LEASE TO OPTUS MOBILE PTY LTD OF LEVEL 29, OPTUS CENTRE, 101 MILLER STREET, NORTH SYDNEY, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 22.1.2001.
5. H744244 LEASE TO LUCENT TECHNOLOGIES AUSTRALIA PTY LTD OF LEVEL 4, 6-10 TALAVERA ROAD, NORTH RYDE, NEW SOUTH WALES EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 10.5.2001.
- 1259514 TRANSFER OF LEASE H744244 , LESSEE NOW HUTCHISON 3G AUSTRALIA PTY LTD OF LEVEL 3, 504 PACIFIC HIGHWAY, ST LEONARDS, NEW SOUTH WALES REGISTERED 9.10.2002.
6. I719902 LEASE TO LIONS EYE INSTITUTE OF WESTERN AUSTRALIA INC OF 2ND FLOOR, A BLOCK, QUEEN ELIZABETH MEDICAL CENTRE, VERDUN STREET, NEDLANDS EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 5.12.2003.
7. I776899 LEASE TO LOTTERIES COMMISSION OF 74 WALTERS DRIVE, OSBORNE PARK EXPIRES: SEE LEASE. AS TO PORTION ONLY. REGISTERED 2.2.2004.
- 1776921 TRANSFER OF LEASE I776899 , LESSEE NOW CYSTIC FIBROSIS ASSOCIATION OF WESTERN AUSTRALIA OF SUITE C, THE NICHE, 11 ABERDARE ROAD, NEDLANDS, INDEPENDENT LIVING CENTRE OF WESTERN AUSTRALIA INC OF SUITE A, THE NICHE, 11 ABERDARE ROAD, NEDLANDS, NEUROLOGICAL COUNCIL OF

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE
QUALIFIED

REGISTER NUMBER: 9075/DP213389

VOLUME/FOLIO: LR3138-601

PAGE 2

WESTERN AUSTRALIA INC OF SUITE B, THE NICHE, 11 ABERDARE ROAD,
NEDLANDS REGISTERED 2.2.2004.

8. I776922 CAVEAT BY LOTTERIES COMMISSION AS TO PORTION ONLY. LODGED 2.2.2004.
9. J673576 CAVEAT BY 3GIS PTY LTD AS TO PORTION ONLY LODGED 24.3.2006.
10. K027439 CAVEAT BY VODAFONE NETWORK PTY LTD AS TO PORTION ONLY LODGED 18.12.2006.
11. K842816 LEASE TO THE WESTERN AUSTRALIAN INSTITUTE FOR MEDICAL RESEARCH INC OF 50
MURRAY STREET, PERTH EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED
3.2.2009.

L461266 MORTGAGE OF LEASE K842816 TO STATE OF WESTERN AUSTRALIA
REGISTERED 25.10.2010.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
(2) Lot as described in the land description may be a lot or location.
(3) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND 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: DP213389 [SHEET 1].
PREVIOUS TITLE: LR3121-686.
PROPERTY STREET ADDRESS: 2 VERDUN ST, NEDLANDS.
LOCAL GOVERNMENT AREA: CITY OF NEDLANDS, CITY OF SUBIACO.
RESPONSIBLE AGENCY: HEALTH DEPARTMENT OF WESTERN AUSTRALIA.

NOTE 1: J797215 CORRESPONDENCE FILE 00292-1969-02RO

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER	
501/DP67551	
Duplicate Edition	DATE DUPLICATE ISSUED
1	4/11/2010

VOLUME
2754FOLIO
888

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.

R Roberts

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 501 ON DEPOSITED PLAN 67551

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MINISTER FOR HEALTH OF 189 ROYAL STREET, EAST PERTH

(T L608547) REGISTERED 20 APRIL 2011

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:

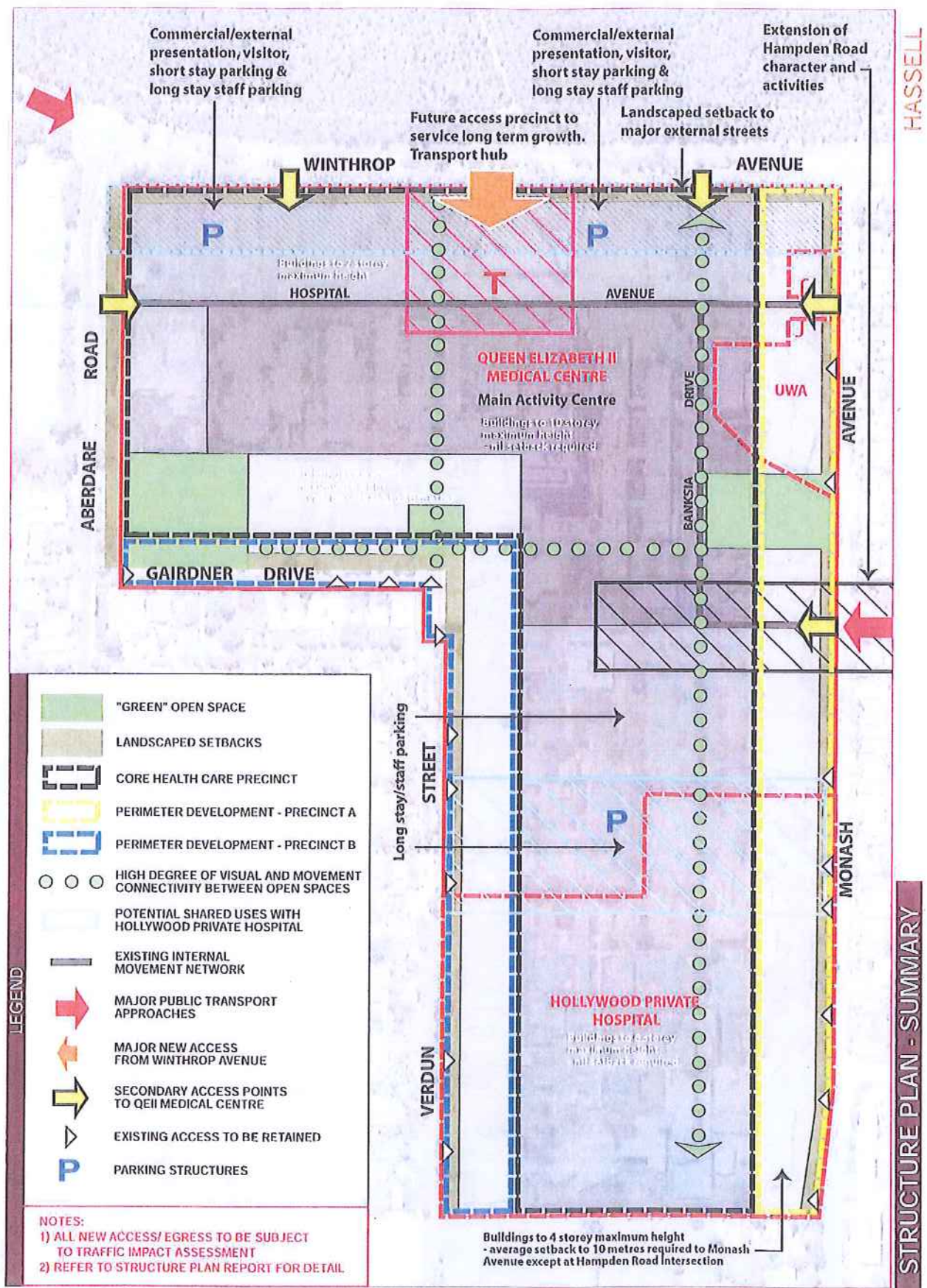
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP67551 [SHEET 1].
PREVIOUS TITLE: 1805-481.
PROPERTY STREET ADDRESS: 3 MONASH AV, NEDLANDS.
LOCAL GOVERNMENT AREA: CITY OF SUBIACO.
RESPONSIBLE AGENCY: HEALTH DEPARTMENT OF WESTERN AUSTRALIA.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
L608547

