Enquiries: Brianna Murphy (08 9474 0777)
Reference: PDDA-2026/0451

8 September 2026

Urbanize Architect Pty Ltd
urbanize@urbanize.com.au

Dear Sir / Madam,

PDDA-2026/0451 - ADDITIONS TO SINGLE HOUSE AND TREE DAMAGING ACTIVITY 21 COLLINS STREET KENSINGTON WA 6151

In accordance with the provisions of the City of South Perth Local Planning Scheme No. 7 and the authority delegated to the Council under the provisions of the Metropolitan Region Scheme, the application for development approval has been **refused** under delegated authority, for the reasons in the attached Notice of Determination.

If the applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Yours faithfully,



Jeremy Versaico
A/Manager Development Services
DEVELOPMENT SERVICES

Encl. Notice of Determination

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
City of South Perth Local Planning Scheme No. 7

Notice of Determination on Application for Development Approval

Location:	21 Collins Street KENSINGTON WA 6151		
Lot:	249	Plan/Diagram:	576
Vol. No:	1020	Folio No:	264
Development application reference:		PDDA-2026/0451	
Development application acceptance date:		02 April 2026	
Description of proposed development:			
Additions to Single House and Tree Damaging Activity			

In accordance with clause 68, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the application for development approval is **refused** for the following:

Reasons

1. The proposed development does not satisfy Clause 67(2)(g) of the Planning and Development (Local Planning Schemes) Regulations 2015, as the proposed development does not comply with the objectives of Local Planning Policy 3.2 - Tree Retention and Local Planning Policy P351.5 Streetscape Compatibility – Precinct 5 'Arlington' and Precinct 6 'Kensington': in that it does not:
    i. Prioritise the retention, protection, and the provisions of trees on private land as the proposed development requires the removal of Trees B and C (Jacaranda - Jacaranda mimosifolia), being a healthy and substantial regulated trees.
    ii. The applicant has not adequately demonstrated that the redesign of the development to accommodate the regulated trees is unfeasible.
    iii. Promote and facilitate tree preservation at the earliest possible stage in the planning and development process, balancing with the desired built form and land use outcomes.
    iv. Preserve or enhance the desired streetscape character, presenting a concealed roof form to Vista Street which is incompatible within the predominant and desired streetscape.
    v. Provide adequate consideration to streetscape compatibility within the immediate and wider assessment areas.

2. The proposed development does not satisfy Clause 67(2)(m) of the Planning and Development (Local Planning Schemes) Regulations 2015, as:
    i. The development does not sufficiently incorporate key design elements identified as being important to streetscape compatibility, resulting in an incompatible development appearance.

3. The proposed development does not satisfy Clause 67(2)(n) of the Planning and Development (Local Planning Schemes) Regulations 2015, as:

i. The proposed development adversely impacts the amenity of the locality by virtue of removing Trees B and C (Jacaranda - Jacaranda mimosifolia).
ii. The proposed concealed roof form is incompatible with the desired future character of its setting and is inconsistent with development on other land in the locality.

4. The development does not satisfy Clause 67(o) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the removal of Trees B and C will have a detrimental impact on the natural environment.

5. The proposed development does not satisfy Clause 67(2)(p) of the Planning and Development (Local Planning Schemes) Regulations 2015 as two trees on site that should be preserved are proposed to be removed, being Trees B and C (Jacaranda - Jacaranda mimosifolia).

6. The development does not adequately address Design Principle 2 Landscape Quality of State Planning Policy 7.0, Design of the Built Environment as the development does not protect existing environmental features or preserve established tree canopy. The removal of mature trees without sufficient demonstration that retention is unachievable is contrary to these objectives, particularly given the trees established contribution to local canopy cover and streetscape character.

Date of determination: 8 September 2026



Jeremy Versaico
A/Manager Development Services
for and on behalf of the City of South Perth