



18 March 2016

The Resident
147-159 Charles St
WEST PERTH WA 6005

Dear Sir/Madam,

NOS. 27-29 (LOT: 107 D/P: 99354) & NOS. 31-33 (LOT: 2 D/P: 3861) CARR STREET, WEST PERTH

The City of Vincent recognises that what is happening in your neighbourhood is important to you. When your neighbours submit plans to develop or in some way change their property we understand that those plans may affect you.

We are writing to you today to let you know that we have received an application for planning approval at the above address and we invite you to comment on the proposal:

Applicant:	Oldfield Knott Architects on behalf of: <ul style="list-style-type: none">• The Department of Finance (Building Management Works (BMW); and• The Department of Fire and Emergency Services (DFES)
Proposal:	Change of Use from Vacant Land to Public Utility (Fire Station)
Consultation Period:	29 March 2016 to 18 April 2016

As the proposal is for a "public works" by a Government department, the Western Australian Planning Commission (WAPC) is the determining authority. The City will make recommendations to the WAPC and therefore we are seeking input from nearby and adjoining landowners and residents. The City is conducting this community consultation in conjunction with the applicant.

Where can I find more information?

1. Frequently Asked Questions

For your convenience please find attached a Frequently Asked Questions (FAQ) information sheet.

2. Planning Application, Plans and Documentation

The planning application, plans and documentation for this proposal are available for viewing at the following locations:

- On the City's website www.vincent.wa.gov.au under 'Community Consultation';
- At the Administration and Civic Centre, 244 Vincent Street (cnr Loftus Street), Leederville between 8.00am and 5.00pm, Monday to Friday (excluding public holidays); and
- At the Library and Local History Centre during opening hours.

(Please note in order to comply with Copyright legislation, plans are not able to be photocopied or sent to you).



3. Project Contact Details

City of Vincent

If you would like to speak to the City's Planning Officer who is dealing with the proposal, please contact Steven Laming on 08 9273 6067 or email mail@vincent.wa.gov.au.

Applicant

If you have any queries regarding the details of the proposal please submit your correspondence to newfirestation@tpgwa.com.au.

4. Information Session

You are invited to attend an Information Session where the City and the applicant will be present to discuss key issues of the project and answer any queries. The details of the session are:

Date: Wednesday 30th March 2016.
Time: 6:00pm – 7:30pm.
Please arrive by 5:45pm, for a 6:00pm start.
Venue: Royal Park Hall
180 Charles Street
West Perth WA 6005
Car Parking: Some car parking available on site.
Public Transport: Bus lines terminating close-by: 354, 370, 386, 387, 388, 389, 990.
Catering: Refreshments will be provided.

To register your interest in attending the Information Session please provide the full name(s) of all people that will attend the session at newfirestation@tpgwa.com.au

How can I provide my comments?

Please find attached a Community Consultation Submission Form, which is also available on the City's website www.vincent.wa.gov.au under 'Community Consultation'.

Should you require assistance in filling out the form please refer to the Community Consultation Submission Guidelines, which can be found at www.vincent.wa.gov.au.

If you wish to make a submission, please complete the enclosed Community Consultation Submission Form. Your comments must be received by the City by 5:00pm on the closing date on **18 April 2016**.

Thank you for taking the time to provide us with your comments on this planning application.

Yours sincerely



**RASARATNAM RASIAH
ACTING MANAGER
APPROVAL SERVICES**

Encl.



CITY OF VINCENT

COMMUNITY CONSULTATION SUBMISSION FORM

File No:	5.2015.587	Serial No:	5.2015.587.1
LOCATION OF PROPOSED DEVELOPMENT:	NOS. 27-33 (LOT: 107; D/P: 99354) (LOT: 1; D/P: 3861) CARR STREET, WEST PERTH		
PROPOSED DEVELOPMENT:	CHANGE OF USE FROM VACANT LAND TO PUBLIC UTILITY (FIRE STATION)		
COMMENT PERIOD:	29 MARCH 2016 - 18 APRIL 2016		
CONTACT OFFICER:	STEVEN LAMING		
	PH: 08 9273 6067	EMAIL: mail@vincent.wa.gov.au	

PLEASE INDICATE THE APPROPRIATE BOX:

☐ **I SUPPORT** the proposal or ☐ **I OBJECT** to the proposal and/or ☐ I neither support or object however, I have some concerns I wish to address.