ATTACHMENT C

QE II MEDICAL CENTRE ACCESS AND STRUCTURE PLAN



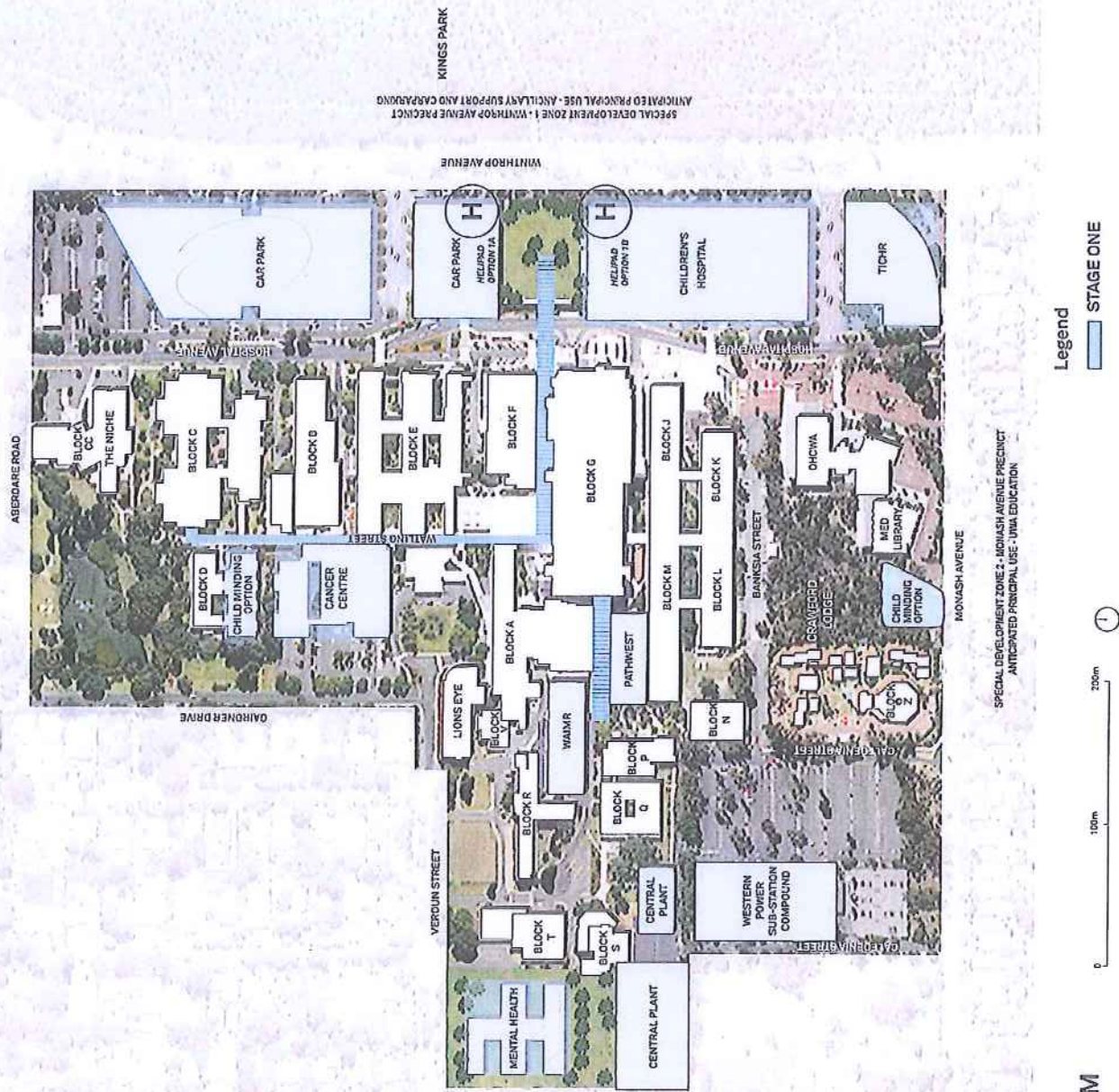
QE II MEDICAL CENTRE STRUCTURE PLAN
STRUCTURE PLAN - SUMMARY



0 50m 100m 200m

SCALE @ A1
PPAD232
11/12/01/201 Report/Sum_STP_V2.d
1:3000
1st FEBRUARY 2007

ATTACHMENT D
QE II MEDICAL CENTRE MASTER PLAN

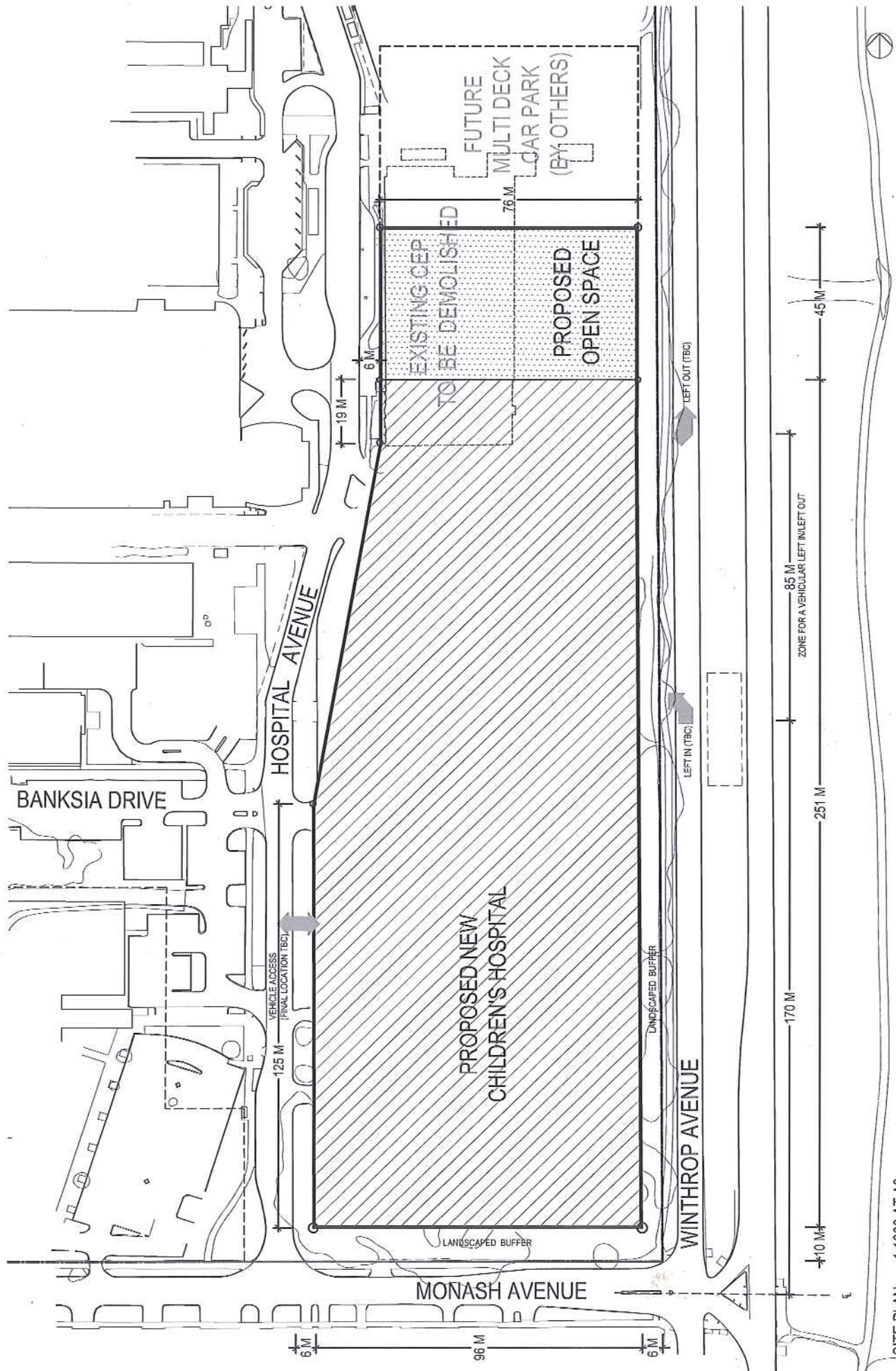


QEI MEDICAL CENTRE_

HEALTH SERVICES REDEVELOPMENT: STAGING DIAGRAM

14.6.2010

ATTACHMENT E
CONCEPT DRAWINGS

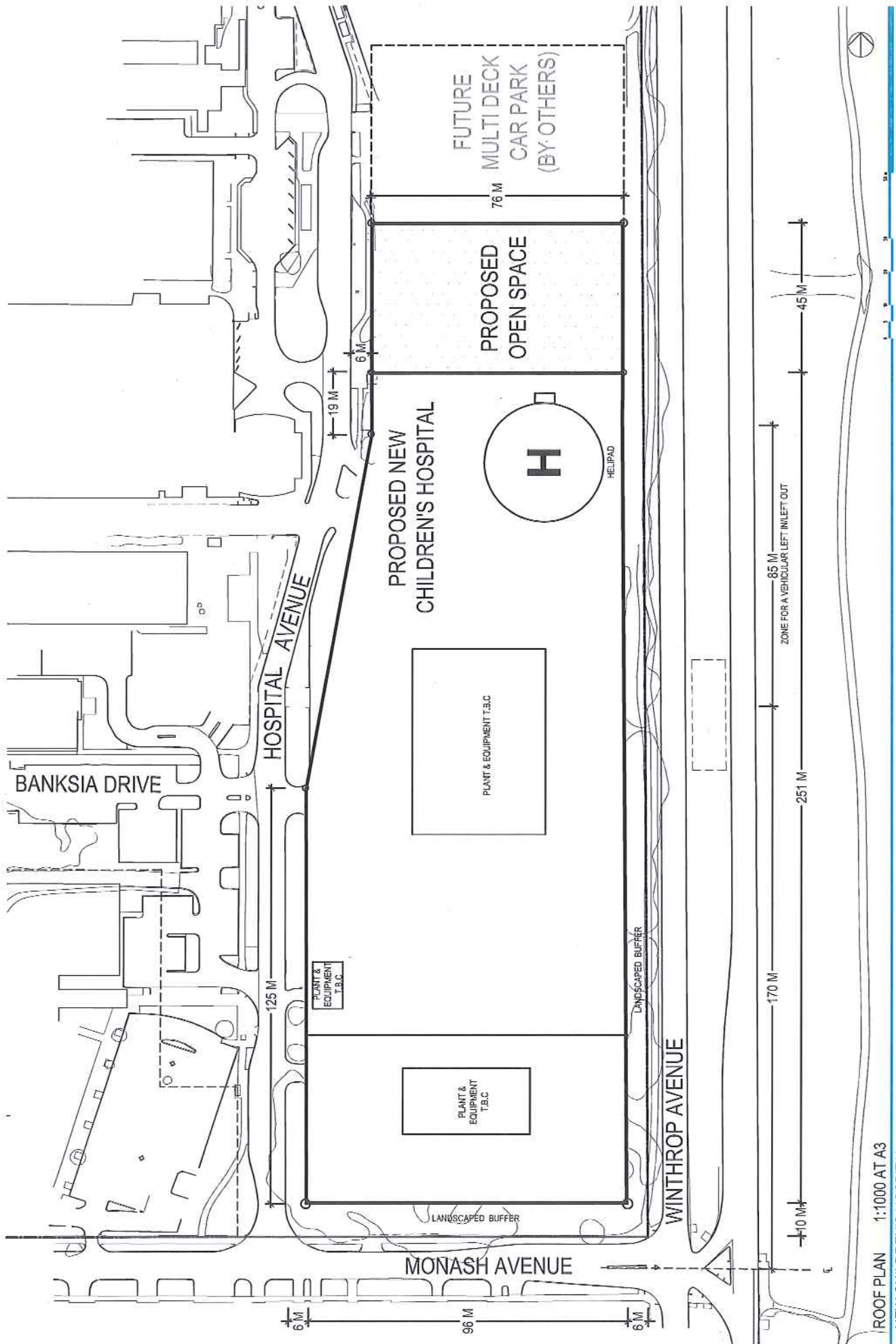


SITE PLAN 1:1000 AT A3
NEW CHILDREN'S HOSPITAL
