

Our Ref: 23-212

5 September 2023

Chief Executive Officer  
City of Vincent  
244 Vincent Street  
LEEDERVILLE WA 6902

Attention: Karsen Reynolds – Coordinator Planning Services

Dear Karsen,

**PROPOSED DEMOLITION OF EXISTING HERITAGE LISTED SINGLE DWELLING –  
LOTS 254 & 403 (NO. 40) GUILDFORD ROAD, MOUNT LAWLEY**

element acts on behalf of the Department of Planning, Lands and Heritage ('DPLH') in relation to the above matter. Please find enclosed an Application for Development Approval for the demolition of the existing residential dwelling situated on Lots 254 & 493 (No. 40) Guildford Road, Mount Lawley (the 'subject site').

In accordance with the City of Vincent's requirements, please find enclosed:

- A completed and signed City of Vincent Application for Development Approval form;
- A completed and signed MRS Form 1;
- A current copy of the Certificate of Title for the subject site;
- A copy of the proposed demolition plan; and
- Supporting justification contained within this correspondence.

**1.0 SITE DETAILS**

The subject site comprises two (2) lots, legally defined as set out in Table 1 below.

**Table 1 – Certificate of Title Details**

Lot	Plan	Vol	Folio	Street Address	Land Area	Registered Proprietor
403	31182	2209	507	40 Guildford Road, Mt Lawley	312m <sup>2</sup>	WA Planning Commission
254	2001	2209	507	40 Guildford Road, Mt Lawley	417m <sup>2</sup>	WA Planning Commission

*Refer Attachment One – Certificate of Title.*

The subject site forms part of a wider government landholding comprised of 34 lots situated along Guildford Road and East Parade (Attachment Two) which have been identified for the delivery of social housing as part of the Housing Diversity Pipeline.

## 2.0 BACKGROUND – THE HOUSING DIVERSITY PIPELINE

The Housing Diversity Pipeline (HDP) is part of the State Government's commitment to improve the quality and accessibility of social housing in Western Australia. Several agencies including DPLH ) are working collaboratively to identify and offer suitable surplus Government-land to the market for innovative housing developments that provide for social housing and deliver more housing choice for our communities.

Project delivery methods may include (but are not limited to) long-term ground leases, partnership models, and design and construct models for either build-to-rent or build-to-sell housing. All developments must deliver a minimum of 20 per cent of social housing dwellings across the development.

The broader landholding (herein referred to as the "Mount Lawley HDP site") of which the subject site forms a part was one of nine sites released to market through an Expression of Interest (EOI) process in August 2022. The EOI process has been completed and the shortlist of respondents to progress to the next phase of procurement has been approved and successful proponents have been informed.

The Mount Lawley HDP site received submissions that were shortlisted. The next stage will involve a request for detailed proposals where multiple suitable proponents have been shortlisted, or a direct negotiation process where only one proponent has been shortlisted. The Mount Lawley HDP site received submissions that were deemed to meet the State Government's social housing objectives and will proceed to this stage.

## 3.0 PROPOSED DEMOLITION

This Development Application proposes the full demolition of the existing residential dwelling and all associated infrastructure at the subject site to facilitate comprehensive re-development of the wider Mount Lawley HDP site.

For reasons that will be detailed in this submission, full demolition of the existing residential dwelling is proposed (i) for the purpose of improving housing choices and access to suitable and affordable homes – particularly for the most vulnerable, and (ii) to accommodate road widening required for the delivery of major road upgrades at the Guildford Road / East Parade intersection.

The form and scale of the development has not been determined at this stage and will be subject to detailed design development as part of the next stage of the procurement process.

## 4.0 ZONING AND RESERVATIONS

### Metropolitan Region Scheme

The Metropolitan Region Scheme ('MRS') is the overriding statutory land use planning scheme for the Perth Metropolitan Region and provides the legal basis for the applicable development control and use of land at the regional level.

Under the provisions of the MRS, the subject site is zoned 'Urban' (Figure 1).

### Road Widening Requirement

The subject site abuts Guildford Road, which is reserved for 'Primary Regional Roads' (PRR) under the MRS (Figure 1).

The subject lot was originally acquired by the State along with all other properties fronting Guildford Road between Stanley Street and Pakenham Street in 1997 to allow for upgrades to Guildford Road and East Parade. Between 2000 and 2001 minor upgrades were complete for the addition of a turning lane on Guildford Road.

Land has previously been excised from the subject lot and set aside for road reserve abutting Guildford Road in preparation of future major capacity upgrades at the intersection of Guildford Road and East Parade. The current MRS reservation delineates additional land requirements for a number of lots along Guildford Road over and above the land which has previously been excised (Figure 1).



