



Additional information

Planning Committee

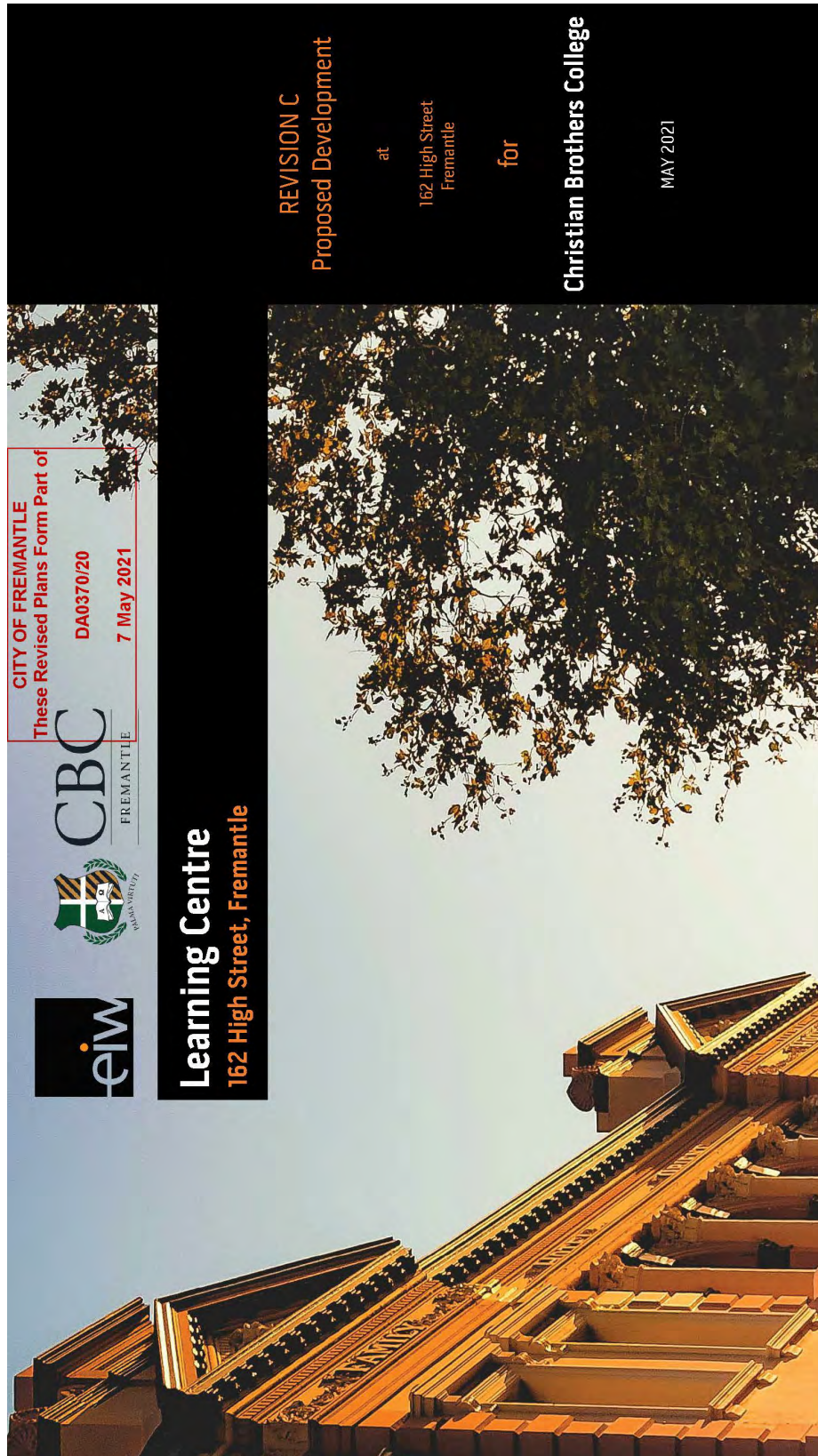
Wednesday, 2 June 2021, 6.00pm

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**PC2106-1 HIGH STREET, NO.162 (LOT 464), FREMANTLE – FOUR STOREY
EDUCATIONAL ESTABLISHMENT BUILDING – (CS DA0370/20)**

Additional Information 1 - Applicants Amended Submission





Height + Scale

The horizontal and height relationship between Dalkeith House and 162 High Street has been approached in three ways –

1. To preserve the vista to Dalkeith House approaching down High Street from the east we have set the building back beyond the Dalkeith House setback and reduced the height relative to the existing pitchpoint of the 45 degree roof, ensuring that Dalkeith House has some 'room to breathe' with the sunlight still projecting on to the eastern wall and roof from late morning allowing a full appreciation of the form of the building.
2. To respond to the strong horizontal elements expressed in Dalkeith House, it is proposed to use these as cues through the faced of the new building. Though having different floor levels to Dalkeith House, the expression in the glazing and cladding elements, including the entry portico, relates back to those lines of the verandah on Dalkeith House, a strong and important part of the rhythm of the streetscape.
3. Setting back the highest elements of the proposed building to avoid any perception of being overpowering or dwarfing of Dalkeith House.

Proportions + Detail

The form of the new building does not replicate Dalkeith House, as is the accepted response. It does acknowledge the elements and proportions that so strongly contribute to the aesthetic value of the building by attenuating some of the vertical proportions and specific elemental proportions of the façade. The rhythm of the vertical proportions and decorative elements of Dalkeith House inspire a response that –

1. Establish a feature vertical element that is a critical proportion in relationship to the overall façade with a consistent material treatments, and
2. Introduce an intricacy in the design of the framed glazing that acknowledges a design process that breaks down the scale of simple elements and contributes to the texture and rhythm of the streetscape without it being to the decorative response inherent in Dalkeith House.

Heritage Context



REVISED CONCEPT
MAY 2021

State Planning
Policy 7.0-
Design Principle

Built form
and scale



Vistas

As mentioned in the Register of Heritage Places, the impact of Dalkeith House is appreciated from the vistas that exist from the 'open grassed spaces on each corner of the intersection...'. The photo above shows these grassed spaces and how the building at 162 High Street has no impact on this aesthetic value.



