Urbanize Architect

From: Urbanize Architect
Sent: Friday, 4 September 2026 3:27 PM
To: Brianna Murphy
Cc: Sam Hughes
Subject: Fw: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Subject: Re: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Hi Brianna,

I am writing to follow up on the status of the determination for the Development Application for

PDDA-2026/0451 - 21 Collins Street KENSINGTON WA 6151.

We would appreciate any update you are able to provide regarding the determination for this application.

Thank you for your time and consideration. We look forward to hearing from you.

Kind regards,

Conor Mullins | Presentation and Drafting

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From: Urbanize Architect <urbanize@urbanize.com.au>
Sent: Friday, August 21, 2026 13:47
To: Brianna Murphy <brianna.murphy@southperth.wa.gov.au>
Cc: Sam Hughes <samuelcliffordhughes@gmail.com>; info@treemanagement.com.au <info@treemanagement.com.au>
Subject: RE: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Thanks Brianna

That's correct

From: Brianna Murphy <brianna.murphy@southperth.wa.gov.au>
Sent: Friday, August 21, 2026 1:08 PM
To: Urbanize Architect <urbanize@urbanize.com.au>
Cc: Sam Hughes <samuelcliffordhughes@gmail.com>; info@treemanagement.com.au
Subject: RE: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Hi Simon,

Thank you for the revised drawings and confirming the two trees are now proposed for removal, with established replacement trees proposed in lieu.
I will update my assessment based on these plans and we will use these for the determination.

Kind Regards,

Brianna Murphy
Urban Planner

City of South Perth

P 08 9474 0777
E brianna.murphy@southperth.wa.gov.au
Cnr Sandgate St & South Tce, South Perth WA 6151

Kaartdjinin Nidja Nyungar Whadjuk Boodjar Koora Nidja Djining Noonakoort kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjul kura kura.

We acknowledge and pay our respects to the traditional custodians of this land, the Whadjuk people of the Noongar nation and the Elders past and present.

From: Urbanize Architect <urbanize@urbanize.com.au>
Sent: Friday, 21 August 2026 12:55 PM
To: Brianna Murphy <brianna.murphy@southperth.wa.gov.au>
Cc: Sam Hughes <samuelcliffordhughes@gmail.com>; info@treemanagement.com.au
Subject: RE: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Hi Brianna

Please find attached drawings for your determination.

We have decided to leave the roof as is.

We are disappointed we were not afforded the opportunity to resolve the differences between our consultant aborists.
As such we will no longer pursue the retention of the trees.

The revised drawings identify the removal of the two trees.
We've added the new planting of two significant sized trees within the lot boundarys and an additional three trees within the verge areas to be re landscaped.

Thankyou for your time and consideration.
We look forward to your determination early next week

Regards

Simon Maxwell| Director

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From: Brianna Murphy <brianna.murphy@southperth.wa.gov.au>
Sent: Thursday, August 20, 2026 2:45 PM
To: Urbanize Architect <urbanize@urbanize.com.au>
Subject: RE: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Hi Simon,

I am just emailing to clarify the City's position following further internal conversations this morning.
The City will be proceeding to determine the application on Monday 24 August 2026.

As discussed yesterday, the City will be determining the application based off the information currently available to it, which will be a refusal.
The reasons for refusal relate to the flat roof form which is not permitted per *P351.5 Streetscape Compatibility – Precinct 5 'Arlington' and Precinct 6 'Kensington'* and the City is not satisfied that the proposal will not result in tree damaging activity to the regulated trees.

In relation to how far the dwelling should be setback from the regulated trees, it would be your responsibility as the applicant to obtain technical advice from a qualified arborist to determine the necessary setback.
As you know, the City had the submitted Arborist Report peer-reviewed and the outcome was that there was insufficient information provided in the report but that the current design would likely have a significant negative impact to the two regulated trees.
Any future redesign would need to demonstrate that the development is sufficiently setback from the trees to avoid tree damaging activity, which could involve engaging a different arborist.

If there's any other information that you wish to provide, it is requested that this be provided by no later than COB tomorrow.

