



AGENDA ATTACHMENTS

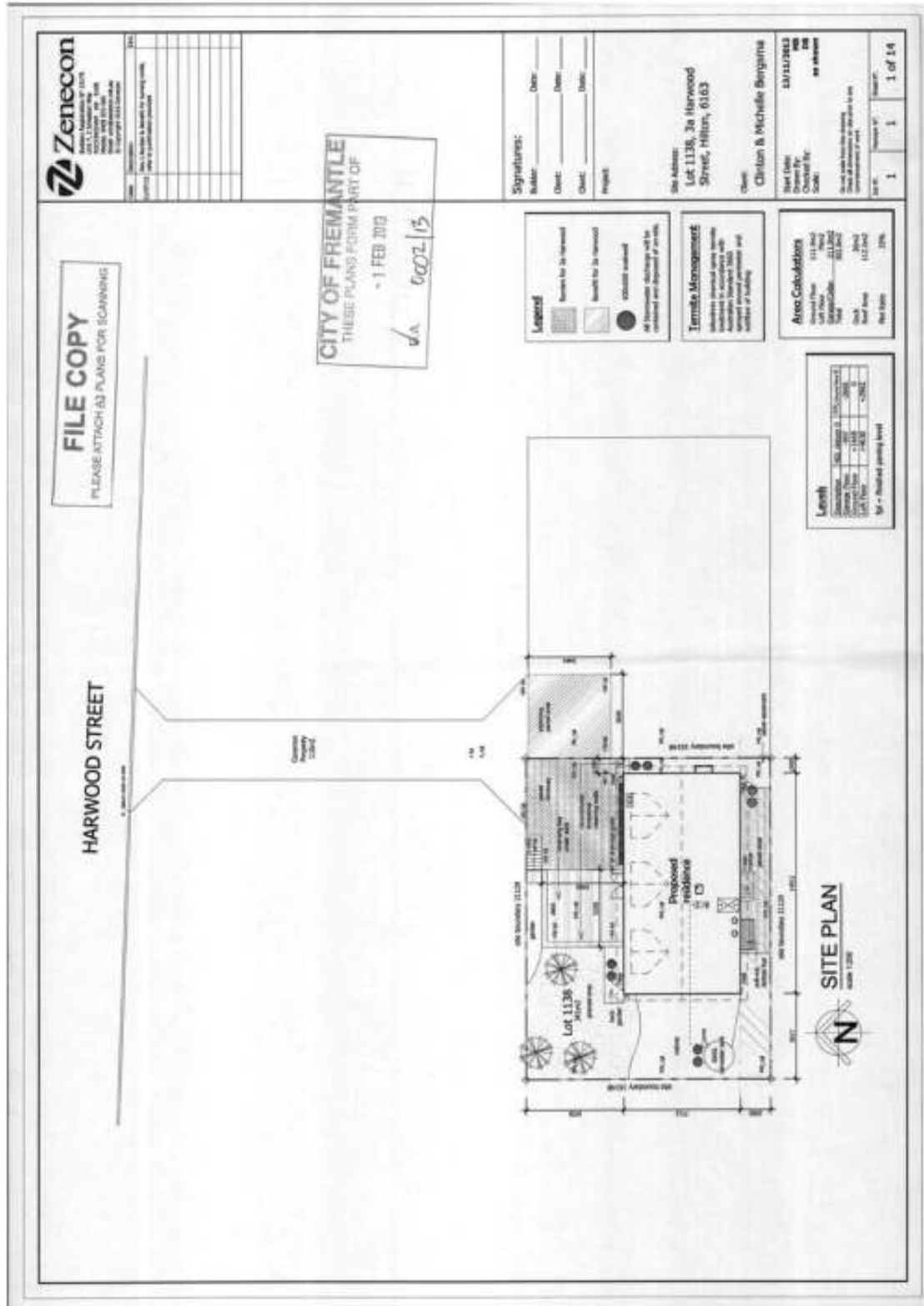
Planning Services Committee

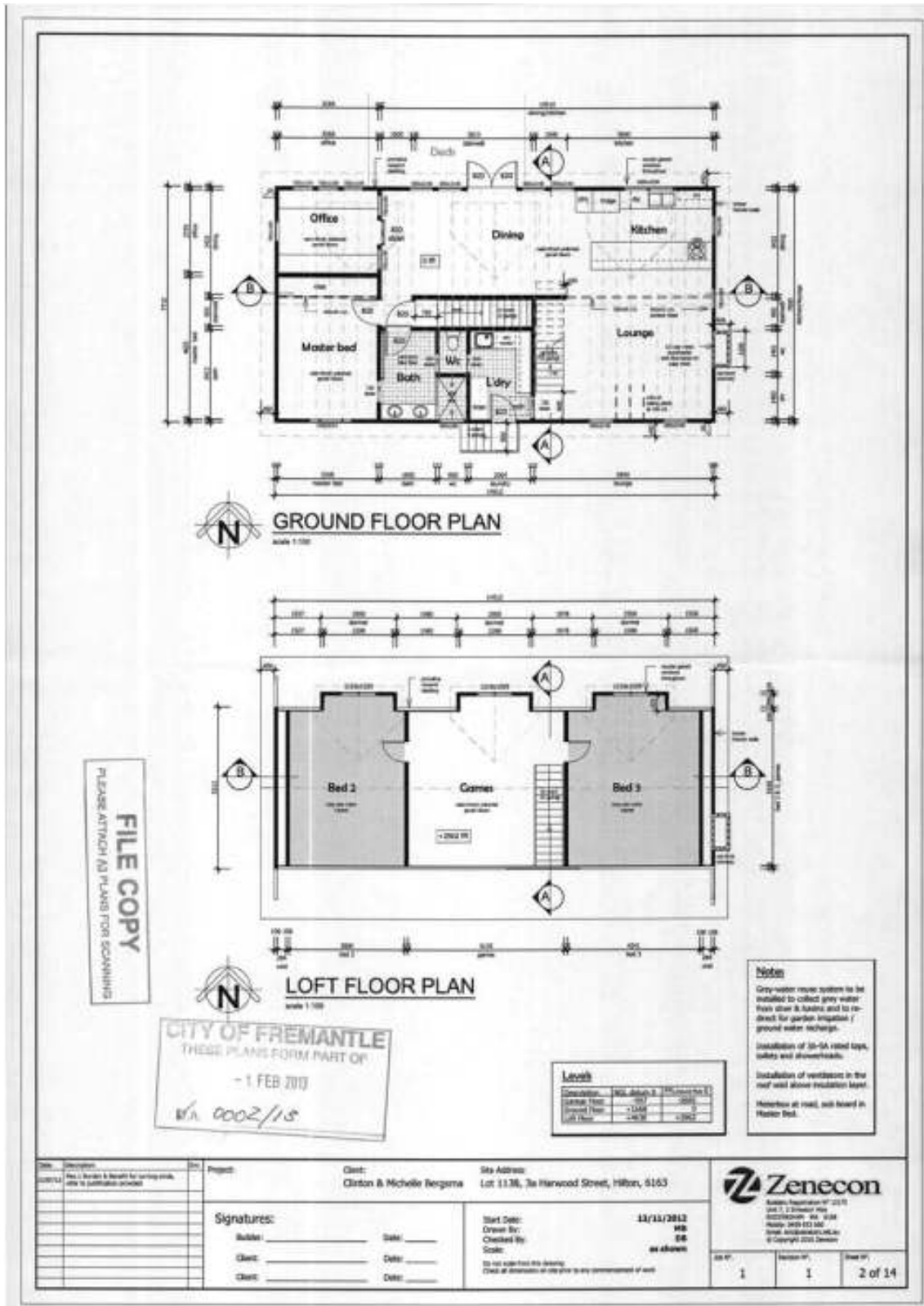
Wednesday, 20 March 2013, 6.00 pm

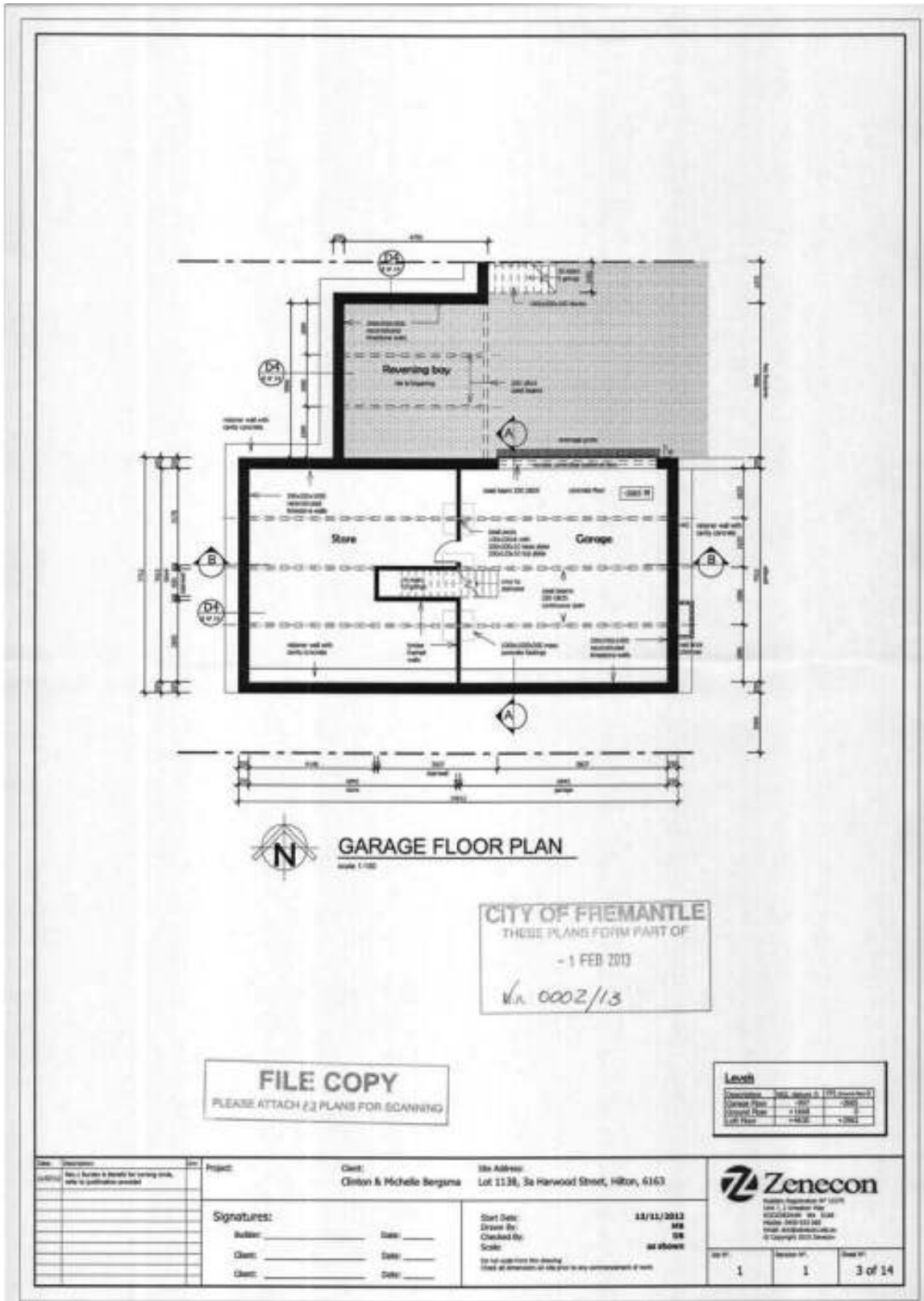
AGENDA ATTACHMENTS		1
PSC1303-36	HARWOOD STREET, NO. 3A (LOT 4), HILTON - VARIATION TO PREVIOUS APPROVAL DA0298/12 (SINGLE STOREY WITH LOFT AND UNDERCROFT GROUPED DWELLING) - (AA VA0002/13)	3
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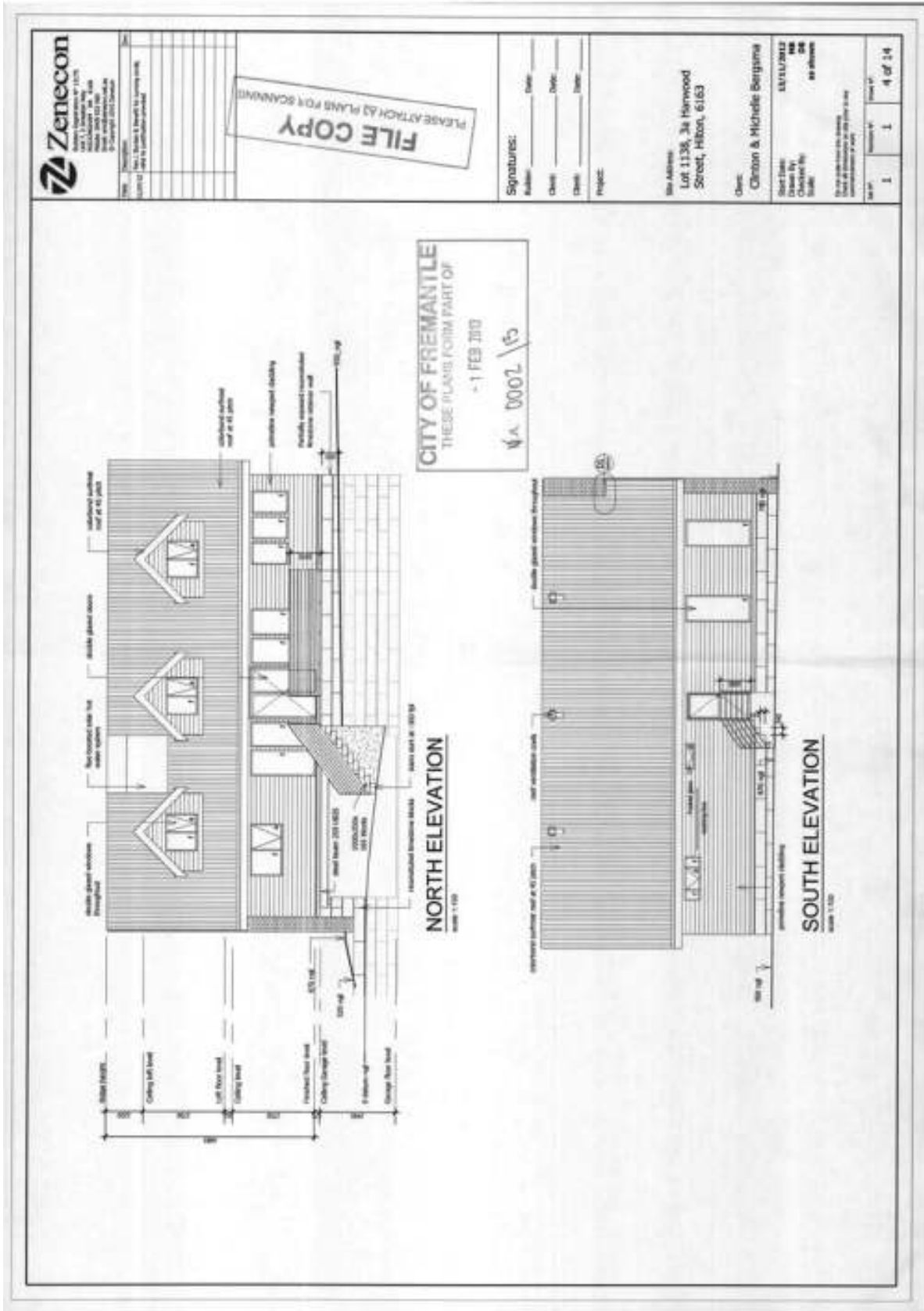
PSC1303-36 HARWOOD STREET, NO. 3A (LOT 4), HILTON - VARIATION TO PREVIOUS APPROVAL DA0298/12 (SINGLE STOREY WITH LOFT AND UNDERCROFT GROUPED DWELLING) - (AA VA0002/13)

ATTACHMENT 1 - Application Plans (VA0002/13)










ATTACHMENT 2 - Previous Approval (DA0298/12)



Zenecon
Builders Registration No. 13175
100/100A/100B, WA, 6168
Phone: 08 9438 2000
Email: enquiries@zenecon.com.au
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CITY OF FREMANTLE
REVISED PLANS FORM
PART OF
16 JUL 2012
DA. 0298/12

Signatures:
Builder: _____ Date: _____
Client: _____ Date: _____
Project: _____

Site Address:
**3A Harwood Street, Hilton,
6163**

Client:
Clinton & Michelle Bergsma

Start Date: **26/03/2012**
Drawn By: **MB**
Checked By: **MB**
Scale: **as shown**

Do not scale from this drawing
Check all dimensions on site prior to any
commencement of work.

Job No. **1** Revision No. **1** of **9**

FILE COPY
PLEASE ATTACH AS PLANS FOR SCANNING

Legend

- Burden for 3a Harwood
- Benefit for 3a Harwood
- 600x600 soakwell

All Stormwater discharge will be contained and disposed of on site.

Termite Management
Necessary chemical spray termite treatment in accordance with Australian Standard 3650 (Termite Management) to be applied to exterior and subfloor of building.