High Street Elevation + Streetscape

REVISED CONCEPT
MAY 2021





Materials

As stated on previous pages, a more contemporary aesthetic being proposed for 162 High Street falls in line with the approach CBC is taking in the ongoing development of the campus. Whilst the use of traditional materials, commensurate with the historic structures in the precinct and Fremantle at large, is proposed, the interpretive nature of the textures and palette of colours will see –

1. Timber vertical cladding with expressed horizontal jointing aligned with major horizontal lines from Dalkeith House
2. Diamond cut limestone cladding to the vertical feature wall
3. Use of 'Axolotl' in a metal-like cladding surround to the glazed windows
4. Silver aluminium fascia and roof linings in line with the Student Services building on Stirling Street

Heritage Context



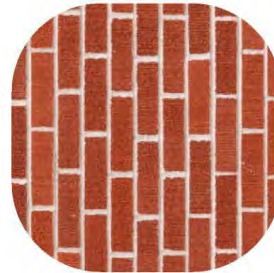
Dalkeith House

The traditional materials used on Dalkeith House are typical of the Federation Queen Anne style of this period in using *'richly worked timber and cast iron embellishments of the verandahs and the moulded string courses and brackets contrasting with the red brick walls'*. The use of local limestone is also common of the 1890's when the house was constructed, but also used in the building of the first CBC buildings quarried from the site the campus is on.

