



AGENDA ATTACHMENTS

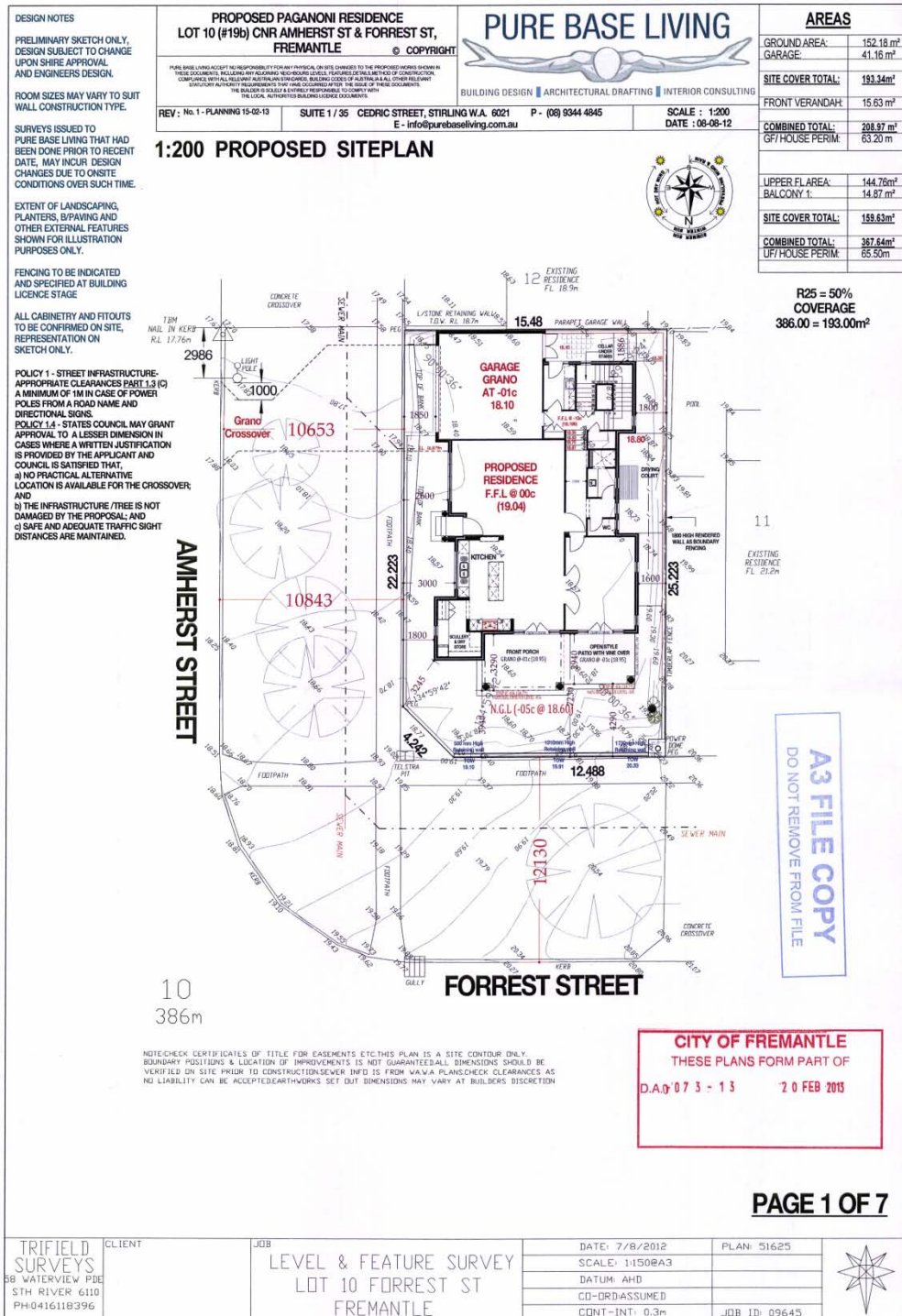
Planning Services Committee

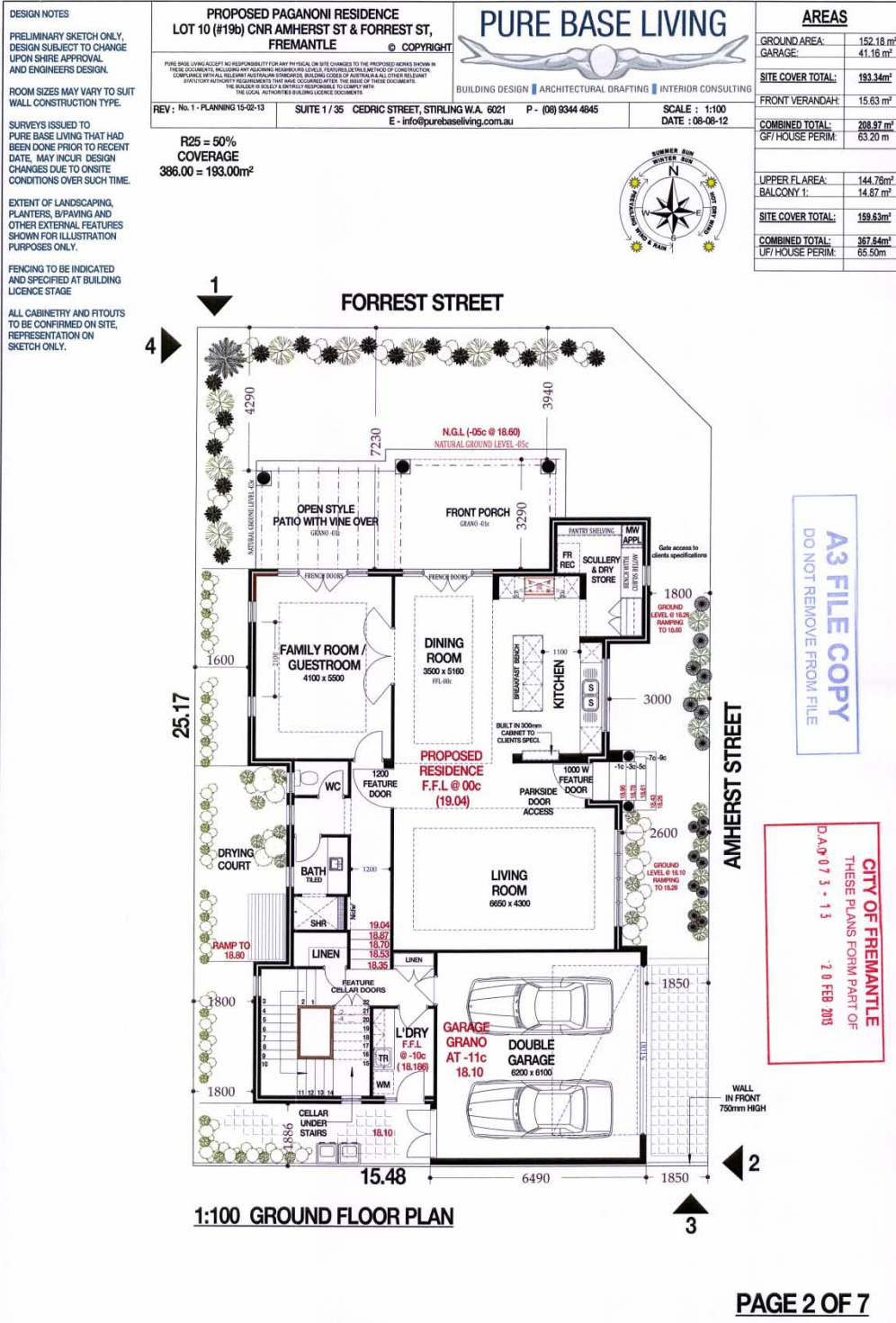
Wednesday, 17 April 2013, 6.00 pm

AGENDA ATTACHMENTS		1
PSC1304-52	FORREST STREET, NO. 19B (LOT 10), FREMANTLE - TWO STOREY SINGLE HOUSE - (CJ DA0073/13)	3
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PSC1304-52 FORREST STREET, NO. 19B (LOT 10), FREMANTLE - TWO STOREY SINGLE HOUSE - (CJ DA0073/13)

ATTACHMENT 1





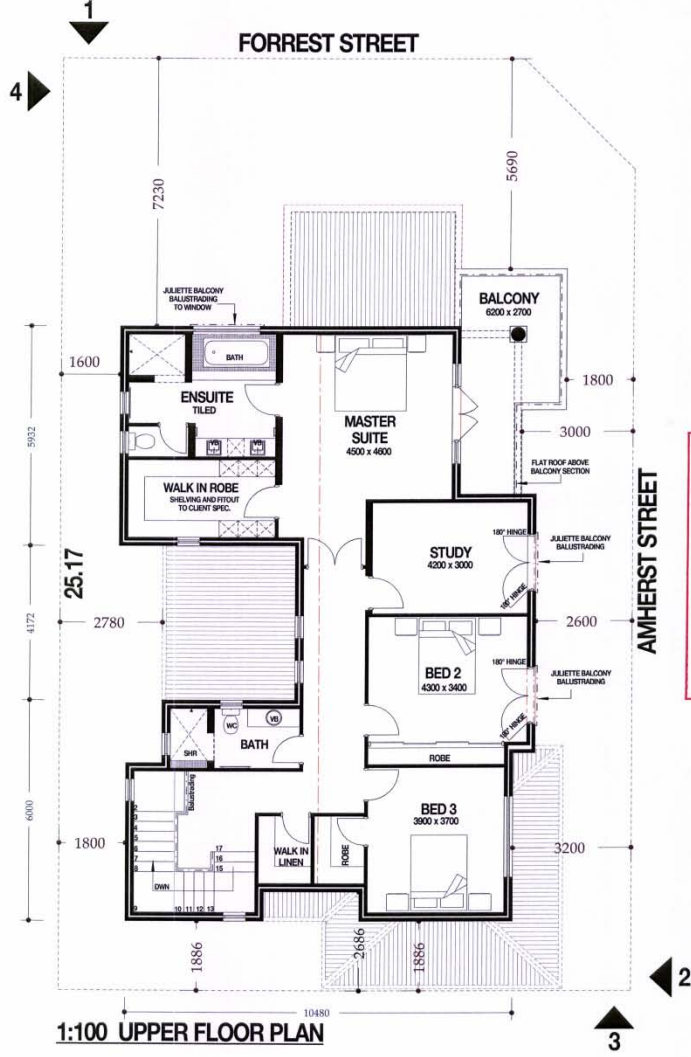
DESIGN NOTES
PRELIMINARY SKETCH ONLY. DESIGN SUBJECT TO CHANGE UPON SHIRE APPROVAL AND ENGINEERS DESIGN.
ROOM SIZES MAY VARY TO SUIT WALL CONSTRUCTION TYPE.
SURVEYS ISSUED TO PURE BASE LIVING THAT HAD BEEN DONE PRIOR TO RECENT DATE, MAY INCUR DESIGN CHANGES DUE TO ONSITE CONDITIONS OVER SUCH TIME.
EXTENT OF LANDSCAPING, PLANTERS, PAVING AND OTHER EXTERNAL FEATURES SHOWN FOR ILLUSTRATION PURPOSES ONLY.
FENCING TO BE INDICATED AND SPECIFIED AT BUILDING LICENCE STAGE.
ALL CABINERY AND FITOUTS TO BE CONFIRMED ON SITE, REPRESENTATION ON SKETCH ONLY.

PROPOSED PAGANONI RESIDENCE
LOT 10 (#19b) CNR AMHERST ST & FORREST ST, FREMANTLE © COPYRIGHT

PURE BASE LIVING
BUILDING DESIGN | ARCHITECTURAL DRAFTING | INTERIOR CONSULTING

REV : No. 1 - PLANNING 15-02-13 SUITE 1 / 35 CEDRIC STREET, STIRLING W.A. 6021 P - (08) 9344 4845 SCALE : 1:100
E - info@purebaseliving.com.au DATE : 08-08-12

AREAS	
GROUND AREA:	152.18 m ²
GARAGE:	41.16 m ²
SITE COVER TOTAL:	193.34m²
FRONT VERANDAH:	15.63 m ²
COMBINED TOTAL:	208.97 m²
GF/ HOUSE PERIM:	63.20 m
UPPER FL AREA:	144.76m ²
BALCONY 1:	14.87 m ²
SITE COVER TOTAL:	159.63m²
COMBINED TOTAL:	367.64m²
UF/ HOUSE PERIM:	65.50m



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CITY OF FREMANTLE
THESE PLANS FORM PART OF
D.A.0 07 3 - 1 5
2 0 FEB 2013

DESIGN NOTES

PRELIMINARY SKETCH ONLY.
DESIGN SUBJECT TO CHANGE
UPON SHIRE APPROVAL
AND ENGINEERS DESIGN.

ROOM SIZES MAY VARY TO SUIT
WALL CONSTRUCTION TYPE.

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BEEN DONE PRIOR TO RECENT
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PROPOSED PAGANONI RESIDENCE
LOT 10 (#19b) CNR AMHERST ST & FORREST ST,
FREMANTLE

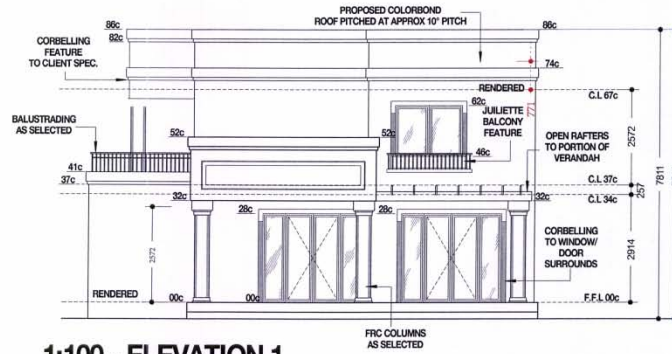
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BUILDING DESIGN | ARCHITECTURAL DRAFTING | INTERIOR CONSULTING

REV : No. 1 - PLANNING 15-02-13 SUITE 1 / 35 CEDRIC STREET, STIRLING W.A. 6021 P - (08) 9344 4845 SCALE : 1:100
E - info@purebaseliving.com.au DATE : 08-08-12




1:100 - ELEVATION 1

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CITY OF FREMANTLE
THESE PLANS FORM PART OF
D.A. 073 - 13 - 20 FEB 2013

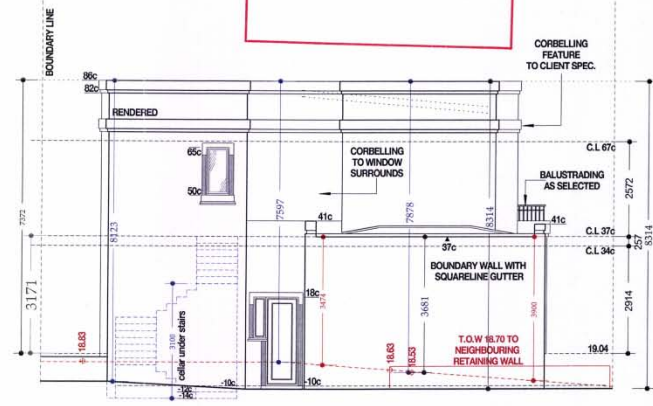


1:100 - ELEVATION 2

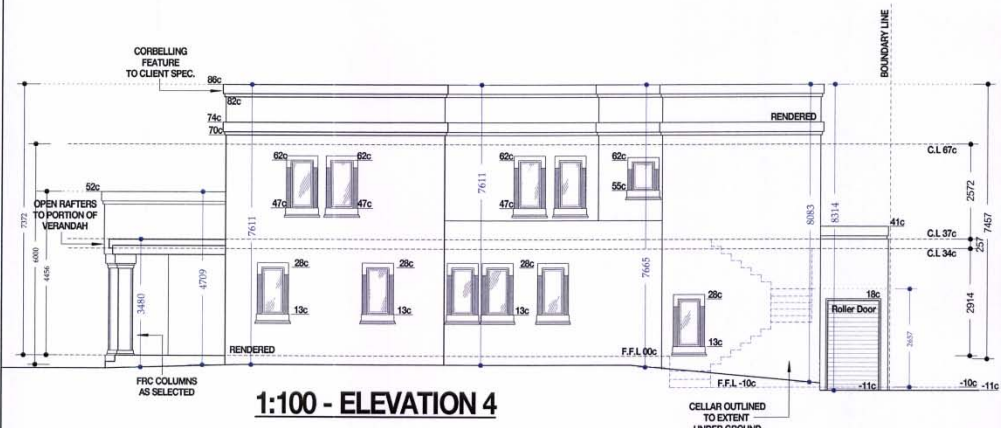
<p>DESIGN NOTES</p> <p>PRELIMINARY SKETCH ONLY. DESIGN SUBJECT TO CHANGE UPON SHIRE APPROVAL AND ENGINEERS DESIGN.</p> <p>ROOM SIZES MAY VARY TO SUIT WALL CONSTRUCTION TYPE.</p> <p>SURVEYS ISSUED TO PURE BASE LIVING THAT HAD BEEN DONE PRIOR TO RECENT DATE, MAY INCUR DESIGN CHANGES DUE TO ONSITE CONDITIONS OVER SUCH TIME.</p> <p>EXTENT OF LANDSCAPING, PLANTERS, PAVING AND OTHER EXTERNAL FEATURES SHOWN FOR ILLUSTRATION PURPOSES ONLY.</p> <p>FENCING TO BE INDICATED AND SPECIFIED AT BUILDING LICENCE STAGE</p> <p>ALL CABINETRY AND FITOUTS TO BE CONFIRMED ON SITE, REPRESENTATION ON SKETCH ONLY.</p>	<p>PROPOSED PAGANONI RESIDENCE LOT 10 (#19b) CNR AMHERST ST & FORREST ST, FREMANTLE</p> <p>© COPYRIGHT</p> <p><small>PURE BASE LIVING ACCEPTS NO RESPONSIBILITY FOR ANY PHYSICAL OR SITE CHANGES TO THE PROPOSED WORK SHOWN IN THESE DOCUMENTS, INCLUDING ANY NEIGHBOURING LEVELS, FINISHES OR MATERIALS OF CONSTRUCTION, COMPARED WITH ALL RELEVANT REGULATORY BUILDING CODES OF APPLICABLE LAW. OTHER THAN ANY SUPPLY AUTHORITY REQUIREMENTS THAT ARE OCCURRED AFTER THE DATE OF THESE DOCUMENTS. THE DESIGNER IS SOLELY AND EXCLUSIVELY RESPONSIBLE TO COMPLY WITH THE LOCAL AUTHORITIES BUILDING SOURCE DOCUMENTS.</small></p> <p>REV : No. 1 - PLANNING 15-02-13 SUITE 1 / 35 CEDRIC STREET, STIRLING W.A. 6021 P - (08) 9344 4845 SCALE : 1:100 E - info@purebaseliving.com.au DATE : 08-06-12</p>	<p>PURE BASE LIVING</p>  <p>BUILDING DESIGN ARCHITECTURAL DRAFTING INTERIOR CONSULTING</p>
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CITY OF FREMANTLE
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D.A.P 07 3 - 1 3 ~ 2 0 FEB 2013