Area Calculations

Ground Floor	111.2m ²
Lot Floor	63.7m ²
Garage/Cellar	253.5m ²
Pool	30m ²
Roof Area	112.5m ²
PSC Ratio	23%

City of Fremantle Planning Approval Conditions was CRACKED on 02.08.12
13 AUG 2012
Plan 1 of 9

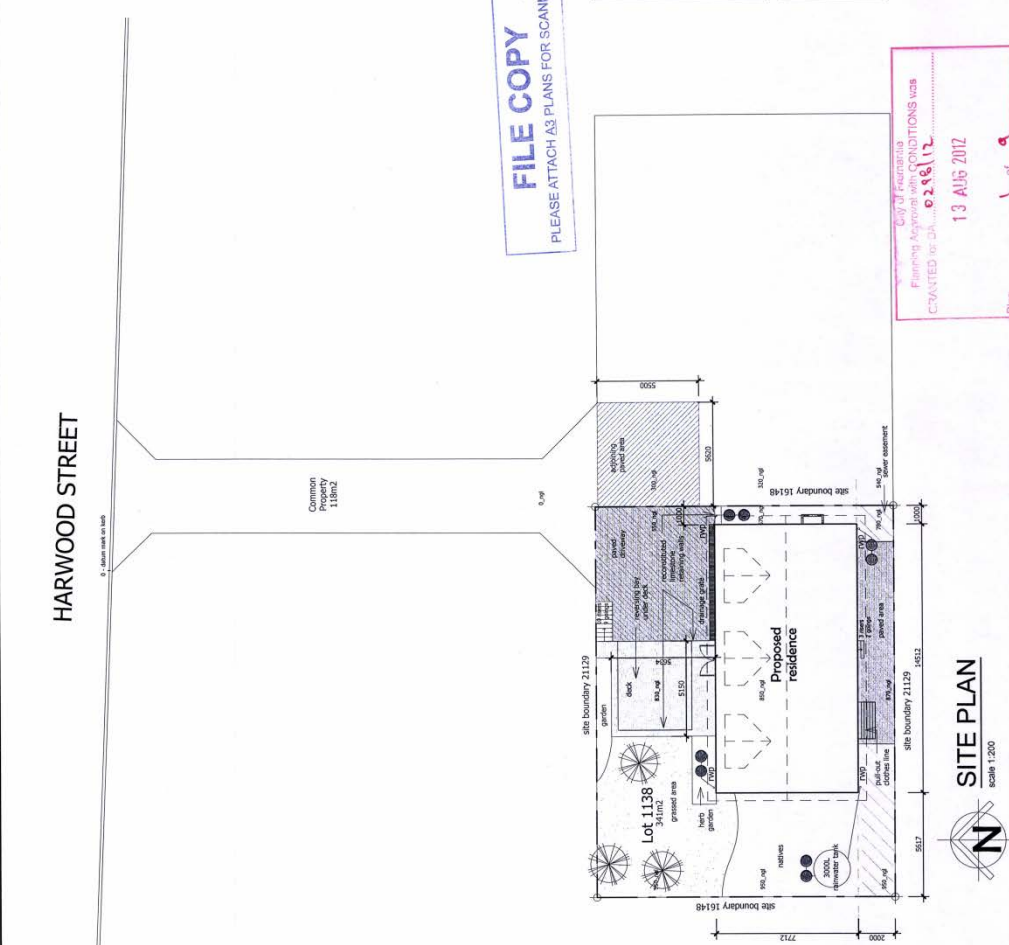
HARWOOD STREET

Country Boundary 118m²

Lot 1138

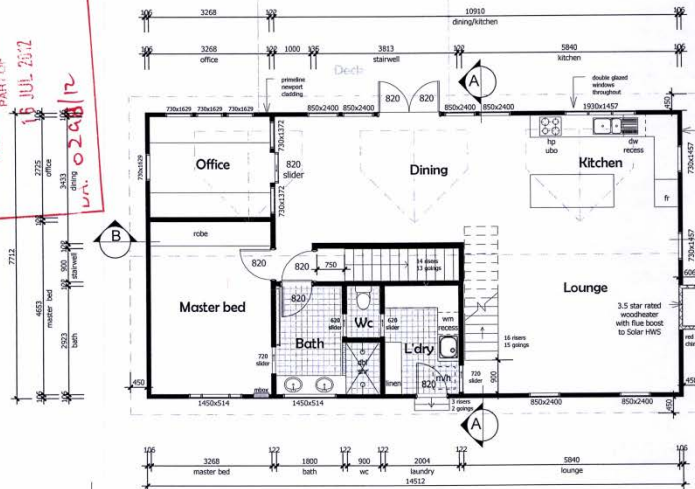
Proposed residence

SITE PLAN
scale 1:200



CITY OF FREMANTLE
PLANNING SERVICES
PLEASE REUSE THESE PLANS FORM
PART OF
15 JUL 2012
V.A. 02/9/12

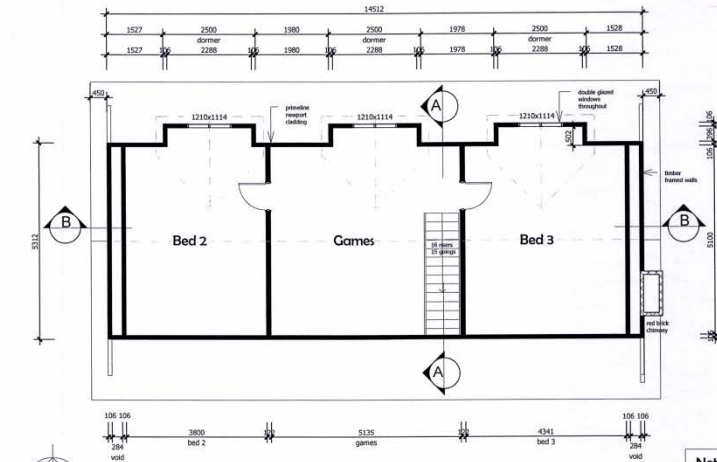
FILE COPY
PLEASE ATTACH AS PLANS FOR SCANNING



City of Fremantle
Planning Services
Approved for condition
13 AUG 2012
02/9/12
2 of 9



GROUND FLOOR PLAN
scale 1:100



LOFT FLOOR PLAN
scale 1:100

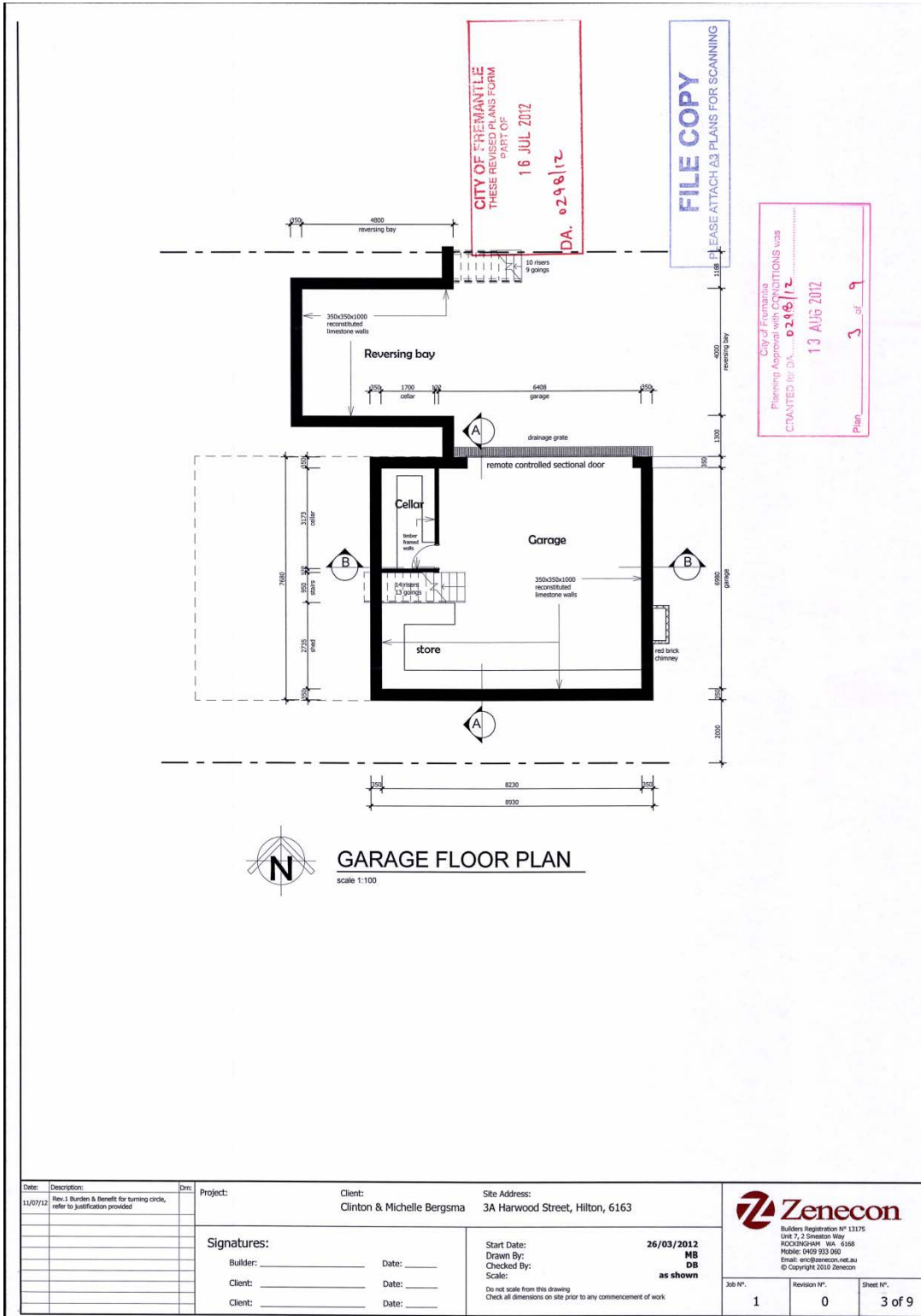
Notes

- Grey-water reuse system to be installed to collect grey water from Kitchen & bathroom and to re-direct for garden irrigation / ground water recharge.
- Installation of 3A-5A rated taps, toilets and showerheads.
- Installation of ventilators in the roof void above insulation layer and east/west wall voids.
- Meterbox at road, sub board in Master Bed.

Date:	Description:	Drawn By:	Project:	Client:	Site Address:
11/07/12	Rev.1 Burden & Benefit for turning circle, refer to justification provided			Clinton & Michelle Bergsma	3A Harwood Street, Hilton, 6163
Signatures:			Start Date:	26/03/2012	
Builder:	_____	Date:	Drawn By:	MB	
Client:	_____	Date:	Checked By:	DB	
Client:	_____	Date:	Scale:	as shown	
Do not scale from this drawing. Check all dimensions on site prior to any commencement of work.					



Job N°:	Revision N°:	Sheet N°:
1	0	2 of 9



Date:	Description:	Drawn:
11/07/12	Rev. J. Burden & Benefits for turning circle, refer to justification provided	

Project: _____ Client: Clinton & Michelle Bergsma Site Address: 3A Harwood Street, Hilton, 6163

Signatures:

Builder: _____ Date: _____
Client: _____ Date: _____
Client: _____ Date: _____

Start Date: 26/03/2012
Drawn By: MB
Checked By: DB
Scale: as shown

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Check all dimensions on site prior to any commencement of work

Zenecon
Builders Registration N° 131175
Unit 7, 2 Shearston Way
ROCKINGHAM WA 6168
Mobile: 0409 933 060
Email: encl@zenecon.com.au
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Job N°:	Revision N°:	Sheet N°:
1	0	3 of 9



Business Registration No: 13175
ROCKINGHAM, WA 6168
Email: enquire@zenecon.asu.au
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Date:	Description:	Drawn By:	Checked By:	Scale:
11/07/12	As shown, for planning only.			
	Refer to justification provided.			

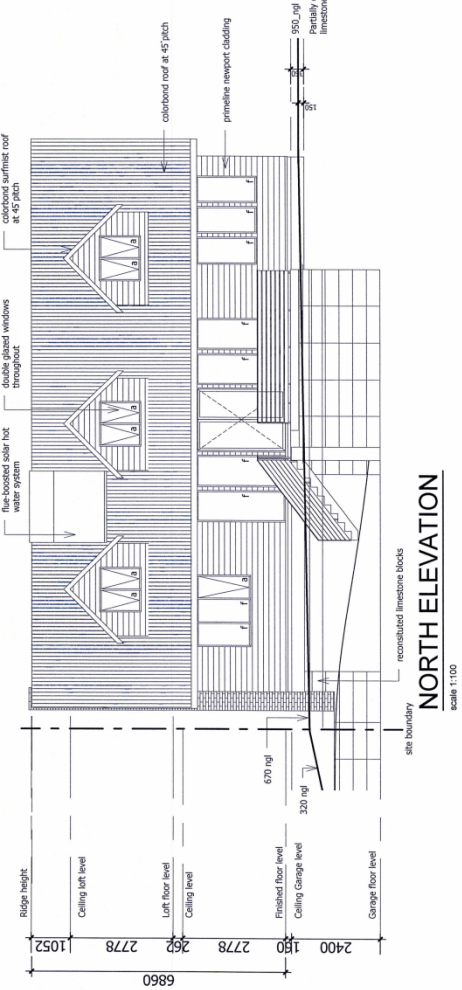
CITY OF FREMANTLE
THESE REVISED PLANS FORM
PART OF
18 JUL 2012
DA. 0296/12

Signatures:
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Client: _____ Date: _____
Client: _____ Date: _____
Project: _____

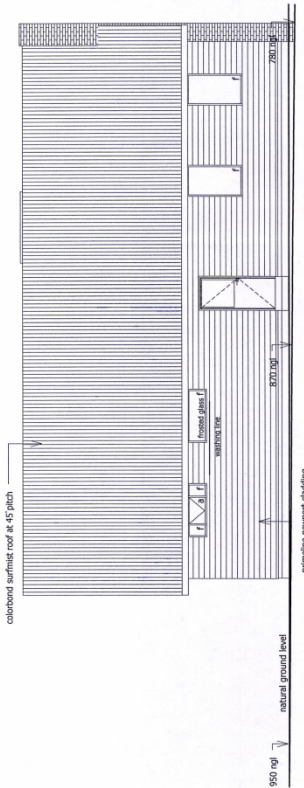
FILE COPY
PLANS FOR SCANNING
PLEASE ATTACH TO
3A Harwood Street, Hilton,
6163

Client: Clinton & Michelle Bergsma
Start Date: 26/03/2012
Drawn By: MB
Checked By: DB
Scale: as shown

Job No.	Revision No.	Sheet No.
1	0	4 of 9



NORTH ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100

City of Fremantle
Planning Approval Conditions was
GRANTED by DA. 0296/12
13 AUG 2012
Plan 4 of 9
Do not scale from this drawing.
Check all dimensions on site prior to any
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Builders Registration No 11175
100 CHICHESTER WAY #108
ROCKINGHAM WA 6108
Email: info@zenecon.net.au
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Date:	Description:
11/07/12	1. Issue of Building Permit, and 2. Issue of Planning Approval

CITY OF FREMANTLE
THESE PLANS ARE PART OF
DA 6298/12
16 JUL 2012

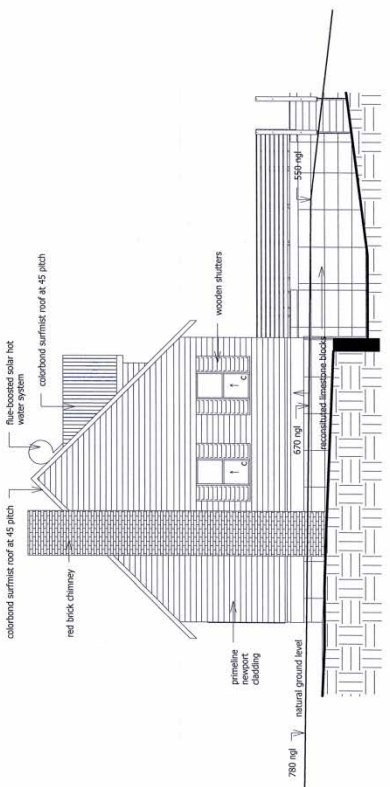
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Project: _____

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PLEASE ATTACH A3 PLANS TO SPANNING
3A Harwood Street, Hilton,
6163

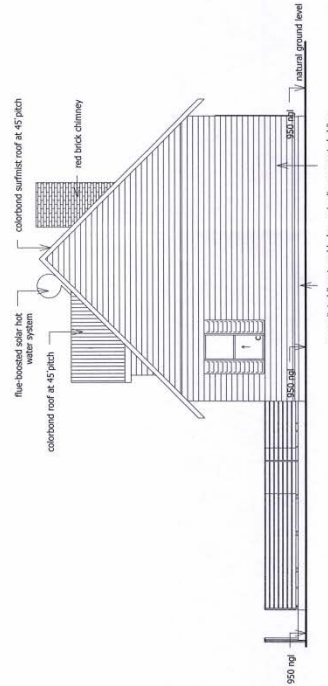
Client: Clinton & Michelle Bergsma
Start Date: 26/03/2012
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Job No.	1	Revision No.	0	Sheet No.	5 of 9
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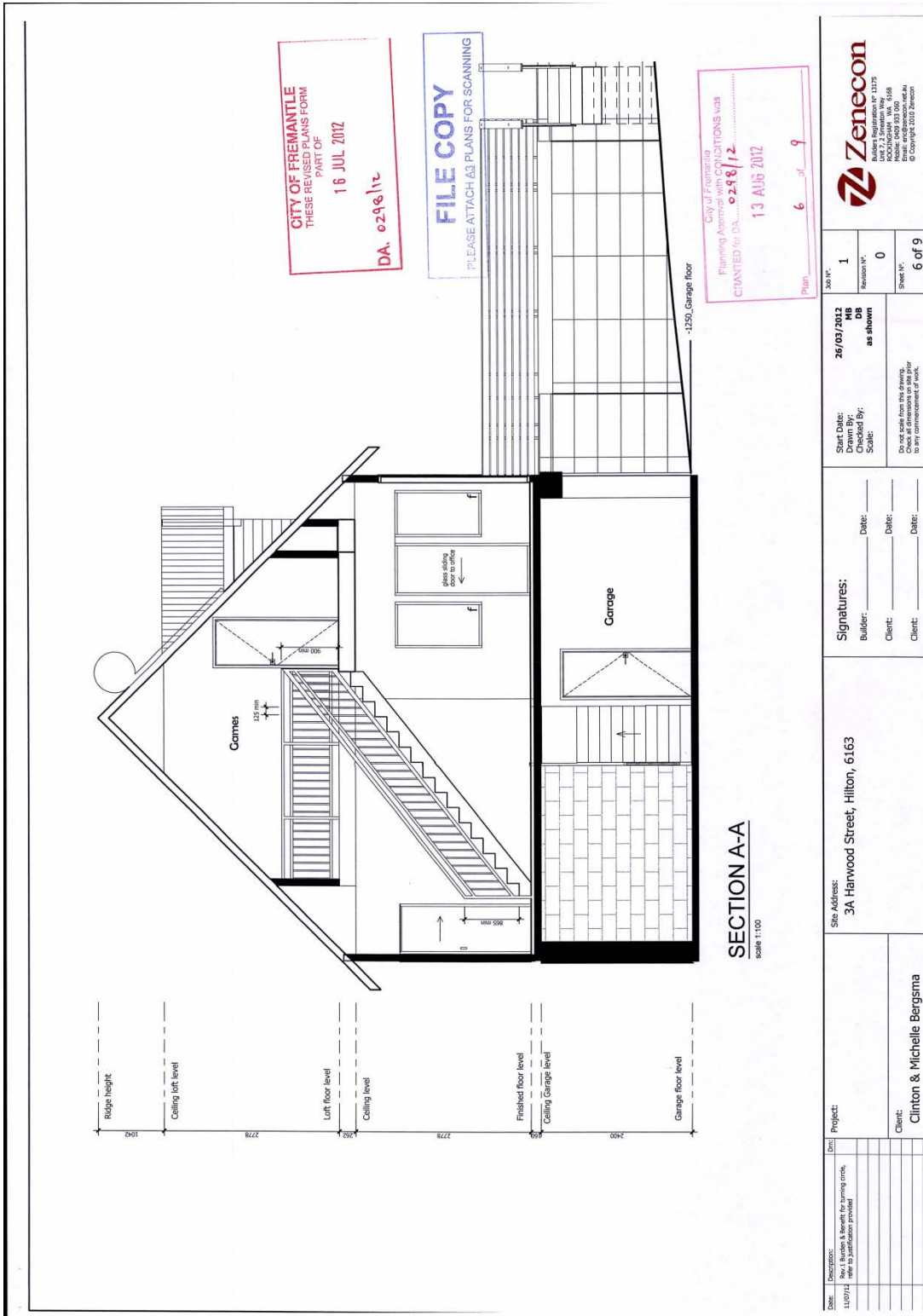
CITY OF FREMANTLE
Planning Approval with CONDITIONS was
GRANTED for DA 6298/12
13 AUG 2012
Plan 5 of 9