context



limestone



redbrick



timber



silveraluminium



axolotl



State Planning
Policy 7.0-
Design Principle:
**Context and
character**

View from eye height – opposite footpath

REVISED CONCEPT
MAY 2021



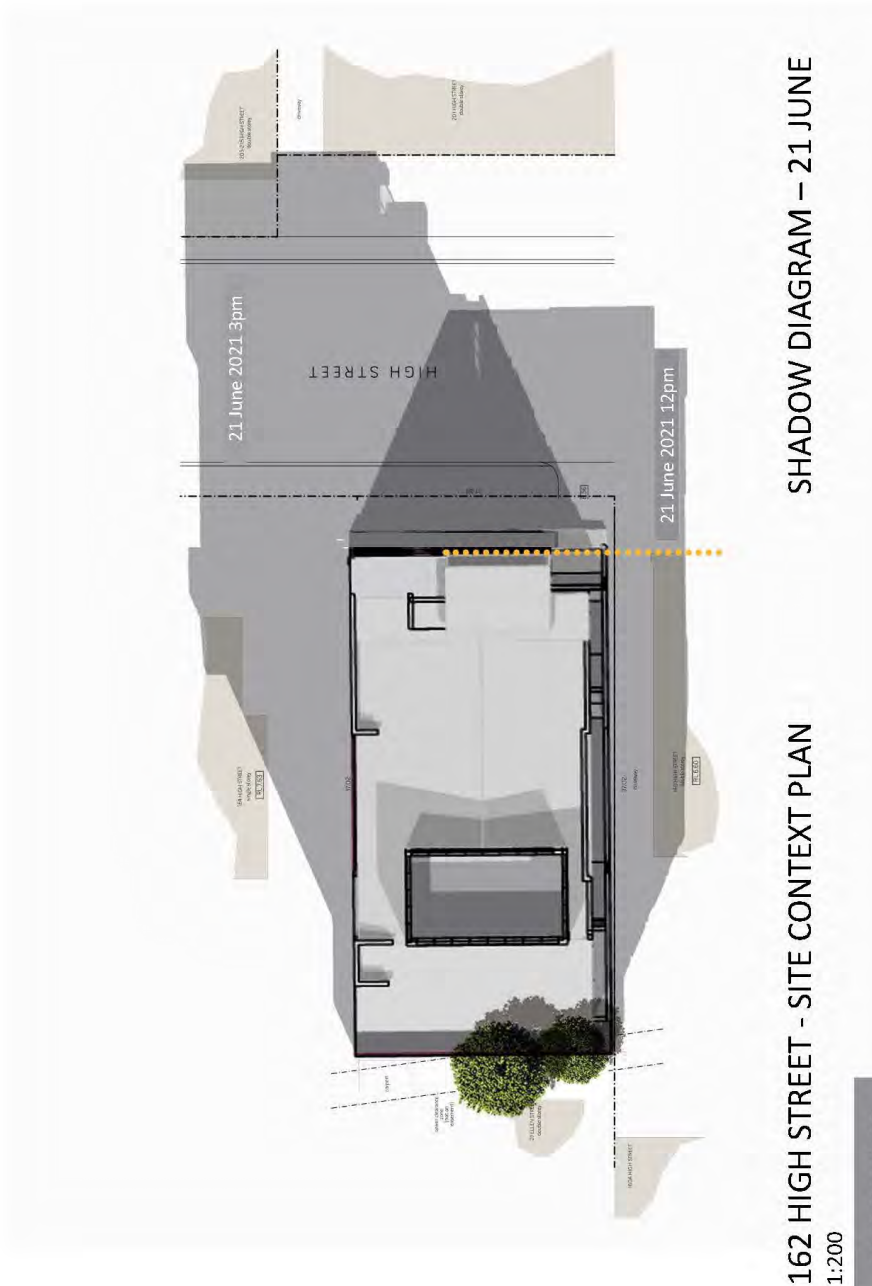


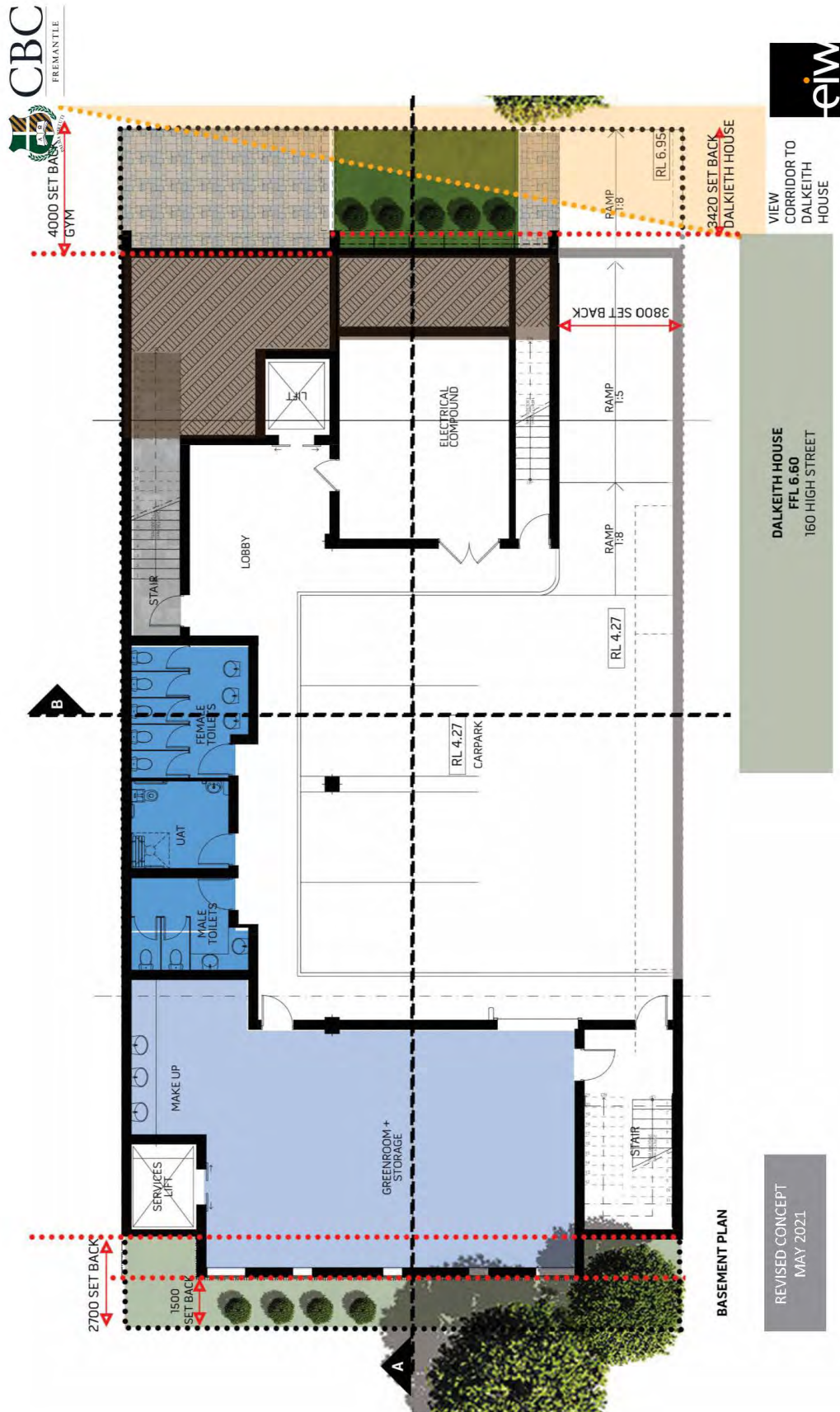
Plans + Elevations



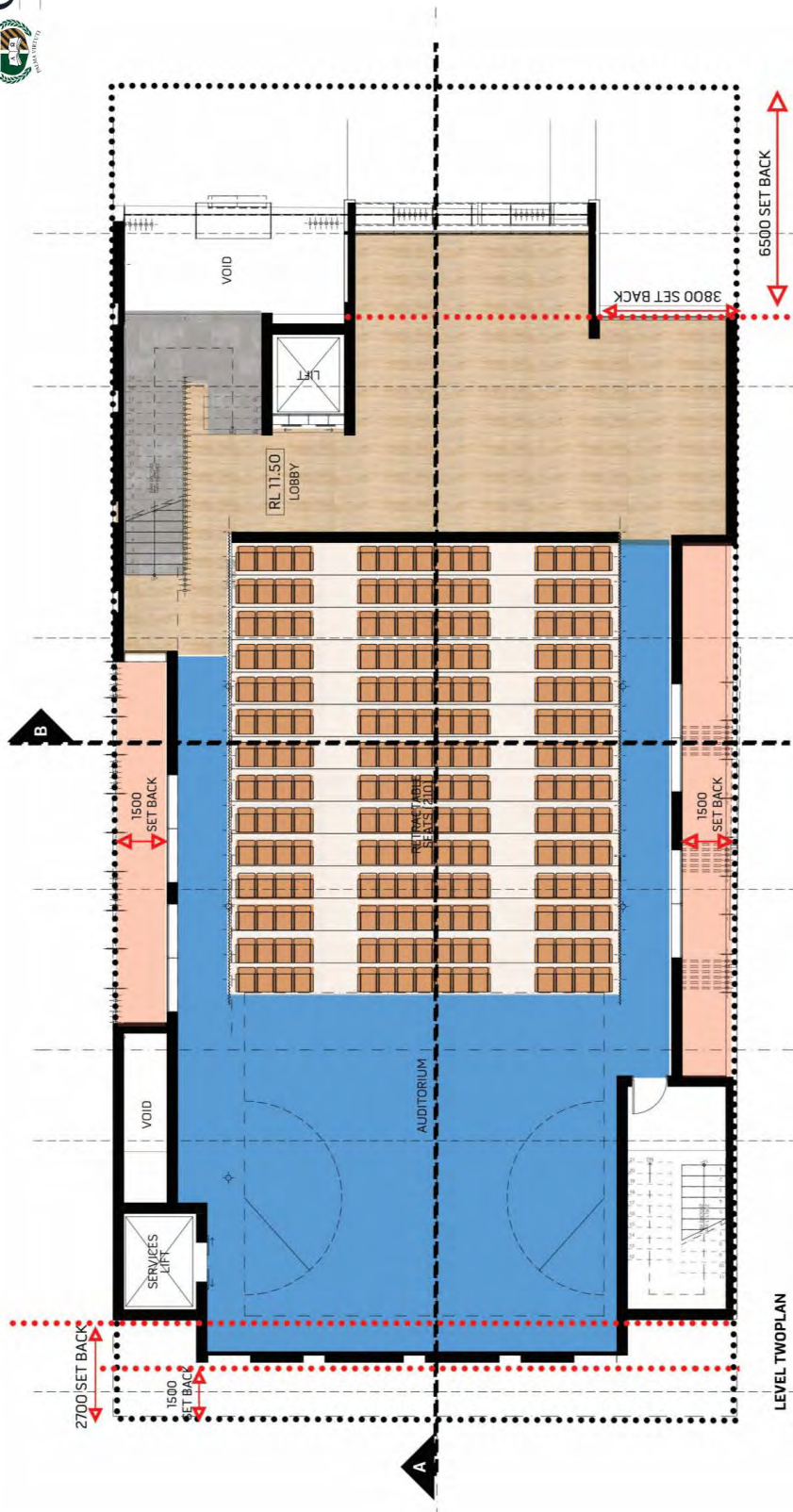
SITE CONTEXT PLAN
1:200

REVISED CONCEPT
MAY 2021



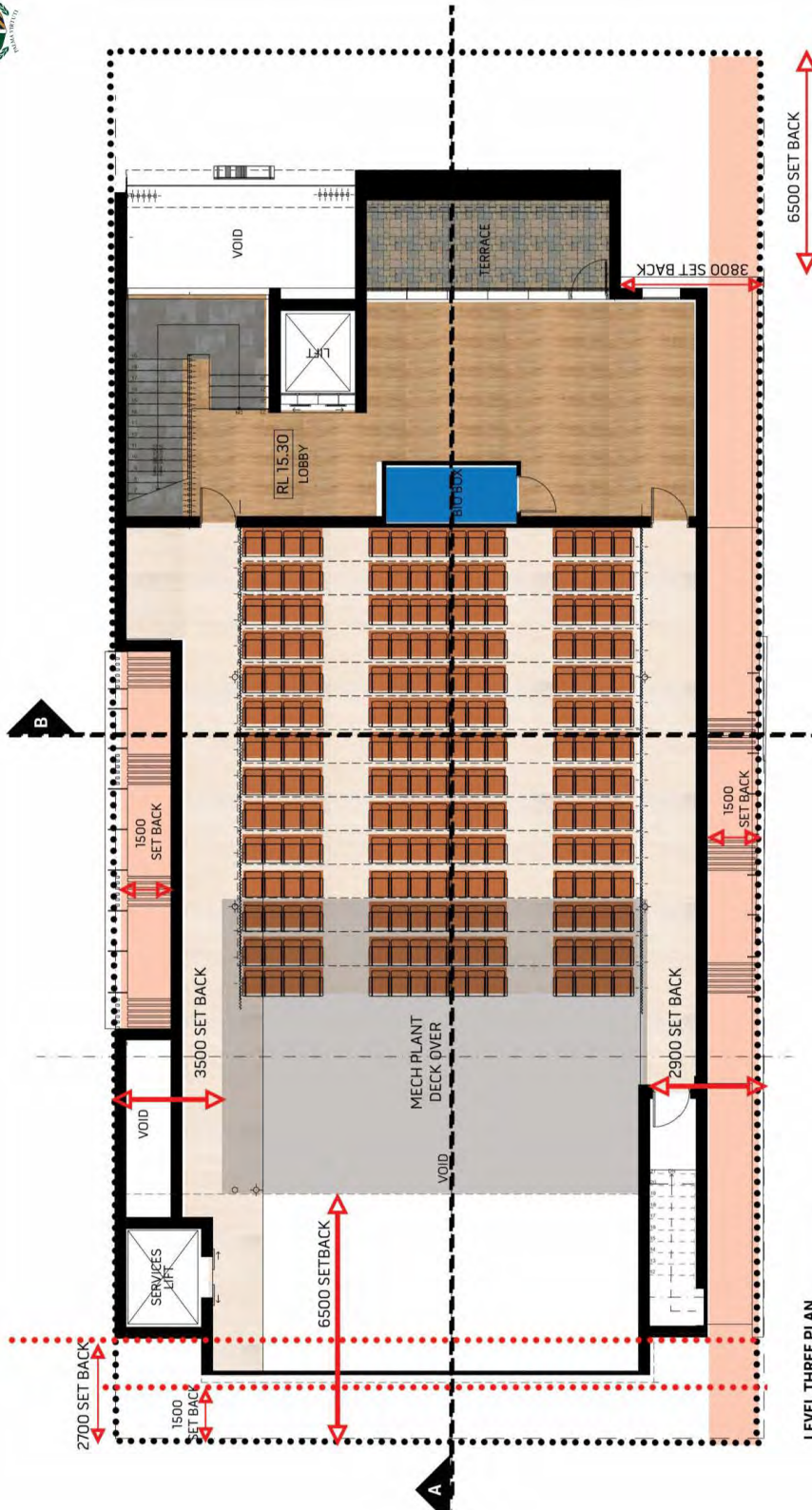






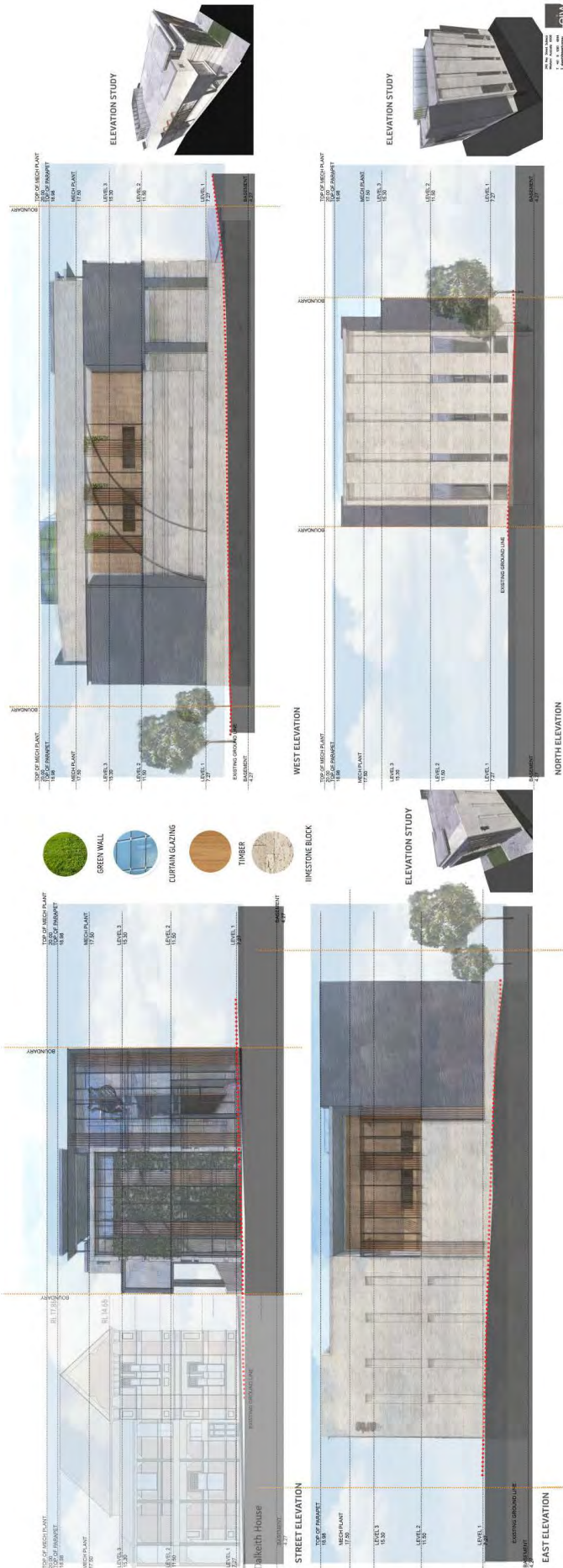
LEVEL TWO PLAN

REVISED CONCEPT
MAY 2021



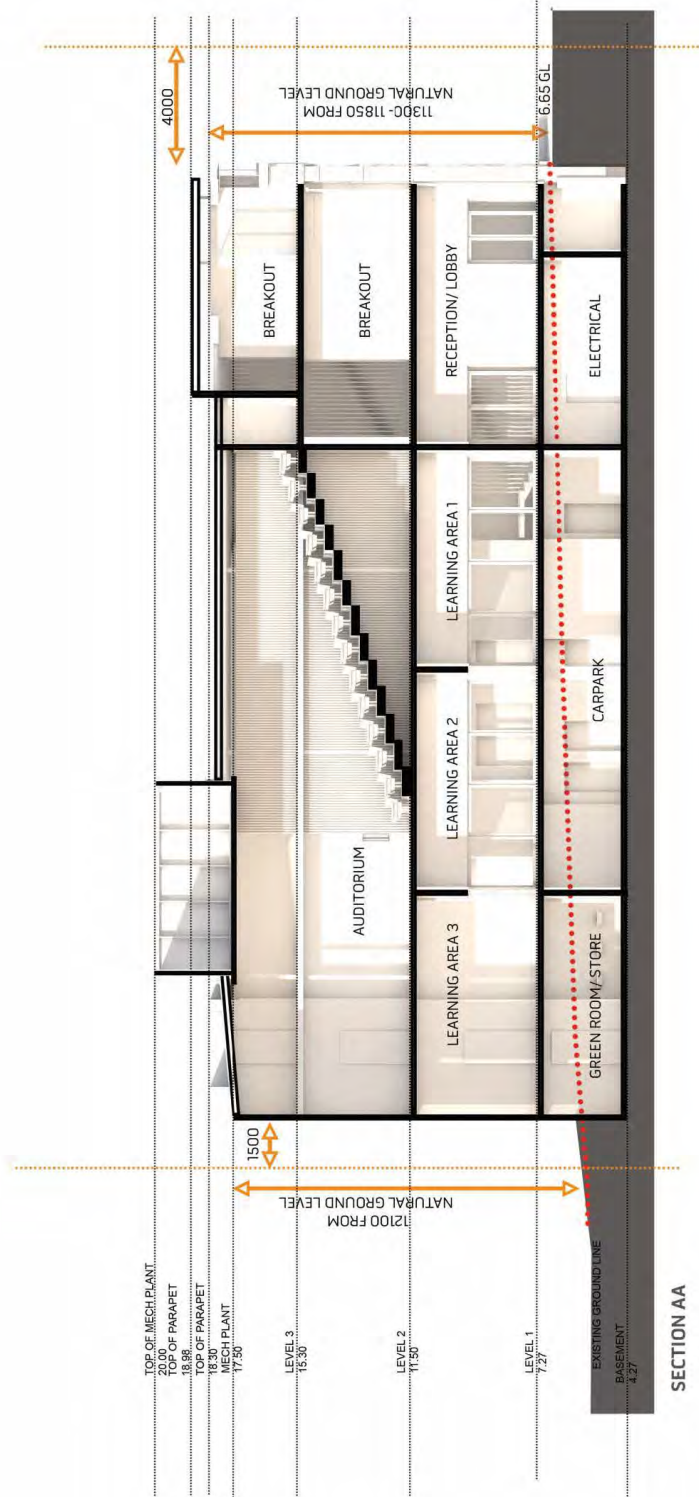
LEVEL THREE PLAN

REVISED CONCEPT
MAY 2021



REVISIED CONCEPT
MAY 2021

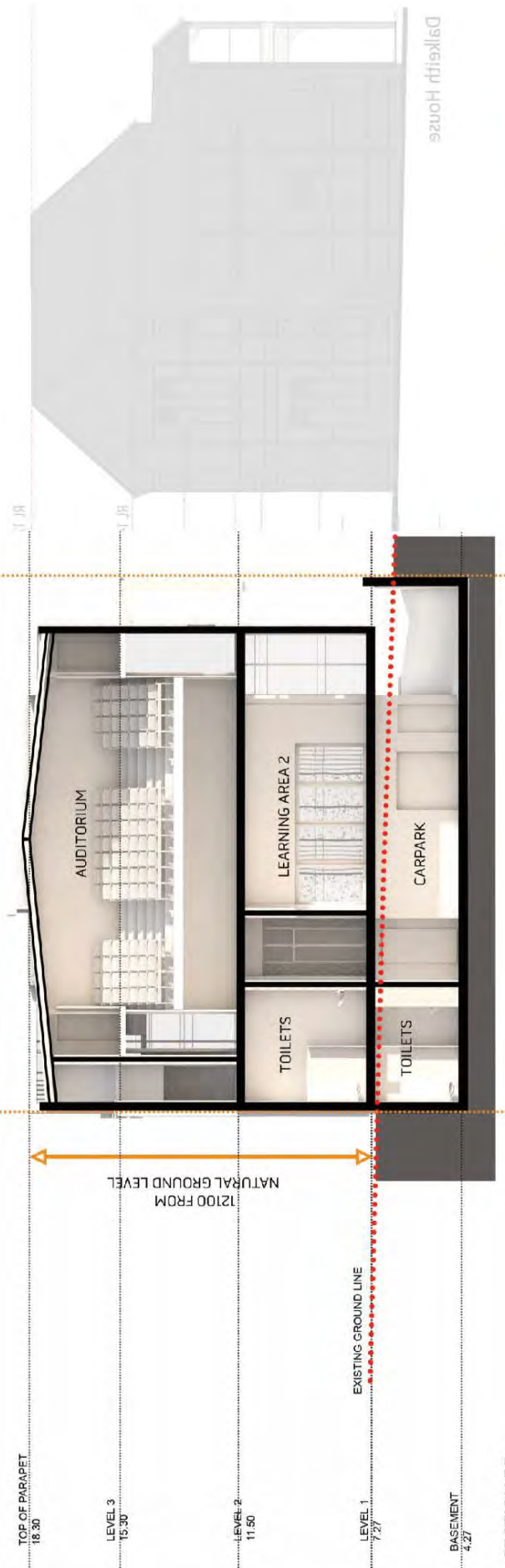




Site Section A

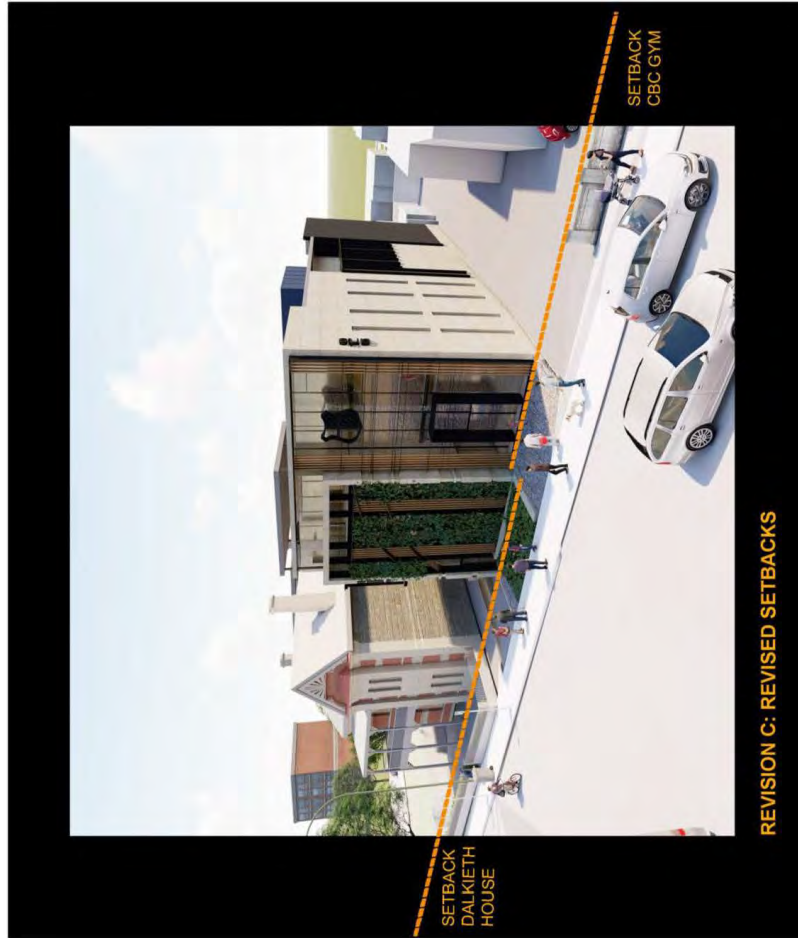