As discussed, once the City determines the application, there is a right to have the decision reviewed by the State Administrative Tribunal (SAT).

Kind Regards,

Brianna Murphy
Urban Planner

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From: Urbanize Architect <urbanize@urbanize.com.au>
Sent: Wednesday, 19 August 2026 3:29 PM
To: Brianna Murphy <brianna.murphy@southperth.wa.gov.au>
Subject: Re: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Hi Brianna

Thank you for the update, and no need to apologize.

I appreciate you taking the time to follow up. I look forward to hearing from you once you have an update.

Thanks again

Simon Maxwell| Director

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From: Brianna Murphy <brianna.murphy@southperth.wa.gov.au>
Sent: Wednesday, August 19, 2026 15:18
To: Urbanize Architect <urbanize@urbanize.com.au>
Subject: RE: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Hi Simon,

Thanks for your time on the phone this afternoon.

I managed to catch my Coordinator briefly following our phone call but she was running to a meeting so I didn't get a chance to discuss with her properly.

She's in meetings for the rest of today so I won't be able to discuss with her until tomorrow, sorry! I will call you as soon as I can.

Kind Regards,

Brianna Murphy

Urban Planner

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kaartdijin wangkiny, maam, gnarnk and boordier Nidja Whadjul kura kura.

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From: Urbanize Architect <urbanize@urbanize.com.au>
Sent: Friday, 24 July 2026 10:49 AM
To: Brianna Murphy <brianna.murphy@southperth.wa.gov.au>
Subject: Re:PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Brianna Murphy <brianna.murphy@southperth.wa.gov.au>

607 PL rev 3_21-07-26.pdf

Hi Brianna

As per my comments below in red.

Please find attached our updated justification letter and a link to the revised drawings.

Kind regards

Simon Maxwell| Director

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From: Brianna Murphy <Brianna.Murphy@southperth.wa.gov.au>
Sent: Tuesday, 26 May 2026 11:26 AM
To: Urbanize Architect <urbanize@urbanize.com.au>
Subject: PDDA-2026/0451 - Development Application - 21 Collins Street KENSINGTON WA 6151

Hi Simon,

I have completed the preliminary assessment for the development at 21 Collins Street, Kensington. The assessment findings and request for further information is provided below, if you could respond to each of the points listed.

1. **Local Planning Policy P351.5 Streetscape Compatibility – Precinct 5 Arlington and Precinct 6 Kensington**

The City has assessed the proposed development against the Policy and completed an assessment of the Wider Assessment Area (WAA) along both Vista Street and Collins Street.

1. The proposed concealed roof is inconsistent with the prevailing and desired future character of both the primary and secondary streetscapes (25-45° pitch). A copy of the Policy is available here, it is recommended that the roof form be amended to a compliant roof pitch, or alternatively justification be provided on how the design addresses the objectives of the policy for further consideration by the City. Please refer our updated justification letter.

2. **Residential Design Codes Vol. 1, Part C**

1. **Clause 2.3 Parking**

The garage access door swings inwards and therefore conflicts with the garage parking bay. It is recommended that this be reviewed and plans amended accordingly. Door now swings out. Refer to PL-04

1. **Clause 2.4 Waste Management**

A dedicated and accessible bin storage area is required and is to be screened from view of the street. No bin storage area has been identified on the plans. Bin location added to plans. Refer to PL-04

1. **Clause 3.7 Access (*Vehicle Access*)**

i. The crushed limestone in the Vista Street verge labelled for off-street parking has not been approved by the City. It serves the same function as a crossover and is therefore considered accordingly. The location of the limestone crossover is not supported as it is within 6m of the street corner and therefore the proposal is to include its removal and the verge being made good. To be removed and replaced with landscaping, Noted on plans. Refer to PL-02

ii. The existing southern crossover and right-of-way (ROW) crossovers are also joined, which the City has no record of being approved. Amended plans are to be provided indicating the southern part of the existing crossover separated from the ROW and south-west lot boundary by no less than 0.5m. The crossover is recommended to align with the garage door and shall not exceed a width of 6.0m. To be removed and replaced with landscaping, Noted on plans. Refer to PL-02