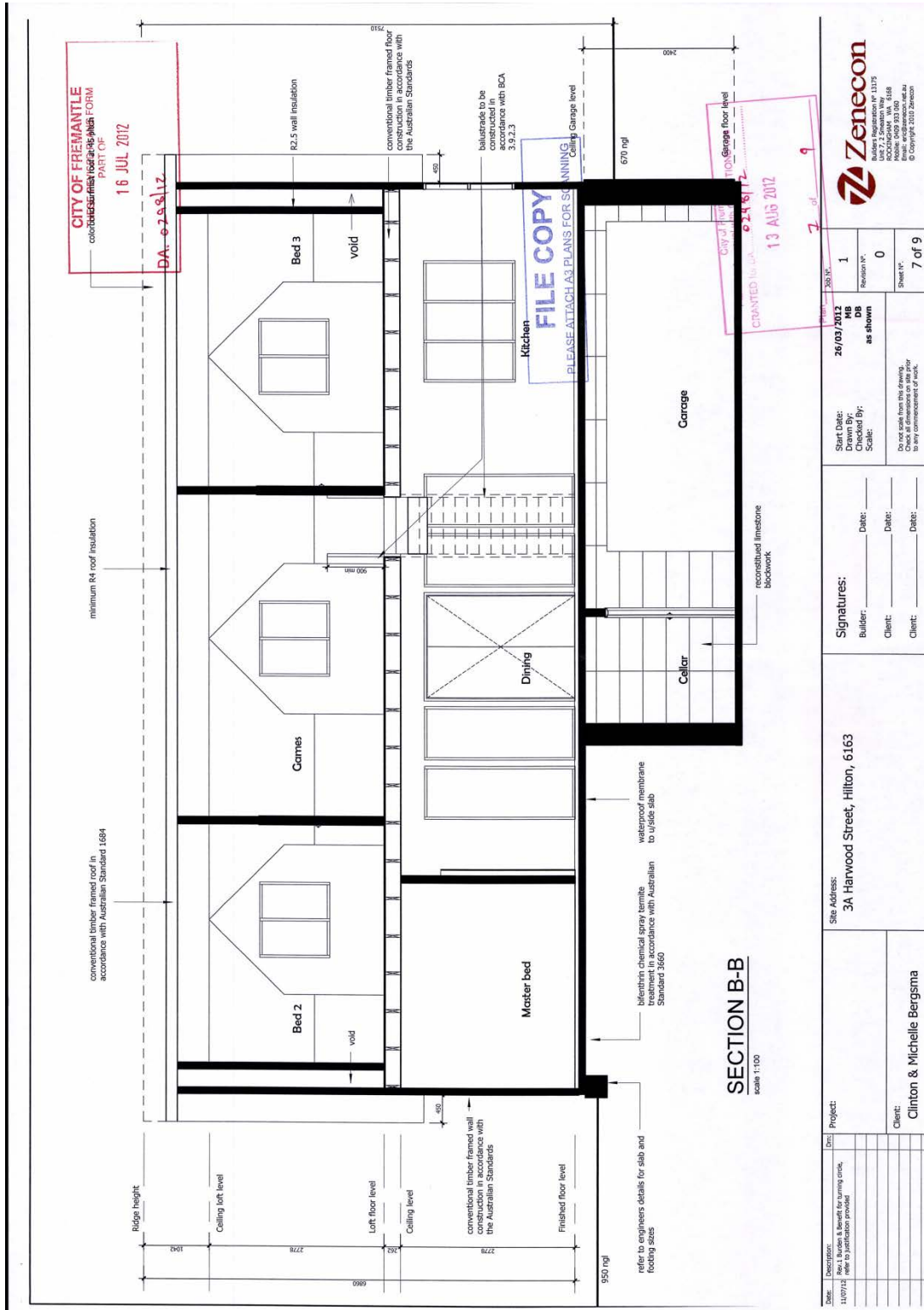


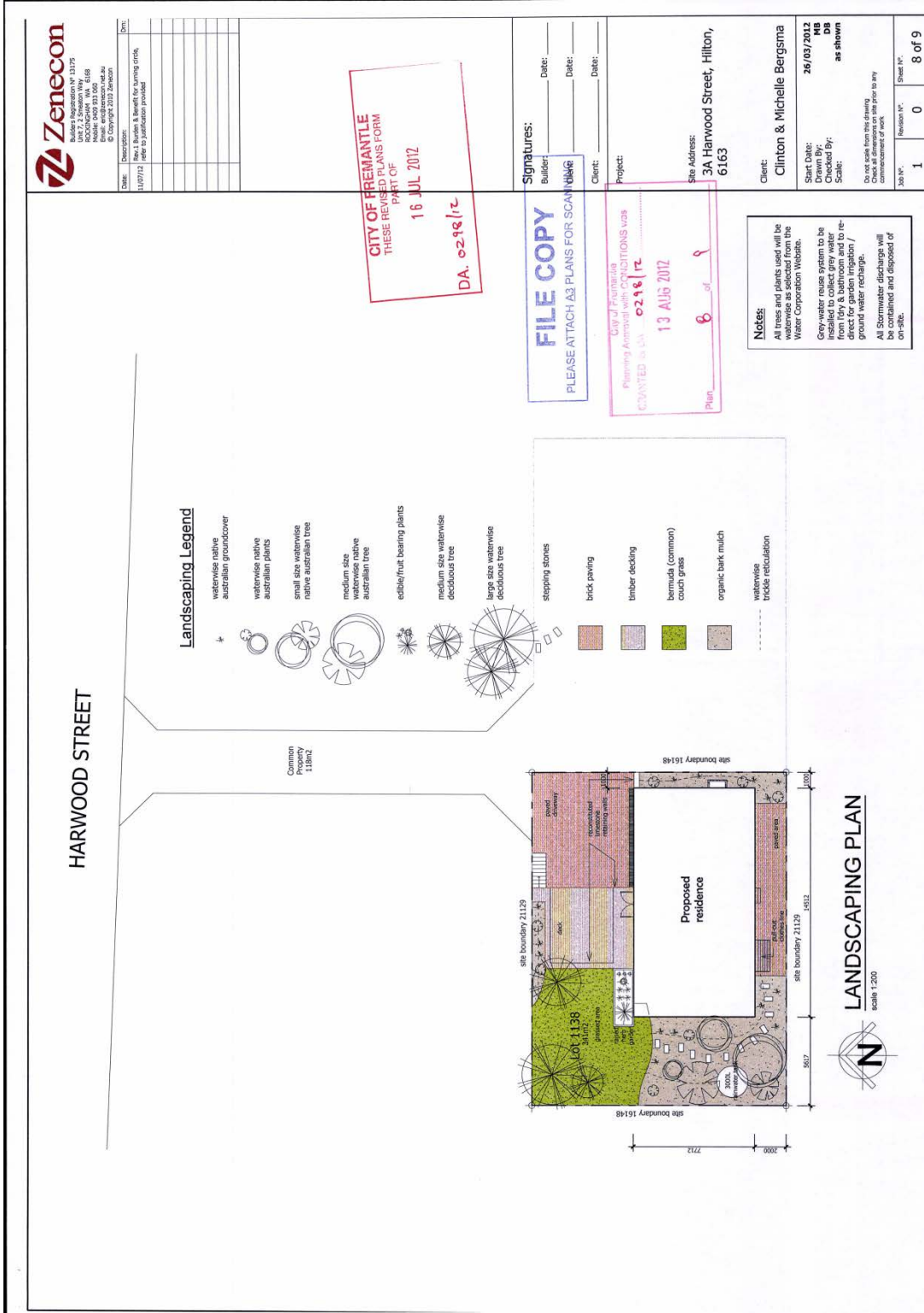
EAST ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100







 <p>Zenecon Building Registration No: 13175 100/25 Commercial Way Mooloolah QLD 4556 Mobile: 0480 933 006 Fax: 07552 2222 © Copyright 2012 Zenecon</p>	<table border="1"> <thead> <tr> <th>Date:</th> <th>Description:</th> <th>Drawn By:</th> </tr> </thead> <tbody> <tr> <td>14/07/12</td> <td>Rev 1: Burden & Bennett for burning circle, (see for justification provided)</td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Date:	Description:	Drawn By:	14/07/12	Rev 1: Burden & Bennett for burning circle, (see for justification provided)																									
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<p style="text-align: center;">CITY OF FREMANTLE THESE REVISED PLANS FORM PART OF 16 JUL 2012 DA. 0298/12</p>																															
<p>Signatures: Builder: _____ Date: _____ Client: _____ Date: _____ Client: _____ Date: _____</p>																															
<p>Project: FILE COPY PLEASE ATTACH A3 PLANS FOR SCANNING</p>																															
<p>Site Address: 3A Harwood Street, Hilton, 6163</p>																															
<p>Client: Clinton & Michelle Bergsma</p> <p><small>City of Fremantle Provision Approved with CONDITIONS 123 RECEIVED 12. 02.98/12</small></p> <p>13 AUG 2012</p> <p>Plan 9 of 9</p>																															
<p>Drawn By: MB</p> <p>Checked By: DB</p> <p>Scale: as shown</p>																															
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<p>300 No. 1</p>	<p>Revision No. 0</p>	<p>Sheet No. 9 of 9</p>																													

ATTACHMENT 3 – Site Photos (Taken 15 February 2013)



View of the subject land from the end of the common-property access lot with No. 46 Hines Road in view.



Existing dwelling at No. 6A Joslin Street, Hilton as viewed from the land.



Existing dwelling at No. 3 Harwood Street, Hilton as viewed from the land.



Existing retaining wall adjoining No. 46 Hines Road, Hilton as viewed from the land.



Existing dwellings at No. 3 (Left) & 5 (Centre) Harwood Street, Hilton as viewed from the land.



Existing dwellings at No. 5 Harwood Street, Hilton as viewed from the street.



Existing dwellings at No. 3 Harwood Street, Hilton as viewed from the street.



Existing dwellings at No. 4 Harwood Street, Hilton as viewed from the street in front of N. 3 Harwood Street.

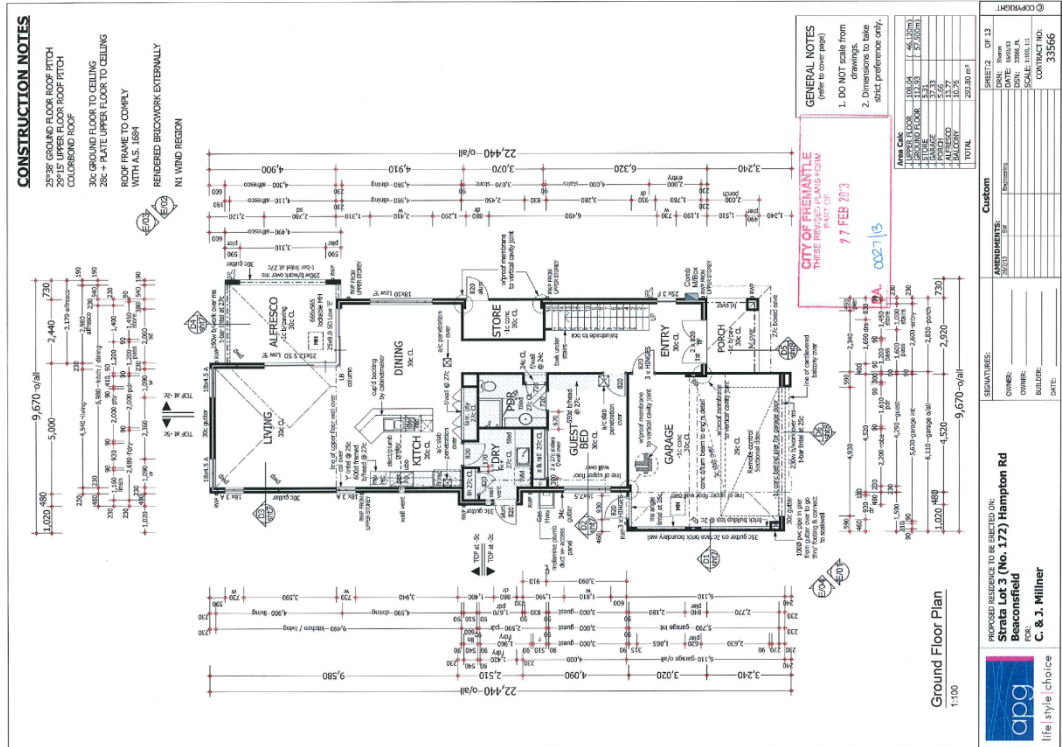
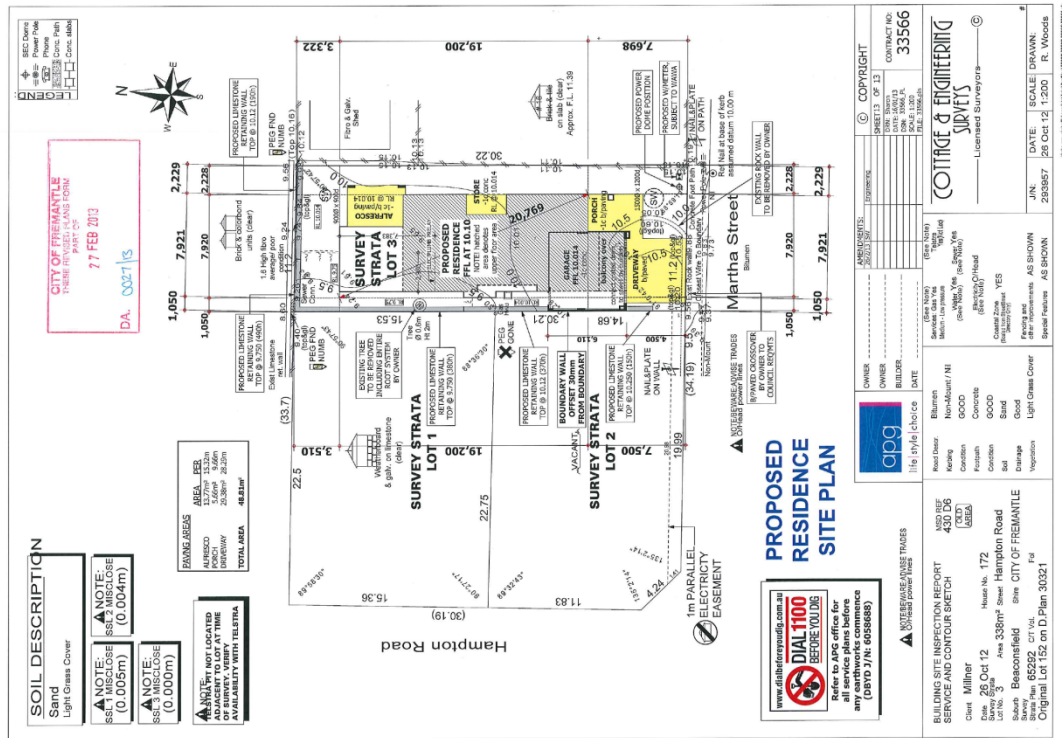