PERSONAL INFORMATION

Name(s):			
Affected Address			
Postal address: (if different to above)			
Telephone:		Email:	
Signature:		Date:	

IN ACCORDANCE WITH THE CITY OF VINCENT PRIVACY MANAGEMENT POLICY NO: 4.1.31, YOUR PERSONAL INFORMATION WILL **NOT** BE DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT, UNLESS YOUR CONSENT IS PROVIDED. IF YOU AGREE, PLEASE INDICATE IN THE BOX BELOW.

☐ **I AGREE TO MY PERSONAL DETAILS BEING DISCLOSED, MADE PUBLIC OR INCLUDED IN ANY AGENDA REPORT.**

☐ I am an OWNER and OCCUPIER or ☐ I am an OWNER or ☐ I am an OCCUPIER

Please Note:

- Written submissions to the City are to be received within the comment period so that your views can be considered.
- If no submissions are received it will be assumed that there is no objection in relation to the planning, building and heritage matters raised, and those matters will be determined without any further consultation.
- There is no obligation to complete this Submission Form.
- IN DETERMINING THE APPLICATION, THE COUNCIL WILL TAKE INTO ACCOUNT THE COMMENTS OF ADJOINING OWNERS. HOWEVER, PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO SUPPORT THE VIEWS OF ADJOINING OWNERS OR TO INCORPORATE ALL SUGGESTIONS INTO ITS' DECISION ON A PROPOSAL.



CITY OF VINCENT

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Proposed development details:

The Department of Fire and Emergency Services (DFES) proposes to construct a two storey Career Fire and Rescue Station on the vacant land.

As the proposal is for a “public works” by a Government department, the Western Australian Planning Commission (WAPC) is the determining authority.

The City will make recommendations to the WAPC and therefore we are seeking your input.

Comment

Frequently Asked Questions

1. Why is the new fire station needed?

Demands on the existing Perth Fire Station in East Perth have increased significantly in recent years and ongoing residential and commercial development within the inner city area will ensure the continuation of this trend. An increase in the number of high-rise buildings within the CBD and the construction of the Perth City Link, Elizabeth Quay and other major projects will result in a higher density of people living and working within and visiting the CBD. With this increase in people comes a higher demand for fire services.

A new fire station on the western side of the CBD is required to address this increasing risk and will ease the pressure on the existing station in East Perth. The new station will also provide additional back-up assistance during larger incidents to other fire stations at Malaga, Osborne Park, Daglish and the wider Perth area.

2. When was the decision made to locate the fire station on this site and why?

The Department of Fire and Emergency Services (DFES) undertakes strategic planning that outlines the provision of additional and replacement fire stations for the next 10 years. The need to establish a new station in the Perth West area was first highlighted in 2012. As a result of this, DFES conducted a thorough search in the Perth West area for properties that meet their specific needs which includes:

- Lot size
- Response times
- The current number of incidents currently occurring and projected frequency
- Population and demographics
- Existing infrastructure including proximity to schools
- Road access and traffic congestion hot spots etc
- Correlation with existing stations

The subject property on Carr Street became available in 2014 and, as it meets DFES' requirements, was purchased for the purpose of constructing a new fire station.

3. What will the new fire station look like?

The Fire Station will be two storeys with a maximum overall building height of 12 metres. The ground floor will consist of a garage and covered servicing area for three fire trucks, an office, training room, change rooms, meeting rooms, kitchen and dining area, study, lounge, laundry facilities and a covered courtyard area. The upper floor will consist of eighteen dorm rooms for the accommodation of staff, a gymnasium and an adjoining balcony facing internal to the site.

There will be eighteen covered staff car parking bays located at the rear of the site and two visitor car bays and an ACROD car bay at the front of the site adjacent to Carr Street. Driveway access to the rear of the site will be provided along the western boundary adjacent to the adjoining properties at No. 35 Carr Street, West Perth and Nos. 134-134A Charles Street, West Perth.

The Fire Station will be setback a minimum of 5 metres from Carr Street, with an average street setback of 9 metres. The front setback area will be landscaped and reticulated to a high standard, which will be a positive contribution to the streetscape on Carr Street.

The north elevation to Carr Street will include signage with a minimal design, consisting of the words 'WEST PERTH FIRE STATION' above the garage doors and 'WEST PERTH CAREER FIRE & RESCUE SERVICE' and the Department of Fire and Emergency Services (DFES) logo on the wall directly adjacent the garage.

The garage and covered servicing area of the Fire Station will be built up to the eastern boundary, consisting of a boundary parapet wall with a maximum height of 8.8 metres and a total length of 21.6 metres. This portion of the Fire Station will be constructed against the existing boundary wall on the adjoining property at Nos. 15-19 Carr Street, West Perth.