Figure 1 – Metropolitan Region Scheme

Main Roads WA (MRWA) has developed plans for the proposed ultimate upgrades at the Guildford Road / East Parade intersection and has issued an ultimate land take requirement plan for the required road widening which shows land requirements affecting the subject lot beyond the current extent of the PRR and beyond that of the land previously excised (Figure 2).

Refer Attachment Two – Endorsed Main Roads Land Take Requirements Plan

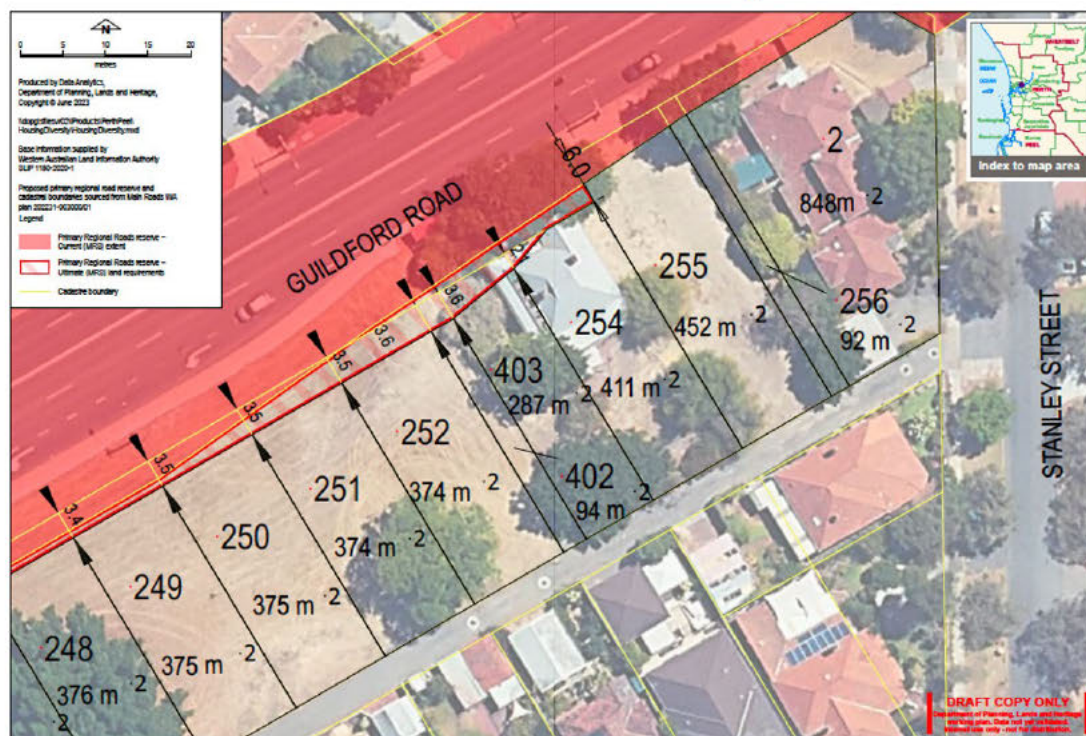


Figure 2 – Primary Regional Road – Ultimate Land Requirements



MRWA have advised that an MRS amendment to reserve the land as PRR will not be progressed prior to delivery of the road upgrades as there is no immediate need to protect the required land via a statutory mechanism due to the fact that the State is currently the sole landowner for all affected land. It is standard practice that the final MRS reservation will be gazetted through an omnibus amendment following construction of the road upgrades.

To ensure the land is protected, DPLH have agreed with MRWA for the required road widening to be excised and set aside through a plan of subdivision which is currently being prepared for lodgement with WAPC. A deposited Plan has been prepared for the subdivision showing the amalgamation of 34 lots abutting Guildford Road and East Parade between Stanley Street and Gardiner Street to create 4 balance lots for future redevelopment and set aside land for road widening. The extent of land proposed to be set aside for road widening is consistent with the current land take requirements plan issued by MRWA.

*Refer Attachment Three – Draft Deposited Plan*

### Road Widening Impact

The planned road widening affecting the subject lot will necessitate modification of the existing dwelling to eliminate any encroachment into the future road reserve. The primary frontage of the dwelling including the front room, steps, verandah and associated footings will be an encroachment in the road reserve and require partial demolition and substantial modification.

The extent of these required modifications will have a material impact on the fabric of the existing dwelling such that it is considered the original character of the dwelling will be detrimentally impacted and cannot practically be retained. Figure 4 shows an overlay of the endorsed road widening requirements in relation to the surveyed location of the dwelling, highlighting the affected areas.