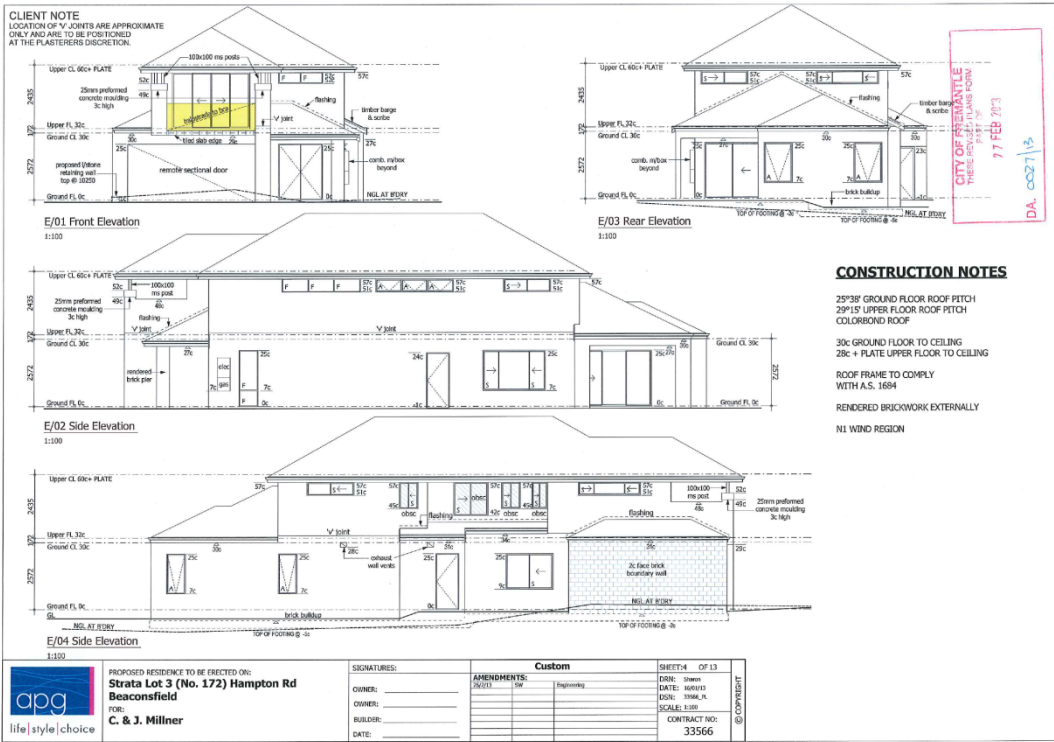
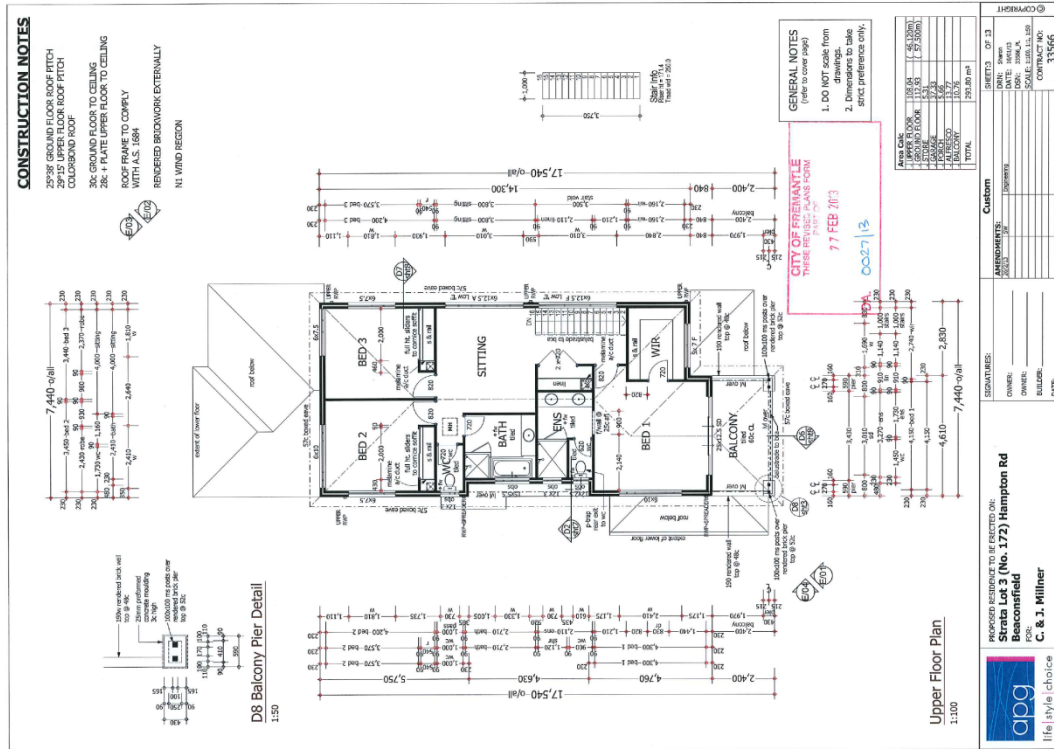
Existing dwellings at No. 6 Harwood Street, Hilton as viewed from the street in front of N. 3 Harwood Street.



Existing dwellings at No. 2 Harwood Street, Hilton as viewed from the street in front of N. 3 Harwood Street.

PSC1303-37 MARTHA STREET NO. 14A (LOT 3) BEACONSFIELD - TWO STOREY SINGLE HOUSE (JS DA0027/13)
ATTACHMENT 1





ATTACHMENT 2 – Site Photographs

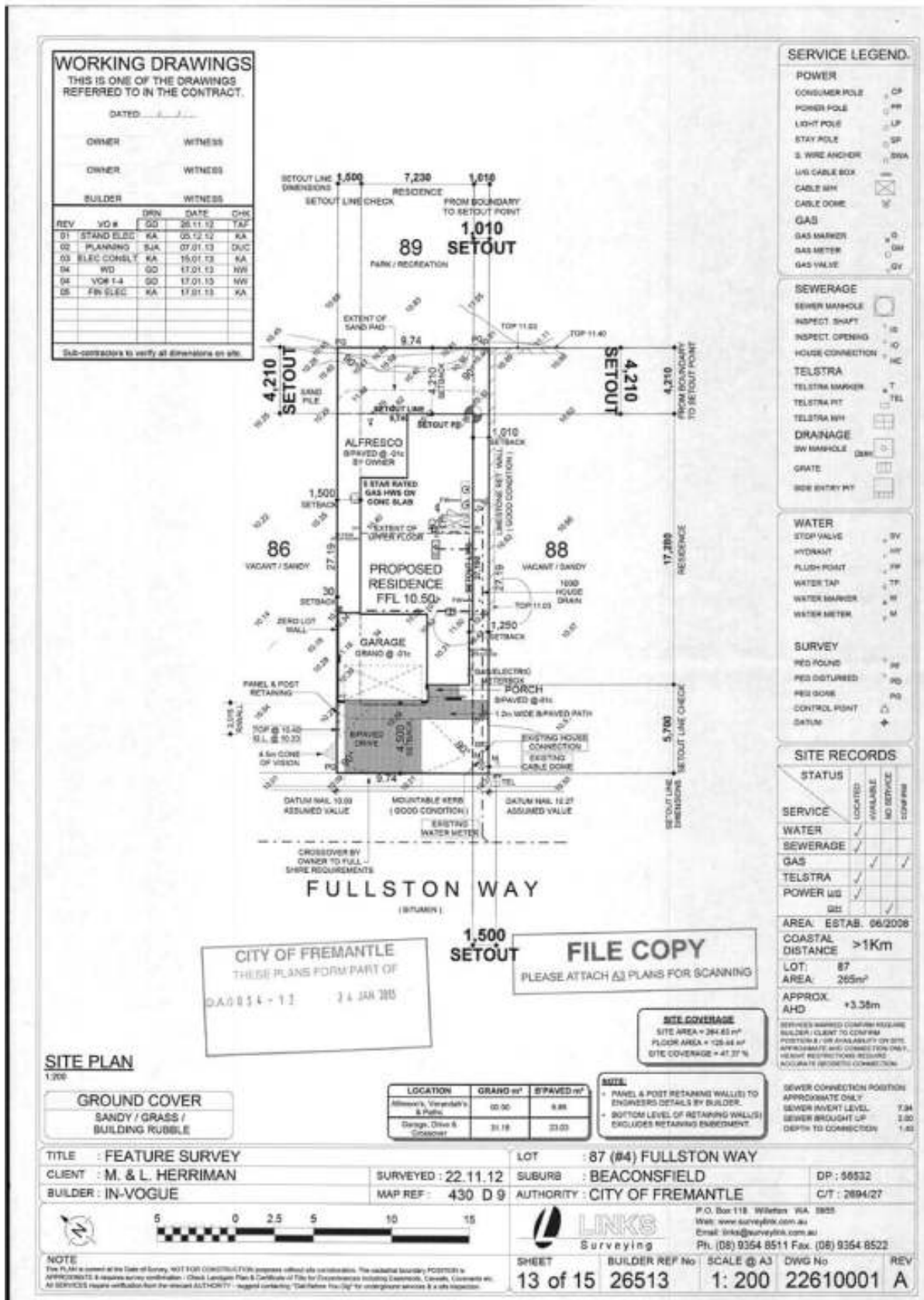


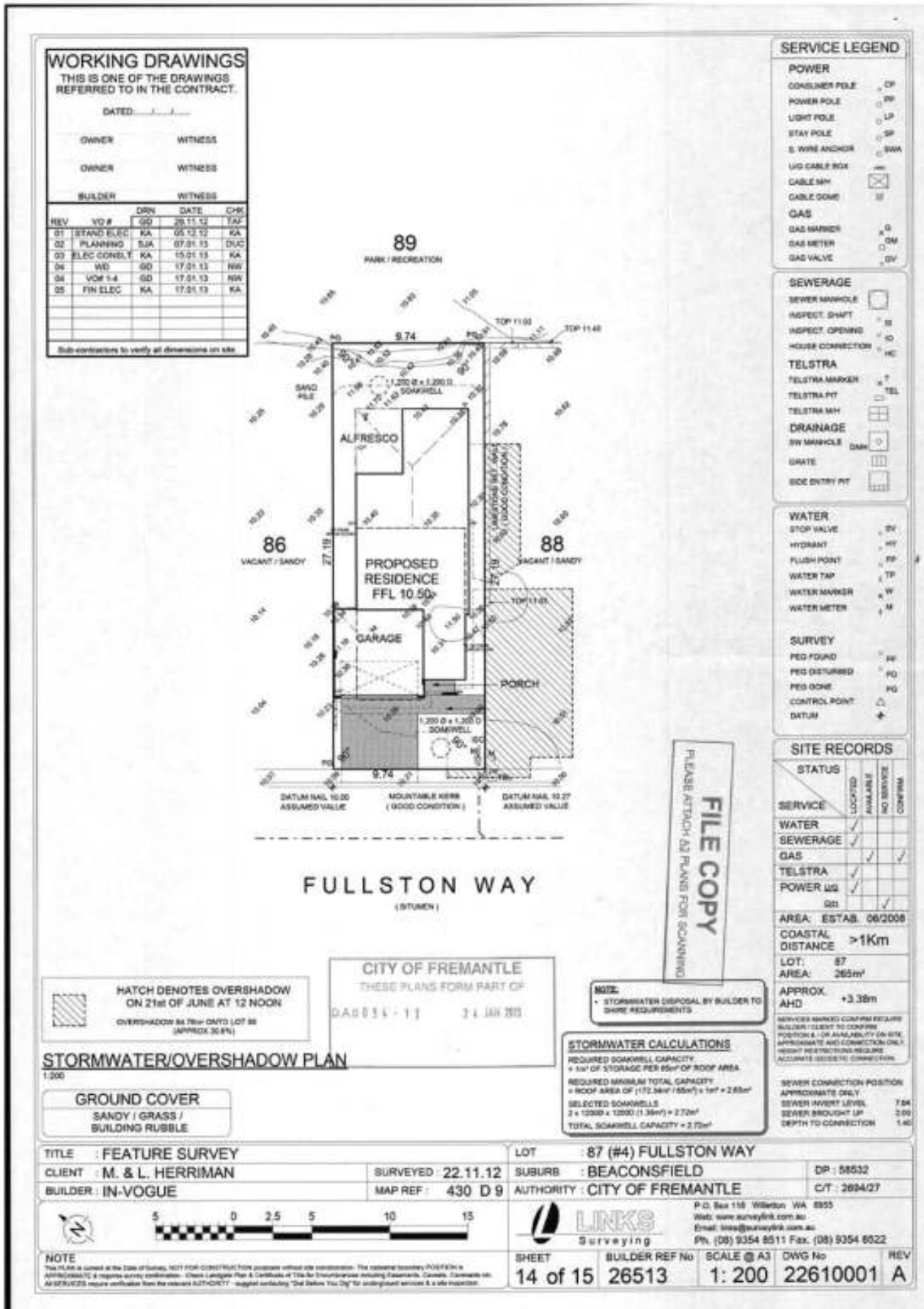


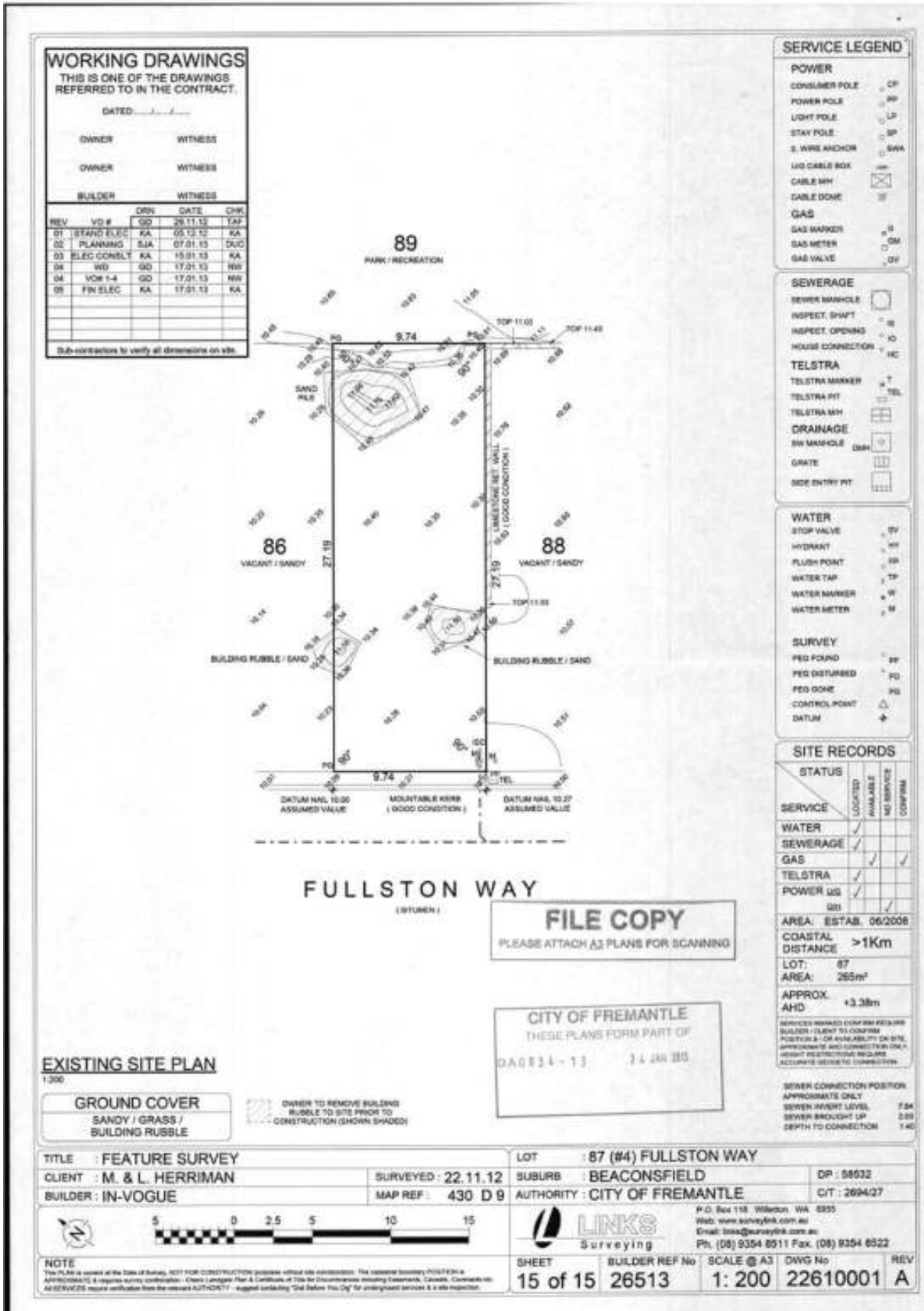


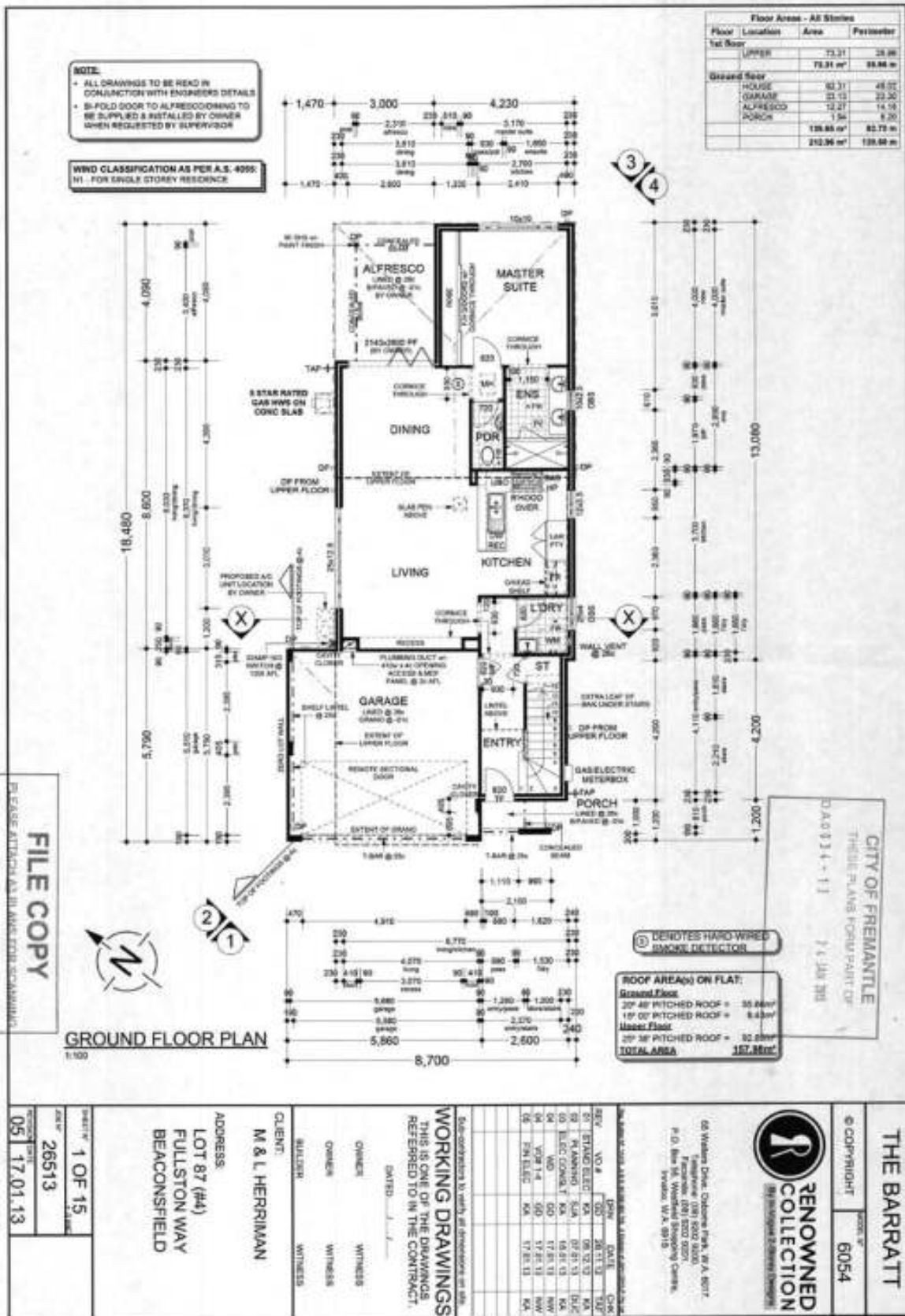
PSC1303-38 FULLSTON WAY, NO. 4 (LOT 87), BEACONSFIELD – TWO STOREY SINGLE HOUSE – (AD DA0034/13)