REVISED CONCEPT
MAY 2021



Site Section B

REVISED CONCEPT
MAY 2021



REVISION B

3d Images – Revision C updates + Streetscape comparison





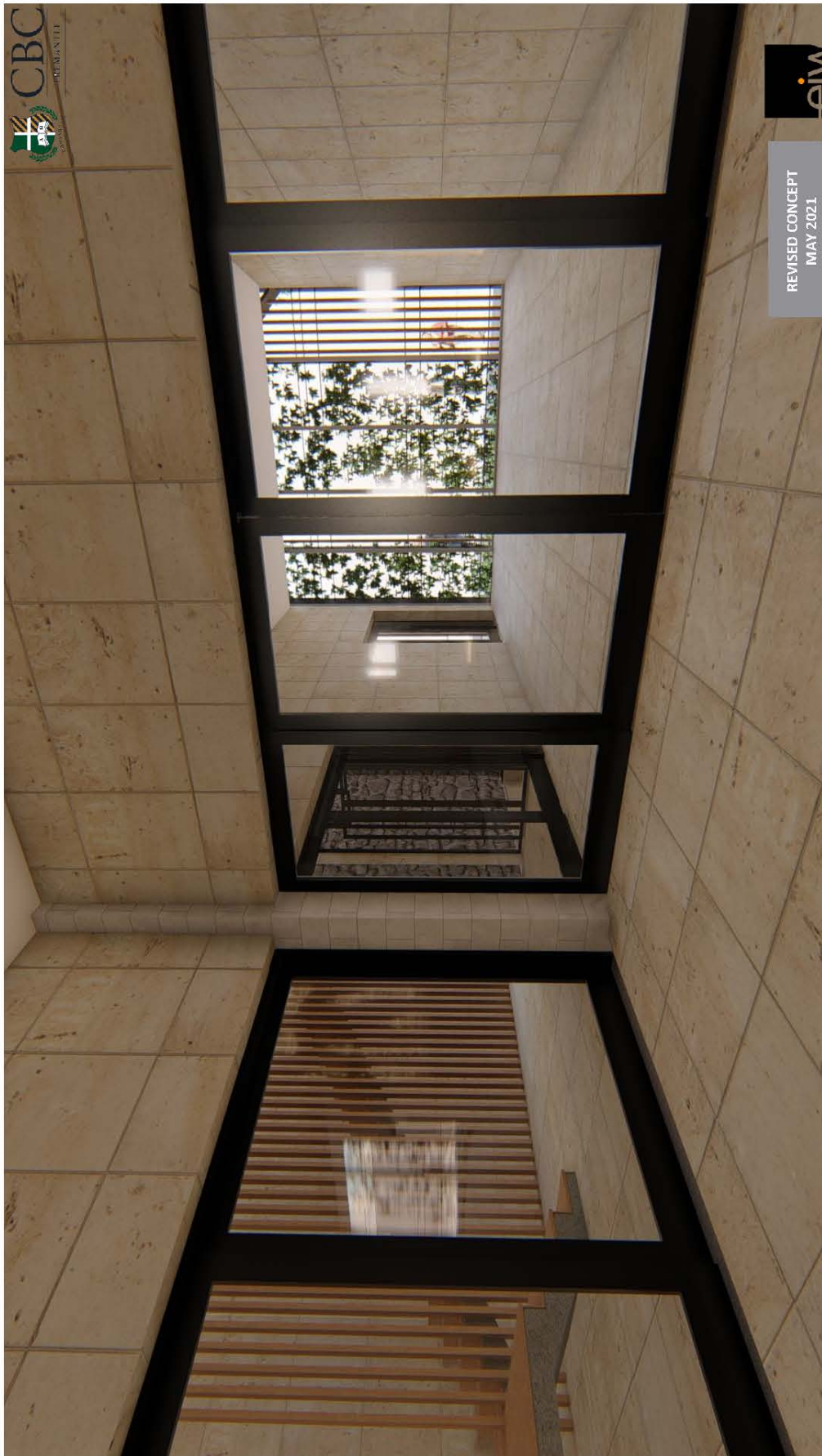












REVISED CONCEPT
MAY 2021



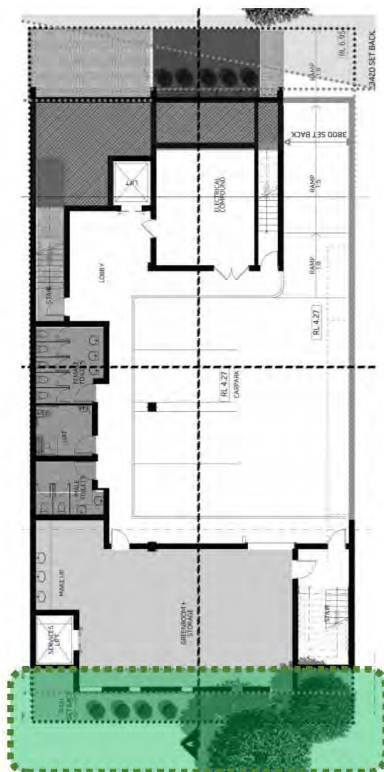
Landscape quality

1. In ensuring a rear setback of 1500mm, the retention of a 4m high tree on the site can be managed, plus the adjoining site has a 7m high tree. This also enables privacy screening of the northern façade.
2. The High Street glazing incorporates the opportunity to establish a vertical landscaped screen coming up from the expanded landscaped area at street level.
3. Native, waterwise, biodiverse flora will be highly encouraged.