SUBIACO, WA

PRELIMINARY CONCEPT ONLY

Date 18 APR 11

Copyright Dwg No NCH001-01



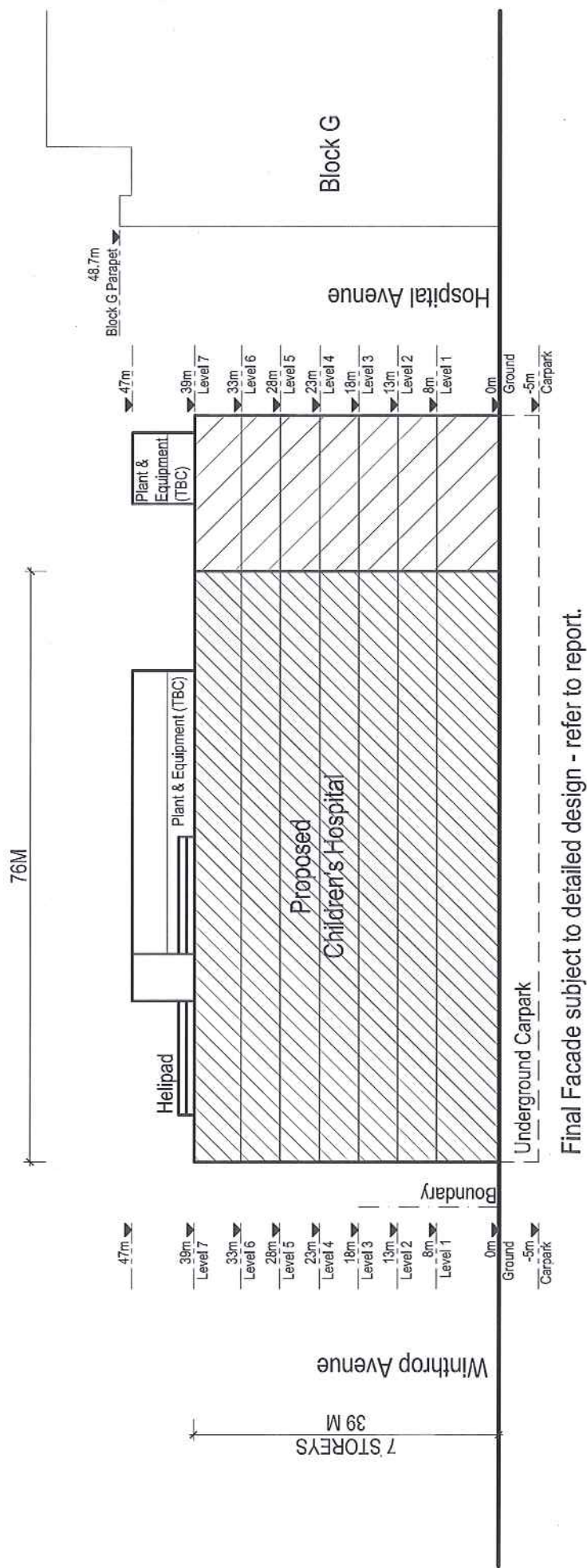
ROOF PLAN 1:1000 AT A3
NEW CHILDREN'S HOSPITAL
SUBIACO, WA

© Copyright Dwg No 6942NCH-009-01

Date 18 APR 11

PRELIMINARY CONCEPT ONLY

S2F



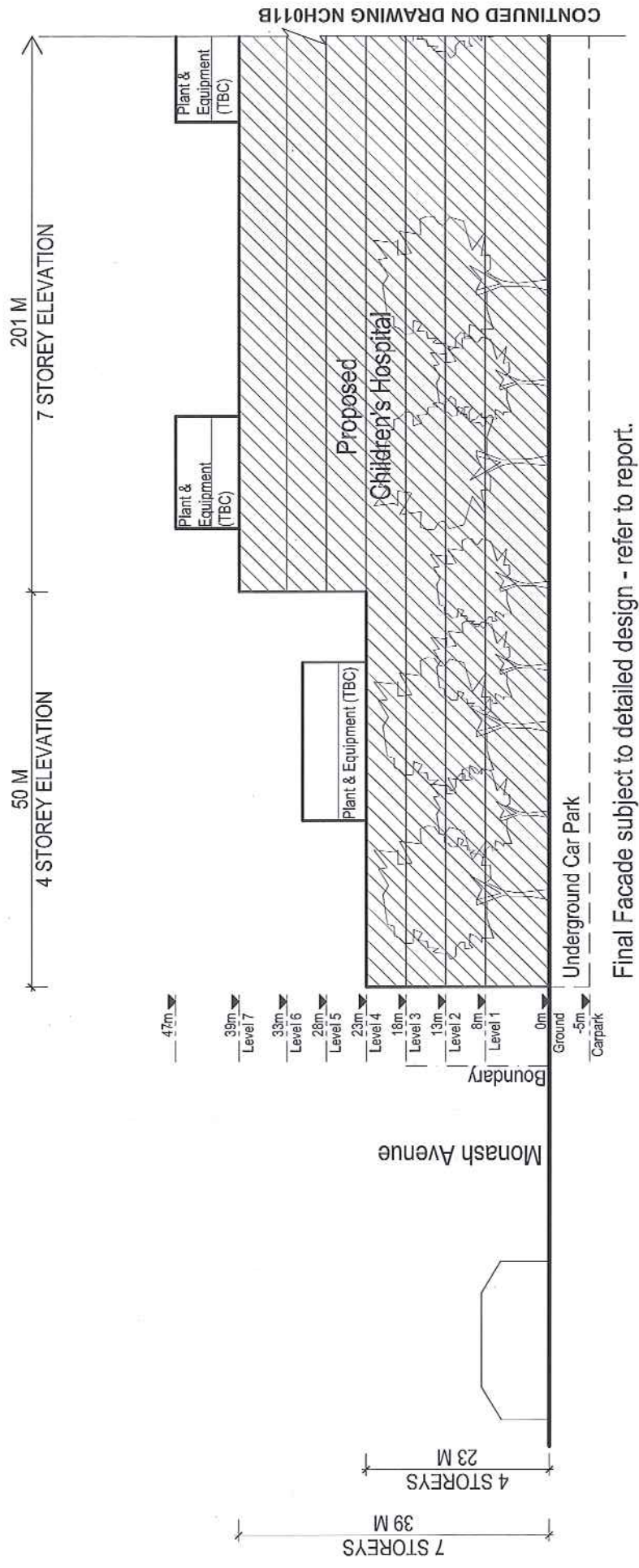
NORTHERN ELEVATION (VIEW FROM OPEN SPACE AND MULTI DECK CAR PARK) 1:500 @ A3

NEW CHILDREN'S HOSPITAL
SUBIACO, WA

© Copyright Dwg No NCH010-01 Date 18 APR 11

PRELIMINARY CONCEPT ONLY





Final Facade subject to detailed design - refer to report.