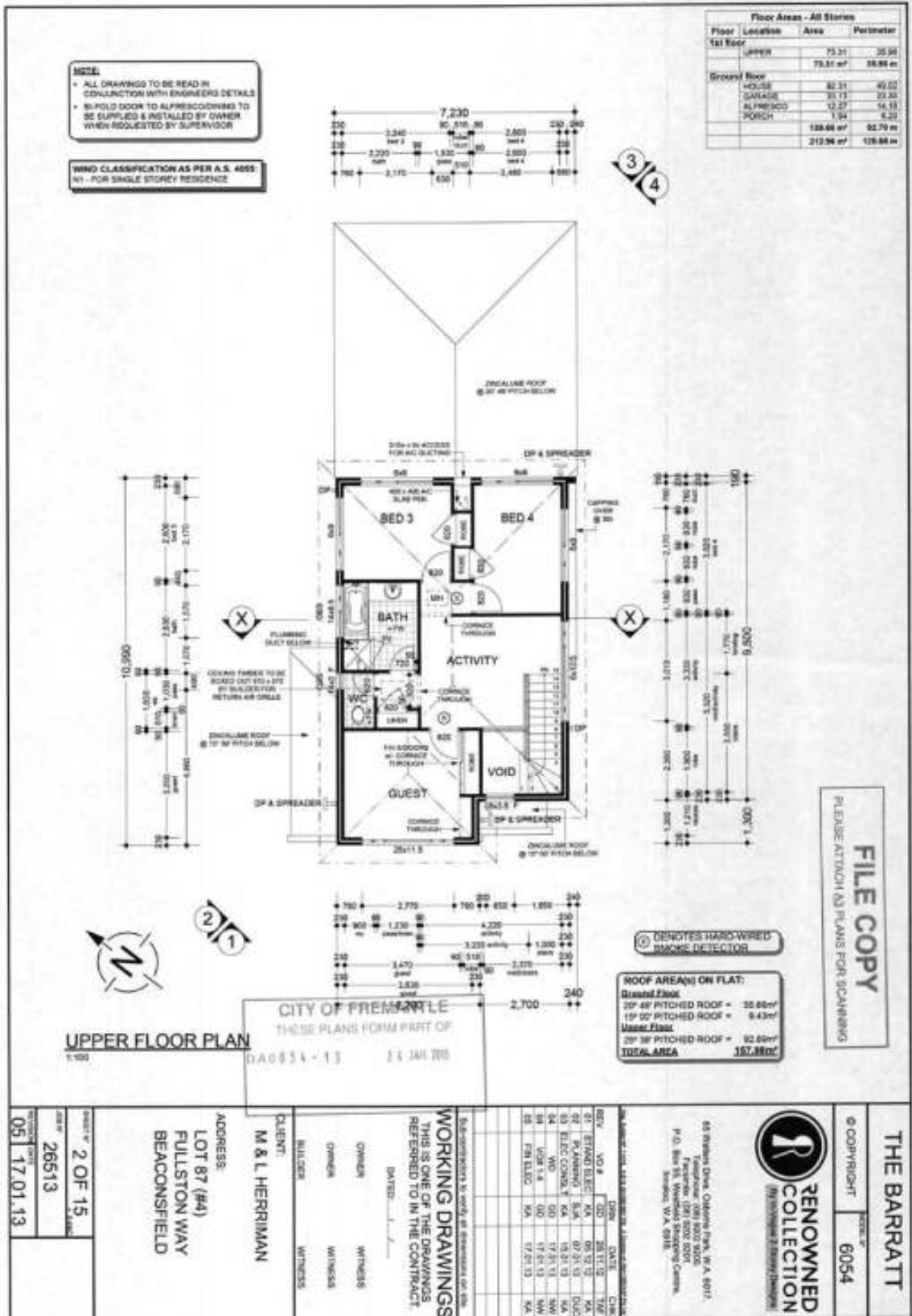
ATTACHMENT 1: Development Plans











THE BARRATT

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RENOVED COLLECTION
RENOVED DESIGN

68 Wilton Drive, Clonilla Park, W.A. 6017
Telephone (08) 9207 0200
Facsimile (08) 9207 8221
P.O. Box 24, Wilton Centre, Clonilla, W.A. 6011

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CITY OF FREMANTLE
THESE PLANS FORM PART OF
DAP 814 - 13 21 JUL 2013

REV	NO	DATE	BY	CHK	APP
1	1	26.11.13	KA	KA	KA
2	2	07.01.13	KA	KA	KA
3	3	18.01.13	KA	KA	KA
4	4	12.01.13	KA	KA	KA
5	5	17.01.13	KA	KA	KA
6	6	17.01.13	KA	KA	KA

WORKING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT

DATE: / /

OWNER: WITNESS

OWNER: WITNESS

CLIENT: M & L HERRIMAN

ADDRESS: LOT 87 (H4) FULLSTON WAY BEACONSFIELD

SHEET: 3 OF 15

DATE: 26.11.13

SCALE: 1:100

DATE: 05.17.01.13

FILE COPY
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CITY OF FREMANTLE
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DA0311 - 11 11 JAN 2013

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RENOVED COLLECTION

33 Stirling Drive, Osborne Park, WA 6017
Telephone: (08) 9202 6200
Facsimile: (08) 9202 6205
P.O. Box 53, Woodvale Shopping Centre,
Woodvale, WA 6016

REV	NO	DATE	CHK
01	STAND ELEC	08.11.12	NA
02	PLANNING	01.01.13	DAK
03	ELEC CONSULT	19.01.13	NA
04	NO	17.01.13	HW
05	NO	17.01.13	HW
05	FIN ELEC	17.01.13	NA

WORKING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

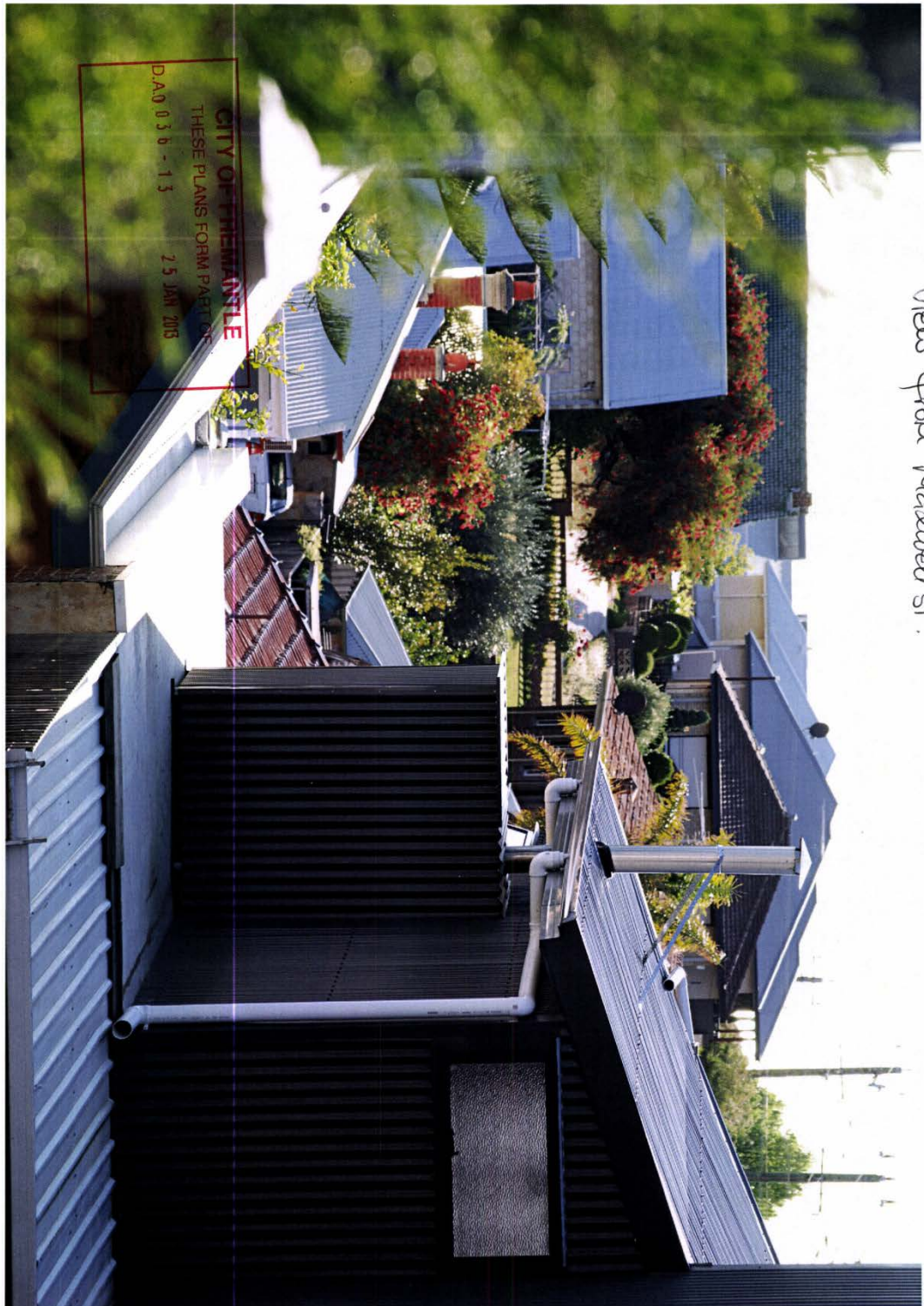
OWNER: M & L HERRIMAN
DRAWN BY: M & L HERRIMAN
CHECKED BY: M & L HERRIMAN
DATE: 1/1/13

ADDRESS:
LOT 87 (#4)
FULLSTON WAY
BEACONSFIELD

PROJECT: 4 OF 15
JOB NO: 28513
DATE: 05/17.01.13

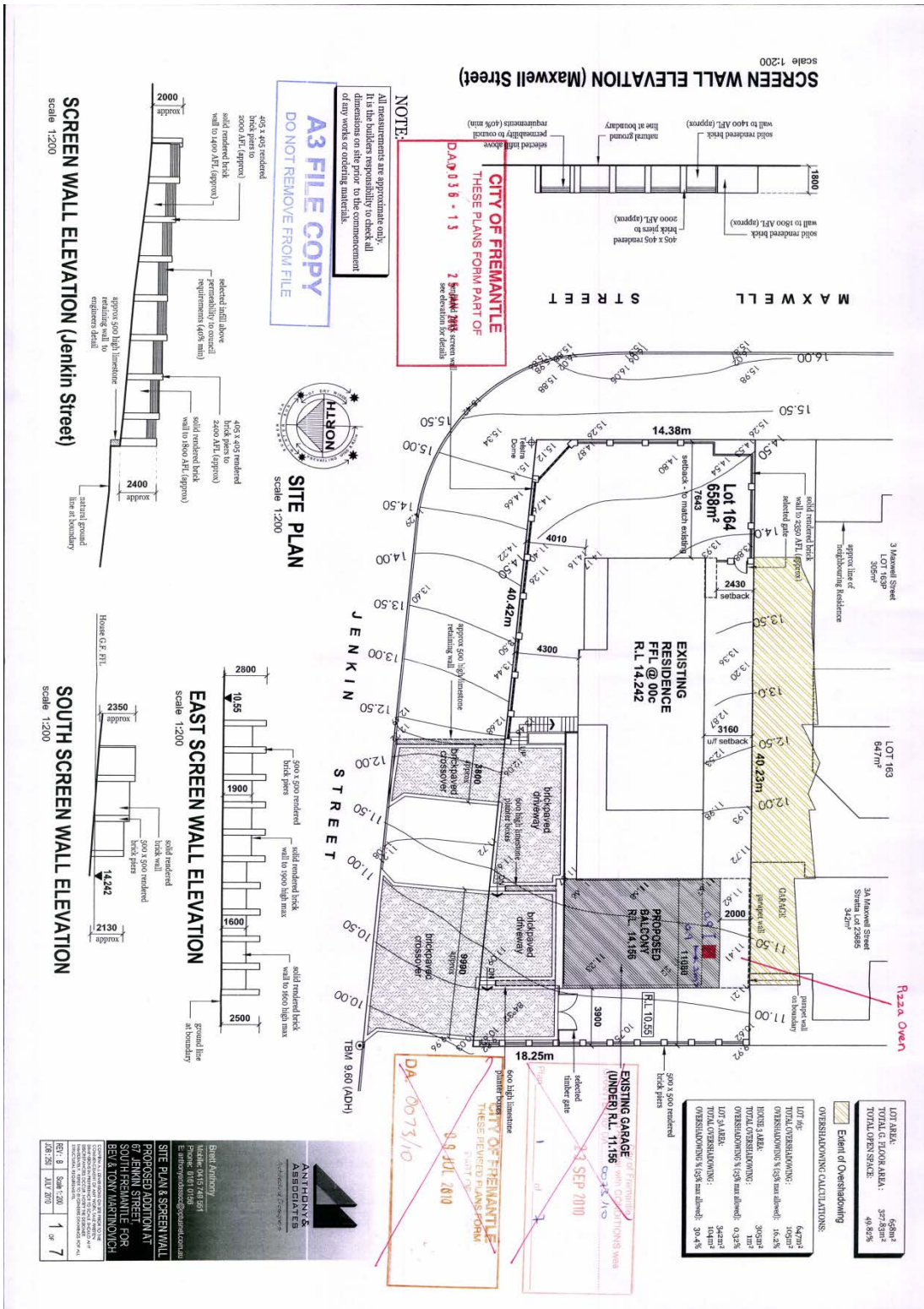
PSC1303-39 JENKIN STREET NO.67, BEACONSFIELD - RETROSPECTIVE APPROVAL FOR EXTERNAL FIXTURE ADDITION TO EXISTING SINGLE HOUSE (JL DA0036-13)