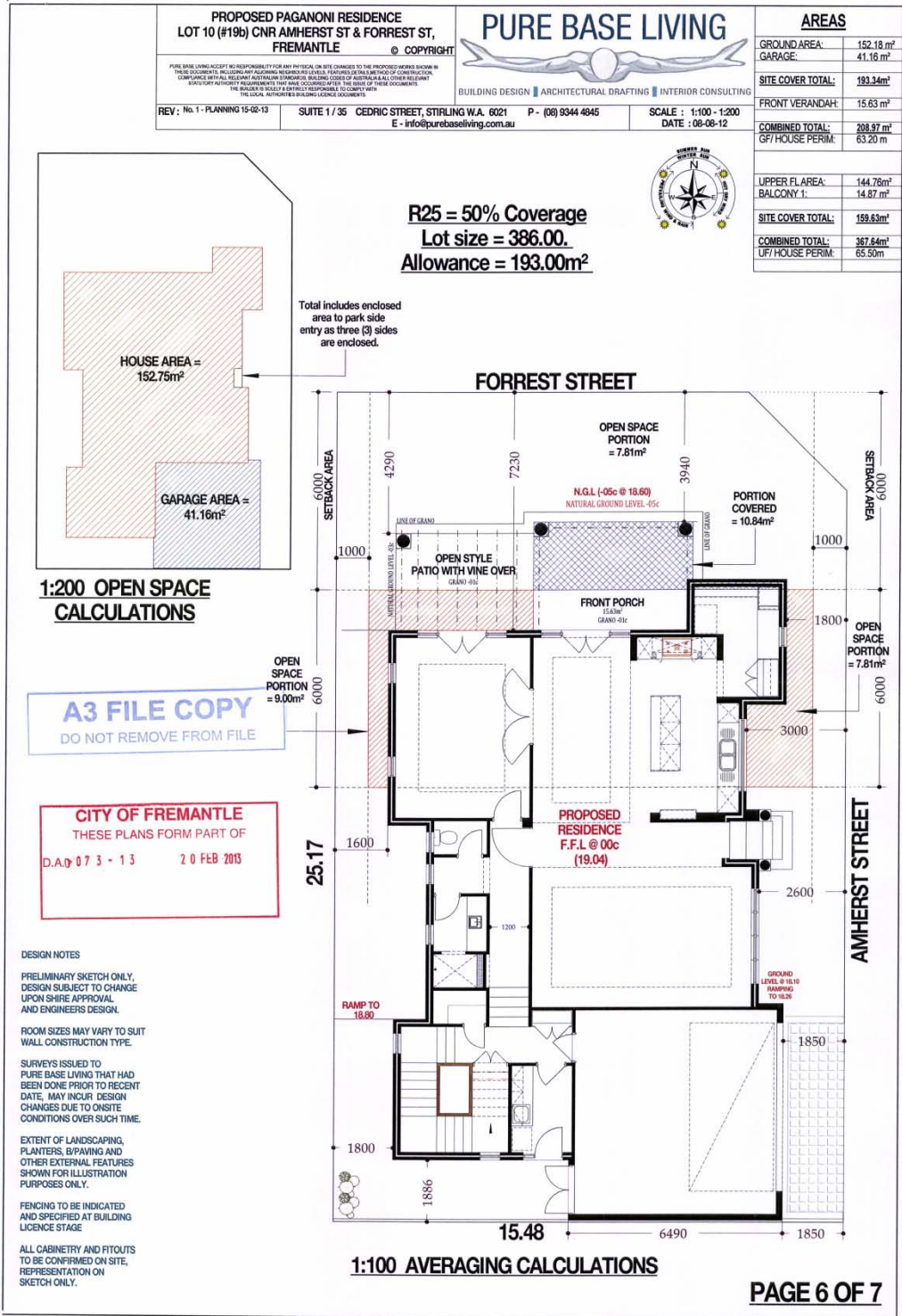


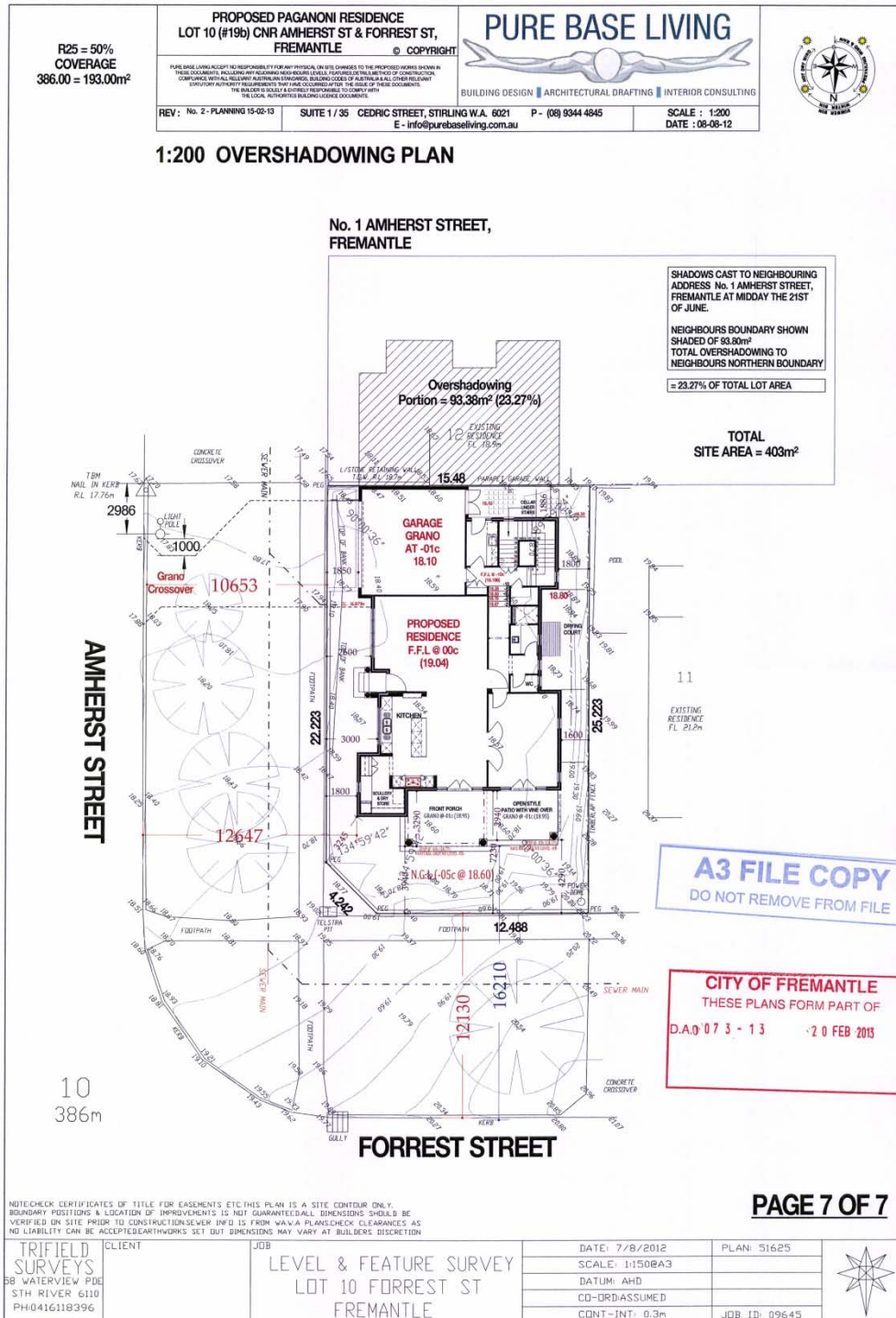
1:100 - ELEVATION 3



1:100 - ELEVATION 4

PAGE 5 OF 7





ATTACHMENT 2

Site Photographs – 5/4/13 – 19b Forrest Street, Fremantle



20 Forrest Street



28 Forrest Street



30 Forrest Street



POS – East of site



Amherst Street looking South



19b Forrest (Amherst Street frontage)



19b Forrest and 1 Amherst Street



Boundary wall – 1 Amherst Street (southern portion of site)



19b Forrest (from Amherst/Forrest corner)



19b Forrest and 19a Forrest boundary



Site – Forrest Street frontage



View of 19b Forrest from 28 Forrest

PSC1304-53 AINSLIE ROAD NO 17 (LOT 50) NORTH FREMANTLE - ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE - (AA DA0058/13)

ATTACHMENT 1: Application Plans (DA0058/13)

BASEMENT LEVEL FLOOR PLAN
SCALE: 1:100

SECTION 1 (S1)
SCALE: 1:100

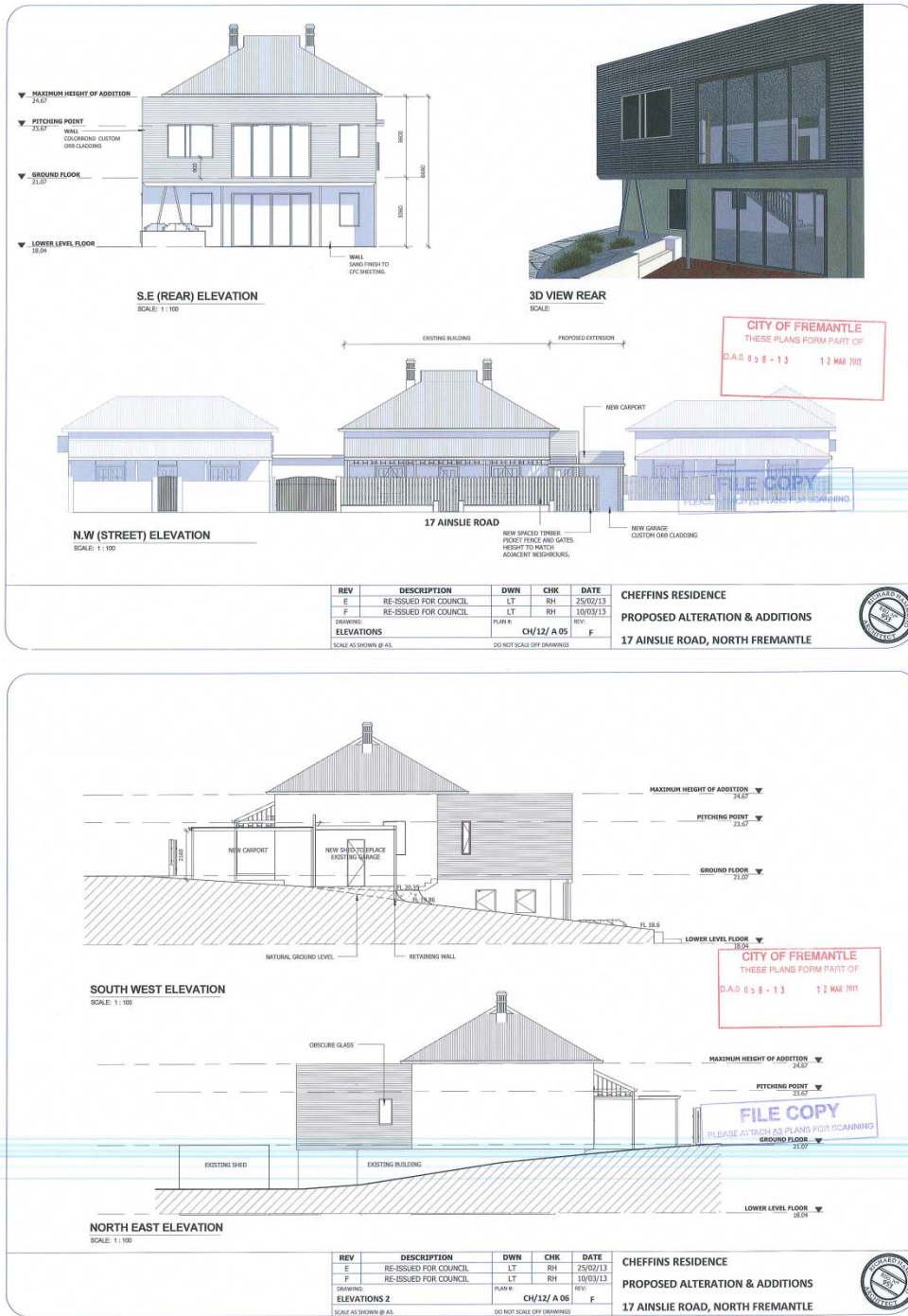
GROUND FLOOR PLAN
SCALE: 1:100

REV	DESCRIPTION	DWN	CHK	DATE
E	RE-ISSUED FOR COUNCIL	LT	RH	25/02/13
F	RE-ISSUED FOR COUNCIL	LT	RH	10/03/13

CHEFFINS RESIDENCE
PROPOSED ALTERATION & ADDITIONS
17 AINSLIE ROAD, NORTH FREMANTLE

GROUND FLOOR PLAN
SCALE AS SHOWN @ A3. DO NOT SCALE OFF DRAWINGS.

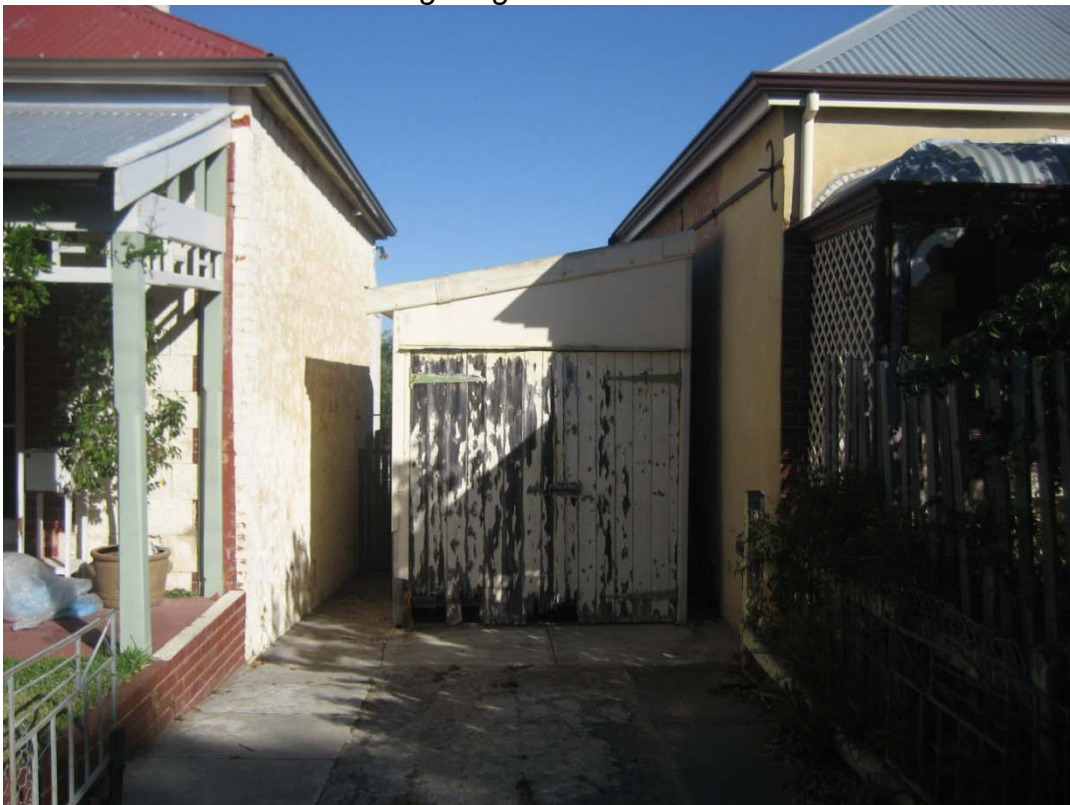
FIRST FLOOR PLAN
SCALE AS SHOWN @ A3. DO NOT SCALE OFF DRAWINGS.



