

### Application for Development Wesley and Penrhos College Boatshed – Summary of public submissions under Section 75 of SCRMA

Issue	DBCA response
<b>SUPPORT</b>	
Facilities will encourage positive engagement of the river by many members of the community	Improved facilities support recreation for the colleges. Access to the river is enhanced as a result of an increased setback of 31 metres to the proposed boatshed.
Current state of buildings needs improvement	The visual amenity of the location is enhanced with the removal of the existing boatshed and increased set back of 31 metres to the proposed boatshed.
Improvement to visual landscape	The visual amenity of the location is enhanced with the removal of the existing boatshed and increased set back of 31 metres to the proposed boatshed.
New boatshed for the use of school children encouraging active participation in water-based activities	Improved facilities support recreation for the colleges. Access to the river is enhanced as a result of an increased setback of 31 metres to the proposed boatshed.
Help build gender equality across the Australian community	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .
Co-location is a practical solution	The subject site has high amenity value for the broader community which also needs to be balanced against the ecological impact of two separate facilities. The amended plans received on 28 March 2024 detail an increased setback of 31 metres to the proposed boatshed. The increased setback is considered to address the amenity and public access concerns in the Coode Street Node 2 location.
The replacement trees will enhance the environment	Landscaping around the proposed building proposes to include the planting of 24 endemic trees which would enhance habitat for native fauna over the long term. However, the removal of mature vegetation is considered to have an immediate impact.
Little impact on public views of the water	Public views to and from the river and vantage points within the Coode Street area, will be impacted given the substantial increase in building footprint and height. The vantage point from the playground space and bbq area that is located to the southern side of the proposed boatshed will also be altered.
Valuable contribution of \$300,000 towards community benefit in the area	The limited public benefit provided by the proposed development is not considered to provide an adequate offset against the negative impacts on the environment and community.

	<p>As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore. DBCA considers that the community benefit contribution will provide an adequate opportunity to directly improve the function and development of the Coode Street Node.</p>
<b>OBJECTION</b>	
<p>The proposed development will negatively impact the future all abilities regional playground and changing place that are to be constructed in the area</p>	<p>The location of the proposed development will impact vistas from the park. However, the increased setback of 31 metres enables greater public access to the foreshore and additional opportunities to enhance vistas can be achieved. Future development of the changing place, playground and foreshore enhancement will need to consider the placement of the boatshed.</p>
<p>The \$300,000 community benefit contribution does not offset the impacts of the proposed development or cover the value of the land being impacted</p>	<p>The limited public benefit provided by the proposed development is not considered to provide an adequate offset against the negative impacts on the environment and community.</p> <p>As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore. DBCA considers that the community benefit contribution will provide an adequate opportunity to directly improve the function and development of the Coode Street Node.</p> <p>The increased setback of 31 metres to the proposed boatshed will also assist in balancing the amenity and environmental impacts of the development.</p>
<p>The removal of mature vegetation</p>	<p>The proposal includes the removal of 8 trees. The increased setback of 31 metres will assist in the retention of 5 existing mature trees, including the <i>Corymbia citriodora</i>. The Coral trees are considered to be a potential host tree for the PSHB and their removal is considered acceptable. The retention of as many suitable mature trees as possible is important to retain existing tree canopy for shade, cooling, habitat and natural amenity of</p>

	<p>the area. The amended plan received on 28 March 2024 achieves a better outcome for tree retention.</p>
<p>Estimated value of 5 mature trees is grossly undervalued</p>	<p>The City of South Perth has provided a breakdown on the amenity value of the original proposal to remove 13 mature trees which was estimated at \$1,067,744. The removal of 8 mature trees has an estimated amenity value of \$534,293 (not including the additional tree unmapped to the east of the proposed development). This estimated value of the trees was provided by the City of South Perth utilising industry standard methodology.</p>
<p>No public benefit provided by the proposed development</p>	<p>SPP2.10, Draft SPP2.9, DBCA Policy 43, DC Policy 5.3 all highlight the need for land reserved 'Parks and Recreation' reserve within the Swan Canning Development Control Area to demonstrate public benefit. The public benefit initially identified by the proposed development was: improved visual amenity through the enhancement of the physical building and the inclusion of the 'sunrise verandah' for shade; public art, lighting, CCTV, landscaping including replacement tree planting.</p> <p>On balance and considering the scale and exclusive use of the building by the Colleges it was considered that the public benefit of the proposal had not been established.</p> <p>As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore.</p>
<p>Privatisation of public space</p>	<p>The proposal does not demonstrate a public benefit as it is required to do under SPP2.10, Corporate Policy 43 and DCP5.3. SPP2.10 states that club facilities for water-based sports, should only be permitted adjacent to the river where there is a demonstrated public benefit, public access to the river and its foreshore is not restricted, and membership of the club is open to all members of the community.</p> <p>As a result of meetings with DBCA and the City, Wesley and Penrhos Colleges have submitted a written letter to DBCA confirming their collective agreement to make a community benefit contribution to the total amount of \$300,000. This would be paid to and held in a trust by the City and be utilised in future for the upgrading of Coode Street Node N2, as outlined within the South Perth Foreshore Strategy and Management Plan, within the South Perth foreshore. The increased setback of 31 metres to the proposed</p>

	boatshed will also assist in balancing the amenity and environmental impacts of the development.
Restriction of public access to facility	While the proposed building restricts access to the public, the increased setback of 31 metres to the proposed boatshed will facilitate greater public access to the river.
Building bulk and height	<p>The proposed boatshed increases its roof height from 5 metres to 8.58 metres and the length of the building from 20.25 metres to 42.97 metres.</p> <p>The building design is based upon the co-location of Wesley and Penrhos's rowing programs which necessitates a larger building footprint and increased height for adequate space to stack rowing boats.</p> <p>The increased height and length of the building will impact upon views to the river. Additional planting of trees around the building may assist in minimising the visual impact as well colours and materials of the building being in tones that complement the river foreshore setting.</p> <p>Should the overall height be deemed unacceptable the roof design could also be amended to reduce bulk either through a lower pitch or use of different colours and materials.</p>
Alternative site near Ellam Street should be considered	Noted. Ellam Street has been put forward as an alternative location, however the subject application needs to be considered on its merits and determined in the current location.
Political will to approve the proposed development regardless of community opposition	Noted. Not relevant to the determination of this application under the <i>Swan and Canning Rivers Management Act 2006</i> .