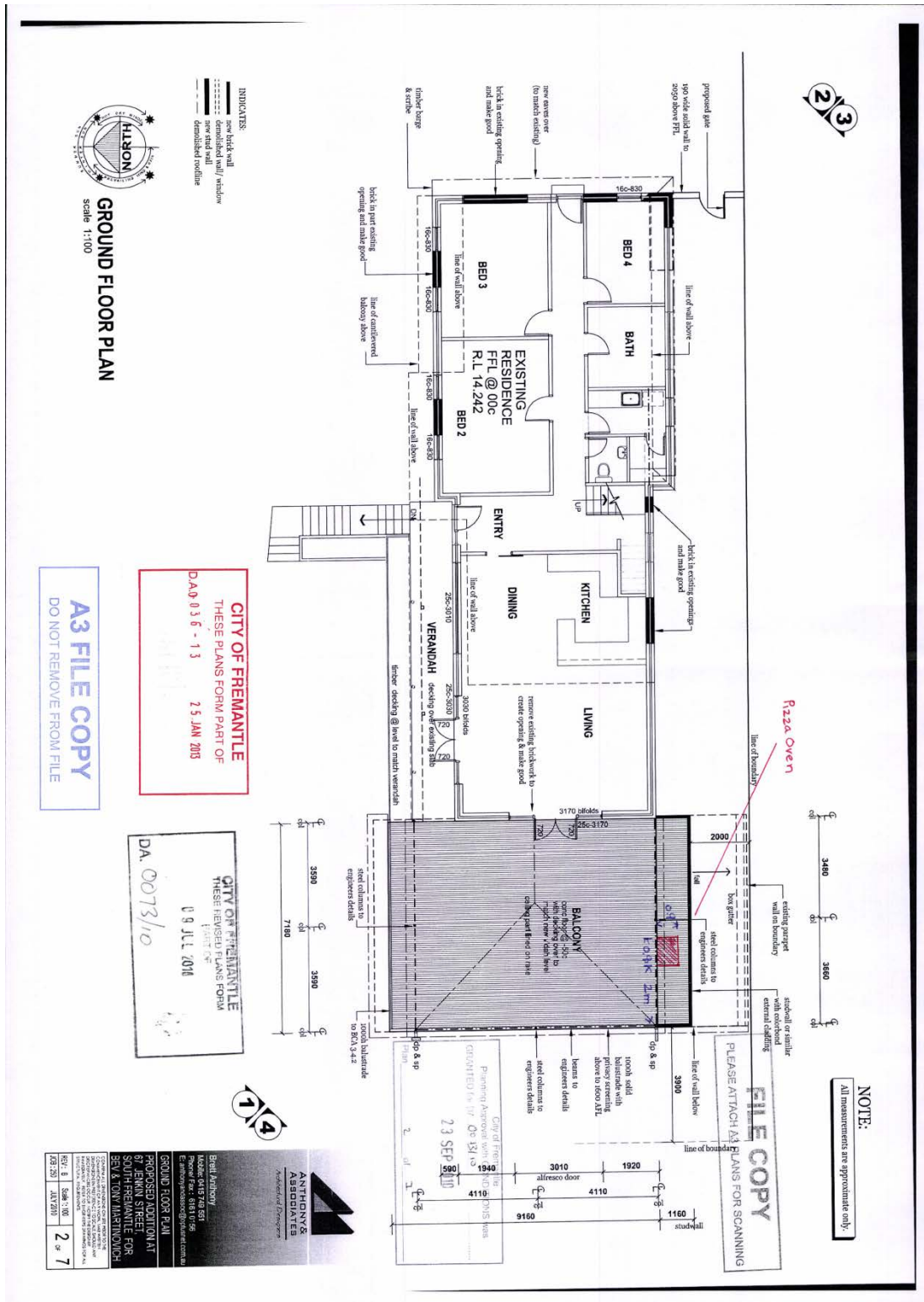
ATTACHMENT 1

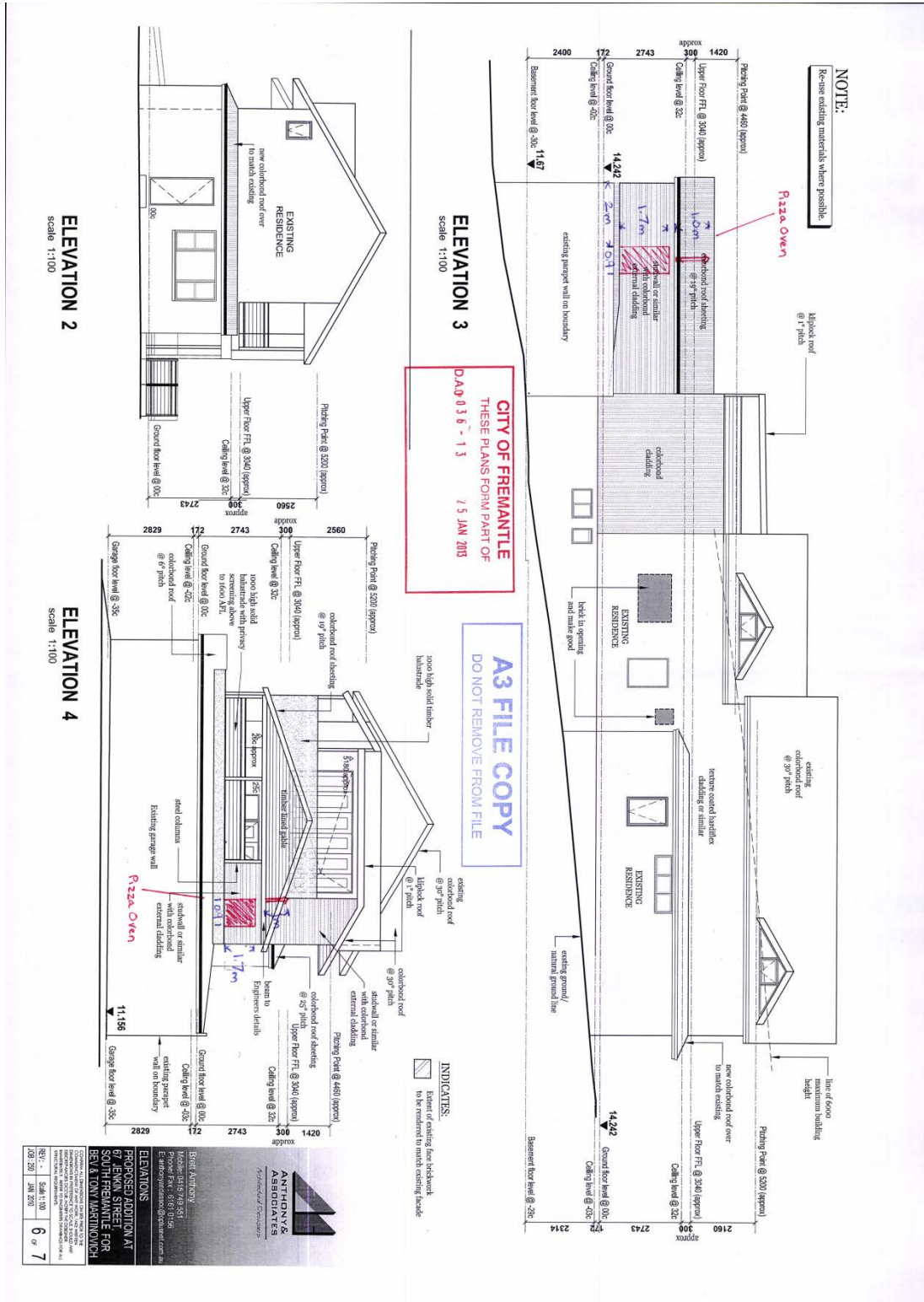


View from Maxwell St.



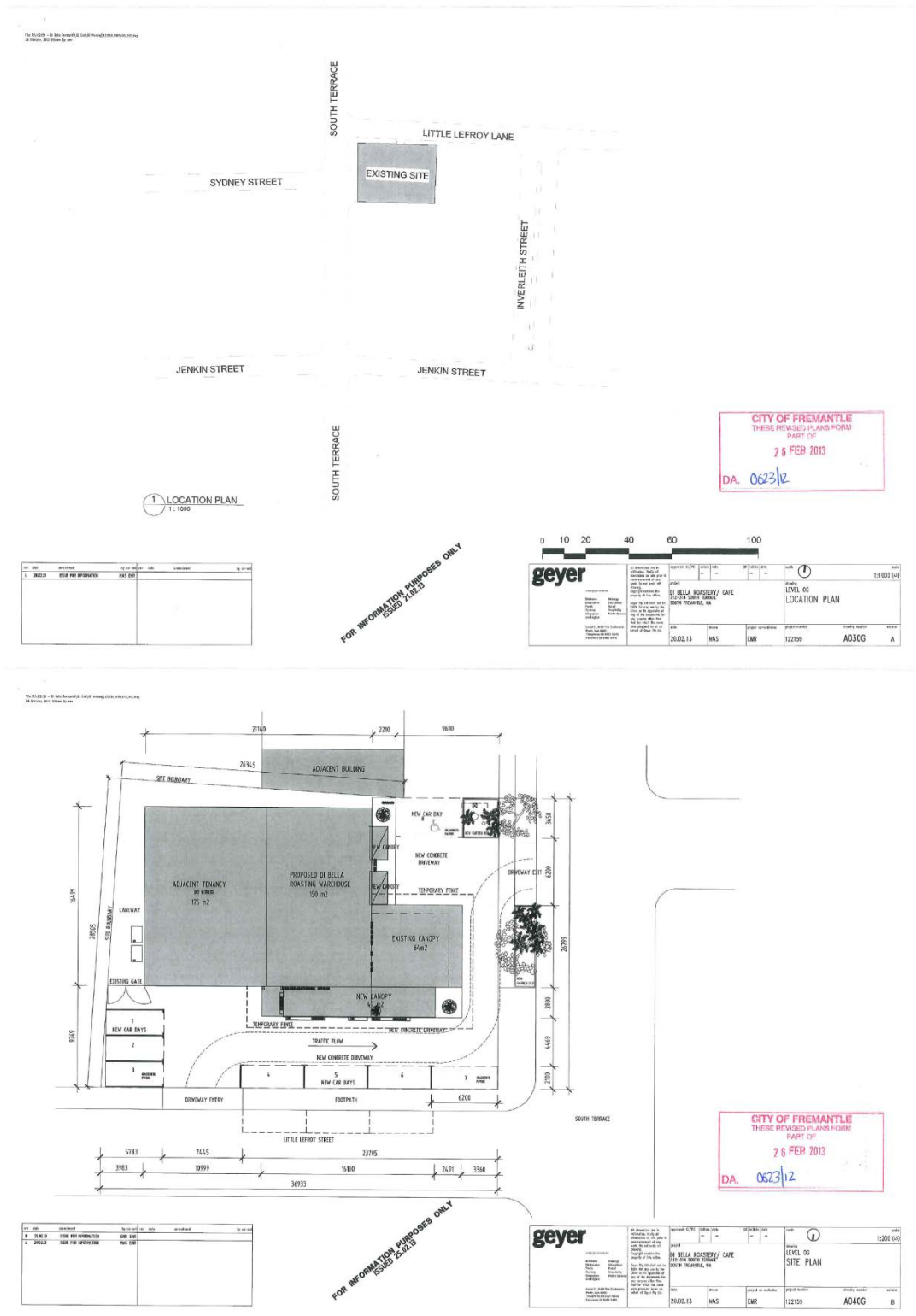




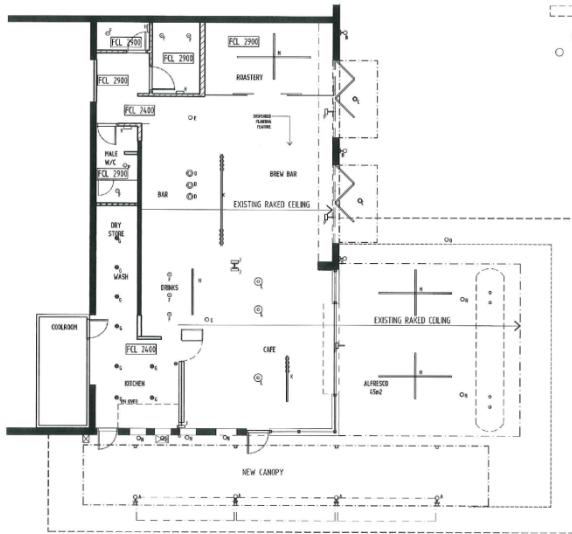


PSC1303-40 SOUTH TERRACE NO. 312 (LOT 344) SOUTH FREMANTLE – PARTIAL CHANGE OF USE TO RESTAURANT WITH INCIDENTAL LIGHT INDUSTRY (COFFEE ROASTING) USE JS DA0623/12

ATTACHMENT 1



PL 12/02/13 - B.03 (REVISED) - 12/02/13
B.03 (REVISED) - 12/02/13



LIGHTING LEGEND

- 1 24V WALL LIGHT
- 2 24V WALL LIGHT
- 3 24V EXTERNAL D/L SURFACE
- 4 24V SPRING PENDANT
- 5 24V FLOOR LAMP
- 6 24V D/L FLURO RECESSED
- 7 24V WALL LIGHT
- 8 24V WALL LIGHT
- 9 24V WALL LIGHT
- 10 24V TRACK HALDGER
- 11 24V PENDANT
- 12 24V SUSPENDED FLURO UP AND DOWN
- 13 12V UPLIGHT IN GROUND
- 14 12V LED STRIP WARM WHITE DM
- 15 24V UPLIGHT WALL MOUNTED

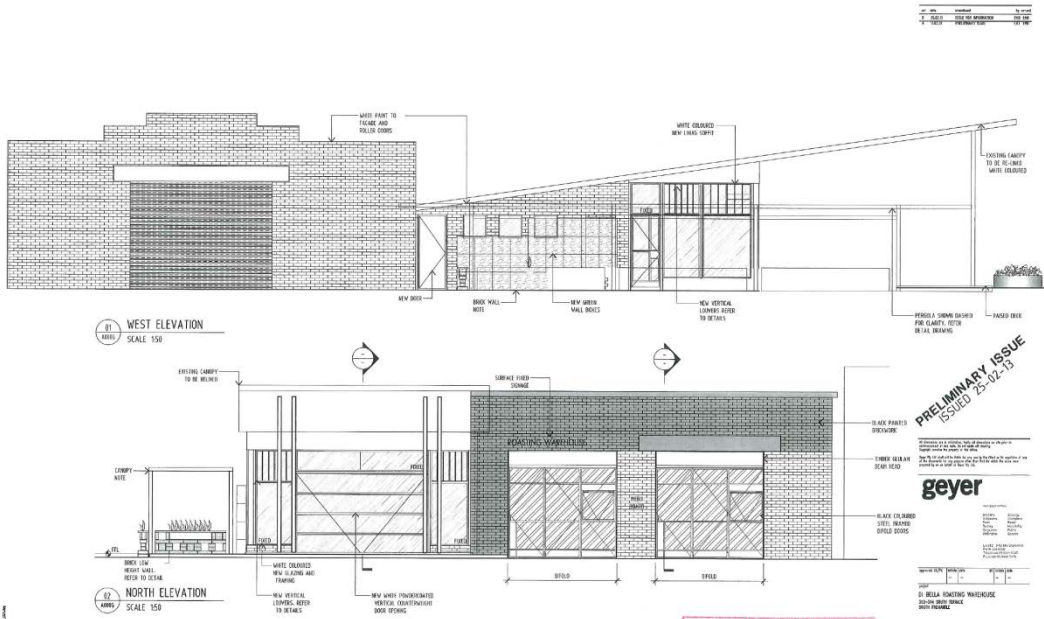
CITY OF FREMANTLE
THESE REVISED PLANS FORM
PART OF
7 6 FEB 2013
DA. 0623/12

No.	Date	Prepared by	Checked by	Approved by
A	06/02/13	DA	DA	DA

FOR INFORMATION PURPOSES ONLY
ISSUED 23-02-13

geyer

PROJECT NO.	13-02-13	DATE	06/02/13	SCALE	A200G
PROJECT NAME	CELESTIAL BAKERY / CAFE	CLIENT	DA	PROJECT NO.	13-02-13
PROJECT ADDRESS	12/02/13	DATE	06/02/13	SCALE	A200G



PRELIMINARY ISSUE
ISSUED 23-02-13

CITY OF FREMANTLE
THESE REVISED PLANS FORM
PART OF
7 6 FEB 2013
DA. 0623/12

geyer

PROJECT NO.	13-02-13	DATE	06/02/13	SCALE	A200G
PROJECT NAME	CELESTIAL BAKERY / CAFE	CLIENT	DA	PROJECT NO.	13-02-13
PROJECT ADDRESS	12/02/13	DATE	06/02/13	SCALE	A200G

61 ELEVATION SCALE 1/50

62 ELEVATION SCALE 1/50

63 ELEVATION SCALE 1/50

64 ELEVATION SCALE 1/50

CITY OF FREMANTLE
THESE REVISED PLANS FORUM
PART 1 OF 2
7 6 FEB 2013
DA. 0623/12

PRELIMINARY ISSUE
ISSUED 23-02-13

geyer

PROJECT NAME: 01 BELLA ROASTING WAREHOUSE
300-308 BRIDGE ROAD FREMANTLE
DATE: 11-02-12
SCALE: 1:1000
SHEET NO: ELEVATION & SECTION DETAILS
12119 A902 8

65 ELEVATION SCALE 1/50

66 ELEVATION SCALE 1/50

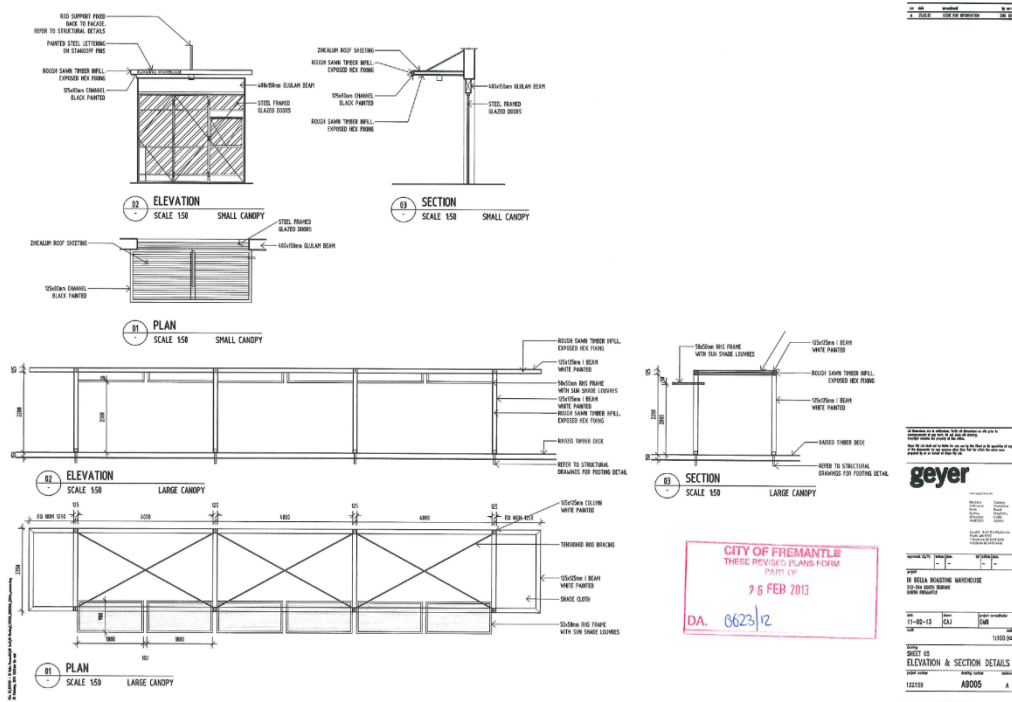
67 ELEVATION SCALE 1/50

CITY OF FREMANTLE
THESE REVISED PLANS FORUM
PART 1 OF 2
7 6 FEB 2013
DA. 0623/12

PRELIMINARY ISSUE
ISSUED 23-02-13

geyer

PROJECT NAME: 01 BELLA ROASTING WAREHOUSE
300-308 BRIDGE ROAD FREMANTLE
DATE: 11-02-12
SCALE: 1:1000
SHEET NO: ELEVATION & SECTION DETAILS
12119 A903 9



ATTACHMENT 2





**PSC1303-41 SCHEDULE OF APPLICATIONS DETERMINED UNDER
DELEGATED AUTHORITY (3.61.21)**

ATTACHMENT 1

1. **ATTFIELD STREET, NO. 92 (LOT 1000), SOUTH FREMANTLE - ROOF ALTERATION AND ADDITION TO EXISTING SINGLE HOUSE (REMOVAL OF SECOND STOREY) - (AA DA0074/13)**
2. **MICHAEL STREET, NO. 21 (LOT 68), BEACONSFIELD - PROPOSED TWO (2) LOT SURVEY-STRATA SUBDIVISION - (AA WAPC104-13)**
3. **SOUTH STREET, NO. 185 (LOT 33), BEACONSFIELD – DEMOLITION OF EXISTING SINGLE HOUSE – (KS PW0002/13)**
4. **SOUTH TERRACE, NO. 1-5 (LOT 1388), FREMANTLE – INTERNAL ALTERATIONS TO EXISTING RESTAURANT – (KS DA0019/13)**
5. **NORMAN STREET, NO 3/7 (LOT 3), FREMANTLE – PATIO ADDITION TO EXISTING GROUPED DWELLING – (JS DA0068/13)**
6. **CLONTARF ROAD, NO. 9 (LOT 59), BEACONSFIELD – THREE LOT SURVEY STRATA SUBDIVISION – (JS WAPC134-13)**
7. **WINTERFOLD ROAD, NO 96 (LOT 541), SAMSON – CARPORT ADDITION TO EXISTING SINGLE HOUSE – (JS DA0091/13)**
8. **HOWELL VISTA, NO. 6 (LOT 102), BEACONSFIELD – TWO STOREY SINGLE HOUSE – (JS DA0026/13)**
9. **SOUTH TERRACE, NO. 227 (LOT 1), SOUTH FREMANTLE – CHANGE OF USE FROM SHOP TO CONSULTING ROOMS AND INTERNAL ALTERATIONS – (KS DA0004/13)**
10. **HAMPTON ROAD, NO. 218 (LOT 169), BEACONSFIELD – PATIO/CARPOT ADDITION TO EXISTING SINGLE HOUSE - (AA DA0044/13)**
11. **WALLACE WAY, NO. 1 (LOT 7), FREMANTLE – TWO STOREY WAREHOUSE & OFFICE DEVELOPMENT - (AA DA0063/13)**
12. **WINTERFOLD ROAD NO. 36 (LOT 32), HILTON – CHANGE OF USE TO HOME BUSINESS (CHIROPRACTOR) – (AD DA0613/12)**
13. **ARUNDEL STREET, NO. 25 (LOT 1), FREMANTLE - RE-ROOFING OF EXISTING GROUPED DWELLING (HERITAGE BUILDING) - (AD DA0042/13)**
14. **MARINE TERRACE NO.44 (LOT 698), FREMANTLE – FLAG POLE REINSTATEMENT WORKS TO EXISTING BUILDING – (JL DA0615/12)**
15. **CHADWICK STREET NO.24 (LOT 1577), HILTON – DEMOLITION OF OUTBUILDING, SMALL SECONDARY DWELLING & SHADE SAIL ADDITIONS TO EXISTING SINGLE HOUSE – (JL DA0590/12)**
16. **SCOTT STREET NO. 19 (LOT 22), SOUTH FREMANTLE – RE-ROOFING OF EXISTING SINGLE HOUSE (HERITAGE BUILDING) – (AD DA0601/12)**
17. **SCOTT STREET, NO. 61 (LOT 177), BEACONSFIELD – ALTERATIONS TO PRIMARY STREET FENCE AND SPA ADDITION TO EXISTING SINGLE HOUSE – (KS DA0051/13)**
18. **CUREDALE STREET, NO. 42 (LOT 125), BEACONSFIELD – TWO STOREY SINGLE HOUSE – (KS DA0055/13)**
19. **HIGH STREET, NO 33-7, FREMANTLE – DEMOLITION OF OUTBUILDINGS AND FIRST FLOOR ALTERATIONS TO EXISTING BUILDING – (CJ DA0024/13)**
20. **HIGH STREET NO.98 (LOT 123), FREMANTLE – INTERNAL AND EXTERNAL ALTERATIONS AND ADDITIONS TO EXISTING HOTEL (JL DA0047/13)**