*Refer Attachment Four – Road Widening Requirements Overlay*



**Figure 3 – MRWA Road Widening Overlay**

## City of Vincent Local Planning Scheme No. 2

The City of Vincent Local Planning Scheme No. 2 ('LPS 2') sets out the provisions for development control and land use within the City. Pursuant to the provisions of LPS 2, the subject site 'Residential' and has an applicable density coding of 'R100' as contemplated under the Residential Design Codes of WA (the 'R-Codes').

The objectives of the Residential zone as contemplated under LPS 2 are detailed below:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community;*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development;*
- *To promote and encourage design that incorporates sustainability principles, including but not limited to solar passive design, energy efficiency, water conservation, waste management and recycling;*
- *To enhance the amenity and character of the residential neighbourhood by encouraging the retention of existing housing stock and ensuring new development is compatible within these established areas;*
- *To manage residential development in a way that recognises the needs of innovative design and contemporary lifestyles;*
- *To ensure the provision of a wide range of different types of residential accommodation, including affordable, social and special needs, to meet the diverse needs of the community.*

Lots 254 and 403 form part of an overall WAPC landholding comprising 34 lots (Mount Lawley HDP site), forming an area of approximately 13,638m<sup>2</sup> located alongside East Parade and Guildford Road, as detailed in the Figure 4 below.

The proposed demolition will facilitate the future development of the landholding, contributing significantly to housing choice and affordability in a key location in proximity to public transport and amenities.

Development of the land holdings which are predominately vacant will enhance amenity in the locality by activating an underutilised area and improve safety through removal of the existing dwelling at the subject site which is currently derelict.





Figure 4 – Landholding for Future Development

## 5.0 HERITAGE CONSIDERATIONS

### City of Vincent Municipal Heritage Inventory

The City's Municipal Heritage Inventory ('MHI') lists the existing dwelling at the subject site as a 'Moderate Level of Significance' which is described as:

*Contributes to the heritage of the locality. Has some altered or modified elements, not necessarily detracting from the overall significance of the place.*

*Management Category B – Conservation Recommended*

*Consider for inclusion on the MHI (Heritage List) if owner/applicant consents to inclusion.*

The City of Vincent prepared the following statement in 2006 with regard to the dwelling:

*The house at 40 Guildford Road is a substantial and good example of the Federation Arts and Crafts style, which demonstrates the aspirations of the original developers for this neighbourhood before the growth of traffic on Guildford Road impacted so heavily on amenity.*

The dwelling is in a state of disrepair and currently boarded up. Graffiti is evident internally and externally.



## City of Vincent Heritage Management Local Planning Policies

### Local Planning Policy 7.6.1: Heritage Management – Development Guidelines

The City's 'Local Planning Policy 7.6.1: Heritage Management – Development Guidelines for Heritage and Adjacent Properties' ('LPP 7.6.1') seeks to assist owners in undertaking alterations and additions to places listed on the City's MHI.

LPP 7.6.1 notes that planning approval from the City is required where demolition of a heritage place is proposed. Consistent with the requirements of the policy, this application seeks approval from the City for demolition of the existing dwelling at the subject site to facilitate the future development of social housing.

### Local Planning Policy 7.6.4: Heritage Management – Interpretive Signage

As contemplated under the City's 'LPP 7.6.4 – Heritage Management – Interpretive Signage' ('LPP 7.6.4'), we understand that the City may require Interpretive Signage to recognise the history of the place as a condition of the approval. However, given a photographic archival record of the dwelling has been undertaken, this is considered adequate in terms of capturing the historical record of the site. No interpretation signage is considered necessary as part of the demolition and future redevelopment of the site.

### Local Planning Policy 7.6.5: Heritage Management – Amendments to the Municipal Heritage Inventory

The City's 'LPP 7.6.5: Heritage Management – Amendments to the Municipal Heritage Inventory' ('LPP 7.6.5') outlines that the City may consider amendments to the MHI through the Demolition Planning Application process. LPP 7.6.5 outlines where a building is requested to be removed from the MHI, at least one (1) of the following conditions must be met, as detailed in the table below.