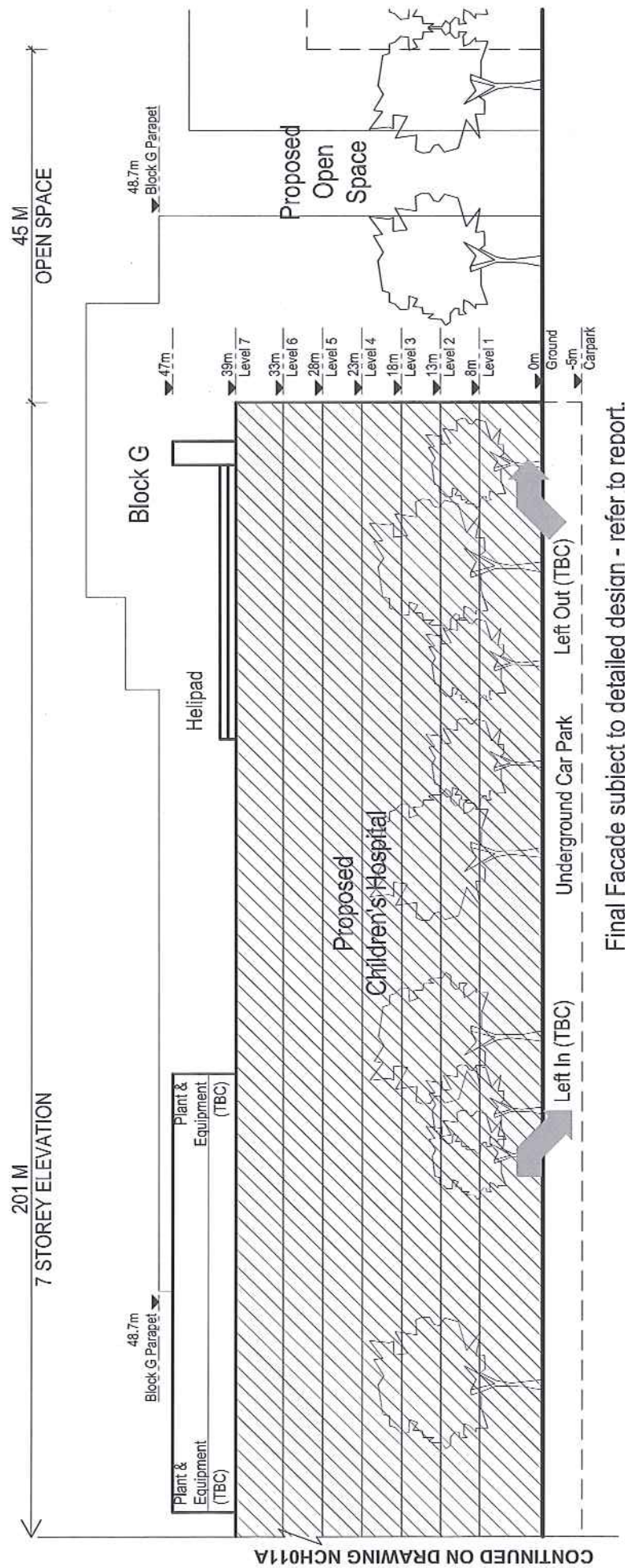
EASTERN ELEVATION (VIEW FROM WINTHROP AVENUE) 1:500 @ A3

NEW CHILDREN'S HOSPITAL
SUBIACO, WA

© Copyright Dwg No NCH011A-01 Date 18 APR 11

PRELIMINARY CONCEPT ONLY



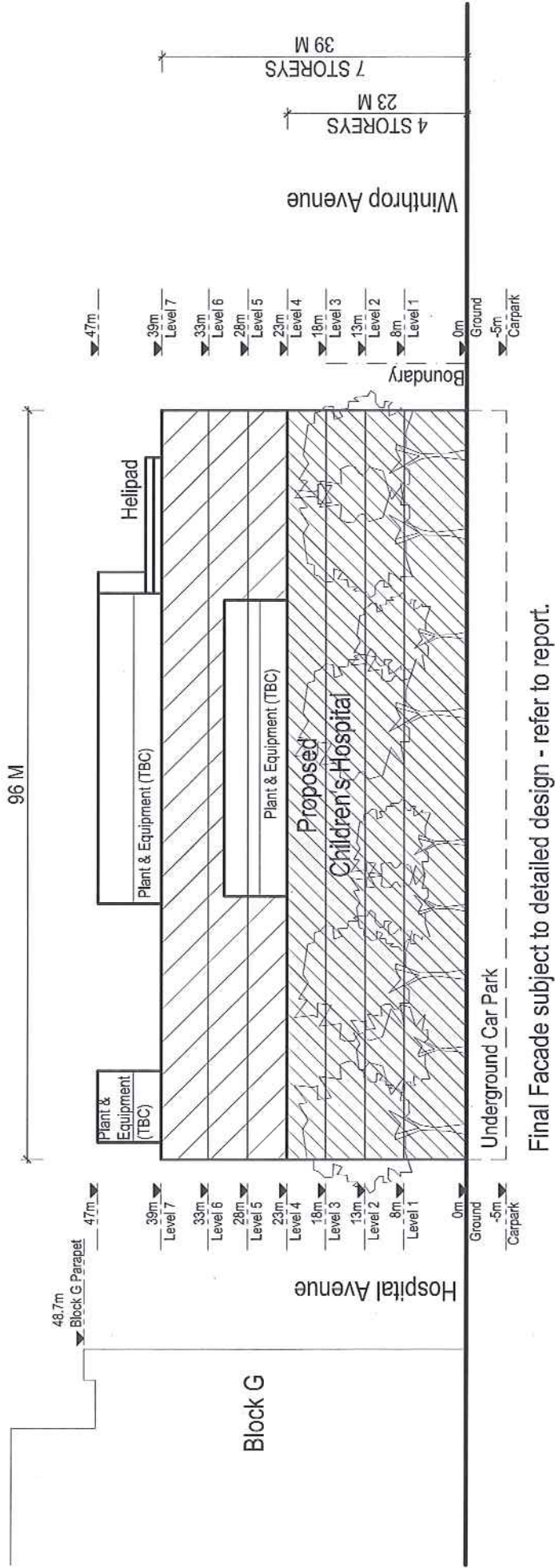


EASTERN ELEVATION (VIEW FROM WINTHROP AVENUE) 1:500 @ A3

NEW CHILDREN'S HOSPITAL
SUBIACO, WA

© Copyright Dwg No NCH011B-01 Date 18 APR 11

PRELIMINARY CONCEPT ONLY



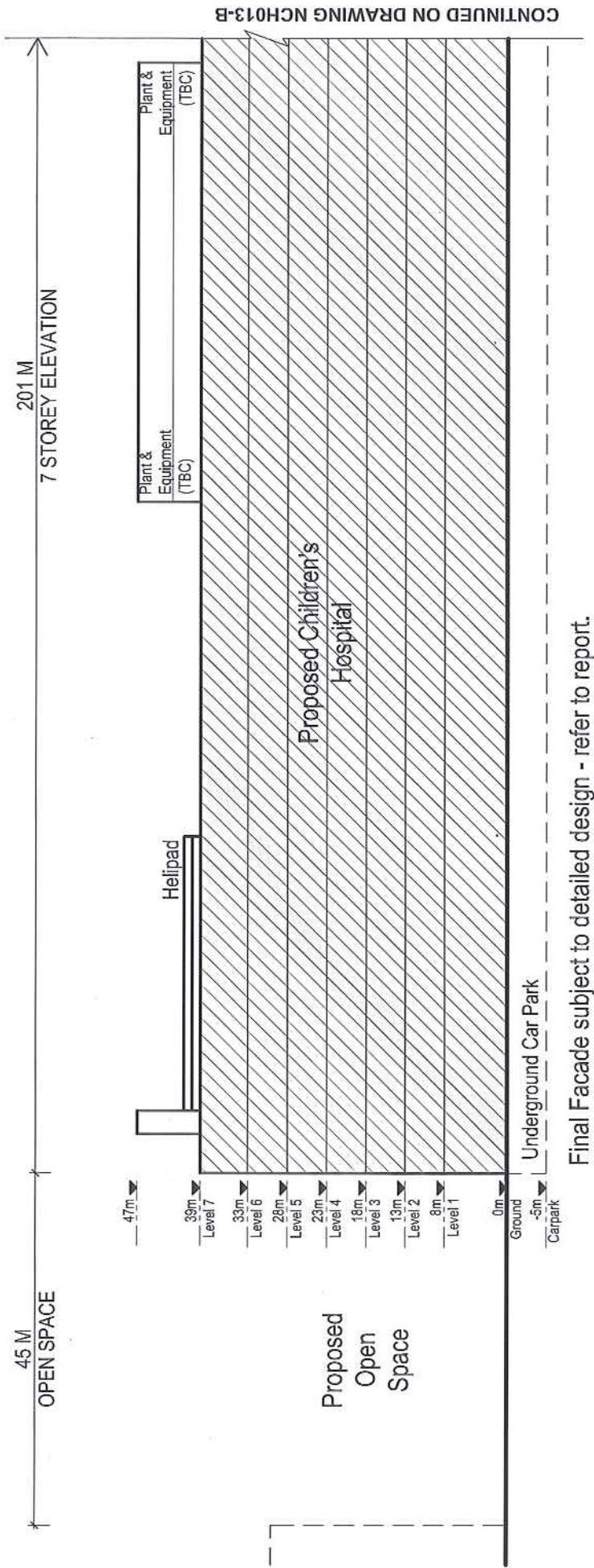
SOUTHERN ELEVATION (VIEW FROM MONASH AVENUE) 1:500 @ A3

NEW CHILDREN'S HOSPITAL
SUBIACO, WA

© Copyright Dwg No NCH072-01 Date 18 APR 11

PRELIMINARY CONCEPT ONLY



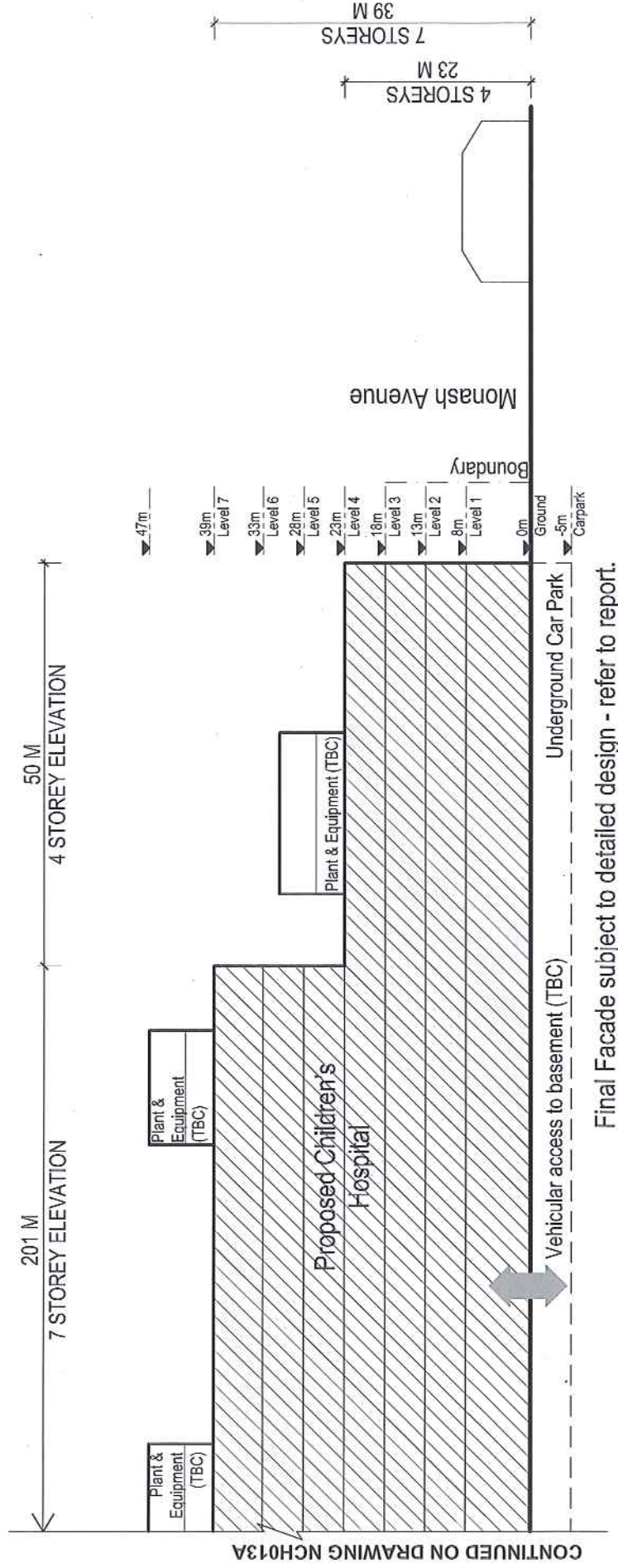


WESTERN ELEVATION (VIEW FROM HOSPITAL AVENUE) 1:500 @ A3

NEW CHILDREN'S HOSPITAL
SUBIACO, WA

© Copyright Dwg No NCH013A-01 Date 18 APR 11

PRELIMINARY CONCEPT ONLY



WESTERN ELEVATION (VIEW FROM HOSPITAL AVENUE) 1:500 @ A3

NEW CHILDREN'S HOSPITAL
SUBIACO, WA

© Copyright Dwg No NCH013B-01 Date 18 APR 11


PRELIMINARY CONCEPT ONLY



Architects Engineering Planning Project Management Valuation

D42.11	No. 9 (Lot 54) Iris Avenue, Dalkeith – Proposed Retrospective Amendments to previously approved Two Storey Dwelling.
---------------	---

Committee	14 June 2011
Council	28 June 2011

Applicant	David Reynolds
Owner	Lasair Property Trust
Officer	Nick Bakker – Planning Officer
Director	Carlie Eldridge – Director Development Services
Director Signature	
File ref	DA11/53 : DA09/431
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Purpose

This application is referred to Council for determination as officers have no delegation to determine an application once objections have been received.

Recommendation to Committee

Council approves an application for Retrospective Amendments to a previously approved Two Storey Dwelling at No. 9 (Lot 54) Iris Avenue, Dalkeith in accordance with the application dated 15 February 2011 and the amended plans dated 2 March 2011 subject to the following conditions:

1. The overheight portion of the boundary fence located in the 9m primary street setback area is to be reduced to a maximum height of 1.8 m above natural ground level as marked on the plans and in accordance with the Residential Design Codes (RCodes) requirements visually permeable.
2. The north facing windows from the ground floor lounge and home theatre are to be screened or obscure glazed to a minimum height of 1.65 m above natural ground level in accordance with the RCodes.
3. All storm water from building and paving areas (including driveways) shall be contained on site by draining to soakwells of adequate capacity to contain runoff from a 10

year recurrent storm event and the capacity of soakwells shall be a minimum of one (1) cubic metre for every 80 m² of paved or roofed surface on the property.

4. The retaining walls and boundary fencing and footings shall be constructed wholly inside the allotment.
5. The use of bare or painted metal building materials is permitted on the basis that, if during or following the erection of the development the Council forms the opinion that glare which is produced from the building has or will have a significant detrimental effect upon the amenity of neighbouring properties, the Council may require the owner to treat the building/roof to reduce the reflectivity to a level acceptable to Council.
6. A grated channel strip-drain shall be constructed across the driveway, aligned with and wholly contained within the property boundary and the discharge from this drain to be run to a soakwell situated within the property.
7. Any swimming pool soak well shall not be situated closer than 1.8 m to any boundary of a lot, building, septic tank or other soak well.
8. Any additional development, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval by Council.

Advice Notes specific to this approval:

1. All internal WC's and ensuites without window access to outside air must be serviced by mechanical ventilation, which is ducted to outside air and the minimum rate of air change must be equal or greater than 25 litres per second.
2. Property owners are required by law to ensure that mechanical devices located on their property such as air conditioners do not create unreasonable noise to neighbouring properties. It is strongly advised that consultation be undertaken with the air conditioner installer and adjoining neighbour(s) prior to installation of any airconditioner equipment.
3. In the event of a noise complaint being received by the City, remedial action (including potential relocation or other attenuation measures) may be required or the air conditioner may be prohibited from being used. It is recommended that applicants refer to the City's Visual and Acoustic Privacy Information document and also the online fairair noise calculator online at. Further advice can be sought from

Acoustic Engineers who are listed in the Yellow Pages under "Acoustical Consultants".

- 4. Prior to the commencement of works, any consents or approvals required under the *Strata Titles Act 1985* will need to be obtained.**

Strategic Plan

KFA 3: Built Environment

- 3.8 Facilitate appropriate development of existing residential housing to complement the surrounding residential amenity.

Background

Property Address: No. 9 (Lot 54) Iris Avenue, Dalkeith

Zoning MRS: Urban

Zoning TPS2: Residential – R10

Lot Area: 810 m²

The City has previously issued two planning approvals and building licenses for this property, as detailed below:

Date	Action/Comments
January 2008	The City approved a development application (DA07/210) for a proposed two storey dwelling, with basement garage and swimming pool. The plans were approved with a family room and patio with a rear setback of 2.82 m.