ATTACHMENT 2: Site Photos (taken 27 February 2013)



View of the existing Single House from Ainslie Street.



View of the existing Garage from Ainslie Street.



View of the existing low primary street fence from Ainslie Street



View of the existing verandah and front facade from Ainslie Street.



View of the existing Store Room to be removed.



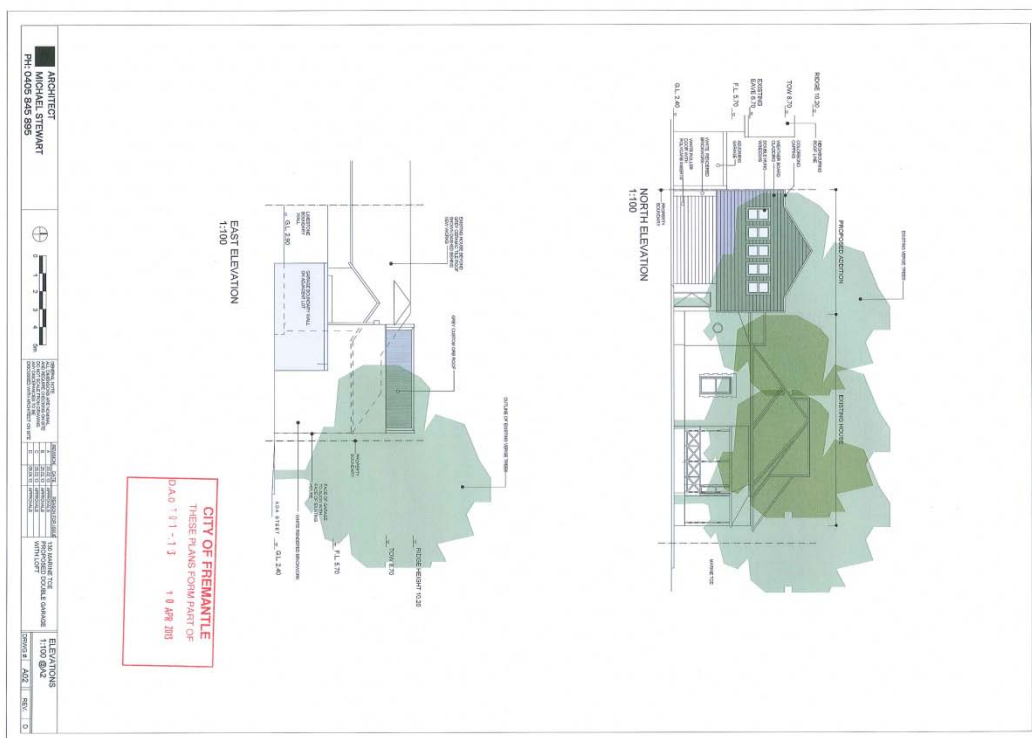
View of the rear of the existing Single House (showing the Ground Level and Undercroft).

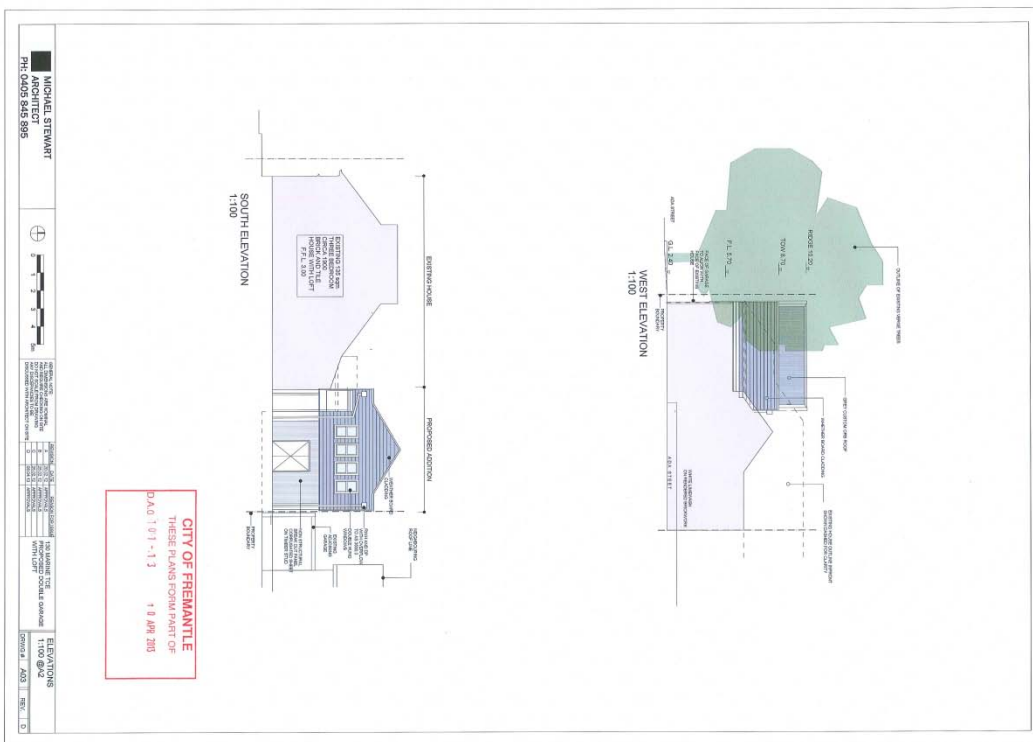
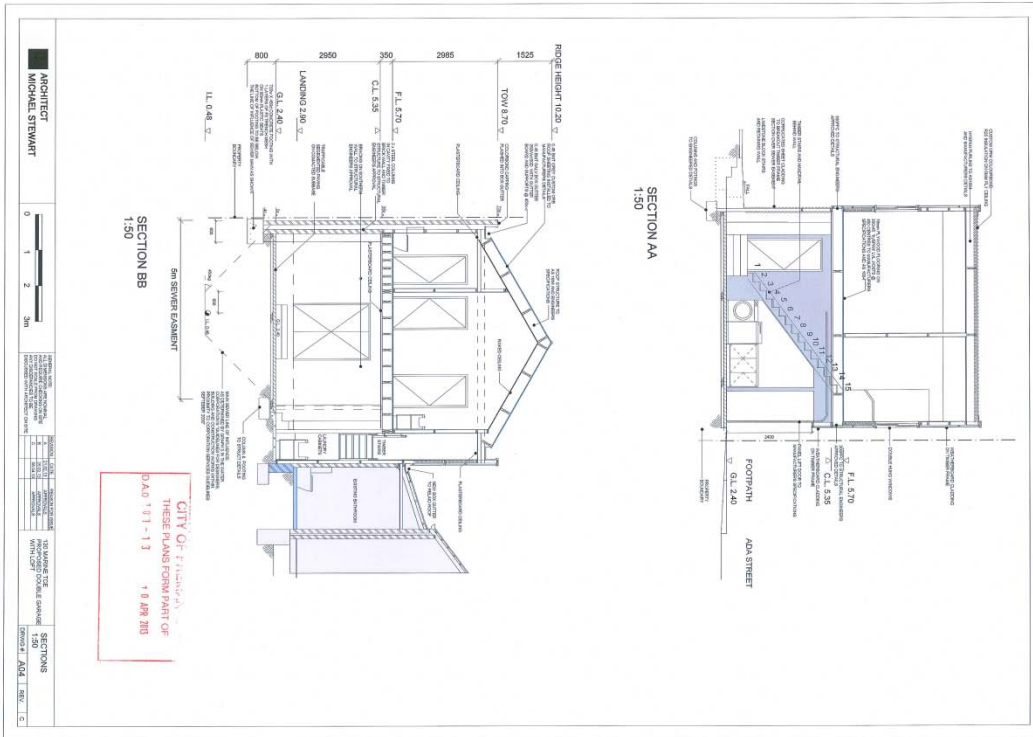


View of the existing Storeroom at the rear of the land to be retained and re-cladded.

PSC1304-54 MARINE TERRACE NO. 130 (LOT 2) SOUTH FREMANTLE - TWO STOREY ADDITION AND ALTERATIONS TO EXISTING GROUPED DWELLING - (AA DA0101/13)

ATTACHMENT 1 – Development Plans (dated 10 April 2013)

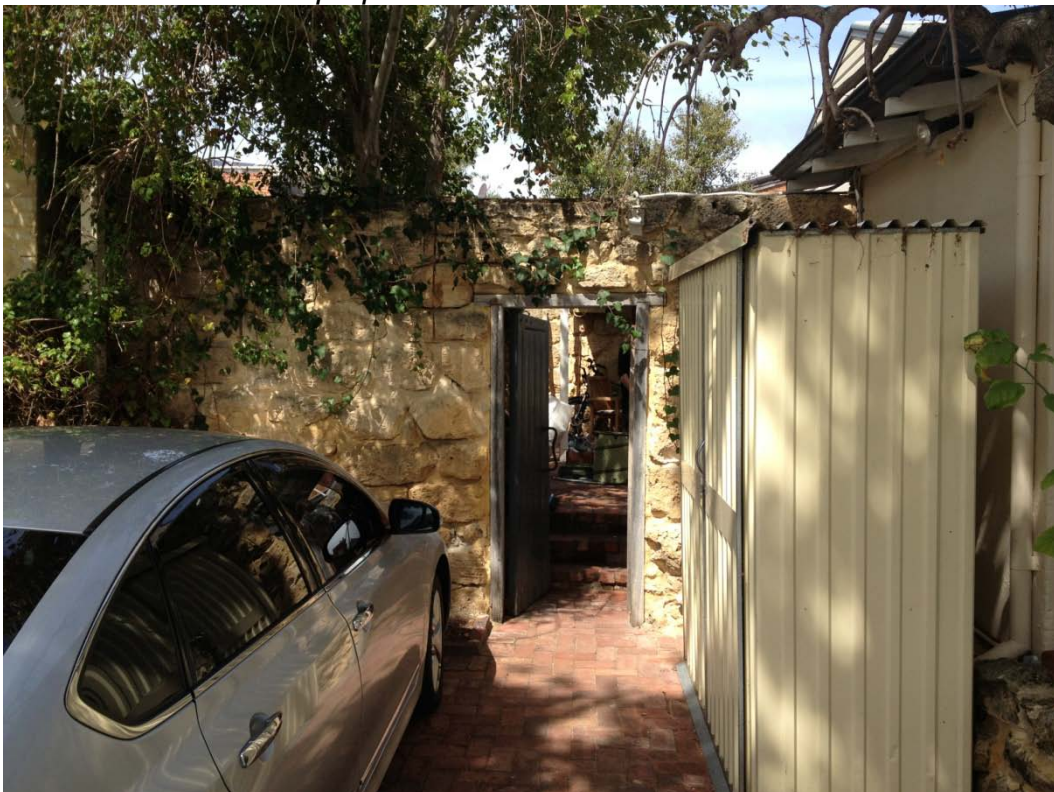




ATTACHMENT 2 – Site Photos



Location of the proposed addition as viewed from Ada Street.



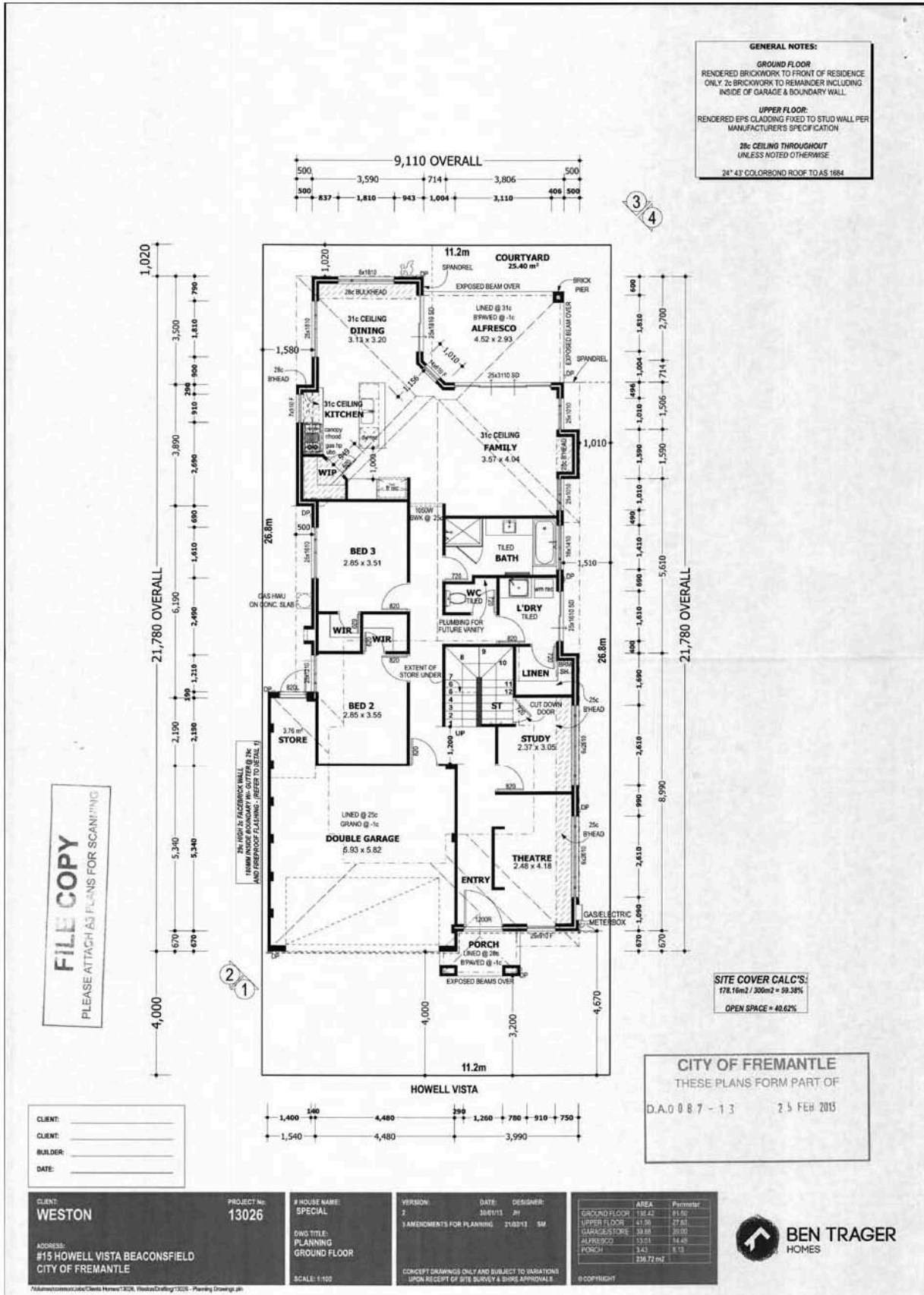
Existing limestone wall and aluminum storage shed to be removed to facilitate addition.



Facade of the adjoining dwelling at No. 1 Ada Street, Fremantle at the same line as the proposed addition.