**Table 2 – Conditions for Removal of a Building from the Municipal Heritage Inventory**

Policy Condition	Comment
<b>Cultural Heritage Significance</b> <i>The cultural heritage significance of the place in the existing heritage assessment was erroneous.</i>	<p>The cultural heritage significance of the place was not erroneous in 2007 when last assessed.</p> <p>It was noted at that time that the integrity of the historic setting had been compromised. Since then, the increased traffic on Guildford Road has led to an acceleration in the changes to the streetscape and its original neighbourhood context.</p> <p>In 2007, the place was occupied and demonstrated its original use and much of its original detail. In 2023, the place is no longer habitable and original fabric has been stripped from the place and the remaining fabric is in poor condition.</p> <p>To make the place viable for use would require removal of the structures across the rear of the property and replacement of much of the remaining fabric in the front rooms of the place. These changes would have an impact on the cultural heritage significance.</p>
<b>Condition</b> <i>A structural condition report conducted by a registered structural engineer states that the structural integrity of the place has failed to the point where it cannot be rectified without the removal of a majority of its significant fabric. Note: The poor state of a place should not in itself be a reason for removal from MHI.</i>	<p>A structural engineer's report has not been prepared. The application does not seek to demolish the building based on its current structural condition.</p> <p>The subject lot was originally acquired by the State for the purpose of delivering major road upgrades along Guildford Road and East Parade. Other properties acquired for the same purpose have previously been demolished in preparation for the future upgrades. The subject dwelling has been retained as far as practicable in the interim to allow for the final land requirements to be determined in order to understand the impact to the dwelling and the potential for retention.</p>



<p><b>Social or Historic Significance only</b></p> <p><i>Where the heritage value is historic and/or social only the owner/applicant can demonstrate that it cannot practically be retained in its entirety or in part because:</i></p> <p><i>a) The location of the building on the site; or</i></p> <p><i>b) The limited Vehicular Access to the site and non-compliance with Australian Standards; or</i></p> <p><i>c) The inability to comply with the National Construction Codes Series e.g. ramps, corridor widths etc.; or</i></p> <p><i>d) The inability of the existing building structure or materials to be incorporated into the new development; or</i></p> <p><i>e) The inability of the existing building to support additional height and bulk to the intention of the locality as prescribed in the relevant planning policy.</i></p>	<p>The primary planning justification for proposing the removal of the dwelling from the MHI and supporting its demolition fall within sub-clauses (a) and (d).</p> <p><u>(a) The location of the building on the site</u></p> <p>Main Roads have progressed development of plans for major road upgrades at the Guildford Road / East Parade intersection and now have an endorsed land requirement plan which confirms the extent of additional road widening necessary to facilitate the upgrades. The plan confirms that the road widening will materially impact on the fabric of the dwelling. As outlined in Figures 2 and 3 and Attachments 2 and 4, the existing dwelling is incompatible with the future MRS PRR reservation as it will encroach into the road reserve.</p> <p>The existing dwelling will require partial demolition and significant modification affecting the primary frontage including the front room, steps, verandah and associated footings to in order to eliminate encroachment into the future road reserve and attempt to retain remaining portions of the dwelling. The brick and metal roof dwelling cannot be relocated to account for the road widening.</p> <p>Hocking Heritage + Architecture considered that the identified historic value of the dwellings role in demonstrating the creation of a neighbourhood clustered around Guildford Road is no longer evident because of existing changes to the original streetscape character. The ultimate changes to the street layout and the proximity of the dwelling to the street edge will fundamentally alter the context and relationship of the dwelling to the streetscape, further diminishing its authenticity, original character and historic value.</p> <p>Hocking Heritage + Architecture conclude that due to the extent of required modifications, the historical fabric and character of the dwelling will be impacted to a point where it is not considered that the dwelling could be sustained and retain its heritage values.</p> <p>The planned road widening and major upgrades of the East Parade / Guildford Road intersection is an important piece of transport infrastructure as identified in the Perth and Peel@3.5million Central Sub-Regional Framework. Subsequently, the existing dwelling will need to be demolished and removed.</p> <p><u>(d) The inability of the existing building structure or materials to be incorporated into the new development.</u></p> <p>The existing dwelling cannot be incorporated into the proposed Mount Lawley HDP development mainly due to its location and incompatibility with the existing and proposed MRS PRR reservation. The location of the dwelling in proximity to the existing MRS PRR reservation is non-compliant with the R100 primary street setback requirement of 2.0m. The proposed MRS PRR reservation falls within front portions of the dwelling itself.</p> <p>The removal of the dwelling will allow for a comprehensive redevelopment of the wider development site for the delivery of new housing supply through an active State Government initiative in line with priority State Government policy objectives.</p> <p>There may be opportunity as part of the demolition of the dwelling to recycle materials for use in future developments.</p>
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As demonstrated above, the existing dwelling cannot practically be sustained and retain its heritage values. We respectfully request that Council approve the proposed demolition and remove the property from the City's MHI.

### Heritage Impact Statement

A Heritage Impact Statement ('HIS') and archival photographic record have been prepared by Hocking Heritage + Architecture (Hocking) in support of the proposed demolition of the dwelling.