1. **Clause 3.7 Access (*Sightlines*)**

i. The percentage of visual permeability to the proposed sliding gate/fence has not been indicated on the plans. Noted on plans. Refer to PL-04, PL-09

ii. Any fencing within 1.5m of where the driveway intersects the street are required to be a minimum of 80% visually permeable, the plans need to be updated to reflect this. Noted on plans. Refer to PL-04, PL-09

iii. Confirm the sliding gate open position, will it be entirely outside of the north-eastern sightline area? Noted on plans. Refer to PL-04

1. **Clause 3.10 Visual Privacy**

i. The 7.5m cone of vision from the Balcony encroaches onto 18 Vista Street to the south-west. There is a potential line of sight to a major opening on the primary elevation at this dwelling. The City will further consider the proposed variation in the context of any submissions received during the 14-day neighbour consultation period. Screening has been added to the balcony, the cone of vision only impacts a small portion of the front yard, all of which is exposed to the street. Noted on plans. Refer to PL-04

3. **Ground levels**

1. No external finished levels have been shown and it is therefore unclear whether any site works are being proposed. If no changes to ground levels are proposed the plans are to state this, alternatively finished ground levels are to be nominated to confirm the levels proposed. If levels are being changed retaining walls will need to be included as appropriate to retain any level differences, location of retaining walls and top of wall heights are to be nominated on both the site plan and elevations. Proposed RL's have been added and noted on plans, minimum change to existing RL's. Refer to PL-04

4. **Western Power**

1. The site is partially within a Western Power restriction zone. Advice is to be obtained from Western Power to confirm whether the proposal conflicts with restriction zone requirements.

Arborist Report Please refer our updated justification letter.

1. The City referred the Arborist Report to its consultant arborist for review. The consultant arborist has raised a number of issues with the report, which are listed below:

i. No DGL (Diameter at Ground Level) measurement is included – This is used to calculate the Structural Root Zone of the trees; without this the size of the Structural Root Zone .

ii. The Structural Root Zone (SRZ) measurements in the report appears to use the DSH measurement, this is incorrect, it is likely the calculated SRZ is larger than stated in the report.

iii. The report does not state the depth the root investigations were undertaken to, nor the depth of excavations required for the construction, as such the comment in section 5.1.1 *"Root mapping has not exposed any structural roots and subsequent root removal in this area will not elevate risk levels of whole tree failure."* Cannot be verified or justified.

iv. Section 6.1.3 - There are no images of the whole tree in the report however, based on assessment of street view and aerial imagery the proposed design is likely to

conflict with the stem highlighted for removal. This stem approximates 50% of the tree's total biomass. Removal of the stem will place significant stress on the tree, resulting in rapid regeneration of canopy, a reduction of carbohydrate reserves, and impact the tree's ability to maintain defence compounds and secondary growth without sufficient ongoing remedial care. Combined with a >30% incursion into the Notional Root Zone this is likely to have a notable negative impact on the trees long term vitality and viability.

v. The consultant arborist was not satisfied that there is enough information provided within the report to determine the impact the proposed design will have on the trees. The arborist completed a desktop assessment and advised it appears that the proposed design and required pruning is likely to have a significant negative impact on the long-term vitality of Tree 1 and potentially result in the destabilisation and reduction of structural integrity of both trees. Clarification is to be provided to confirm whether removal of any limbs would be required to facilitate construction.

Please be aware that if the position is maintained that the tree can be retained, any approval will be subject to the condition that the tree be protected and retained, and if the tree fails as a result of the construction process, the City may undertake compliance action against the landowner for non-compliance with conditions of the development approval. If, on further review, it is determined that the tree cannot reasonably be retained, the tree removal may be required to be referred to a meeting of Council for determination.

Could you please provide comments in relation to the above. Please be aware that if the City is not satisfied that the tree is capable of retention, the proposal will be treated as proposed tree removal and would require consideration by Council assuming that the trees are otherwise healthy.

Please refer our updated justification letter.

Please advise by Tuesday 2 June 2026 if you will be providing further information.

Kind Regards,

Brianna Murphy

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