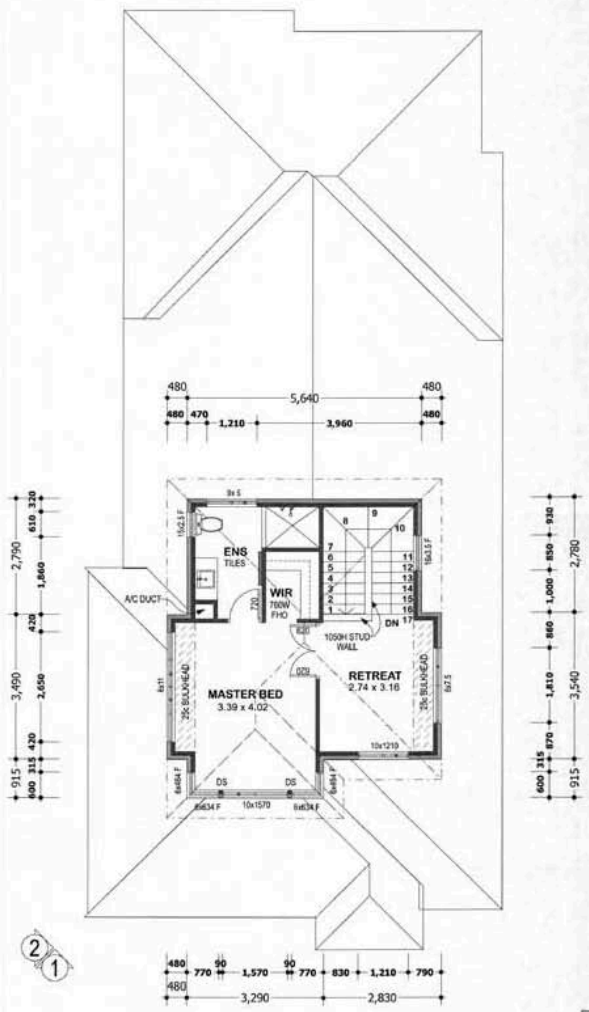
PSC1304-55 HOWELL VISTA, NO. 15 (LOT 116), BEACONSFIELD – TWO STOREY SINGLE HOUSE – (AD DA0087/13)

ATTACHMENT 1



GENERAL NOTES:
GROUND FLOOR
 RENDERED BRICKWORK TO FRONT OF RESIDENCE
 ONLY 2c BRICKWORK TO REMAINDER INCLUDING
 INSIDE OF GARAGE & BOUNDARY WALL.
UPPER FLOOR:
 RENDERED EPS CLADDING FIXED TO STUD WALL PER
 MANUFACTURER'S SPECIFICATION
2b: CEILING THROUGHOUT
 UNLESS NOTED OTHERWISE
 24" 43" COLORBOND ROOF TO AS 1684

3
4



FILE COPY
 PLEASE ATTACH A3 PLANS FOR SCANNING

CITY OF FREMANTLE
 THESE PLANS FORM PART OF
 D.A.O 087 - 1.3 25 FEB 2013

CLIENT: _____
 CLIENT: _____
 BUILDER: _____
 DATE: _____

CLIENT: WESTON	PROJECT No: 13026	# HOUSE NAME: SPECIAL	VERSION: 2	DATE: 30/01/13	DESIGNER: JH	<table border="1"> <thead> <tr> <th>AREA</th> <th>Perimeter</th> </tr> </thead> <tbody> <tr> <td>GROUND FLOOR</td> <td>131.42</td> </tr> <tr> <td>UPPER FLOOR</td> <td>41.58</td> </tr> <tr> <td>GARAGE/STAIRS</td> <td>19.38</td> </tr> <tr> <td>ALFRESCO</td> <td>13.01</td> </tr> <tr> <td>PORCH</td> <td>3.43</td> </tr> <tr> <td>236.72 m²</td> <td></td> </tr> </tbody> </table>	AREA	Perimeter	GROUND FLOOR	131.42	UPPER FLOOR	41.58	GARAGE/STAIRS	19.38	ALFRESCO	13.01	PORCH	3.43	236.72 m²	
AREA	Perimeter																			
GROUND FLOOR	131.42																			
UPPER FLOOR	41.58																			
GARAGE/STAIRS	19.38																			
ALFRESCO	13.01																			
PORCH	3.43																			
236.72 m²																				
ADDRESS: #15 HOWELL VISTA BEACONSFIELD CITY OF FREMANTLE	DWG TITLE: PLANNING UPPER FLOOR	SCALE: 1:100	CONCEPT DRAWINGS ONLY AND SUBJECT TO VARIATIONS UPON RECEIPT OF SITE SURVEY & ENGINE APPROVALS		© COPYRIGHT															



ELEVATION 1

ELEVATION 2

ELEVATION 3

ELEVATION 4

FILE COPY
PLEASE ATTACH A3 PLANS FOR SCANNING

CITY OF FREMANTLE
THESE PLANS FORM PART OF
DA0087-1J
25 FEB 2013

CLIENT: WESTON
PROJECT No.: 13026
ADDRESS: #15 HOWELL VISTA BEACONSFIELD
CITY OF FREMANTLE
DATE:

#HOUSE NAME: SPECIAL
DATE: 2011.04
SCALE: 1:100

CONCEPT DRAWINGS ONLY - THIS DRAWING IS SUBJECT TO VARIATIONS UPON RECEIPT OF CITY COUNCIL & STATE APPROVALS.

DISCIPLINE: ARCHITECTURE
DATE:

CLIENT: WESTON
PROJECT No.: 13026
ADDRESS: #15 HOWELL VISTA BEACONSFIELD
CITY OF FREMANTLE
DATE:

BEN TRAGER
HONES

LOT 116



NOTE: ALL FEATURES SHOWN ON SURVEY ARE POSITIONED FROM EXISTING PEGS/FENCES & WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT.

SOIL DESCRIPTION

Sand
Light Grass Cover

NOTE: LOT MISCLOSE (0.000 m)

NOTE: COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

DUG TO LEVEL 10.11 ON LOT (SAND ONLY)

Scale 1:200

Date: 06 Feb 13

NOTE: All Sewer details plotted from information supplied by Water Corporation. NOTE/BEWARE: ADVISE TRADES TO/Head power lines

FILE COPY
PLEASE ATTACH AS PLANS FOR SCANNING

CITY OF FREMANTLE
THESE PLANS FORM PART OF
D.A.O 087 - 13 25 FEB 2013

CLIENT: _____
CLIENT: _____
BUILDER: _____
DATE: _____

CLIENT: **WESTON**
PROJECT No. **13026**
HOUSE NAME: **SPECIAL**
DWG TITLE: **PLANNING SITE**
SCALE: 1:200

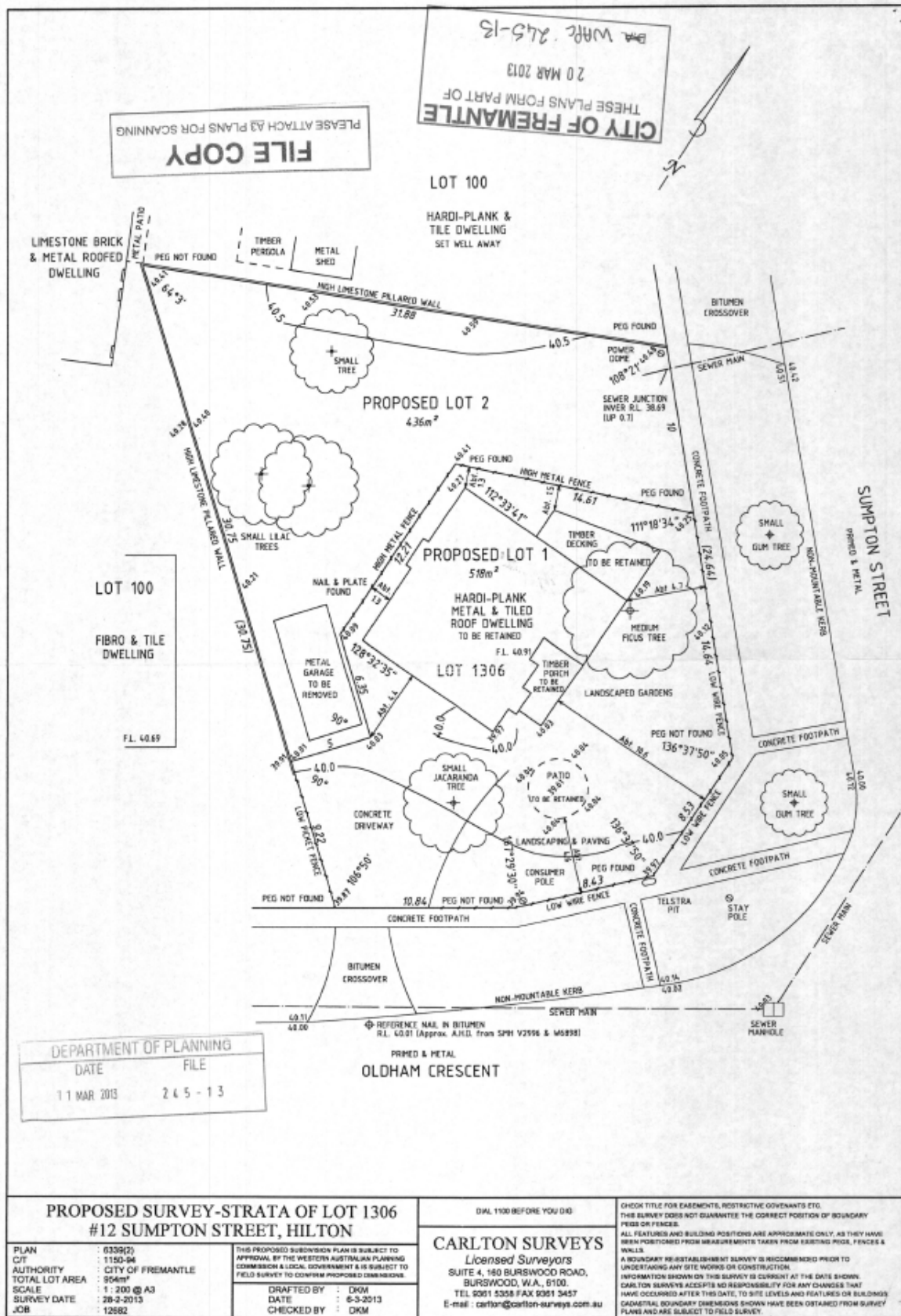
VERSION: **7** DATE: **5/01/13** DESIGNER: **JH**
AMENDMENTS FOR PLANNING **7/10/13 SM**
CONCEPT DRAWINGS ONLY AND SUBJECT TO VARIATIONS UPON RECEIPT OF SITE SURVEY & SHIRE APPROVALS

	AREA	PERCENTAGE
GROUND FLOOR	135.42	61.55
UPPER FLOOR	41.98	27.63
GARAGE/TORRE	11.98	29.00
ALFRESCO	13.31	14.46
PORCH	3.43	8.13
	216.72	100



F:\Home\COMMON\2013\Comm\Home\13026_Weston\Drawing\13026_Planning\Drawings.dwg

PSC1304-56 SUMPTON STREET, NO 12 (LOT 1306), HILTON - TWO LOT SURVEY-STRATA SUBDIVISION - (AA/NMG WAPC245/13)
ATTACHMENT 1 – Subdivision Plan



**PSC1304-57 SCHEDULE OF APPLICATIONS DETERMINED UNDER
DELEGATED AUTHORITY**

ATTACHMENT 1

1. HAMPTON ROAD NO.91 (LOT 4 & 5), FREMANTLE – CHANGE OF USE TO MEDICAL CENTRE AND INTERNAL AND EXTERNAL ALTERATIONS TO EXISTING BUILDING – (JL DA0006/13)
2. TRAFFORD STREET NO.2 (FORMERLY KNOWN AS SOUTH STREET NO.97) (LOT 300) & TRAFFORD STREET NO.2A (LOT 301), BEACONSFIELD – PRIMARY AND SECONDARY STREET FENCE ADDITIONS TO EXISTING SINGLE HOUSE'S – (JL DA0128/13 & DA0129/13)
3. **PEARSE STREET, NO. 34 (LOT 5), NORTH FREMANTLE - ALTERATIONS & ADDITIONS TO EXISTING SINGLE HOUSE - (AA DA0093/13)**
4. **TAYLOR STREET, NO. 3 (LOT 902), WHITE GUM VALLEY – SINGLE STOREY SINGLE HOUSE – (KS DA0092/13)**
5. **ESSEX STREET, NO. 19 (LOT 8), FREMANTLE – PARTIAL CHANGE OF USE FROM PRIVATE RECREATION TO OFFICE AND ALTERATIONS TO EXISTING COMMERCIAL BUILDING – (KS DA0020/13)**
6. **PILBARRA STREET, NO. 3 (LOT 33), WHITE GUM VALLEY – ALTERATIONS TO EXISTING OUTBUILDING – (CJ DA0062/13)**
7. **CHADWICK STREET, NO. 17A (LOT 2), HILTON – PATIO ADDITION TO EXISTING GROUPED DWELLING – (JS DA0131/13)**
8. **ATTFIELD STREET, NO. 83 (LOT 303), FREMANTLE – CARPORT ADDITION TO EXISTING SINGLE HOUSE – (HS & KS DA0113/13)**
9. **KNUTSFORD STREET, NO. 20 (LOT 1354), FREMANTLE - ALTERATIONS TO EXISTING GROUPED AND MULTIPLE DWELLING DEVELOPMENT - (AD DA0587/12)**
10. **PASS CRESCENT, NO. 14 (LOT 89), BEACONSFIELD – THREE LOT SURVEY STRATA SUBDIVISION – (CJ WAPC227-13)**
11. **SAMSON STREET, NO. 103 (LOT 36), WHITE GUM VALLEY - TWO (2) LOT SURVEY-STRATA SUBDIVISION WITH COMMON-PROPERTY - (AA WAPC290-13)**
12. HIGH STREET NO. 291 (LOT 9), FREMANTLE – SIGNAGE ADDITION TO VACANT SITE – (AD DA0126/13)
13. SOLOMON STREET, NO. 8A (LOT 550), FREMANTLE – ADDITION OF SWIMMING POOL TO EXISTING TWO STOREY SINGLE HOUSE – (CJ DA0147/13)
14. **CUREDALE STREET, NO 56 (LOT 132), BEACONSFIELD – TWO (2) SINGLE STOREY GROUPED DWELLINGS – (CJ PW0007/13)**
15. **HOPE STREET NO.123-125 (LOT 6 & 7), WHITE GUM VALLEY – DEMOLITION OF EXISTING SINGLE HOUSE AND ANCILLARY STRUCTURES – (JL PW004/13)**
16. **SOUTH STREET, NO. 27-33 (LOT 450), SOUTH FREMANTLE – GARAGE ADDITION TO EXISTING GROUPED DWELLINGS – (KS DA0107/13)**
17. **GOLD STREET, NO. 3 (LOT 57), SOUTH FREMANTLE – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE – (KS DA0080/13)**
18. **MARKET STREET, NO. 85 (LOT 2), FREMANTLE - INTERNAL ALTERATIONS & ADDITIONS TO EXISTING RESTAURANT - (AA DA0150/13)**

19. NEWMAN COURT, NO. 2 (LOT 1), FREMANTLE – ALTERATIONS TO FACADE AND TWO STOREY ADDITIONS TO EXISTING BUILDING (7 STOREYS IN TOTAL (INCLUDING BASEMENT) – (AD DA0177/12)
20. **DEFERRED ITEM – CHESTER STREET NO. 58 (LOT 1), SOUTH FREMANTLE – SCREENING & PATIO ADDITIONS TO EXISTING GROUPED DWELLING – (AD DA0498/12)**
- 21 **HOLLAND STREET, NO. 182 (LOT 400), FREMANTLE – RETROSPECTIVE PLANNING APPROVAL FOR PATIO ADDITION TO GROUPED DWELLING (HS &KS DA0135/13)**

PSC1304-58 CONSIDERATION OF REQUEST TO MODIFY LOCAL PLANNING POLICY 3.11 MCCABE STREET AREA, NORTH FREMANTLE HEIGHT OF NEW BUILDINGS

ATTACHMENT 1 - Applicant's Request to amend LPP3.11

Our Ref: 5566
28 March 2013
Chief Executive Officer
City of Fremantle
PO Box 807
FREMANTLE WA 6959

Attention: Mr Paul Garbett, Manager Strategic Planning

Dear Sir

Request to Amend Local Planning Policy 3.11 - McCabe Street Area, North Fremantle - Height of New Buildings

Greg Rowe and Associates along with Mackay Urbandesign and Oldfield Knott Architects act on behalf of H.L.M. Holdings Pty Ltd, the owner of the '(former) Matilda Bay Brewery Site' located on Stirling Highway in North Fremantle. On behalf of our Client we seek Council's approval to amend the maximum building height provisions contained within the City of Fremantle's Local Planning Policy 3.11 - McCabe Street Area, North Fremantle - Height of New Buildings (LPP 3.11), relating to the former Matilda Bay Brewery Site.

Details of the proposed amendment, along with justification for the proposed changes, are set out below.

Site Details
The former Matilda Bay Brewery Site (herein referred to as the 'subject land') comprises almost all of the land located between Stirling Highway, McCabe Street, Coventry Parade and existing residential development at Minim Cove. The subject land comprises eleven (11) separate lands parcel and maintains a total area of approximately 3.1248ha.

Refer Figure 1: Site Location Plan

The land is proposed to form part of Development Area No. 18 (DA18) under the provisions of the City of Fremantle Local Planning Scheme No. 4 (LPS4) and falls within the parameters of the City's LPP 3.11.

The subject land contains a number of existing buildings, the most notable of which is the former Matilda Bay Brewery Company Building (Originally Ford Motor Company assembly plant). This Building is currently being assessed for inclusion on the State Register of Heritage Places.

Refer Figure 2: Site Photographs

GREG ROWE & associates
FOCUS ON ACHIEVEMENT
CITY OF FREMANTLE

Date Rec - 2 APR 2013
Class
Subject 035/001.
DA/Legal
Party
No

DTP - P. GARBETT
SA -

PROJECT MANAGEMENT
URBAN DESIGN
MASTER PLANNING
TOWN PLANNING

5566_13feb01L_or

3, 367 Newcastle Street
bridge, Western Australia 6003
618 921 1991
618 9221 1919
graw@greg-rowe.com

regional offices

peel / south west
mandurah@greg-rowe.com
mid west
geraldton@greg-rowe.com
pilbara
portheadland@greg-rowe.com
karratha@greg-rowe.com

www.greg-rowe.com

Greg Rowe Pty Ltd ABN 61 093 308 714

Significant excavation works were previously undertaken on the subject land which has resulted in the existing ground level of the majority of the land being below the ground level of adjoining land on the northern side of McCabe Street (including the McCabe Street road reservation itself). This height difference is most notable in the north-east corner of the subject land, where the ground level height difference between the subject land and McCabe Street is some 12.5m.

Refer Figure 3: Feature Survey and Figure 4: Cross-sections showing height differences across DA18

Structure Plans have been prepared and approved for the One Steel and Tasker Sites, north of McCabe Street.

Refer Figure 5: One Steel Site Structure Plan and Figure 6: Tasker Site Structure Plan

Summary of Proposed Amendment

Under the provisions of existing LPP 3.11, the subject land is affected by five different Building Height Zones. These Zones permit maximum building heights of between 7m and 20m above ground level. Maximum building heights under LPP 3.11 are determined as a measurement of the tallest part of the building above existing/excavated (referred to as natural ground level).

The western edge of the subject land (and part of the northern edge west of McCabe Place) is contained within Zone J under existing LPP 3.11. The maximum building height permitted in Zone J is 14m above ground level. The central part of the site is contained within Zone H and is assigned a maximum building height limit of 17m above ground level. The heritage building is located across these two Zones. The building measures 17m in height and therefore currently exceeds the height limit within Zone J.