*Refer Attachment Five – Heritage Impact Statement.*



The HIS notes that the decline in the condition of the building has meant a significant loss of aesthetic values. The evolution of Guildford Road to a busy main road has meant that any connection with the former community has long been absent. The HIS also assesses the impact that the additional road widening will have on the dwelling and concludes that:

*'the demolition of the portion of the building will result in the loss of authenticity and integrity of the building. The remainder of the building could not be sustained and retain its heritage values.'*

In summary, the incremental change to the function of Guildford Road and the associated streetscape including the properties adjoining the subject lot over time has resulted in a diminishing of the significance and character of the original streetscape and dwelling. The modifications that will be required as a result of additional road upgrades planned for Guildford Road will result in the authenticity of the character, style and physical fabric of the dwelling being reduced to a point where it no longer holds a practical value of retention.

As recommended in the HIS, Hocking have prepared a detailed archival photographic record which captures the remaining aesthetic heritage values evident at the place.

*Refer Attachment Six – Archival Photographic Record*

## **6.0 DEMOLITION METHODOLOGY**

The demolition works will be completed in one stage and will include removal of all buildings and associated infrastructure.

At this juncture, a demolition contractor has not been appointed for the proposed works. Demolition methodology will be determined by the contractor, however, it is expected that the methodology will include:

- Service disconnections and rodent baiting;
- Site establishment and securing of the subject site;
- Removal of any hazardous materials (as required);
- Removal of ancillary structures, fittings, salvageable materials, deleterious materials etc;
- Vegetation removal and protection of trees to be retained;
- Further breakdown of demolished material or deconstructed structures; and
- Transport of demolished or deconstructed materials from the site.

Working hours for demolition are to be confirmed, but it is expected that works will be undertaken between the hours of 7am to 7pm Monday to Saturday (excluding public holidays), in accordance with the standard construction hours under the *Environmental Protection (Noise) Regulations 1997*. Any work outside these hours will require approval of an Out of Hours Noise Management Plan by the City.

It is expected that most vehicular movements associated with the demolition works will be via the laneway (removal of the rear fencing) and Stanley Street given Guildford Road is a busy regional road.

A more detailed Demolition Management Plan will be prepared by the appointed demolition contractor and will be submitted with the Demolition Permit application lodged with the City. This will include further details in relation to:

- Demolition methodology;
- Vegetation retention and protection;
- Noise and vibration management;
- Traffic management;
- Dust management;
- Safety and security; and
- Dilapidation surveys and reports.

As this Demolition Management Plan cannot be prepared until the demolition methodology is confirmed by the appointed contractor, it is considered that this matter can be appropriately dealt with via a condition of planning approval requiring the submission of the Demolition Management Plan for endorsement by the City, prior to lodgement of a Demolition Permit application.

## 7.0 SUMMARY

This application seeks approval for complete demolition of the existing residential building and associated infrastructure at the subject site.

The demolition is proposed to facilitate widening of Guildford Road reserve to accommodate future planned major upgrades of the Guildford Road/ East Parade intersection and will also allow for the ultimate redevelopment of the site in line with priority State Government housing policy catered towards access and housing diversity.

The progression of these demolition works is an urgent priority, and therefore we respectfully request the City's assistance in progressing this application for development approval as quickly as possible, noting that:

- The demolition works are necessary to enable the widening of the Guildford Road Primary Regional Road reserve to accommodate planned major upgrades of the Guildford Road / East Parade intersection;
- Demolition of the existing dwelling is necessary to enable comprehensive redevelopment of a broader government landholding (HDP Mount Lawley site) for the purpose of improving housing choices and access;; and
- The existing dwelling at the subject site is vacant, boarded up and presents a safety hazard to the public.

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Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

Lots 501-504 & 801-805

Locality & Local Government

Locality	Mount Lawley
Local Government	City of Vincent

Department of Planning, Lands and Heritage

File Number	
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Examination

Examined	Date
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Planning Approval

Planning Authority	XXXXX
Reference	

Delegated under S. 16 P&D Act 2005	Date
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In Order For Dealings

Subject To	
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For Inspector of Plans and Surveys	Date
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Plan Approved

Inspector of Plans and Surveys / Authorised Land Officer	Date
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Former Tenure Interests and Notifications

Subject	Purpose	Statutory Reference	Origin	Land Burdened	Benefit To	Comments
⑥	EASEMENT (SEWERAGE)	SEC 27A OF THE T.P & D ACT REGULATION 6	D 75898	LOT 503	WATER CORPORATION	SEE NOTE

UNLOGGED VERSION SUBJECT TO  
LANDGATE AUDIT & WAPC APPROVAL  
This plan is  
-Current as at REVISION A  
-Subject to change without notice  
-Not intended for design use, a LANDGATE CERTIFIED  
CORRECT copy should be obtained for such purposes.