March 2009	The above development did not proceed and a new application (DA09/83) for a completely new design was submitted in March 2009.
July 2009	The City approved the second development application (DA09/83) for a two storey dwelling and swimming pool. The application was approved with a condition that the rear setback be a minimum of 6 m.
September 2009	The applicant submitted another application (DA09/431), proposing the following amendments to the previous approval: <ul style="list-style-type: none"> • 1.8 m brick screen walls on the side and rear boundaries of the property; • Increasing the size of the rear alfresco area, this would reduce the rear setback from the required 6 m to 4.26 m; • Amendments to the front screen wall; • Retaining walls along the driveway; • Slight changes to the roof design and front elevations.

October 2009	The above application was assessed and additional information was requested on after no response was received.
August 2010	The City sent out a cancelation letter dated 6 August 2010 notifying of cancelation by 19 August 2010.
September 2010	A phone conversation with the applicant was recorded, where he applicant informed the planning officer that the dwelling had already been constructed with these unapproved amendments and requested the application be cancelled and they will resubmit for retrospective approval.
February 2011	This retrospective application for the unapproved amendments was submitted.

Proposal Detail

This application is for the following retrospective amendments to DA09/413:

- 1.8 m brick screen walls on the side and rear boundaries of the property;
- Increasing the size of the rear alfresco area, this would reduce the rear setback from the required 6m to 4.26 m;
- Amendments to the front boundary wall;
- Retaining walls along the driveway;
- Changes to the roof design and front elevations.

All of the above changes are highlighted on the attached plans.

Consultation

Required by legislation: Yes ☒ No ☐

Required by City of Nedlands policy: Yes ☒ No ☐

Advertising Period 22 March 2011 – 5 April 2011

Comments received:

Two letters of objections

Note: A full copy of all relevant consultation feedback received by the City has been given to the City's Councillors prior to the meeting.

Summary of comments received	Officers technical comment
<p>Issue:</p> <p>The rear setback variation negatively affects neighbouring households.</p>	<p>Dismiss</p> <p>The proposed rear setback is not considered to impact on the neighbouring properties. See discussion below for more detail.</p>
<p>Issue:</p> <p>The side setback variation creates privacy issues with potential overlooking.</p>	<p>Condition</p> <p>The home theatre and study window is conditioned to be screened in order to prevent overlooking.</p>
<p>Issue:</p> <p>The over height front fence negatively affects the streetscape and amenity.</p>	<p>Condition</p> <p>The front fence is conditioned to be a maximum height of 1.8 m from natural ground level and in accordance with the RCodes.</p>

Legislation

City of Nedlands Town Planning Scheme No. 2 (TPS2)
Residential Design Codes (RCodes)
Council Policy Manual

Discussion

The variations to the legislation are discussed as follows:

Issue: Rear Setback

RCodes Requirement Acceptable Development	<p>The Alfresco requires a 6 m setback from the rear boundary.</p> <p>(Refer to the marked up plan in attachment 8 for details regarding the rear setback requirements)</p>
Performance Criteria	<p>Buildings setback from boundaries other than street boundaries so as to:</p> <ul style="list-style-type: none"> • Provide adequate direct sun and ventilation to the building; • Ensure adequate direct sun and ventilation being available to adjoining properties;

	<ul style="list-style-type: none"> • Provide adequate direct sun to the building and appurtenant open spaces; • Assist with protection of access to direct sun for adjoining properties; • Assist in ameliorating the impacts of building bulk on adjoining properties; • Assist in protecting privacy between adjoining properties.
Applicants Proposal	The Alfresco is proposed to be setback 4.26m from the rear boundary, which intrudes 1.74 m into the 6 m rear setback area.
<p>Applicant justification summary</p> <p>Note: A full copy of the applicant justification received by the City has been given to the City's Councillors prior to the meeting.</p>	<p><i>Approval was initially granted with a 2.82 m setback to the rear boundary. This was granted due in part to the neighbour to the rear of us having a setback of 1.5 m.</i></p> <p><i>In resubmitting the plans for approval the applicant amended the alfresco setback to 4.26 m as this would mean more rear yard and still allow for a useable alfresco. Approval was granted with the condition that the rear setback be increased to 6 m in accordance with the RCodes.</i></p> <p><i>Given approval was originally granted for a 2.82 m set back to the rear, which extended almost the full width of the site, the applicant assumed that seeking approval for a increased 4.26 m set back where only a portion of flat roof and two columns extended into this area would not be a problem.</i></p>
Officer technical comment	<p>The setback of the alfresco is further setback that that of the adjoining property to the rear, which has a rear setback of 1.5 m.</p> <p>Furthermore, no submissions from the neighbouring owners to the rear of the property were received.</p> <p>The impact in relation to the side neighbours is considered below.</p> <p>1. Southern adjoining property</p> <p>The proposed portion of alfresco located in the 6 m rear setback area has a south side</p>