4. The outdoor approach and pedestrian path into the building will form part of the hard-landscaping, softened by using paving which is tactile and characterful.
5. The street frontage zone will be designed as an inviting transitional space, adding to the microclimate of the public realm, and reinforcing the vision for a landscaped streetscape for the enjoyment of passers by.



REVISED CONCEPT
May 2021

Tight boundary, while inviting to the pedestrian outdoor realm



Front zone reserved for a landscaped and urban pedestrian zone





Social Sustainability – creating social connectivity



Social sustainability

1. The development allows infill of the 'missing tooth' along High Street between the Gymnasium and Dalkeith House, strengthening social connectivity between Fremantle Park, the existing CBC campus, the proposed lot, Dalkeith House, and the landscaped corners of High Street and Parry Street.
2. The proposal will be socially inclusive to all people regardless of physical ability.

Environmental sustainability

1. The proposal encourages pedestrian access over vehicle access by emphasizing off-the-street pedestrian entry into the building.
2. The proposal exploits its proximity to good public transport links and reduces private-vehicle parking numbers down to the minimum acceptable numbers, utilising existing bays on both the CBC campus and surrounding public carparks to supplement access for larger events.
3. The proposal will satisfy and/or exceed NCC energy requirements as a standard.
4. The College will be highly encouraged to include photovoltaic cells on the roof as the roof is in a favourable orientation.
5. The building envelope uses glazing to enhance connections between internal spaces and High Street, however the amount of glazing to all other facades is sensible and minimal which in itself reduces the passive thermal gain and thermal loss between the building's interior and exterior.

Environmental/economic sustainability

1. A high sustainability benchmark will aid in reducing the resource consumption and operating costs of the building and in turn aim to reduce the College's carbon footprint
2. The material palette utilized is not only contextually appropriate but can be also locally sourced.