DRAFT ONLY

Survey Details

Field Records	
Declared as Special Survey Area	NO

Survey Certificate - Regulation 54

I, NICHOLAS KAITSE  
hereby certify that this plan is accurate and is correct representation of the -  
(a) survey; and  
(b) calculations from measurements recorded in the field records,  
undertaken for the purposes of this plan and that it complies with the relevant  
written law(s) in relation to which it is lodged.

Licensed Surveyor	Date
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Survey and Plan Notation

NOTE Z: THE DIMENSIONS AND POSITIONS OF THIS EASEMENT ARE BASED ON  
ACCURATE SURVEYED ALIGNMENTS.

Survey Organisation

Name	Land Surveys
Address	P.O BOX 746, Belmont 6984
Phone	94774477
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Email	projects@landsurveys.net.au
Reference	2300903

Amendments

Version	Lodgement Type	Amendment Description	Authorised By	Date

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Subject Land Description
501	P 2001 P 2001 P 2001 P 2001 P 2001 P 2001 DP 31182 DP 31182 P 2001 P 2001 P 2001 DP 426938	Pt 247 Pt 248 Pt 249 Pt 250 Pt 251 Pt 252 Pt 402 Pt 403 Pt 254 Pt 255 Pt 256 Pt 552	2208 / 552 2208 / 543 2209 / 504 2208 / 544 2209 / 508 2209 / 506 2209 / 506 2209 / 507 2209 / 507 1701 / 915 2009 / 635	
502	P 2001 P 2001 P 2001 P 2001 P 2001 P 2001 P 2001 DP 31179 DP 31179 P 2001 P 2001 P 2001 P 2001	Pt 234 Pt 235 Pt 236 Pt 237 Pt 238 Pt 239 Pt 240 Pt 241 Pt 400 Pt 401 Pt 243 Pt 244 Pt 245 Pt 246	1464 / 800 1286 / 319 1187 / 471 2208 / 548 2208 / 546 2208 / 549 2208 / 550 2208 / 551 2208 / 540 2208 / 541 2208 / 542 2209 / 505 2208 / 545 2208 / 547	
503	DP 426937 DP 426937 P 2001 P 2001 P 2001	Pt 550 Pt 551 Pt 207 Pt 208 Pt 209	2178 / 84 1265 / 648 1265 / 649	
504	P 2001 P 2001 P 2001	Pt 202 Pt 203 Pt 204	1868 / 517 1418 / 87 1887 / 420	
801	P 2001 P 2001 DP 426938	Pt 255 Pt 256 Pt 552	1701 / 915 2009 / 635	
802	P 2001 P 2001 P 2001 P 2001 P 2001 P 2001 DP 31182 DP 31182 P 2001	Pt 247 Pt 248 Pt 249 Pt 250 Pt 251 Pt 252 Pt 402 Pt 403 Pt 254	2208 / 552 2208 / 543 2209 / 504 2208 / 544 2209 / 508 2209 / 506 2209 / 506 2209 / 507 2209 / 507	
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JOB No: 2300903