**21. COLLICK STREET, NO. 27A (LOT 1), HILTON – VARIATION TO
PREVIOUS PLANNING APPROVAL DA0467/11 (SINGLE STOREY
GROUPED DWELLING) – KS VA0003/13)**

PSC1303-43 WESTGATE MALL - RESERVE NO. 38030 PEDESTRIAN ACCESS WAY - PROPOSED (TEMPORARY) PARTIAL CLOSURE OF LOT 2130 PROVIDING OPTIONS TO LEASE AND SECURE ACCESS - (KW)

ATTACHMENT 1

Reserve Enquiry Detail

DW: 1841936

Page 1 of 1



Reserve Enquiry Detail [5100L]

[Screen Friendly](#) [Print Page](#)

Reserve Name	38030	Legal Area (ha)	0.1354
Type		Status	Current
Notes		Current Purpose	PEDESTRIAN ACCESS WAY
File Number	02769-1965-02RO		
Additional Reserve Information	RESERVE COMPRISES LOT 2130 ON P194819 AND LOT 55 ON D99175 (K826371)		

Class	Responsible Agency	Date of Last Change
C	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	03/02/2009

Management Orders	Document	Land Use	Local Government Authority
CITY OF FREMANTLE		PEDESTRIAN ACCESS WAY	FREMANTLE, CITY OF

Add Item	CLT Number	Parcel Identifier	Street Address	Suburb	File Number	PIN	Area (sqm)	Map Viewer
<input type="checkbox"/>	LR3117-891	Lot 2130 On Plan 194819			02769-1965-02RO.	1317098	1244.408	
<input type="checkbox"/>	LR3153-966	Lot 55 On Diagram 99175			02769-1965-03RO	11491493	111.0	

Reserve Number 38030

Previous Certificates of Title	Historic Crown Allotments
LR3037-609 Cancelled	FREMANTLE Town lot/Lot 2130

Gaz Page/Document	Date	Type	Text
K826371	15/01/2009	Current Area	0.1354
H403635	29/03/2000	Historical Area	0.1243
H403635	29/03/2000	Lot/Town Lot	FREMANTLE,2130
4680	03/12/1982	Current Vesting	VEST CITY OF FREMANTLE
4700	03/12/1982	Original Gazettal and page	ORIGINAL GAZETTE
	03/12/1982	Class	C
	03/12/1982	Current Purpose	PEDESTRIAN ACCESS WAY
	03/12/1982	Correspondence File Number	02769-1965-02RO
	03/12/1982	Historical Area	0.1354
	03/12/1982	Previous Lot/Locations	FREMANTLE LOT 2004
	03/12/1982	Public Plan	PERTH (02) 07,13 AND 07,14
	03/12/1982	Street Name	ADELAIDE,CANTONMENT & POINT STS
	03/12/1982	Survey Number	D:85341 CS: DIAGRAM 94819

This product is for information purposes only. A search of the original documentation is required for all legal purposes

Western Australian Land Information Authority (Landgate)

ATTACHMENT 2

Option B: Pedestrian access way closure without a pedestrian and cycle access plan

Step 1:

The local government receives a request for closure of a pedestrian access way and, after exploring all reasonable management options, prepares a closure report which addresses the range of matters set out in steps 3-9 of appendix 1, with appropriate amendments made to the methodology in recognition of the fact that a single pedestrian access way is involved.

Step 2:

The local government refers the closure report to all relevant infrastructure providers and any other agencies that may have an interest in the pedestrian access way, and requests their comments and advice, in writing. The infrastructure providers, in particular, should be asked:

- *whether there is any infrastructure located in the pedestrian access way;*
- *whether that infrastructure is proposed to be relocated at some stage in the future or will remain in situ;*
- *whether they have any objection to the closure; and*
- *if they have no objection to the closure, what their requirements are in relation to service relocation and easements.*

Step 3:

The local government consults the community likely to be affected by the proposed closure (including all abutting landowners) using two or more of the following methods, and seeks their comments in writing:

- *placement of signs at either end of the pedestrian access way advising of the proposal to close the pedestrian access way;*
- *press release and advertisement in the local newspaper and other media;*
- *direct mail out to households likely to be affected by the closure;*
- *liaison with local community groups;*
- *stakeholder workshops;*
- *information sessions and discussion groups;*
- *questionnaire surveys;*
- *public displays.*

Step 4:

The local government assesses any comments and advice received from infrastructure providers, agencies and the community and determines whether to close the pedestrian access way, or retain it and keep it open.

Step 5:

If the local government resolves to close the pedestrian access way, it advises all abutting landowners of its decision and seeks:

- *written support for the closure:*

- *written agreement as to how the land is to be divided, and*
- *written agreement from those wishing to purchase a portion of the pedestrian access way that they are prepared to meet all costs associated with the closure including the possible relocation of infrastructure and registration of easements, removal of improvements from the pedestrian access way, and cost of reinstatement of kerbing.*

Step 6:

The local government submits a written request to close the pedestrian access way to the WAPC together with:

- *the closure report (amended to include an assessment of the responses) received from the infrastructure providers, agencies, abutting landowners and other members of the community);*
- *copies of all letters received from infrastructure providers; and*
- *copies of all letters received from abutting landowners.*

Note: The local government is not required to supply the WAPC with copies of all letters received from other members of the community. These will be summarised in the closure report.

Step 7:

The WAPC assesses the proposal taking into account the:

- *range of matters set out in steps 3-9 of appendix 1; and*
- *comments of infrastructure providers, agencies, abutting landowners and other members of the community and makes a decision to either endorse or not endorse the proposal, and communicates its decision to the local government.*

Step 8:

On receipt of the WAPC's endorsement, the local government proceeds with the closure, and refers the request, together with:

- *the closure report (amended to include an assessment of the responses received from the WAPC, infrastructure providers, agencies, abutting landowners and other members of the community);*
- *a copy of the letter of endorsement received from the WAPC;*
- *copies of all letters received from infrastructure providers;*
- *copies of all letters received from abutting landowners; and*
- *a sketch showing the proposed disposition of the closed pedestrian access way among adjacent properties;*

to RDL State Land Services for processing under section 87 of the Land Administration Act 1987.

Steps 3-9 of appendix 1 shown in Step 7 dot point one are detailed below;

Step 3: Pedestrian access way mapping

All existing pedestrian access ways in the plan area should be identified, coded to a common legend or classification system, and plotted on maps.

Step 4: Community facility mapping

All relevant community facilities in the plan area should be plotted on maps.

Community facilities include:

- *schools and other educational establishments*
- *shops*
- *parks and recreation facilities*
- *community facilities (eg libraries)*
- *employment nodes*
- *public transport services, including bus stops and train stations*
- *aged person facilities*
- *other land uses or facilities likely to generate pedestrian or cycle traffic.*

Step 5: Connectivity assessment

An assessment of the connectivity of areas around each community facility should be carried out based on a walkable catchment with a radius of 400 metres. This radius should be increased to 800 metres in the case of large-scale community facilities such as town centres, train stations, bus stations, schools, district open space or other facilities likely to attract large numbers of people.

The walkable catchment (ped shed) technique is explained fully in appendix 3 of the WAPC's Liveable Neighbourhoods.

Step 6: Infrastructure provider identification

Infrastructure providers that may have an interest in a particular pedestrian access way should be identified using the Dial Before You Dig Services website and recorded.

Step 7: Pedestrian access way inspection and assessment

Each pedestrian access way should be visited and an assessment of the following matters carried out:

Physical assessment

- *location*
- *design characteristics (width, length, geometry, topography, presence of bollards)*
- *level of casual surveillance from adjacent properties along its length, at its entrance and at its exit*
- *condition*
- *fencing attributes*
- *paving*
- *landscape/vegetation*
- *lighting*
- *presence of infrastructure (to visually confirm the information obtain from step 6)*
- *connectivity (to identify the role the pedestrian access way plays in the local movement system and the likely impact of its closure, and to verify the results of the assessment carried out in step 4)*
- *appropriateness of alternative routes available (assessment of resulting travel paths if the pedestrian access way is closed).*

Usage assessment

- *main uses of the pedestrian access way (pedestrians, cyclists or other)*
- *main groups using the pedestrian access way (local neighbourhood users or users from outside the neighbourhood or both)*
- *level, and distribution, of use*

Step 8: Connectivity assessment

Each pedestrian access way should be visited and an assessment of its safety and security carried out using the situational crime prevention assessment methodology for pedestrian access ways that is set out in the planning guidelines "Reducing Crime and Anti-Social Behaviour in Pedestrian Access Ways."

Note: Steps 7 and 8 could be carried out concurrently.

Step 9: Preparation of assessment report and draft pedestrian and cycle assess plan

The information obtained from steps 1- 8 should be assembled and analysed in an assessment report and a draft pedestrian and cycle access plan prepared in response. The plan should, at the very least, identify all existing pedestrian access ways and classify the role of each in terms of its functionality, using the following criteria:

Essential (E) - the pedestrian access way should be retained and kept open because it plays an essential role in the local movement network.

Non-essential (NE) - the pedestrian access way could be closed without causing significant disadvantage to local residents because it is not essential to the local movement network.

The draft pedestrian and cycle access plan may also:

- *identify which pedestrian access ways need to be upgraded and improved; and*
- *identify where additional public access is needed in terms of the local movement system.*

NB: If a pedestrian access way is identified as 'essential' it does not mean that the access way must be upgraded in accordance with the "Reducing Crime and Anti-Social Behaviour in Pedestrian Access Ways" Guidelines

**PSC1303-44 MODIFICATION TO LOCAL PLANNING POLICY 1.6 -
PREPARING HERITAGE ASSESSMENTS (LPP 1.6) - FINAL
ADOPTION**

**ATTACHMENT 1 - PSC1211-175 Initiation of Modification to Local Planning
Policy 1.6 - Preparing Heritage Assessments (LPP1.6) - Adoption for Public
Advertising**

The following item number PSC1211-175 was **MOVED** and carried en bloc
earlier in the meeting.

DataWorks Reference: 117/035
Disclosure of Interest: Nil
Meeting Date: 28 November 2012
Responsible Officer: Manager Statutory Planning
Actioning Officer: Strategic Planner
Decision Making Level: Council
Previous Item Number/s: None
Attachments: 1. Local Planning Policy 1.6 – Preparing Heritage
Assessments - Adopted 25 February 2009

EXECUTIVE SUMMARY

This report seeks Council approval to advertise a draft modified *Local
Planning Policy – Preparing Heritage Assessments (LPP1.6)*.

LPP1.6 was adopted 25 February 2009. The policy provides the framework for
when a heritage assessment is required and outlines the format for heritage
assessments.

The proposed modifications will overall update the wording of the policy and
refine the heritage assessment format. Specifically the main changes to the
policy are:

- Deleting the requirement for a Statement of Conservation;
- Increasing the applicability of a heritage assessment from two years to
five years;
- Refining the Statement of Heritage Impact assessment criteria;
- Adding fences to minor development and renaming the clause;
- Including a new clause that gives senior staff discretion on when to
require a heritage assessment.

It is recommended that the modified local planning policy be adopted for
advertising for public comment in accordance with clause 2.4 of Local
Planning Scheme No. 4 (LPS4).

BACKGROUND

Local Planning Policy 1.6 – Preparing Heritage Assessments was adopted 25
February 2009. The policy provides the framework for when a heritage assessment
is required and outlines the format for heritage assessments.

Since adoption the policy has been well utilised and through its use a number of updates to refine when a heritage assessment is required and to improve the heritage assessment framework have been identified.

CONSULTATION

If Council resolves to amend LPP1.6 as recommended in this report, the amended local planning policy will be advertised for public comment for a period of not less than 28 days in accordance with the requirements set out in clause 2.4.1 of the City's Local Planning Scheme No. 4 (LPS4) and *Local Planning Policy No. 1.3 'Public Notification of Planning Approvals'*.

PLANNING COMMENT

The proposed modifications to *Local Planning Policy 1.6 – Preparing Heritage Assessments* (LPP1.6), will overall update the wording of the policy, refine the heritage assessment format, include an additional development that does not always require a heritage assessment, rename the 'minor development' clause, delete the requirement for a statement of conservation and introduce a new clause which allows for more discretion on when a heritage assessment is required. The changes proposed are discussed below:

Purpose of the policy

The purpose of the policy is not proposed to be changed, however the proposed modifications will refine the purpose to clearly state that the policy provides a format for heritage assessments and outlines when a heritage assessment is required.

Content of Heritage assessments

Statement of Heritage Significance

Heritage Values

Table 1, of the policy assesses the heritage values of the place. It is proposed the table be modified slightly so that it is more in line with the Burra Charter. The modifications include adding a title to the table (e.g. Table 1 – Heritage Values), updating the titles within the table and including spiritual value into the value assessment. The modifications are shown in the table below:

Current wording of LPP1.6	Proposed modifications to LPP1.6
Heritage values	Nature of significance
Aesthetic value	Aesthetic value
Historic value	Historic value
Scientific value	Scientific value
Social value	Social/spiritual value
Heritage Attributes	Degree of significance
Rarity	Rarity
Representativeness	Representativeness
Integrity	Integrity
Authenticity	Authenticity

Heritage Significance

Table 2, of the policy identifies the overall heritage significance of the place. Only minor amendments are proposed to this section including naming the table and modifying the notes under comment to clarify the purpose of the heritage significance assessment. The significance categories in the table (e.g. exceptional, considerable, some and limited or none) will remain the same.

Current Table 2 in LPP1.6:

Table 2

Significance			
Exceptional	Considerable	Some	Limited or none
Comments: <i>The consultant shall identify the overall significance of the place using the above categories, and identify zones of significance within the place itself, and within a local context.</i>			

Proposed modifications to Table 2:

Table 2 – Heritage Significance

Significance			
Exceptional	Considerable	Some	Limited or none
Comments: <i>The Heritage Significance assessment shall identify the overall significance of the place using the above categories, and identify zones of significance within the place itself, and within a local context.</i>			

Statement of Heritage Impact

The statement of heritage impact table 3 contains the criteria upon which the impact of the proposed development on the heritage significance of the place is assessed in the heritage assessment. Currently the table contains six criteria used to assess the compatibility of the proposed development with the existing building and streetscape and the degree of change and impact on various attributes the development will have. The proposed modifications do not alter the intent of these criteria, however the wording has been modified slightly to focus the assessment more on the impact of the proposed development and degree of permanent loss of significant fabric the development will have. A conclusion to give an overall summary of the heritage impact assessment is also proposed as part of the modifications.

Statement of Conservation

The existing policy requires a statement of conservation for level 1 (Level 1a listed buildings are also on the State Heritage Office of Western Australia's Register of Heritage Places and level 1b listed buildings are recommended for entry on the state list) and level 2 heritage listed properties. The modifications propose to delete the requirement for a statement of conservation from the content required for a heritage assessment.

The reason for this is twofold. Firstly a statement of conservation is required for state heritage listed properties and requiring a further statement of conservation duplicates this requirement. Secondly, the statement of conservation is not based on the proposed development and “*does not necessarily inform the determination of the proposal*”. Accordingly the statement is only a recommendation, has no statutory weight and is consequently, infrequently implemented. Therefore it is a better use of the City’s heritage resources to delete this requirement from the content of a heritage assessment and provide this information to applicants, in more detail, when requested.

Circumstances where a Heritage Assessment will be undertaken

This part of the policy outlines when a heritage assessment will be undertaken and specifies that a heritage assessment is valid for two years. The modifications to this part of the policy propose increasing the time period a heritage assessment is valid for from two years to five years, updating table 4 (When a Heritage Assessment is required) and including a clause into the policy which gives the Manager and Coordinator of Statutory Planning discretion on when to require a heritage assessment.

The current two year time period a heritage assessment is applicable for is considered too short. The heritage assessment criteria is clearly provided for in the policy and use of the policy has shown there is little variation to the heritage considerations of a property within two years. Accordingly it is considered a five year timeframe is more appropriate.

Table 4 outlines when a heritage assessment is required. Modifications to Table 4 are proposed for the purpose of consolidating the table and specifically include adding a title to the table, removing the statement of conservation requirement and updating the reference to ‘minor development’ to clause 2.3. The modified table is below:

Table 4 – When a Heritage Assessment is required

	State Register of Heritage Places or Heritage List or Category 1 on MHI	Heritage List (Category 2 and 3 on MHI)	Within or adjacent to West End Conservation Area	Where not on Heritage List
Heritage assessment	Required unless existing	Always required unless specified in clause 2.3	Always required unless specified in clause 2.3	Demolition of a primary structure only

Currently the clause in the policy called ‘minor development’ lists works that do not always require a heritage assessment where the property is a level 2 or 3 or within or adjacent to the West End Conservation Area (as per table 4 above). The intent of this clause is to exclude those types of development that would have a limited impact on a place’s heritage significance, from requiring a heritage assessment. The modifications propose deleting reference to ‘minor development’ and including fences to the list.