The eastern half of the subject land is predominantly contained within Zone E, which is assigned a maximum building height of 20m above ground level. The topography of the subject land slopes most significantly in this Zone, falling some 12.5m from McCabe Street to Coventry Parade. The south-eastern boundary of the subject land is contained within Zones G1 (11m), F1 (14m) and G2/F2 (7m).

Refer Figure 7: Existing LPP 3.11 Building Height Zone Map

In order to fully understand the implications of the building height limits imposed under LPP 3.11, the Applicant engaged Malcolm Mackay of Mackay Urbanesign to prepare a 3D computer generated model of DA18. The height Zones contained within LPP 3.11 were superimposed onto a 3D model of the existing topography (in 1-metre contour intervals) along with the massing of the existing buildings on the subject land, and the massing of the two most significant of the approved detailed building envelopes on adjoining sites - being the tallest building in the south-western corner of the One Steel site, and the tallest building on the Tasker site.

From the extensive work undertaken by various parties in relation to the 2008 SAT appeals concerning the Tasker site and the One Steel site structure plans, it was evident that the most significant views in the surrounding region, on which buildings within the LPP 3.11 area could have an impact, were the views from the East Fremantle foreshore, and the view from the observation platform on Mount Lyell to the east of the subject land.

In respect to the view from the East Fremantle foreshore, the only portion of the subject land that will contribute to the viewshed will be the north-eastern corner. Of greater significance is the view from

Mount Lyell, from which buildings on much of the subject land may be visible, subject to building heights and the extent of development in the foreground, such as on the Tasker site.

The summit of Mount Lyell affords a 360-degree panorama that includes the Perth CBD towers, the Darling Range, the Swan River, Fremantle and an extensive length of the ocean horizon. Lying to the west, buildings on the subject land, along with future buildings on the Tasker and One Steel sites, will form part of the foreground of the view to the ocean.

The 3D computer model provides a useful tool to examine the maximum extent to which the LPP 3.11 building envelopes and, therefore, buildings contained within them, would be visible from Mount Lyell and the extent to which they might obscure the view of the ocean.

Refer Figure 8: Aerial view of 3D model showing existing building height envelopes under LPP 3.11 and Figure 9: Model showing existing building height envelopes under LPP 3.11 as viewed from the Mount Lyell lookout

This 3D model demonstrates that:

- » The demarcations of the height zones over the subject land do not follow any identified view corridors.
- » Some of the buildings approved on the Tasker and One Steel Sites exceed the height limits imposed under LPP 3.11.
- » Part of the heritage building located on the subject land exceeds the height limit imposed under LPP 3.11 (the building measures 17m and is located within a 14m height limit Zone).
- » Due to the height of the existing heritage building and the height limits imposed under LPP 3.11, there is limited opportunity to redevelop the site in a manner that would enable views over the heritage building unless some additional height is permitted. Development with a height limit of 17m at this location would essentially be 'boxed in' and result in limited amenity for the residents who live there. As a consequence, there would be a strong likelihood that the redevelopment of the site would not be viable in the foreseeable future and that the existing buildings on the site would remain in their current state and not undergo adaptive reuse as part of a comprehensive redevelopment of the site.
- » The most generous height allowance on the subject land under existing LPP 3.11 is located on the sloping part of the land south of McCabe Street and, as such, exaggerates the height of the north-eastern corner of the site. This is the hardest part of the land to build on and the most notable portion of the land south of McCabe Street. It is also the portion of the site that would have some visual impact on the view from the East Fremantle foreshore.
- » Height controls based on the measurement of height as a distance above natural ground level create irregular building envelopes on sloping sites that do not correspond with the need to design buildings with level floor plates, create unrealistic development expectation, and pose additional complexities in the assessment of development applications.
- » The 'grooves' in the height envelopes on the One Steel Site provide no benefit by way of views of the horizon given the height allowances further up the hill on the Tasker Site.
- » The approved building on the Tasker Site fronting McCabe Street blocks out a significant portion of the subject land and the tallest building on the One Steel site.

To better appreciate the potential visual impact of the maximum building heights under existing LPP 3.11, the profile of the modelled building height envelopes have been superimposed onto a panoramic

photograph taken from the Mount Lyell lookout. When viewed as a 2D image from Mount Lyell, an overall height profile for DA18 can be readily established, which is indicated as a red line.

Refer Figure 10: Panoramic photographs from Mount Lyell showing the overall height profile of DA18

The panoramic photography illustrates that:

- » The height 'envelopes' on the subject land are heavily distorted due to the sloping topography in the north-eastern portion of the site and do not correlate to realistic building envelopes. As such, not all of the height limits imposed under LPP 3.11 are achievable on a sloping site.
- » The horizon line is largely obscured north of McCabe Street by the building envelopes of the Tasker site and the lots further to the east.
- » The horizon line is partly obscured over a portion of the subject land.
- » Views of the horizon are uninterrupted either side of DA18, especially the view towards Port Beach to the south of DA18.
- » There are no view corridors through DA18 north of McCabe Street.
- » The building envelopes will give rise to a cluster of buildings rather than ad hoc coastal development, which will be a more logical and attractive urban design outcome, and will engender the creation of a sense of place.

For a number of reasons, which we detail below, we are seeking approval to amend LPP 3.11 in the following manner:

1. Modify Building Height Zone H in the centre of the subject land.

This Zone follows the northern alignment of existing Zone H but extends further westwards and eastwards. The western boundary of the new Zone will align with gridline 'D' (see Figure 3: Feature Survey), west of which contains the most significant heritage elements at the front of the building. The allowance of sufficient height to build over the top of the saw-toothed truss area does not preclude the ability to retain and incorporate the existing saw-toothed roof trusses as an internal feature of the architectural design. The eastern boundary of the new Zone H will align with a future road connecting McCabe Street and Coventry Parade, reflecting the requirements of Main Roads WA and the Department of Planning.

Within the new Zone H a maximum building height of approximately 40m above natural ground level (equivalent to 55m AHD) is proposed to be permitted. A maximum building height of 55m AHD (equivalent to approximately 40m above the existing ground level) will enable development of up to 12 storeys within Zone H. Development will only be permitted to this height where it is demonstrated to satisfy the criteria listed in item 3 below.

2. Inserting a new sub-clause after sub-clause 4.1.3 (Policy), which reads:

"Notwithstanding sub-clause 4.1.2, building height within Zone H is to be measured as an AHD level and is not to exceed an AHD height of 55m."

3. Inserting a new sub-clause 4.2.3 (Specific Requirements Additional to General Policy Provisions), which reads:

"Height Zone H - new development must:

- (a) achieve a 'green design' (Green Star system) rating equivalent to at least 4 stars, incorporating measures for reduced energy and water use, on-site energy generation, natural cross-ventilation, recycling etc. and,
- (b) incorporate works which conserve the heritage significance of the former Matilda Bay Brewery Company building (originally Ford Motor Company assembly plant).

4. Amend Plan No. 2 to reflect item 1 above.

Refer Figure 11: Proposed LPP 3.11 Building Height Zone Map

Justification for Proposed Amendment

The subject land, which sits on the southern side of McCabe Street, is significantly lower in elevation than the remainder of DA18, which comprises the land north of McCabe Street. Natural ground level on the Tasker Site, for example, has an AHD height of approximately 29m. However, on the subject land, natural ground level (excluding the escarpment to McCabe Street) has an AHD height of approximately 16.5m. In this regard, there is a height difference of 12.5m between the two sites. This equates to a building height of around four storeys.

Refer Figure 12: Plan showing natural ground levels in AHD across DA18

As a consequence, any development that is undertaken on the subject land in accordance with existing LPP 3.11 will, by comparison, be substantially lower in height than development on adjoining sites. The subject land can therefore accommodate additional building height whilst maintaining an overall height that is consistent with development on adjoining sites.

Given its varying topography, it is considered that setting an AHD building height limit for the subject land (as opposed to a height based on distance from natural ground level) is more appropriate. A maximum building height of 55m AHD is proposed. This height limit has been determined on the basis of a height similar to the approved building height on the Tasker Site, and the tallest building on the One Steel site. In these two cases, the maximum permitted roof heights are 52m AHD and 48m AHD, respectively.

The significant advantages of the AHD approach to height measurement are that it removes the distortion effect of the underlying topography and makes any subsequent Development Application easier to assess.

Figures 13 and 14 illustrate the inclusion of the additional building height allowance up to 55m AHD in Zone H into the 3D computer model.

Refer Figure 13: Model showing the proposed amendments to the building height envelopes and Figure 14: Model showing the proposed building height envelopes under LPP 3.11 as viewed from the Mount Lyell lookout

With the additional height allowance in Zone H, the following is noted:

- » The increased height in Zone H is partially hidden by the approved building envelope on the Tasker Site.

- » The additional height allowance enables development located behind the heritage building to gain views of the ocean and increase the likelihood of adaptive reuse of the existing heritage buildings.
- » Retaining the 17m height Zone along the southern boundary of the subject land creates a transition between the additional height allowance in Zone H and the existing development on the southern side of Coventry Parade.
- » The 'jagged' building envelope is removed and a more practical and realistic height envelope is created on the subject land.

The additional height allowance on the subject land does not unreasonably overshadow the existing mixed use and residential areas to the immediate south and east of the site. The extent of overshadowing at 12pm on the 21st June from the building envelopes (which will be more extensive than buildings constructed within the envelopes) is illustrated in Figure 15.

Refer Figure 15: Indicative extent of overshadowing from the proposed building envelopes

To better appreciate the potential visual impact of the maximum building heights under the proposed amendment to LPP 3.11, the profile of the existing and proposed building height envelopes have been superimposed onto a panoramic photograph taken from the Mount Lyell lookout, as illustrated in Figure 16.

Refer Figure 16: Panoramic photographs from Mount Lyell showing the overall height profile of DA18 under the existing and proposed LPP 3.11

From Figure 16, the following is noted:

- » The horizon line is obscured to a slightly larger extent across the subject land.
- » The extent of the additional obscuration of the horizon line is minimal in the context of the wider ocean panorama.
- » Extensive views of the ocean, including the turquoise waters of the surf zone at Port Beach, remain uninterrupted either side of DA18.
- » A clearly defined node of urban buildings is created around McCabe Street, as opposed to ad-hoc coastal development.

In exchange for an additional height allowance on the subject land, the Applicant will conserve and adaptively reuse the existing heritage building. Council previously approved an Application for demolition approval over part of the building not considered to be of heritage significance. In considering this Application, Council noted that it was "prepared to further consider amending the scheme provisions in relation to the Matilda Bay Brewery Site in such a way as to facilitate a more desirable conservation outcome".

The requirement to conserve the building in order to obtain the additional height allowance will be included as a new provision under Clause 4.2 of LPP 3.11. Allowing additional building height on the subject land will assist in off-setting the significant financial burden created by conservation works required to protect the site's heritage significance. The height allowance will also provide an incentive to redevelop the site and improve its contribution to the McCabe Street and Coventry Parade streetscapes.

It is also proposed that the additional height allowance will be contingent on achieving minimum building design standards. These standards include the incorporation of sustainable design features such as a high degree of energy and water efficiency, natural cross-ventilation, passive solar design provision of bike and end-of-trip facilities, use of recycled/recyclable material, and any other features that can achieve a minimum green star rating of 4 stars.

Consideration has been given to the relationship between proposed building heights and the provisions of the WAPC's existing and proposed State Planning Policy No. 2.6 'State Coastal Planning Policy' (SPP 2.6). Under existing SPP 2.6, building height limits apply to land located within 300m of the coastal horizontal setback datum (a location determined by reference to the specific features of the coastline at any particular location). The western boundary of the subject land is located approximately 250m from the "water's edge" of the North Fremantle coastline and in this regard, a portion of the subject land will be located within 300m of the coastal horizontal setback datum.

Under the provisions of existing SPP 2.6, urban development within 300m of the horizontal setback datum should be limited to a maximum of eight storeys or 21m in height. Higher structures up to eight storeys or 32m in height may be approved where certain criteria are met.

SPP 2.6 has been reviewed and the new SPP 2.6 is currently awaiting final approval from the WAPC. The above provisions regarding building heights within 300m of the coast have been removed under the draft SPP 2.6. The new provisions state that *"maximum building heights may be specified as part of controls outlined in a regional planning scheme or local planning scheme, in order to achieve outcomes which respond to the desired character, built form and amenity of the locality"* (underline is our emphasis). In this regard, it is noted that LPP 3.11 will, in effect, replace the height controls formerly enforced under SPP 2.6.

Consideration has also been given to maintaining the purpose and objectives of LPP 3.11. The intent of LPP 3.11 is to *"help ensure that new buildings developed in the area [sic] do not adversely affect the visual amenity of the locality in general or the amenity of occupiers of nearby residential properties"* and to *"help safeguard important views from publically accessible viewpoints towards and over the Indian Ocean and the Swan River and the setting of existing buildings and landscape features of cultural heritage significance"*.

The additional height allowance does not compromise the purpose of LPP 3.11 given:

- » It promotes the retention and conservation of the heritage building.
- » It creates a consistent skyline profile.
- » It consolidates larger urban buildings into a distinct group rather than encouraging an ad-hoc pattern of larger buildings along the coastline and within existing suburban residential areas.
- » The retention of existing height zones F1 and G1 along the subject land's south-eastern boundary ensures an appropriate transition to the generally two-storey residential area to the south and east.

Indicative Built form

It should be noted that the building envelopes as described in LPP 3.11 are maximum building envelopes rather than actual buildings. The reality is that the massing of any future building will be significantly less than the building envelopes given the limitations on architectural design imposed by issues such as access to sunlight, views, the provision of amenity, privacy, the avoidance of overshadowing, and spatial requirements for access and recreation. As such, the maximum building

envelopes significantly overstate the extent of any likely development, and can be misinterpreted by people not familiar with the concept of building envelopes.

Therefore, Figure 17 suggests an indicative built form on the subject land, to provide a sense of scale of future development within the proposed building envelopes when viewed from the Mount Lyell lookout. However, it should be noted that Figure 17 has been prepared for illustrative purposes only and precedes any architectural design being undertaken for the land.

Refer Figure 17: Indicative built form on the Matilda Bay Brewery site as viewed from Mount Lyell

Summary

- » The building height provisions under existing LPP 3.11 do not take into account the topography of the subject land. The site's natural ground level (excluding the escarpment to McCabe Street) has an AHD height of approximately 16.5m. In this regard, there is a height difference of 12.5m between the two sites. This equates to a building height of around four storeys.
- » Any development that is undertaken on the subject land in accordance with existing LPP 3.11 will, by comparison, be substantially lower in height than development on adjoining sites. The subject land can therefore accommodate additional building height whilst maintaining an overall height that is consistent with development on adjoining sites.
- » A modified Height Zone H is proposed with a height limit of 55m AHD. This height limit has been determined on the basis of a height similar to the approved building height on the Tasker Site, and the tallest building on the One Steel site. In these two cases, the maximum permitted roof heights are 52m AHD and 48m AHD, respectively.
- » The advantages of the AHD approach to height measurement are that it removes the distortion effect of the underlying topography and makes any subsequent Development Application easier to assess.
- » The additional height allowance on the subject land does not unreasonably overshadow the existing mixed use and residential areas to the immediate south and east of the site.
- » The increased height in Zone H is partially hidden by the approved building envelope on the Tasker Site.
- » The additional height allowance enables development located behind the heritage building to gain views of the ocean and increase the likelihood of adaptive reuse of the existing heritage buildings.
- » Retaining the 17m height Zone along the southern boundary of the subject land creates a transition between the additional height allowance in Zone H and the existing development on the southern side of Coventry Parade.
- » In exchange for an additional height allowance on the subject land, the Applicant will conserve and adaptively reuse the existing heritage building. The additional building allowance will assist in off-setting the significant financial and conservation works required to protect the site's heritage significance.
- » It is also proposed that the additional height allowance will be contingent on achieving minimum building design standards. These standards include the incorporation of sustainable design features such as a high degree of energy and water efficiency, natural cross-ventilation, passive solar design provision of bike and end-of-trip facilities, use of recycled/recyclable material, and any other features that can achieve a minimum green star rating of 4 stars.

Having regard to the above (and attached) it is requested that LPP 3.11 be amended as follows:

1. Modify Building Height Zone H in the centre of the subject land
2. Insert a new sub-clause after sub-clause 4.1.3 (Policy), which reads:

"Notwithstanding sub-clause 4.1.2, building height within Zone H is to be measured as an AHD level and is not to exceed an AHD height of 55m."

3. Insert a new sub-clause 4.2.3 (Specific Requirements Additional to General Policy Provisions), which reads:

"Height Zone H - new development must:

- (a) achieve a 'green design' (Green Star system) rating equivalent to at least 4 stars, incorporating measures for reduced energy and water use, on-site energy generation, natural cross-ventilation, recycling etc; and,*
- (b) incorporate works which conserve the heritage significance of the former Matilda Bay Brewery Company building (original Ford Motor Company assembly plant).*

4. Amend Plan No. 2 to reflect item 1 above.

We trust the information provided above and attached is sufficient to enable our request to be favourably processed. Should you require any further information or clarification in relation to this matter, please contact Claire Richards on 9221 1991.