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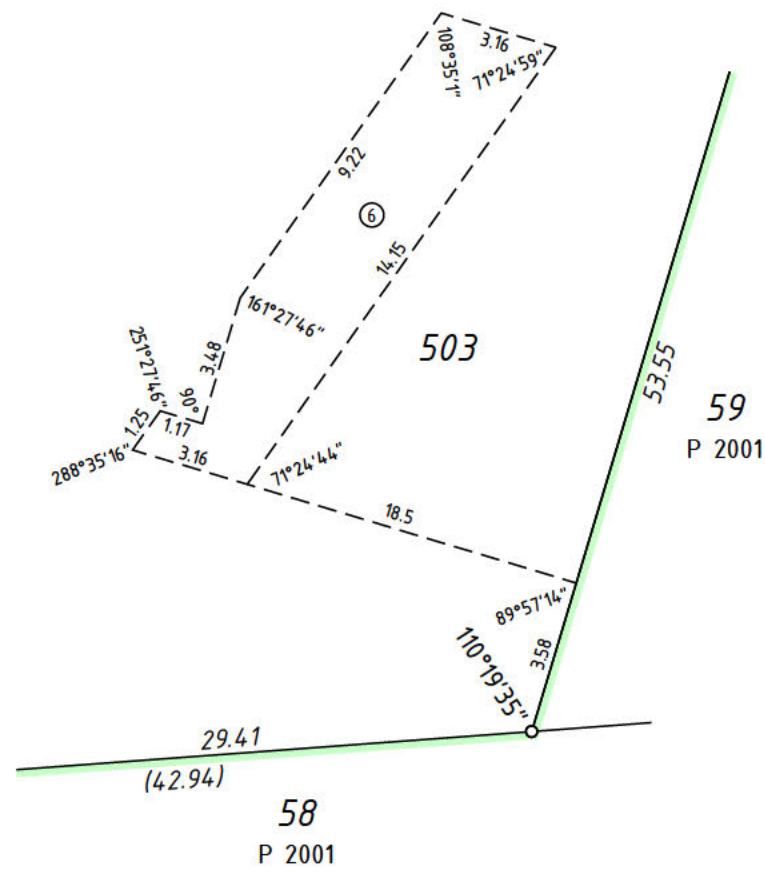
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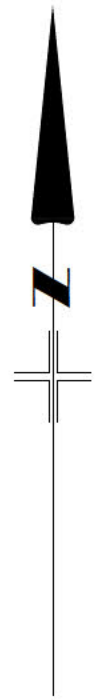
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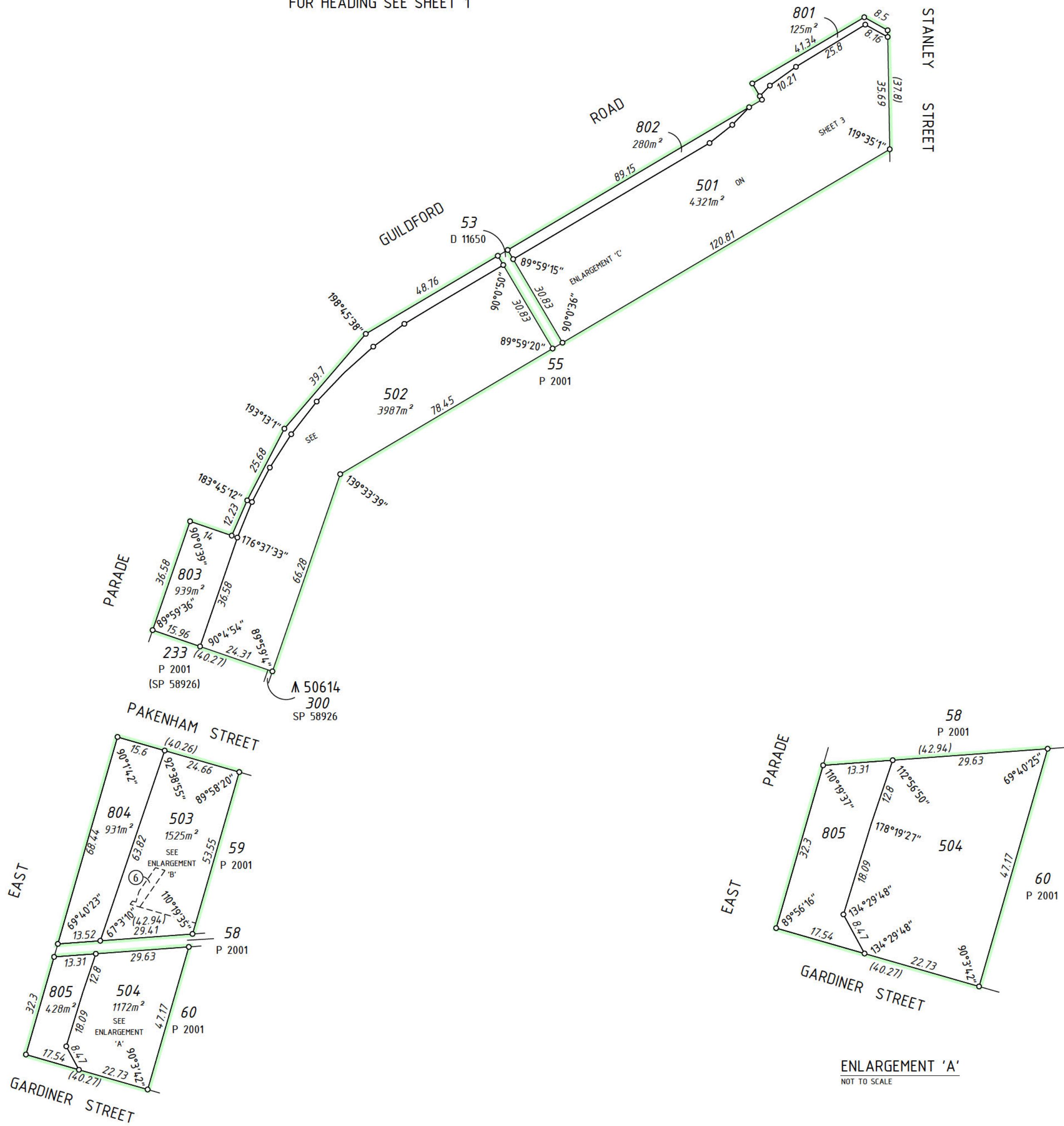