	<p>setback in accordance with the RCodes. As the length of the alfresco wall located in the rear setback area is only 1.74 m and is setback from the side boundary in accordance with the RCodes, the impact on this adjoining property is considered minimal.</p> <p>2. Northern adjoining property</p> <p>The alfresco is setback 8.5 m from the northern property boundary. The finished ground levels of the northern property at No.7 Iris Avenue are approximately 500 mm below that of 9 Iris Avenue and the properties are separated by a 1.8 m high dividing fence.</p> <p>Given the information above and that the length of the alfresco wall located in the rear setback area is only 1.74 m it is considered the rear setback complies with the relevant Performance Criteria of the RCodes, as discussed below:</p> <ul style="list-style-type: none"> • <i>Provide adequate direct sun and ventilation to the building;</i> • <i>Provide adequate direct sun to the building and appurtenant open spaces;</i> <p>The proposed reduced rear setback has minimal impact on the access to direct sun and ventilation of the building as the proposed portion of the alfresco with the reduced setback is located towards the southern side of the property leaving adequate open areas with access to northern sun.</p> <ul style="list-style-type: none"> • <i>Ensure adequate direct sun and ventilation being available to adjoining properties;</i> • <i>Assist with protection of access to direct sun for adjoining properties;</i> <p>The proposed rear portion of the dwelling is not considered to have any impact on the provision of sun and ventilation to adjoining properties as it is single storey, is setback from the side properties in accordance with the RCodes and has a maximum wall height of 3 m with a flat roof.</p>
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	<p>Furthermore, the 1.74 m portion of dwelling located in the 6 m rear setback area is setback 8.5 m from the northern boundary and is not considered to have any impact on the property to the north.</p> <ul style="list-style-type: none"> • <i>Assist in ameliorating the impacts of building bulk on adjoining properties;</i> • <i>Assist in protecting privacy between adjoining properties.</i> <p>Given the size, location and proposed floor levels for the dwelling at No. 9 Iris Avenue it is not considered to have an adverse impact in terms of bulk and privacy on any of the surrounding properties.</p>
--	---

Issue: Overlooking from Study and Theatre

RCodes Requirement Acceptable Development	The home theatre and study of the northern ground storey requires a privacy setback of 6m or required to be screened in accordance with Clause 6.8.1 of the RCodes.
Performance Criteria	<p>Clause 6.8.1 states:</p> <p><i>Direct overlooking of active habitable spaces and outdoor living areas of other dwellings is minimized by building layout, location and design of major openings and outdoor active habitable spaces, screening devices and landscaping, or remoteness</i></p> <p><i>Effective location of major openings and outdoor active habitable spaces to avoid overlooking is preferred to the use of screening devices or obscure glass.</i></p> <p><i>Where these are used, they should be integrated with the building design and have minimal impact on residents' or neighbours' amenity.</i></p> <p><i>Where opposite windows are offset from edge of one window to the edge of another, the distance of the offset should be sufficient to limit views into adjacent windows.</i></p>

Applicants Proposal	The home theatre and study have finished floor levels greater than 500 mm above natural ground level (NGL) with a proposed side setback of 3.6 m.
<p>Applicant justification summary</p> <p>Note: A full copy of the applicant justification received by the City has been given to the City's Councillors prior to the meeting.</p>	<p><i>"In respect to the finished floor level being greater than 500 mm it appears from our plans that the ground floor level is as it has been approved in the building license and planning approval.</i></p> <p><i>There is no visual access from the very highest level of 9 Iris into any window or entertaining area of the neighbour at 7 Iris Avenue let alone from the cinema on the ground floor. It should also be noted this is the south side of 7 Iris. On average 7 Iris Ave NGL is 1.1 m below the NGL of 9 Iris due in part to the nature of the slope in the hill at this point. Plus, we have a 1.8 m high screen wall on top of that level which we built at our cost. The existing fence was a dilapidated super six fence which provided no security for either neighbour.</i></p> <p>The applicant however agreed to screen these windows as required.</p>
Officer technical comment	<p>The reason this portion of the wall is required to be setback at 6m is due to the finished floor level being raised greater than 500 mm above natural ground level.</p> <p>Given that the finished floor level of the study and theatre are raised above 500 mm above NGL and have major openings facing the northern property, the proposal is not considered to comply with the above performance criteria.</p> <p>It is therefore recommended a condition be placed on the approval requiring the study and theatre windows to be screened, in accordance with the RCodes.</p>

Issue: Front and Side Boundary Fence

RCodes Requirement Acceptable Development	Front and side walls and fences in the primary street setback shall be a maximum height of 1.8 m above natural ground level at the base of the wall and visually permeable in accordance with the residential design codes.
---	---

Performance Criteria	<i>Front walls and fences to enable surveillance and enhance streetscape</i>
Applicants Proposal	<p>The proposed front fence has a maximum height of 2.3 m (including pier capping) above natural ground level.</p> <p>The proposed 1.8 m high rendered brick wall along the northern boundary site on top of a 400 mm retaining wall.</p>
<p>Applicant justification summary</p> <p>Note: a full copy of the applicant justification received by the City has been given to the City's Councillors prior to the meeting.</p>	<p>When on site it was discovered that the undulation of the land meant that the front screen wall did not follow the lay of the land and as such would mean that on completion it would look as though an error had been made.</p> <p>Further it was apparent that the track for the open screen gate would be visible from the street and as such unsightly. Therefore we made the change to ensure it looked balanced.</p>
Officer technical comment	<p>As a result of the natural slope of land along the front of the property, the proposed front fence located in the 9 m front setback area is overheight in some portions. Furthermore the rest of the dwellings along Iris Avenue provide and open streetscape to complement the public open space on the opposite side of the road.</p> <p>Although the fence provides adequate visual permeability (in accordance with the RCodes), it is considered the height of the front boundary fence is not in keeping with open character of Iris Avenue. It is Therefore recommended the fence located in 9m front setback area be reduced to max height of 1.8m above NGL.</p> <p>The location of the tracking for the gat can be designed to be located behind the fence so as to not be seen from the street.</p> <p>All other side boundary fencing complies with the provisions of the City's Fill and Fencing Policy, which allows for a 1.8 m high boundary wall on top of 500 mm (max) retaining. Therefore, the side boundary fencing is recommended for approval.</p>

Conclusion

Given the information above, it is considered the proposed rear setback complies with the relevant performance criteria of the RCodes and is recommended for approval.

In relation to the 2.3 m high front fence it is recommended the approval be conditioned to reduce the maximum height of this wall to 1.8 m above natural ground level, in order to maintain the open character of the existing streetscape.

As the windows from the ground floor lounge and theatre are major openings and have a finished floor level greater than 500 mm above natural ground level, they do not comply with the privacy provisions of the RCodes. It is therefore recommended that the windows are screened or obscure glazed to a height of 1.65 m above natural ground level in accordance with the RCodes.

Attachments

1. Locality Plan
2. Existing Site Survey Plan
3. Site and Setout Plan
4. Ground Floor Plan
5. Internal Dimensions and Front Fence Plan
6. Upper Floor Plan
7. Elevation Plans
8. Marked up Plans Showing Rear Setback Requirements



City of Nedlands

The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image



Report Property

Tuesday, 31 May 2011



D42.11 – Attachment 1

Locality Plan

CLIENT:	PC060866 CONTRACT NO.
Lasair Property Trust	WIFE 401 19/38
SITE SURVEY	COASTAL NO PAGE 2 OF 2
LOT 54	
(#5) Iris Avenue	
Suburb	Dalkeith
Locality	NEDLANDS
D. Plan	4874
Volume	1024
Location	Melville Sub Lot 47

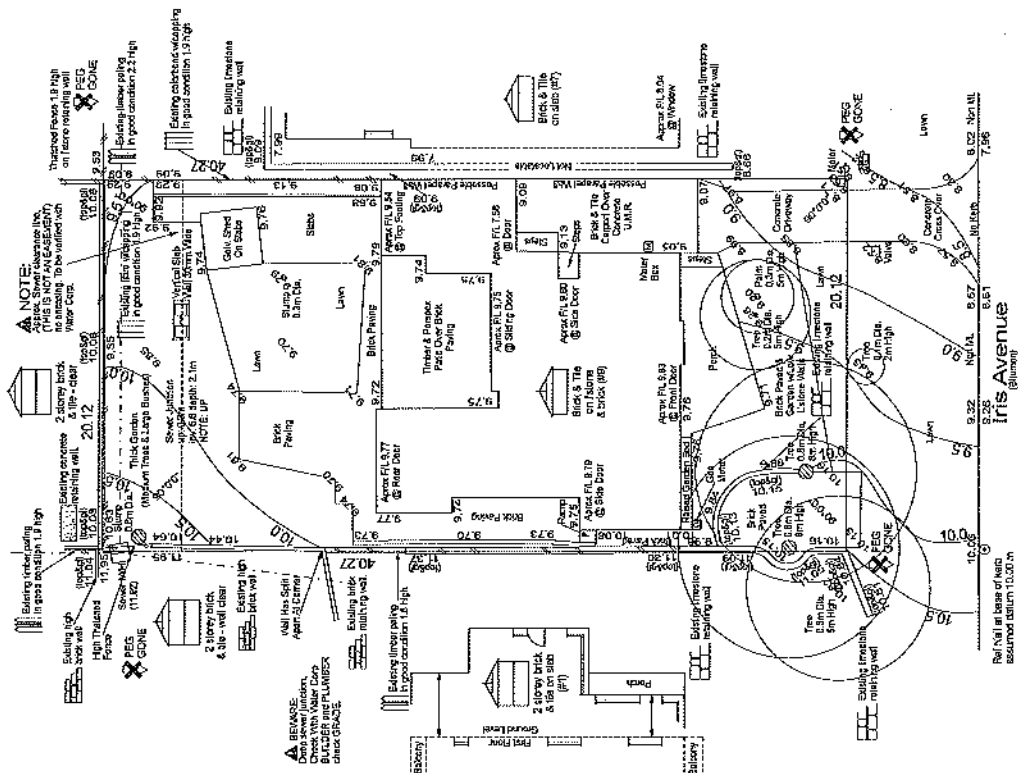
ey

Elec. ⚡	U/ground	Water	Yes	Sewer	Yes
Alfa See Neighbors Gas In/Out		Phone ☎	Yes	Footpath	Nil
Gas Check Your Lot and 131354		Kerb	See Survey	Drainage	Good
Road	Bifurmen				

▲ NOTE:
LOT MISCLOSE
(0.000 m)



LOT 54



Scale 1:200

NOTE: All Sewer details plotted from information supplied by Water Corporation.