The Fire Station will be setback 7.5–8.8 metres from the western boundary to provide the 6 metre wide driveway access and landscaping.

The upper floor walls have various setbacks behind the ground floor walls to provide articulation and reduce the overall building bulk on adjoining properties.

There will be 730 square metres, or 16.2 percent of total site area, provided as landscaping, which has been designed to enhance the existing streetscape on Carr Street and provide a buffer screen to the side and rear boundaries at the rear portion of the site. External lighting has been designed to eliminate any light spill into the adjoining properties.

Windows to dorm rooms on the upper floor will be setback from the eastern, western and southern lot boundaries to comply with Visual Privacy requirements of the Residential Design Codes.

The Fire Station will incorporate an individual after hours paging system to reduce the impacts of noise generated by the 'Callout' bell.

4. How is the site currently zoned?

The current zoning of the site is "Residential/Commercial R80" under the City of Vincent's Town Planning Scheme No. 1 (TPS1) and the site is zoned "Urban" under the Metropolitan Region Scheme (MRS). A fire station is a "civic use" and can be permitted in a Residential/Commercial zone.

5. Does the Fire Station require planning approval?

Section 6 of the Planning and Development Act 2005 (PD Act) exempts public works undertaken by a public authority from requiring a planning approval under local planning schemes but this exemption does not extend to the requirements of a region planning scheme.

In this case, the site is located within the Metropolitan Region Scheme and therefore the development requires consultation with the local government and a development approval from the Western Australian Planning Commission (WAPC).

6. How will the design impact on my property?

Every care has been taken to ensure that the Fire Station will make a positive contribution to Carr Street. The design uses varying materials, colours and articulation methods to reduce the impacts of building bulk on adjoining properties and enhance the existing streetscape.

The building is single storey to the eastern boundary, is setback a minimum of 7.5 metres from the western boundary on the ground floor and is two storey for the central accommodation areas.

The building will have a pitched roof to eliminate box gutters. Fabric of the building shall be blockwork, which is residential in scale with an element of feature stone to contrast and highlight the building. Windows shall be aluminium powder coated and have sun shading, which will add dimension and depth to the facade. The first floor will slightly cantilever the ground floor to also provide depth, interest and shadow.

Overall the Fire Station building will be well proportioned, with a palette of materials and a design that will improve the aesthetics of the streetscape. The Fire Station will be constructed to a high standard, which will complement the adjoining buildings, yet be iconic and not perceived as a standard fire station.

7. Will the fire station affect my property values?

A literature review did not identify any Australian case studies on the economic impacts of fire station location within neighbourhoods. However, a number of United States case studies have shown that the location of a fire station within a neighbourhood generally increases property values or has no effect (Phillips, Fractor & Company 2015).

In this case, as the existing vacant land is in a derelict state, the proposed fire station will have a positive contribution to the streetscape on Carr Street, which may increase property values within the immediate locality.

8. Are fire stations noisy and what should I expect from living near to a fire station?

Fire stations represent "internal and external active zones". The external zone incorporates activities related to:

- a. Emergency response – fire appliances and other vehicles entering or exiting the building, with or without sirens and emergency warning lights depending on the nature of the task.
- b. Practical training – car crash rescue training, building/confined space rescue training, hose drills or other outdoor exercises, usually during daylight hours but occasionally at night up to around 10:30pm.

Internal activities include:

- a. Dining.
- b. Fitness training – gymnasium or suburban running. Administration / Office duties.
- c. Cleaning.
- d. Rest and recuperation.

Noise levels are more attributable to emergency responses where life and property may be at risk and lights and sirens are required, vehicles starting up and returning to station and some external training activities incorporating fire appliance pumping.

The use of emergency sirens and lights when responding from stations is applied on a risk basis. At quieter times after hours, the lights and sirens are generally not used when first leaving the station. The Officer in Charge will also consider the type of call being responded to (life at risk or not) and the surrounding traffic conditions when deciding to use emergency sirens and lights.

9. How will traffic be managed to and from the fire station?

DFES has undertaken a Traffic Management Study to identify and mitigate traffic risks and will apply to have a built-for-purpose traffic signal installed by Main Roads to ensure the emergency vehicles can easily access the street. This has been adopted at a number of stations in Western Australia.

10. How can I keep informed?

During this community engagement process please refer to the project email:
newfirestation@tpgwa.com.au

11. Who do I contact if I need to ask other questions?

For on-going project communications please refer to the following email:
media@dfes.wa.gov.au