Yours faithfully
GREG ROWE AND ASSOCIATES


CLAIRE RICHARDS

Encl.

cc: Mr Alan McGillvray - HLM Holdings Pty Ltd
Mr Malcolm Mackay - Mackay Urbandesign
Mr Ian Oldfield - Oldfield Knott Architects

FIGURES

- Figure 1: Site Location Plan
- Figure 2: Site Photographs
- Figure 3: Feature Survey
- Figure 4: Cross-sections showing height differences across DA18
- Figure 5: One Steel Site Structure Plan
- Figure 6: Tasker Site Structure Plan
- Figure 7: Existing LPP 3.11 Building Height Zone Map
- Figure 8: Aerial view of 3D model showing existing building height envelopes under LPP 3.11
- Figure 9: Model showing existing building height envelopes under LPP 3.11 as viewed from the Mount Lyell lookout
- Figure 10: Panoramic photographs from Mount Lyell showing the overall height profile of DA18
- Figure 11: Proposed LPP 3.11 Building Height Zone Map
- Figure 12: Plan showing natural ground levels in AHD across DA18
- Figure 13: Model showing the proposed amendments to the building height envelopes
- Figure 14: Model showing the proposed building height envelopes under LPP 3.11 as viewed from the Mount Lyell lookout
- Figure 15: Indicative extent of overshadowing from the proposed building envelopes
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- Figure 17: Indicative built form on the Matilda Bay Brewery site as viewed from Mount Lyell



8866_PIC01A_20130316 (FIGURE 1)

Figure 1: Site Location Plan



Photo A: Stirling Highway Elevation.



Photo B: Coventry Parade Elevation - looking North East.



Photo C: Coventry Parade Elevation - looking West.

5500_FIG001A_20130325 (FIGURE 2)

Figure 2 - Page 1: Site Photographs



Photo D: Internal detail of existing building fronting Coventry Parade.



Photo E: Site looking South East towards existing residential area.



Photo F: From McCabe Street looking South West over site.

Figure 2 - Page 2: Site Photographs

5596_L1000A_30130325 (FIGURE 2 - page 2)

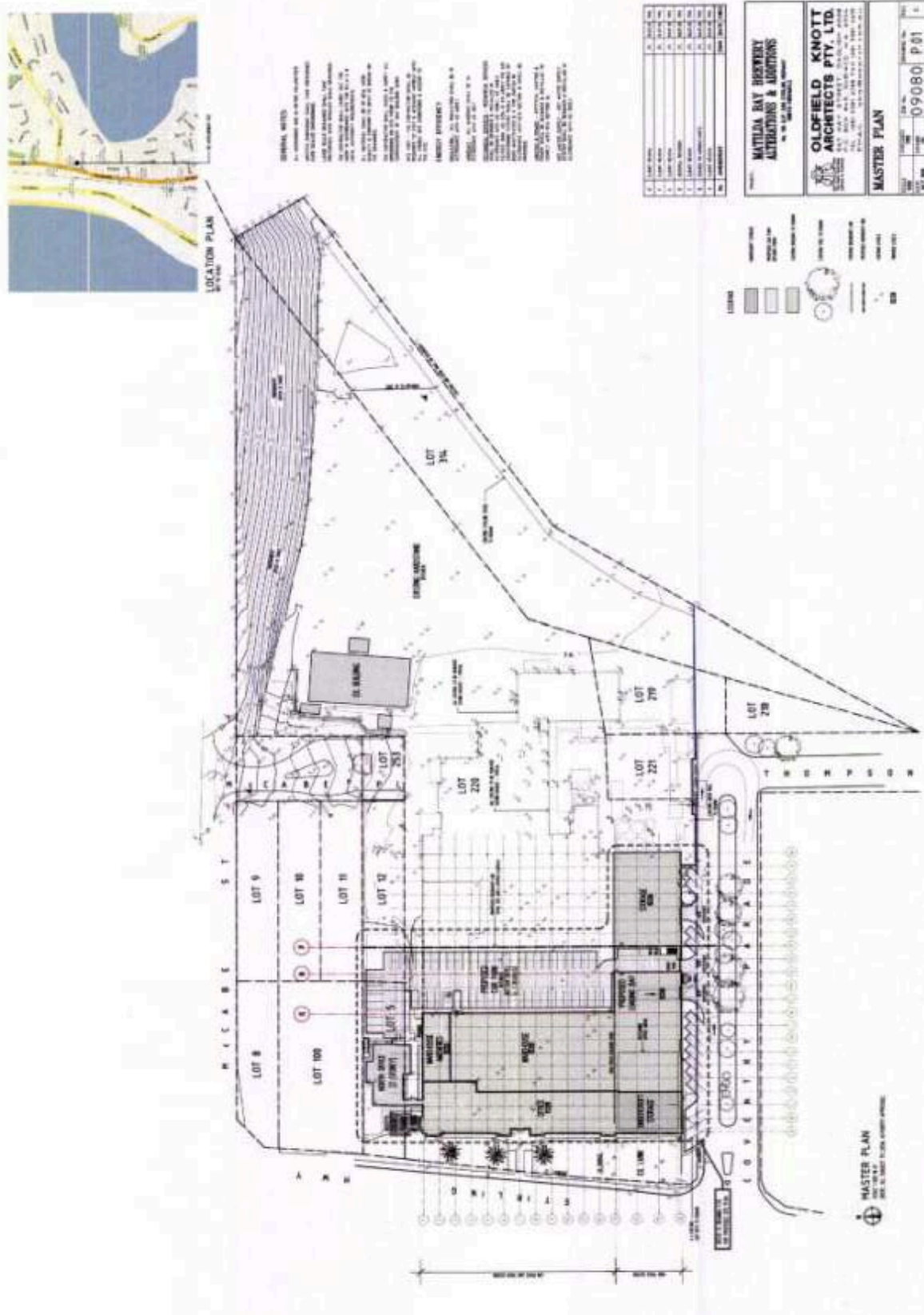


Figure 3: Feature Survey

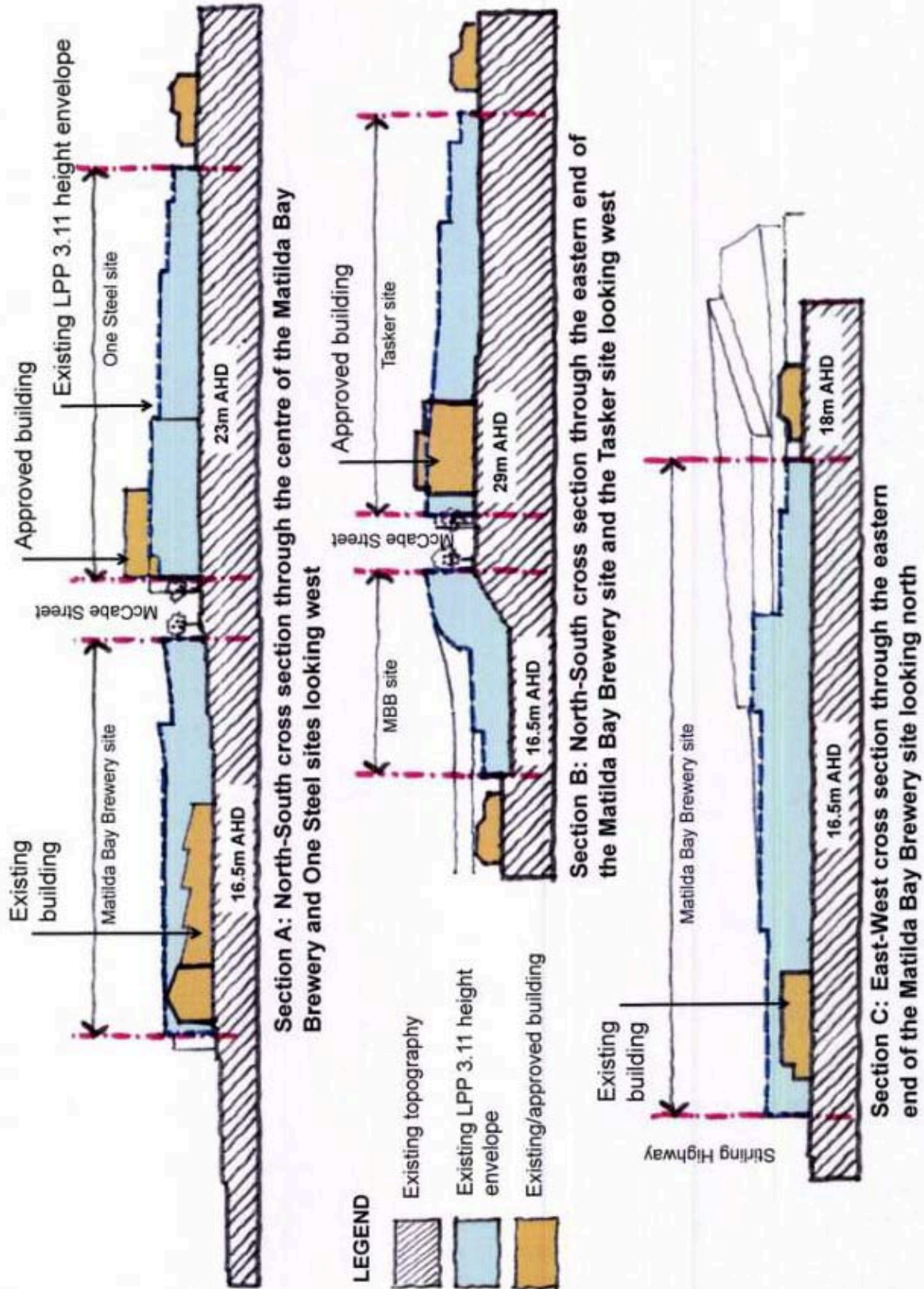


Figure 4: Cross sections showing height differences across DA18



5566_FIG00A_20130318 (FIGURE 5)

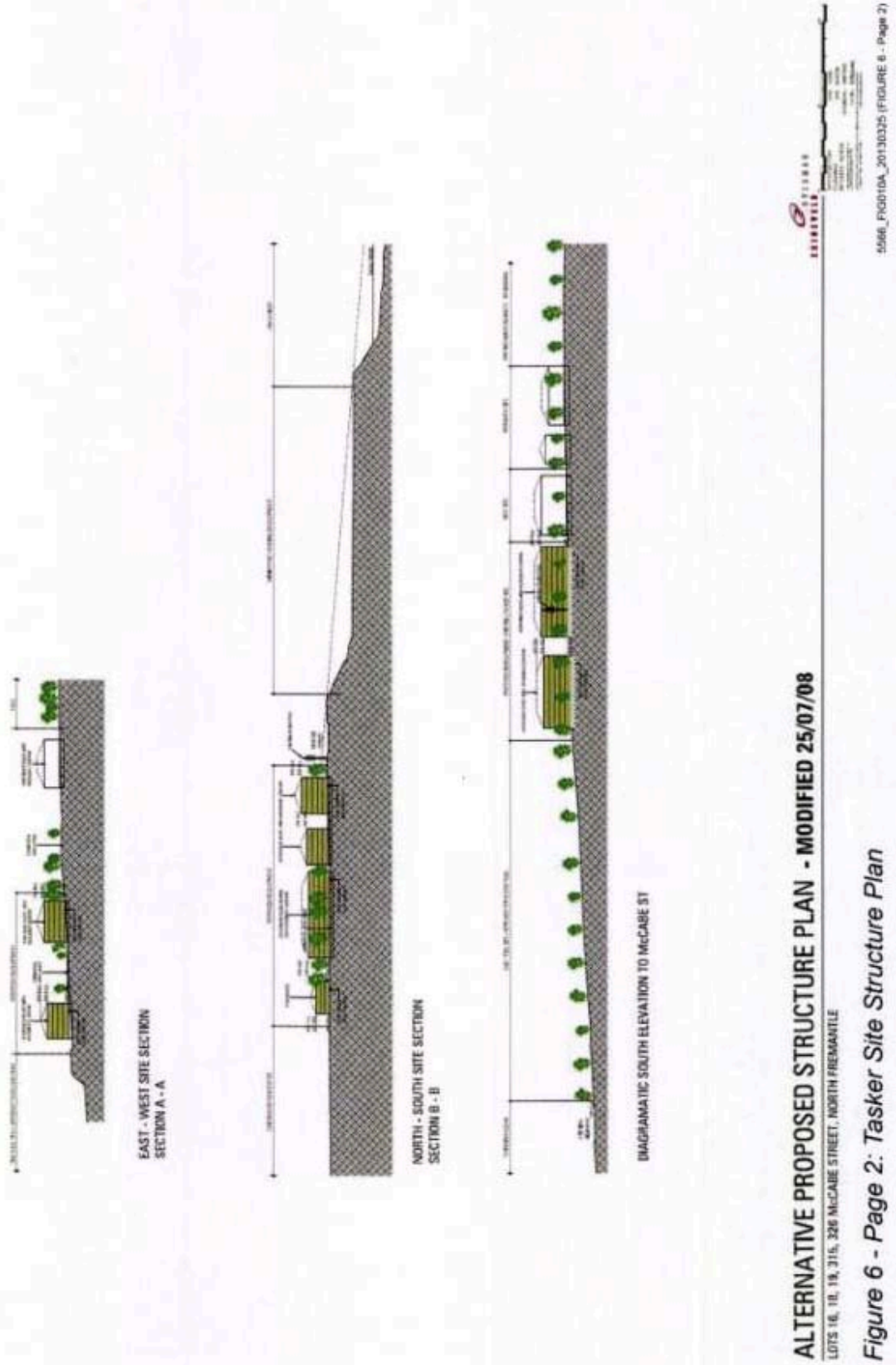
Figure 5: One Steel Site Structure Plan

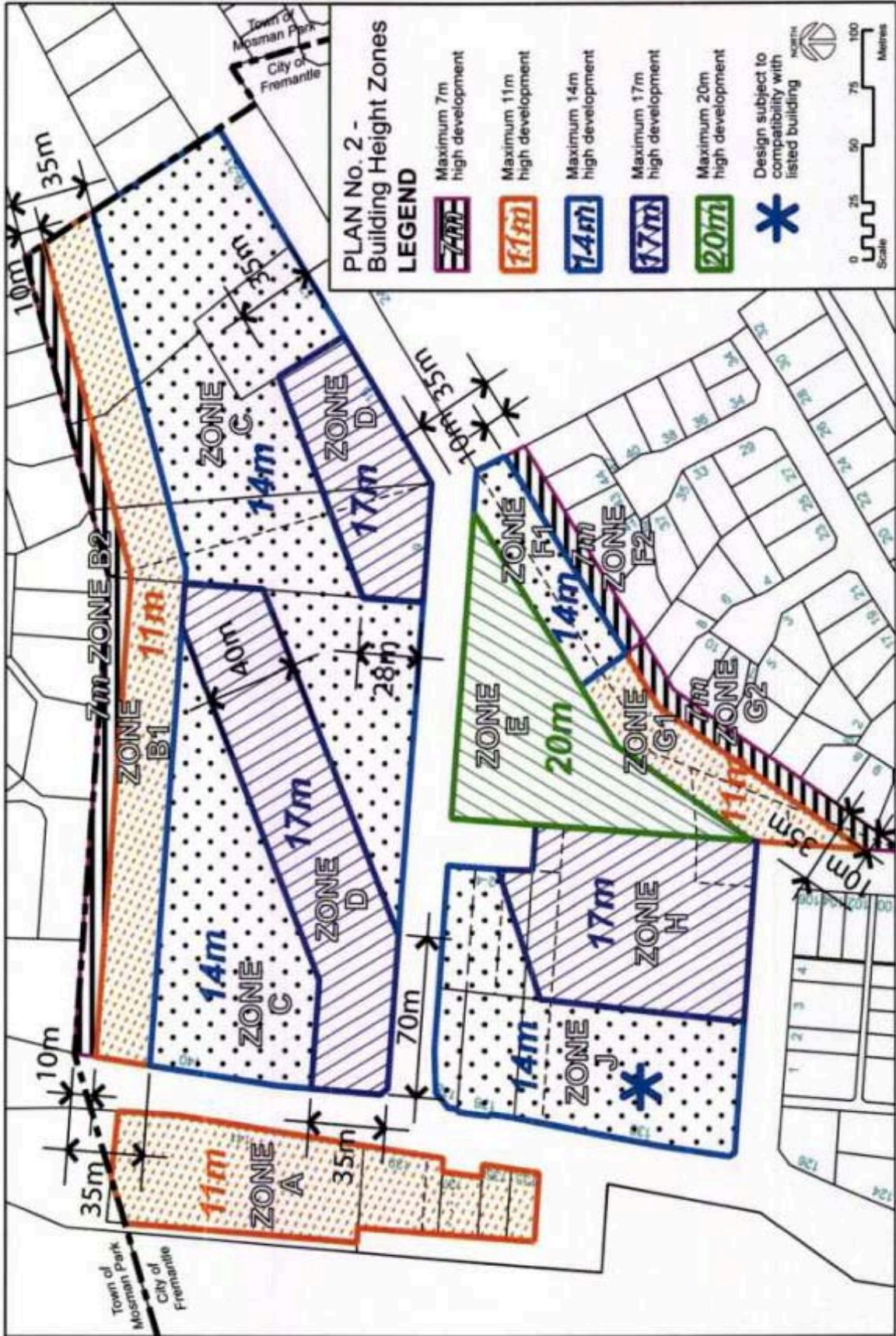


ALTERNATIVE PROPOSED STRUCTURE PLAN - MODIFIED 25/07/08

LOTS 18, 19, 31A, 326 MCCABE STREET, NORTH FREMANTLE

Figure 6 - Page 1: Tasker Site Structure Plan





5566_FIG00A_20130318 (FIGURE 7)