Proposed new clause 2.3 (formerly 'Minor development'):

- 2.3 *For the purposes of this policy, the following development would not always require a heritage assessment as per Table 4:*
- (i) *Small scale new structures on the subject site which are not attached to the building (such as sheds or outbuildings) which are located out of the front setback area.*
 - (ii) *Ancillary lightweight structures added to buildings (such as timber patios, sails, carports, pergolas) which are located out of the front setback area.*
 - (iii) *Fixtures to buildings (such as antennae, aerials, air conditioning units, solar panels, signs), which do not face the street and do not involve any significant structural alteration to the building.*
 - (iv) *Non structural internal changes.*
 - (v) *Fences where they are in accordance with the City's Local Planning Policy 2.8 – Fences Policy.*

The modifications also proposed including a new clause into the policy. Currently the policy contains the clause:

3.2.1 Notwithstanding the above [Table 4], a heritage assessment may be carried out where, in the opinion of the Council, a proposal has the potential to significantly alter a place of heritage significance that is not listed on the Heritage List.

This clause gives Council discretion to require a heritage assessment where a place is not currently on the Heritage List. The new clause proposes to increase the scope of the existing clause and allow for each application to be assessed on its own merits. The Manager Statutory Planning and Coordinator Statutory Planning will have discretion to, on the advice of the Coordinator of Heritage, require, not require or require in a modified format a Heritage Assessment.

Proposed new clause 2.2:

- 2.2 *Notwithstanding the requirements of Table 4 above, and at the discretion of the Manager Statutory Planning and Coordinator Statutory Planning and on the advice of the Coordinator of Heritage, a Heritage Assessment:*
- (i) *may not be required; or*
 - (ii) *can be provided in a modified format; or*
 - (iii) *may be required.*

Heritage Assessor

This part of the policy outlines who can undertake a heritage assessment or comment. No major changes are proposed to this part of the policy; only minor changes are proposed to this part of the policy, which are for the purpose of updating the job titles.

CONCLUSION

The proposed modifications will overall update the wording of the policy and refine the heritage assessment format. Specifically the main changes to the policy are:

- Deleting the requirement for a Statement of Conservation;
- Increasing the applicability of a heritage assessment from two years to five years;
- Refining the Statement of Heritage Impact assessment criteria;
- Adding fences to minor development and renaming the clause;
- Including a new clause that gives the Manager and Coordinator of Statutory Planning discretion on when to require a heritage assessment.

It is recommended that the amended draft local planning policy be adopted and advertised for public comment in accordance with clause 2.4 of LPS4.

COMMITTEE AND OFFICER'S RECOMMENDATION / COUNCIL DECISION

MOVED: Cr A Sullivan

That Council adopt the following draft amended *Local Planning Policy 1.6 – Preparing Heritage Assessments* for advertising in accordance with the procedures set out in clause 2.4 of the City of Fremantle Local Planning Scheme No. 4:

CITY OF FREMANTLE

LOCAL PLANNING POLICY 1.6

PREPARING HERITAGE ASSESSMENTS

ADOPTION DATE: 25 February 2009

AMENDED: ##/##/2012

AUTHORITY: LOCAL PLANNING SCHEME NO.4

STATUTORY BACKGROUND

Clause 10.2.1 of the Scheme prescribes the matters to which the Council is required to afford due regard in considering a proposal. Included amongst these matters are any potential impacts that a proposal may have on the heritage values of an existing place and its context including the streetscape and/or heritage area.

Clause 7.4 of the Scheme prescribes that the Council may require a heritage assessment to be carried out prior to the approval of any development proposed in a heritage area or in respect of a heritage place listed on the Heritage List.

In order to meet its obligations to assess various statutory planning proposals the Council will from time to time include specific expert advice on heritage matters as part of the planning assessment. In this policy, the term 'proposals' includes planning applications, Structure Plans, Detailed Area Plans and Town Planning Scheme amendment proposals.

PURPOSE

The purpose of this policy is to provide a format for heritage assessments and outline when a heritage assessment is required.

Any Heritage Assessment provided or obtained in accordance with this policy will be considered a public document for the purpose of the assessment of planning applications.

All terms and definitions related to heritage used in this policy are based on the terms used in "*The Burra Charter 1999 – the Australia ICOMOS Charter for Places of Cultural Significance*". Council adopted the principles of the Burra Charter as good practice for heritage listed places in June 2000.

POLICY

1. Content of Heritage Assessment

A Heritage Assessment shall consist of the following components:

- 1. Statement of Heritage Significance**
- 2. Statement of Heritage Impact**

1.1 Statement of Heritage Significance

A Statement of Heritage Significance should define the heritage values embodied in the place itself, its fabric, setting, use, and related places. Each place has its own combination of values, which together provide its heritage significance.

A Statement of Heritage Significance should be prepared through a process, of investigating the place and the records associated with it and include an assessment of the aesthetic, historic, scientific and social/spiritual values for past, present and future generations.

As a minimum requirement, the heritage assessor shall undertake the following process of collecting and analysing information in the preparation of the Statement of Heritage Significance:

- Research of historical documents (such as rates books, archives etc)
- An inspection of the place

Additional research may be required at the discretion City of Fremantle heritage staff.

REPORT FORMAT FOR STATEMENT OF HERITAGE SIGNIFICANCE:

Description of the Place

- i) Historical notes
- ii) Physical descriptions

Heritage Values

Table 1 – Heritage Values

Nature of significance	
Aesthetic value	
Historic value	
Scientific value	
Social/spiritual value	
Degree of significance	
Rarity	
Representativeness	
Integrity	
Authenticity	

Statement of Heritage Significance

Table 2 – Statement of Heritage Significance

Significance			
Exceptional	Considerable	Some	Limited or none
<p>Comments: <i>The Heritage Significance assessment shall identify the overall significance of the place using the above categories, and identify zones of significance within the place itself, and within a local context.</i></p>			

1.2 Statement of Heritage Impact

The Statement of Heritage Impact examines the impact of the proposed development on the heritage significance of the place, and includes a discretionary value judgment concerning the impact of the proposal on the identified heritage values of the place.

REPORT FORMAT FOR STATEMENT OF HERITAGE IMPACT:

Statement of Heritage Impact

Table 3 - Statement of Heritage Impact

The level of positive and negative impact that the proposed development will have on the heritage significance of the place with regard to the following criteria:	
The extent of loss of significant fabric.	
The extent of conservation work to significant fabric.	
The permanent impact that the proposal is likely to have on the values that contribute to the heritage significance of the place.	
The impact an addition will have on a heritage building in terms of its use siting, bulk, form, scale, character, colour, texture and materials.	
The impact the proposal will have on the visual setting and the other relationships that contribute to the heritage significance of the place.	
The impact the proposal will have on the streetscape and townscape characteristics of the area in which it stands.	
The impact the proposal will have on important public views and spaces, vistas, landmarks and landscape features.	
Conclusion	
The degree of positive and negative impact on the place in terms of its heritage significance is:	

2. Circumstances where a Heritage Assessment will be undertaken

2.1 Unless previously obtained on another similar or relevant proposal for the same property within five calendar years of the date of application, the Council will undertake heritage assessment in accordance with Table 4 below.

Where a proposal falls within two columns under this table the higher level of assessment shall be undertaken.

Table 4 – When a Heritage Assessment is required

	State Register of Heritage Places or Heritage List or Category 1 on MHI	Heritage List (Category 2 and 3 on MHI)	Within or adjacent to West End Conservation Area	Where not on Heritage List
Heritage assessment	Required unless existing	Always required unless specified in clause 2.3	Always required unless specified in clause 2.3	Demolition of a primary structure only

2.2 Notwithstanding the requirements of Table 4 above, and at the discretion of the Manager Statutory Planning and Coordinator Statutory Planning and on the advice of the Coordinator of Heritage, a Heritage Assessment:

- (i) may not be required; or**
- (ii) can be provided in a modified format; or**
- (iii) may be required.**

2.3 For the purposes of this policy, the following development would not always require a heritage assessment as per Table 4:

- (i) Small scale *new* structures on the subject site which are not attached to the building (such as sheds or outbuildings) which are located out of the front setback area.**
- (ii) Ancillary lightweight structures added to buildings (such as timber patios, sails, carports, pergolas) which are located out of the front setback area.**
- (iii) Fixtures to buildings (such as antennae, aerials, air conditioning units, solar panels, signs), which do not face the street and do not involve any significant structural alteration to the building.**
- (iv) Non structural internal changes.**
- (v) Fences where they are in accordance with the *City's Local Planning Policy 2.8 – Fences Policy*.**

3. Heritage Assessor

3.1 A Heritage Assessment may be undertaken:

- (i) In house - A suitably qualified employee of the Council (i.e. Heritage Coordinator, Heritage Planner, Heritage Projects Officer or other City of Fremantle heritage staff); or
- (ii) Independent - A suitably qualified heritage consultant engaged by the City specifically to undertake the heritage assessment.

SECONDED: Cr Robert Fittock

CARRIED: 11/0

For	Against
Mayor, Brad Pettitt Cr Jon Strachan Cr Rachel Pemberton Cr Robert Fittock Cr Josh Wilson Cr Tim Grey-Smith Cr Ingrid Waltham Cr Sam Wainwright Cr Dave Coggin Cr Andrew Sullivan Cr Doug Thompson	

ATTACHMENT 2 – Track Changes of Modification to LPP 1.6 – Preparing Heritage Assessments

LEGEND - TRACK CHANGES

Text type	Meaning of text type
Strikethrough	Wording deleted
<u>Underline</u>	Proposed new wording
Highlight	Wording retained and moved to a more appropriate part of the policy
*	Note

CITY OF FREMANTLE

LOCAL PLANNING POLICY 1.6

PREPARING HERITAGE ASSESSMENTS

ADOPTION DATE: 25 February 2009
AMENDED: ###/###/2013
AUTHORITY: LOCAL PLANNING SCHEME NO.4

STATUTORY BACKGROUND

This Local Planning Policy is prepared under the provisions of Part 2 of the City of Fremantle's Local Planning Scheme No. 4 ('LPS4' or 'the Scheme').

Clause 10.2.1 of the Scheme prescribes the matters to which the Council is required to afford due regard in considering a proposal. Included amongst these matters are any potential impacts that a proposal may have on the heritage values of an existing place and its context including the streetscape and/or heritage area.

Clause 7.4 of the Scheme prescribes that the Council may require a Heritage Assessment to be carried out prior to the approval of any development proposed in a heritage area or in respect of a heritage place listed on the Heritage List.

In order to meet its obligations to assess various statutory planning proposals the Council will from time to time include specific expert advice on heritage matters as part of the planning assessment. ~~In this policy, the term 'proposal' includes planning applications, Structure Plans, Detailed Area Plans and Local Planning Scheme amendments. (*moved to Application section)~~

PURPOSE

The purpose of this policy is to provide a format for Heritage Assessments and outline when a Heritage Assessment is required.

Any Heritage Assessment provided or obtained in accordance with this policy will be considered a public document for the purpose of the assessment of ~~planning applications~~ a proposal.

All terms and definitions related to heritage used in this policy are based on the terms used in “*The Burra Charter 1999 – the Australia ICOMOS Charter for Places of Cultural Significance*”. Council adopted the principles of the Burra Charter as good practice for heritage listed places in June 2000.

APPLICATION

This policy applies to planning applications, Structure Plans, Detailed Area Plans and Local Planning Scheme amendments ('proposal').

A Heritage Assessment will not be required whereby a Heritage Assessment has been previously obtained on another similar or relevant proposal for the same property and within five calendar years of the date of application of that proposal.

POLICY

**1. Circumstances where a Heritage Assessment will be undertaken
When a Heritage Assessment is required**

~~1.1 Unless previously obtained on another similar or relevant proposal for the same property within five calendar years of the date of application, the Council will undertake a Heritage Assessment in accordance with Table 4 below. (*moved to Application section)~~

~~Where a proposal falls within two columns under this table the higher level of assessment shall be undertaken.~~

Table 4 – When a Heritage Assessment is required

	State Register of Heritage Places or Heritage List or Category 1 on MHI	Heritage List (Category 2 and 3 on MHI)	Within or adjacent to West End Conservation Area	Where not on Heritage List
Heritage assessment	Required unless existing	Always required unless specified in clause 2.3	Always required unless specified in clause 2.3	Demolition of a primary structure only

1.1 A Heritage Assessment will be required in accordance with clause 2 for one or more of the following development proposals:

- (v) Demolition of the primary structure/building.
- (vi) Demolition of any other structure of masonry or timber construction.
- (vii) All development on State Register of Heritage Places and/or Heritage Listed properties with a Municipal Heritage Inventory Management Category Level 1, 2 and 3.
- (viii) All development on property located within the West End Conservation Area (as set out in Local Planning Policy DGF14 Fremantle West End Conservation Area Policy).

~~2.2 Notwithstanding the requirements of Table 4 above, and at the discretion of the Manager Statutory Planning and Coordinator Statutory Planning and on the advice of the Coordinator of Heritage, a Heritage Assessment:~~

- ~~(i) may be required; or~~
- ~~(ii) may not be required; or~~
- ~~(iii) can be provided in a modified format.~~

1.2 ~~For the purposes of this policy, the following development would not always require a Heritage Assessment as per Table 4:~~

Notwithstanding clause 1.1, the following development proposals do not require a Heritage Assessment for Heritage Listed properties with a Municipal Heritage Inventory Management Category Level 2 and 3:

- (vi) Small scale new structures on the subject site which are not attached to the primary structure/building (such as ~~sheds or~~ outbuildings) and which are located out of the front setback area.
- (vii) Ancillary lightweight structures added to buildings (such as timber patios, sails, carports, pergolas) which are located out of the front setback area.
- (viii) Fixtures to buildings (such as antennae, aerials, air conditioning units, solar panels, signs), which do not face the street and ~~de~~ the installation would not involve any significant structural alteration to the building.
- (ix) Non structural internal changes.
- (x) Fences whereby they are in accordance with the City's *Local Planning Policy 2.8 – Fences Policy*.

1.3 Notwithstanding the requirements of clauses 1.1 and 1.2 above, the Manager Statutory Planning, with due regard to the advice of the Heritage Coordinator, may determine that:

- a) A Heritage Assessment is required for any development proposal that is considered to impact on the heritage significance of the place or locality; or
- b) A Heritage Assessment is not required for any development proposal that presents minimal to no impact on the heritage significance of the place or locality.

2. Content of Heritage Assessment

A Heritage Assessment shall consist of the following components:

- (iii) Statement of Heritage Significance
- (iv) Statement of Heritage Impact

2.2 Statement of Heritage Significance

A Statement of Heritage Significance should define the heritage values embodied in the place itself, its fabric, setting, use, and related places. Each place has its own combination of values, which together provide its heritage significance.

~~A Statement of Heritage Significance should be prepared through a process, of investigating the place and the records associated with it and include an assessment of the aesthetic, historic, scientific and social/spiritual values for past, present and future generations.~~

~~As a minimum requirement, the heritage assessor (as defined in part 3 of this policy) shall undertake the following process of collecting and analysing information in the preparation of the Statement of Heritage Significance:~~

- ~~• Research of historical documents (such as rates books, archives etc)~~
- ~~• An inspection of the place~~

~~Additional research may be required at the discretion City of Fremantle heritage staff.~~

A Statement of Heritage Significance should be presented in accordance with clause 2.1.1 and prepared through the following process:

- An inspection of the place
- Collection and analysis of historical documents (such as rates books, archives etc)
- An assessment of the aesthetic, historic, scientific and social/spiritual values for past, present and future generations.

2.1.1 REPORT FORMAT FOR STATEMENT OF HERITAGE SIGNIFICANCE:

- Description of the Place
 - (iii) Historical notes
 - (iv) Physical descriptions
- Heritage Values

Table 1 – Heritage Values

Nature of significance	
Aesthetic value	
Historic value	
Scientific value	
Social/spiritual value	
Degree of significance	
Rarity	
Representativeness	
Integrity	
Authenticity	

- Statement of Heritage Significance

Table 2 – Statement of Heritage Significance

Significance			
Exceptional	Considerable	Some	Limited or none
Comments: <i>The Heritage Significance assessment shall identify the overall significance of the place using the above categories, and identify zones of significance within the place itself, and within a local context.</i>			

2.2 Statement of Heritage Impact

The Statement of Heritage Impact examines the impact of the ~~proposed development proposal~~ on the heritage significance of the place, and includes a ~~discretionary value~~ professional judgment concerning the impact of the proposal on the identified heritage values of the place, as identified in clause 2.1.

2.2.1 REPORT FORMAT FOR STATEMENT OF HERITAGE IMPACT:

- Statement of Heritage Impact

Table 3 – Statement of Heritage Impact

The level of positive and negative impact that the proposed development <u>proposal</u> will have on the heritage significance of the place with regard to the following criteria:	
The extent of loss of significant fabric.	
The extent of conservation work to significant fabric.	
The permanent impact that the proposal is likely to have on the values that contribute to the heritage significance of the place.	
The impact an addition <u>the proposal</u> will have on a heritage building in terms of its use siting, bulk, form, scale, character, colour, texture and materials.	
The impact the proposal will have on the visual setting and the other relationships that contribute to the heritage significance of the place.	
The impact the proposal will have on the streetscape and townscape characteristics of the area in which it stands.	
The impact the proposal will have on important public views and spaces, vistas, landmarks and landscape features.	
<p><u>Conclusion and recommendation(s)</u></p> <ul style="list-style-type: none"> • The degree of positive and negative impact on the place in terms of its heritage significance is: • <u>With consideration of this, the following conditions are recommended:</u> 	

3. ~~Heritage Assessor~~

3.1 ~~A Heritage Assessment may be undertaken:~~

- ~~(i) In house - A suitably qualified employee of the Council (i.e. Heritage Coordinator, Heritage Planner, Heritage Projects Officer or other City of Fremantle heritage staff); or~~
- ~~(ii) Independent - A suitably qualified heritage consultant engaged by the City of Fremantle specifically to undertake the Heritage Assessment.~~