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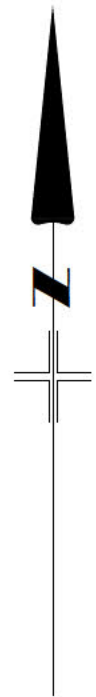
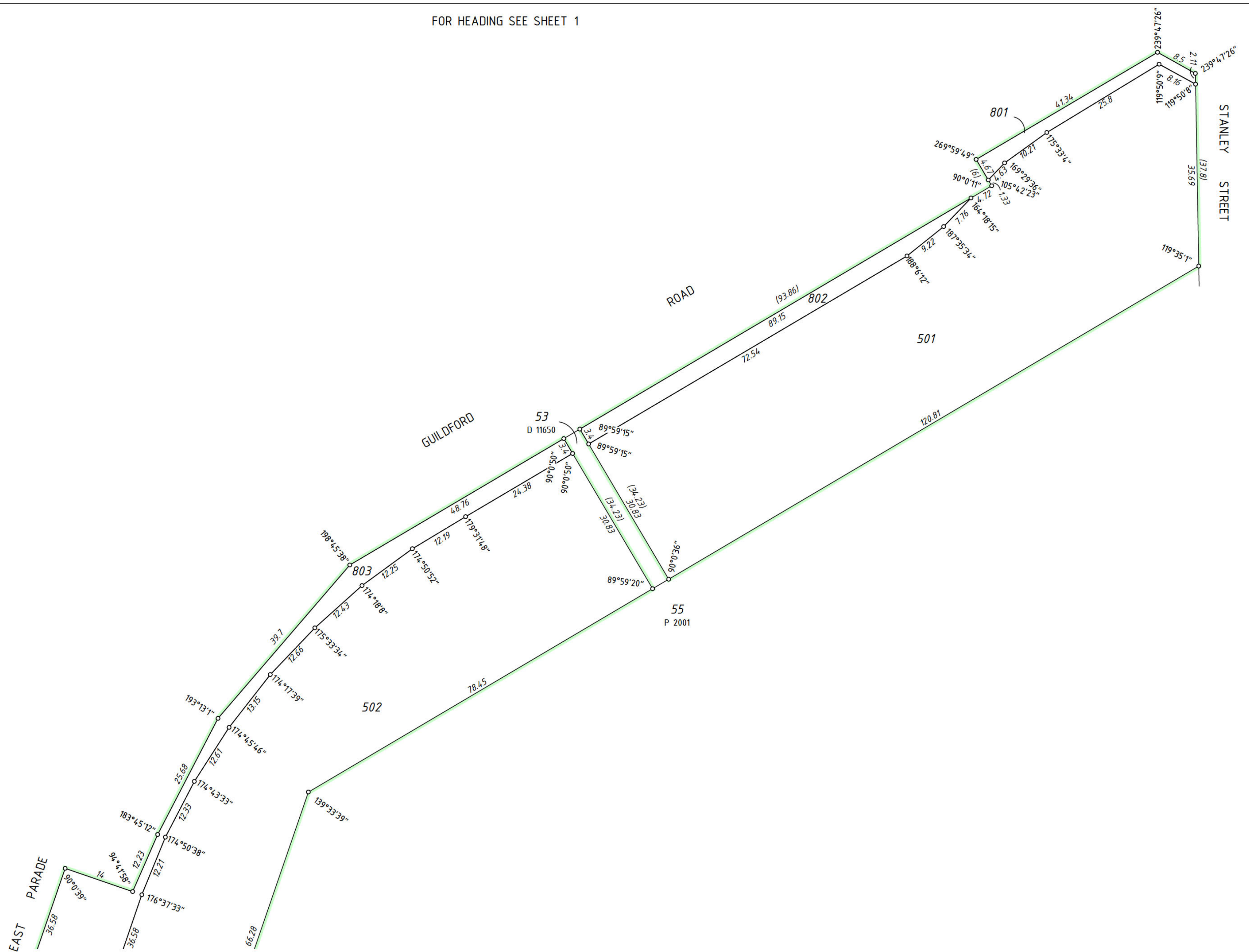


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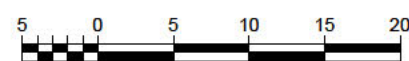
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### ENLARGEMENT 'C'



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## Land Surveys

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