Figure 7: Existing LPP 3.11 Building Height Zone Map

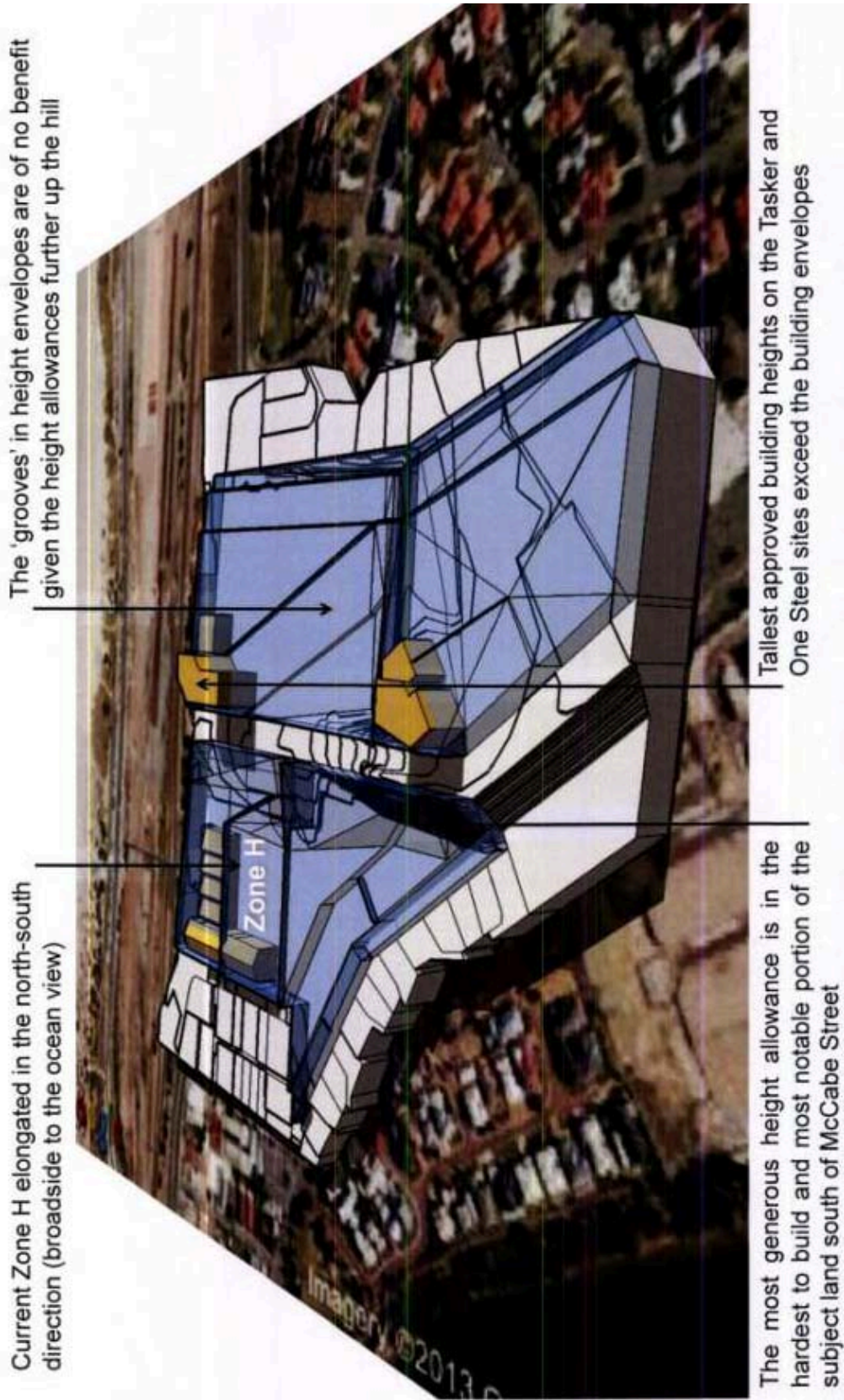


Figure 8: Model showing existing building height envelopes under LPP 3.11

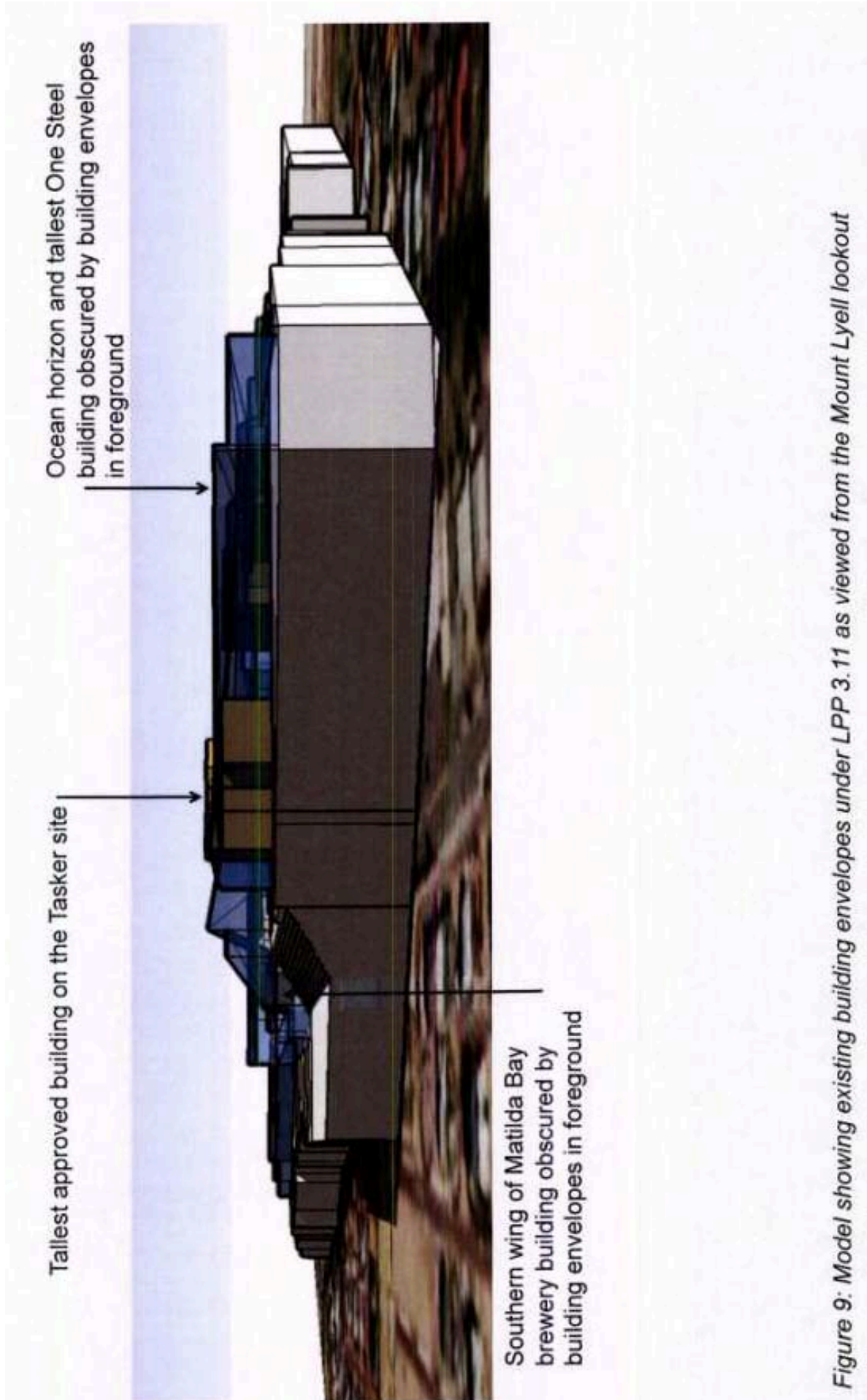


Figure 9: Model showing existing building envelopes under LPP 3.11 as viewed from the Mount Lyell lookout

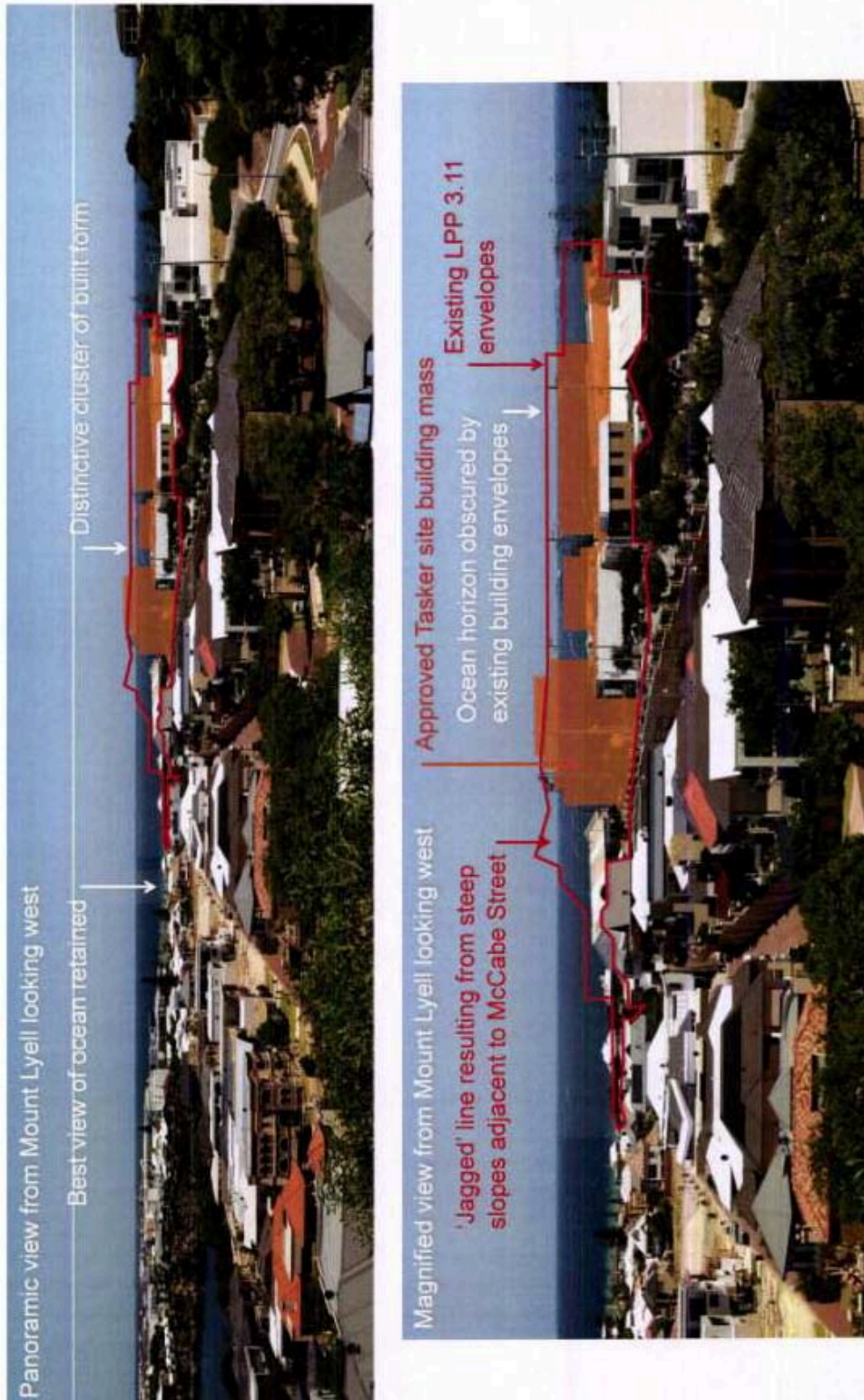
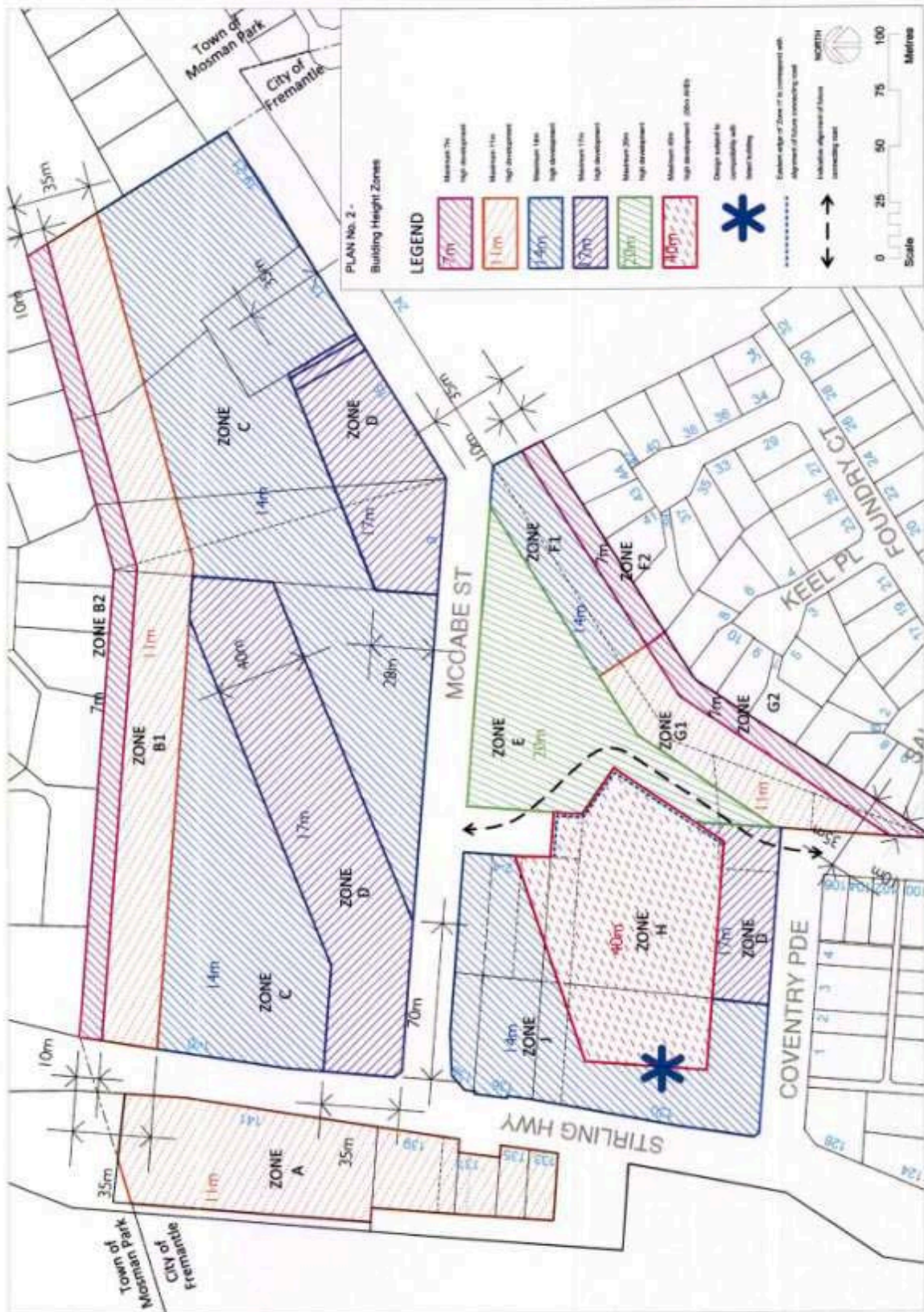


Figure 10: Panoramic photographs from Mount Lyell showing the overall height profile of DA18



5666_FIG11A_20130328 (FIGURE 11)

Figure 11: Proposed LPP 3.11 Building Height Zone Map



5666_FIG07A_20130318 (FIGURE 12)

Figure 12: Existing Topography (m AHD)