1. **STATEMENTS OF FACT** make claims to objective reality. STATEMENTS OF FACT make claims to objective reality and will not be disputed by the audience in whose interest the writer is attempting to influence his or her.
2. **CONCLUSIONS** are the overall conclusions or the point to which the writer wishes to lead the audience.
3. **CLAIMS** make an assertion.
4. **REASONING** is the effort to make a claim and to make an audience accept the claim. REASONING is the effort to make a claim and to make an audience accept the claim. REASONING is the effort to make a claim and to make an audience accept the claim.
5. **THE ARGUMENT** is the overall conclusion or the point to which the writer wishes to lead the audience.
6. **THE ARGUMENT** is the overall conclusion or the point to which the writer wishes to lead the audience.
7. **THE ARGUMENT** is the overall conclusion or the point to which the writer wishes to lead the audience.

DATE	DESCRIPTION
-01-04-2009-	ISSUED FOR BUILDING APPROVAL
-06-07-2009-	OUTDOOR LIVING AREA AMENDMENT
-07-07-2009-	ENGINEERING CHECK & PORTICO AMENDMENT
-14-03-2009-	GENERAL AMENDMENTS
-01-09-2009-	POLE & FENCE AMENDMENTS
-01-09-2009-	POLE & FENCE AMENDMENTS & EXTRA LEAVES DETAILS
-18-09-2009-	GENERAL AMENDMENTS
-28-08-2009-	GENERAL AMENDMENTS
-08-12-2009-	AMENDMENTS AS PER COUNCIL EMAIL

DATE: _____

DESCRIPTION:

1999

MOB:	ASAP
LOT:	PRISA
DAI K	

DRAW	CHECK
M. STA	M. STA
DATE:	

2/10/20

EXCLUSIVE
Affiliate
357 Rokoby Road, Subiaco
Tel 9287 4938 Fax 9388 8858

EXISTING SITE PLAN

15

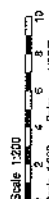
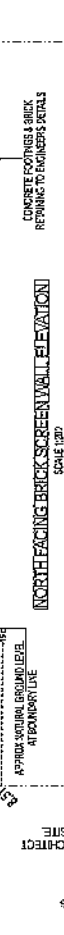
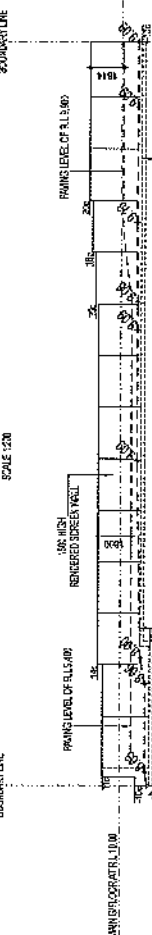
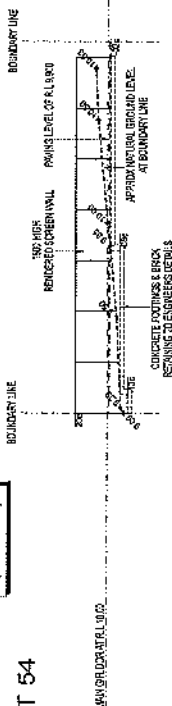
	POLARIS	PC086066 COASTAL NO. WEEKS 401-19/28 <i>sending by post</i>
Lasair Property Trust	LOT 54	
JCE 748727	(#9) Iris Avenue	
Strib	Dalketh	
LocAuth:	NEDLANDS	Foto 721
D.Plan.	.4874... Volume 1024	
Location	Melville Sub Lot 47	

Sandy
Refer To Survey

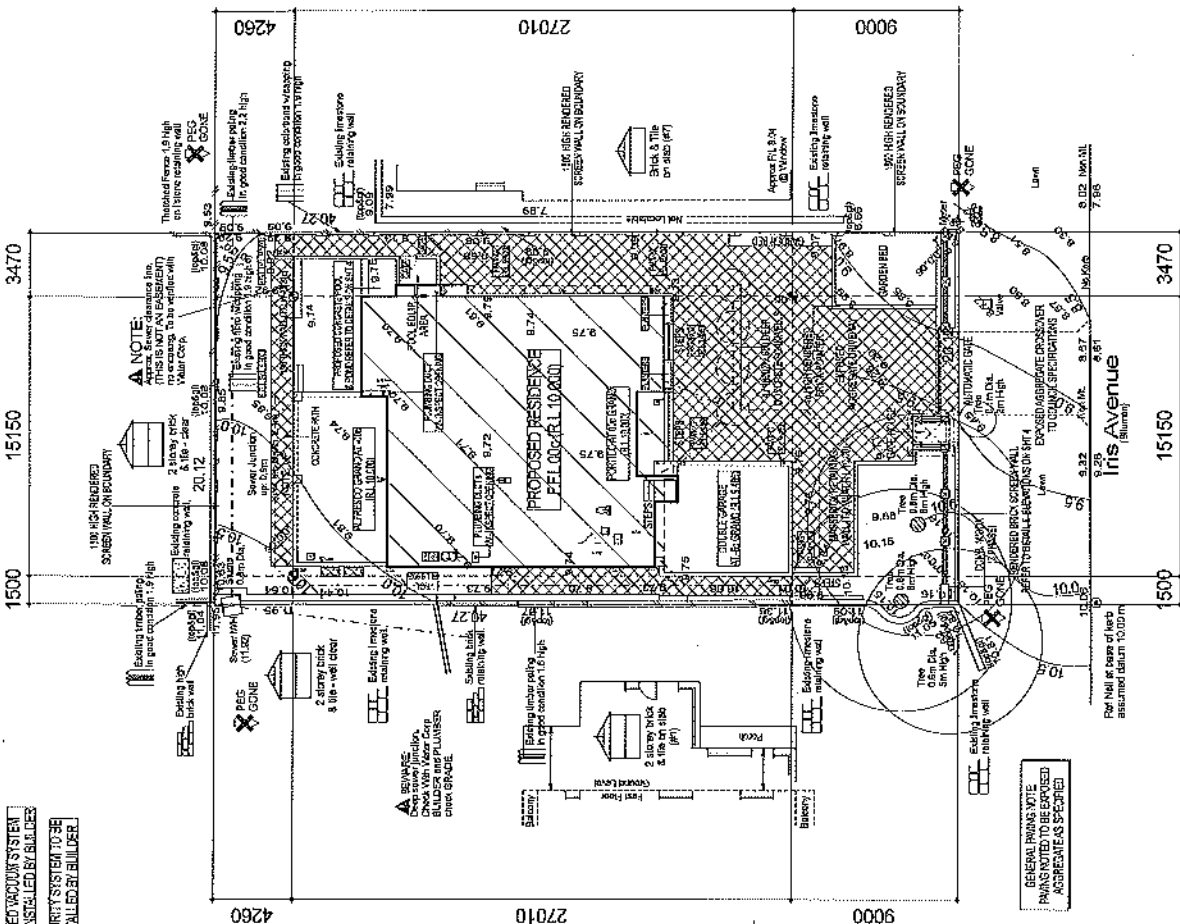
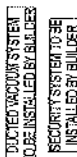
Electricity	Water	Yes	Yes
Gas	Phone	Yes	Nil
Road	Drainage	See Survey	Good



LOT 54



NOTE: All Sewer details plotted from information supplied by Water Corporation.



GENERAL PAYING NOTE
PAYING NOTED TO BE EXPOSED
AGGREGATE AS SPECIFIED

NOTE:

1. TO BE COMPLETED BY THE APPLICANT AND RETURNED TO COLLEGE OF BUSINESS, UNIVERSITY OF ALABAMA, 100 UNIVERSITY BLVD., TUSCALOOSA, AL 35486-0001.
2. APPLICATIONS ARE ACCEPTED ON A LIMITED BASIS. IF YOU DESIRE TO BE CONSIDERED FOR A FUTURE POSITION, PLEASE REAPPLY.
3. 30-6075 SOCIAL WORK SERVICES.
4. THE UNIVERSITY EMPLOYMENT SERVICE IS NOT RESPONSIBLE FOR OFFERING EMPLOYMENT TO ANY APPLICANT.
5. THE UNIVERSITY EMPLOYMENT SERVICE IS NOT RESPONSIBLE FOR OFFERING EMPLOYMENT TO ANY APPLICANT.
6. THE UNIVERSITY EMPLOYMENT SERVICE IS NOT RESPONSIBLE FOR OFFERING EMPLOYMENT TO ANY APPLICANT.
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10. THE UNIVERSITY EMPLOYMENT SERVICE IS NOT RESPONSIBLE FOR OFFERING EMPLOYMENT TO ANY APPLICANT.