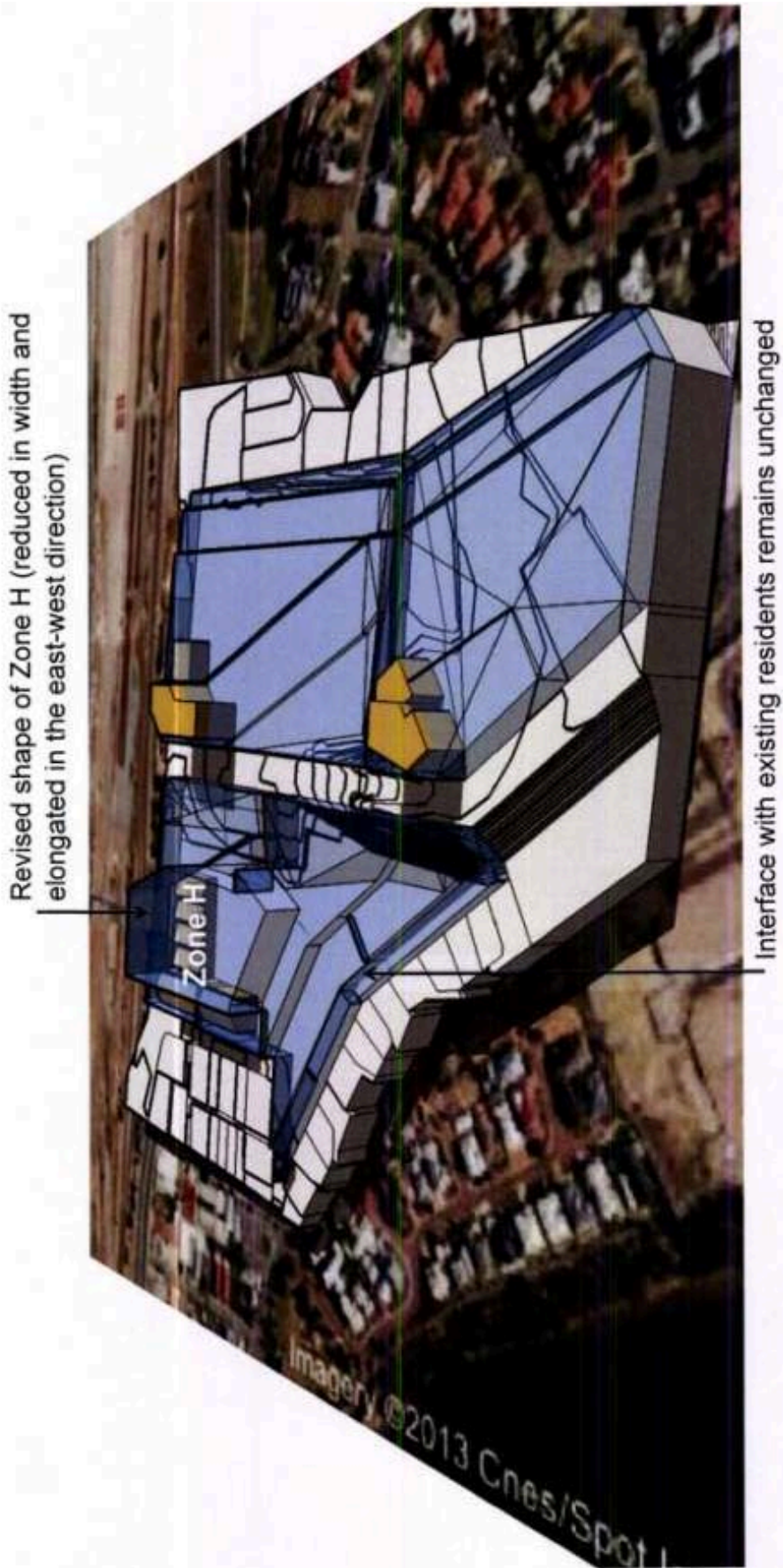


Figure 13: Model showing the proposed amendments to the building height envelopes

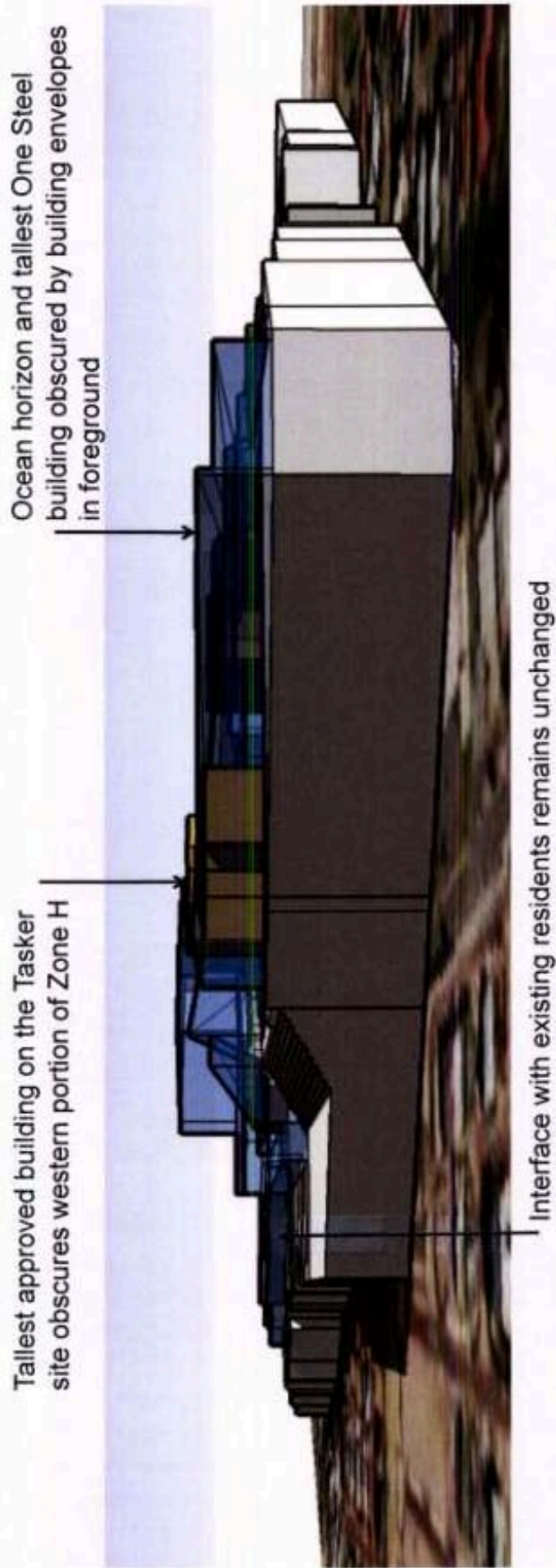
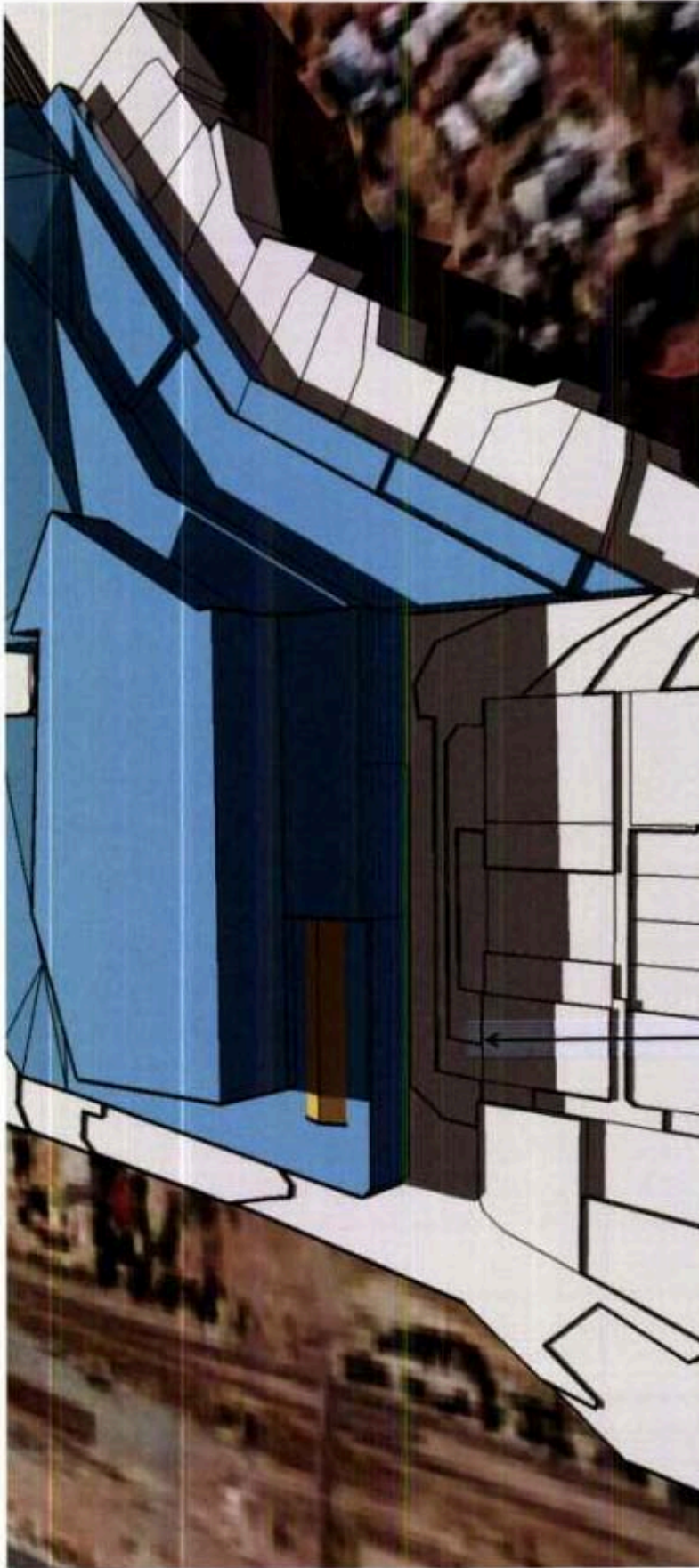


Figure 14: Model showing the proposed building envelopes under LPP 3.11 as viewed from the Mount Lyell lookout



12 pm 21 June shadow from envelope extends over approximately 60% of the area of the lots to the south. However, the built form will be less than the envelope form. As a result, overshadowing is likely to be within reasonable limits.

Figure 15. Indicative extent of overshadowing from the proposed building envelopes

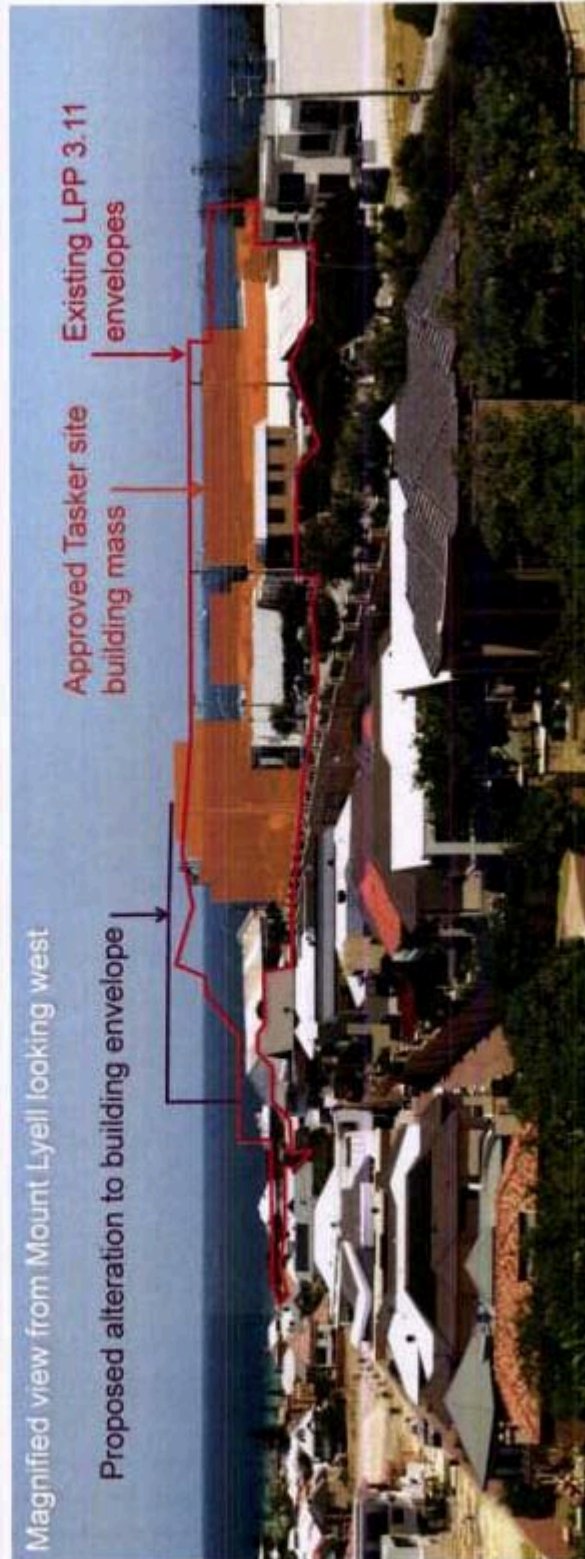


Figure 16: Panoramic photographs from Mount Lyell showing the overall height profile of DA18 under the existing and proposed LPP 3.11

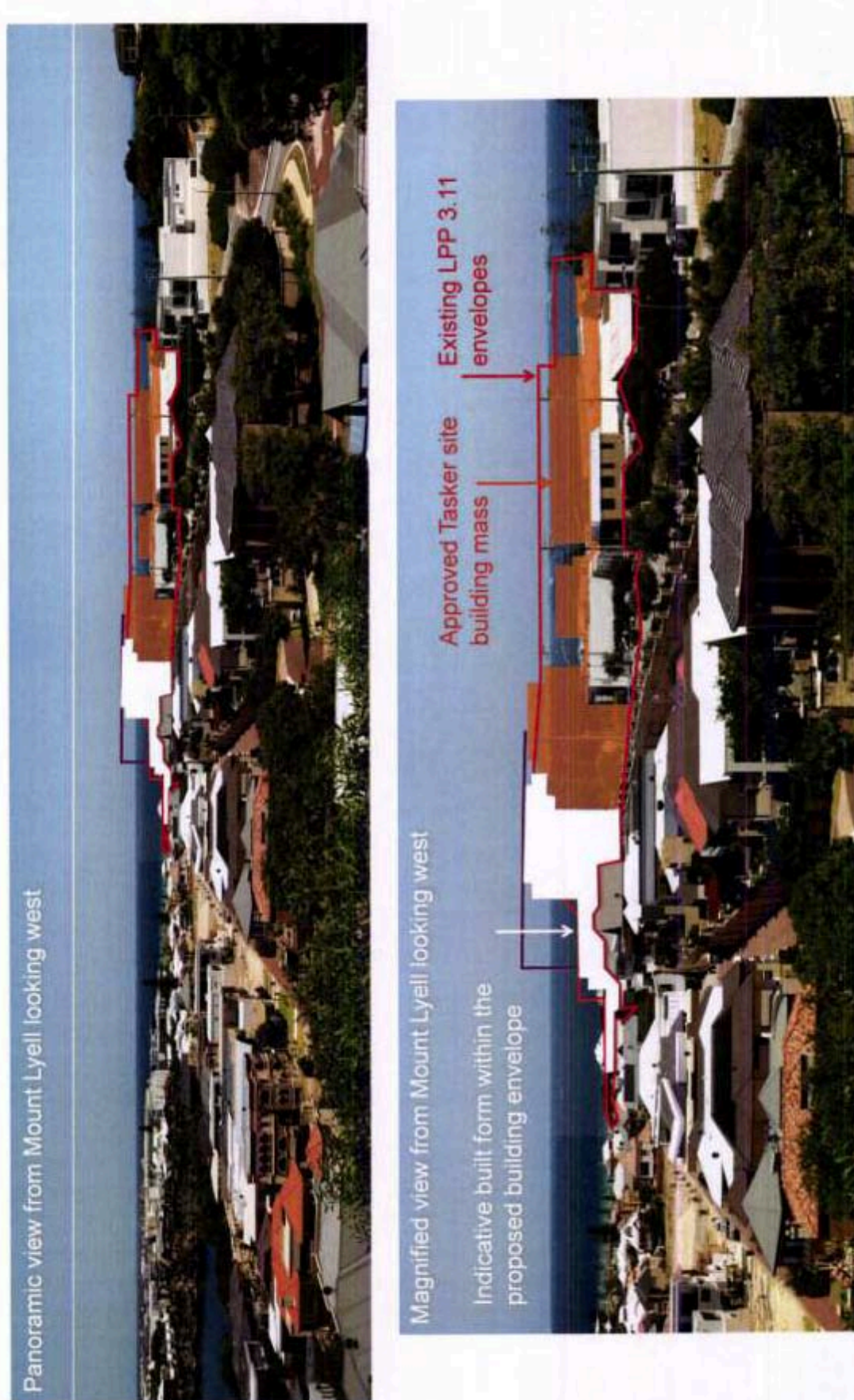


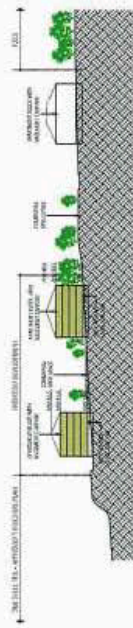
Figure 17: Panoramic photographs from Mount Lyell showing an indicative potential built form outcome within the amended building envelope as proposed

ATTACHMENT 2 - 140 Stirling Highway Structure Plan



ATTACHMENT 3 - 9-11 McCabe Street Structure Plan

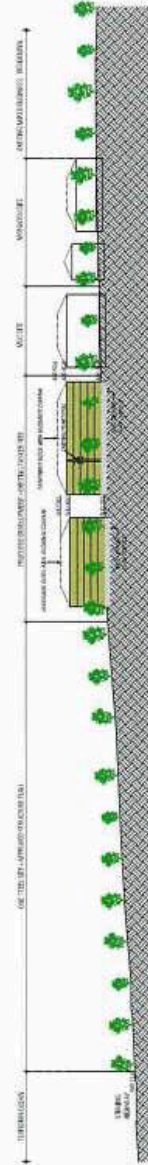




EAST - WEST SITE SECTION
SECTION A - A



NORTH - SOUTH SITE SECTION
SECTION B - B



DIAGRAMMATIC SOUTH ELEVATION TO McCABE ST

ALTERNATIVE PROPOSED STRUCTURE PLAN - MODIFIED 25/07/08

LOTS 16, 18, 19, 315, 326 McCABE STREET, NORTH FREMANTLE