DESCRIPTION:
 ISSUED FOR BUILDING APPROVAL
 OUTDOOR LIVING AREA AMENDMENT
 STRUCTURAL ENGINEERING CHECK & PORTICO AMENDED
 GENERAL AMENDMENTS
 GENERAL AMENDMENTS
 ROOF PITCH AMENDMENT & EXTRA LEAVES DETAILS
 GENERAL AMENDMENTS
 GENERAL AMENDMENTS
 GENERAL AMENDMENTS
 AMENDMENTS AS PER COUNCIL EMAIL

DATE:	DESCRIPTION:
03.02.2010	GÉNÉRAL AMENDMENTS

DATE:

DESCRIPTION:

JOB: LASA
LOT: IRIS
DALH

4 (#9)
VENUE,
WITH

DRAWN: ASTAV	JOB No: 06
CHECKED: ASTAV	SCALE: SCALE
DATE: MARCH 2009	SHEET SHEET 2
AN	

3567 Rocky Road, Subla
Tel 9287 4998 Fax 9368 81

0. $2 + 0.17H_2O_2 + 4NO_2 + 4H^+ + 4e^- \rightarrow 4HNO_2$

מחברת: ד"ר חגית גורן

 $\frac{1}{2} \cdot \frac{1}{2}$

28.09.2003
08.12.2003

GENERAL AMENDMENTS AMENDMENTS AS PER COUNCIL EMAIL

SLIDE 3

AN

1334-2 of 15

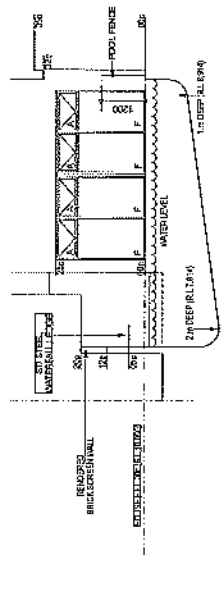
97-4930 FOX 0328 6098
KERRY FOX, SZALOZO
D. C. : 200-852-1100

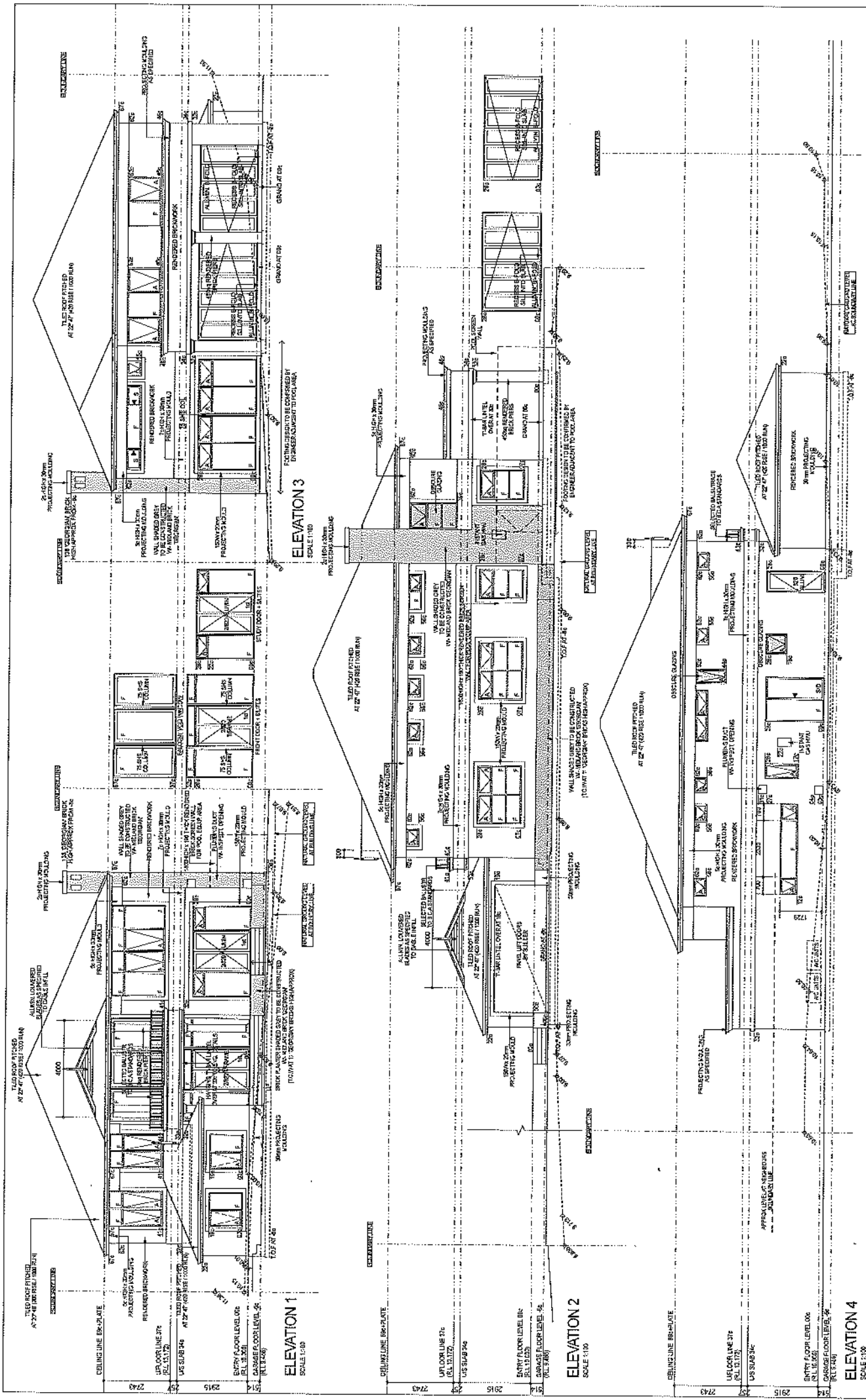
[illegible][illegible]

EXCLUSIVE
RESIDENCE
10000 Hwy 102, Sublano
4350 Fax 9385 6399

30.9697
DIAG. DIMENSION

PLUMBING SETOUT NOTE:
ALL PLUMBING SETOUT POINTS SHOWN ON
PLANS ARE TO BE USED AS A GUIDE ONLY
& SHOULD BE CHECKED ON SITE

[illegible]



<p>EXCLUSIVE</p> <p>1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>2. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>NOTE:</p> <p>1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>2. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>3. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>4. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p> <p>5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.</p>	<p>REVISION:</p> <p>1. 01/04/2009 - ISSUED FOR BUILDING APPROVAL</p> <p>2. 01/07/2009 - OUTDOOR LIVING AREA AMENDMENT</p> <p>3. 01/07/2009 - ENGINEERING CHECK & PORTICO AMENDMENT</p> <p>4. 01/07/2009 - GENERAL AMENDMENTS</p> <p>5. 01/07/2009 - ROOF PITCH AMENDMENT & EXTRA DRAWS DETAILS</p> <p>6. 01/07/2009 - GENERAL AMENDMENTS</p> <p>7. 01/07/2009 - AMENDMENTS AS PER COUNCIL EMAIL</p>	<p>DATE:</p> <p>01/04/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p>	<p>DESCRIPTION:</p> <p>ISSUED FOR BUILDING APPROVAL</p> <p>OUTDOOR LIVING AREA AMENDMENT</p> <p>ENGINEERING CHECK & PORTICO AMENDMENT</p> <p>GENERAL AMENDMENTS</p> <p>ROOF PITCH AMENDMENT & EXTRA DRAWS DETAILS</p> <p>GENERAL AMENDMENTS</p> <p>AMENDMENTS AS PER COUNCIL EMAIL</p>	<p>REVISION:</p> <p>1. 01/04/2009 - ISSUED FOR BUILDING APPROVAL</p> <p>2. 01/07/2009 - OUTDOOR LIVING AREA AMENDMENT</p> <p>3. 01/07/2009 - ENGINEERING CHECK & PORTICO AMENDMENT</p> <p>4. 01/07/2009 - GENERAL AMENDMENTS</p> <p>5. 01/07/2009 - ROOF PITCH AMENDMENT & EXTRA DRAWS DETAILS</p> <p>6. 01/07/2009 - GENERAL AMENDMENTS</p> <p>7. 01/07/2009 - AMENDMENTS AS PER COUNCIL EMAIL</p>	<p>DATE:</p> <p>01/04/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p> <p>01/07/2009</p>
<p>JOB:</p> <p>LASAIR PROPERTY TRUST 10</p> <p>LOT 54 (46)</p> <p>RIS AVENUE</p> <p>DALKEITH</p>	<p>DATE:</p> <p>02/10/2010</p>	<p>REVISION:</p> <p>1. 02/10/2010 - GENERAL AMENDMENTS</p>	<p>DESCRIPTION:</p> <p>GENERAL AMENDMENTS</p>	<p>DATE:</p> <p>02/10/2010</p>	<p>REVISION:</p> <p>1. 02/10/2010 - GENERAL AMENDMENTS</p>	<p>JOB NO:</p> <p>06066</p> <p>SCALE:</p> <p>SCALE 1:100 (A2)</p> <p>SHEET</p> <p>7 OF 15</p>

D42.11 - Attachment 7 **Elevation Plans**

D42.11 – Attachment 8
Marked up Plans Showing
Rear Setback Requirements

6m SETBACK APPROVED
 IN JULY 2009

2.82m SETBACK
 APPROVED IN JANUARY
 2007

CURRENTLY PROPOSED
 REAR SETBACK.