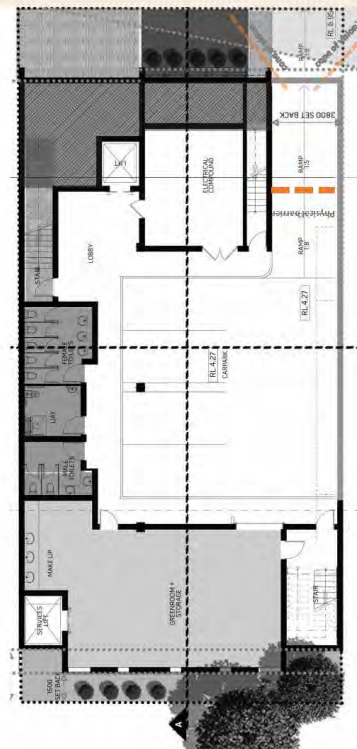
REVISED CONCEPT
May 2021



Increasing human/pedestrian movement, passive surveillance, and lighting



Vehicular safety management

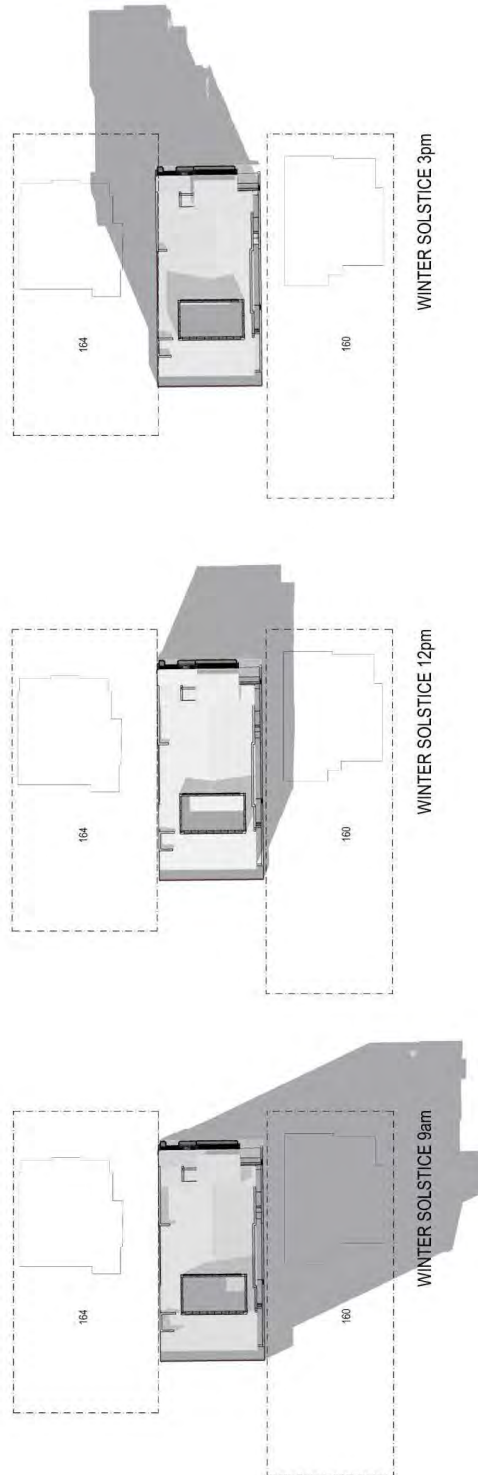


Safety

1. The proposed building will be safely accessible by all people regardless of physical ability.
2. Large street glazing allows generous passive surveillance of the street
3. Private vehicular access from/to the building is minimal which reduces impacts on pedestrian amenity. Safety risks to pedestrians are further reduced by physical barrier gates located towards the bottom of the ramp. The building's setback from the street also provides vehicles with a expanded cone of vision of the footpath.
4. The building frontage and pedestrian pathway will be adequately lit to enhance the streetscape, eliminate dark spots, and provide an inviting pedestrian space.
5. Building access points will also be well lit and electronically secured.
6. The proposal encourages an increased level of human movement to and from the existing CBC campus, which will enhance the human and pedestrian nature of High Street.



REVISED CONCEPT
May 2021

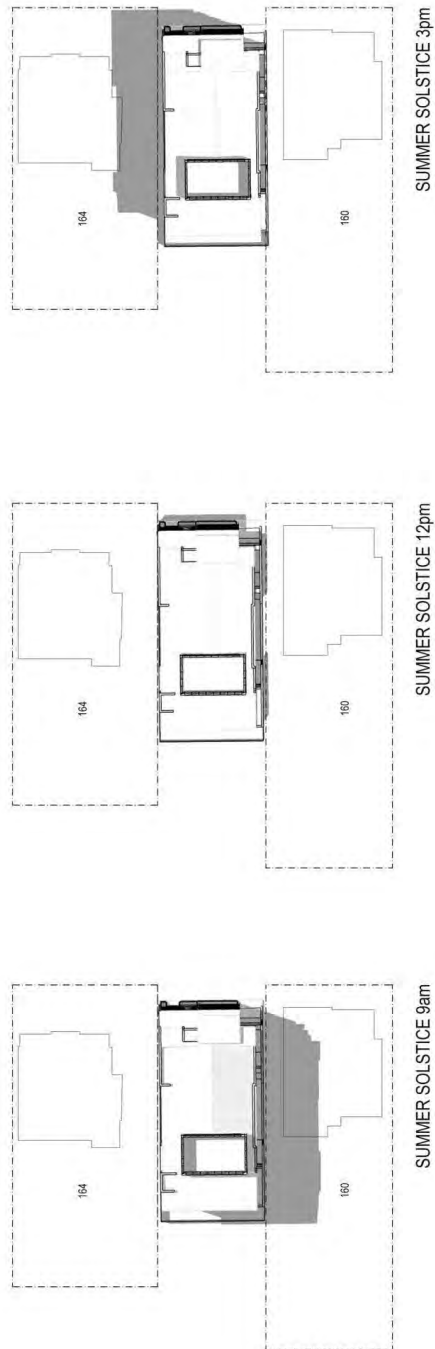


Shadow Diagrams

PROPOSED LEARNING CENTRE - SHADOW STUDY, WINTER

REVISED CONCEPT
May 2021

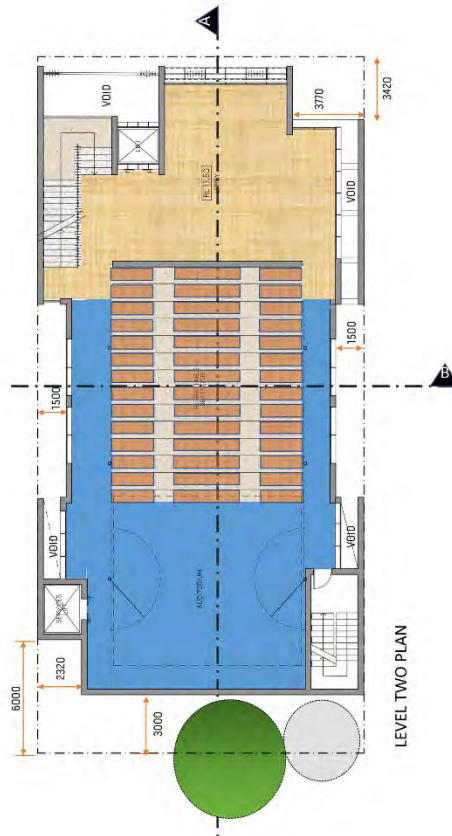
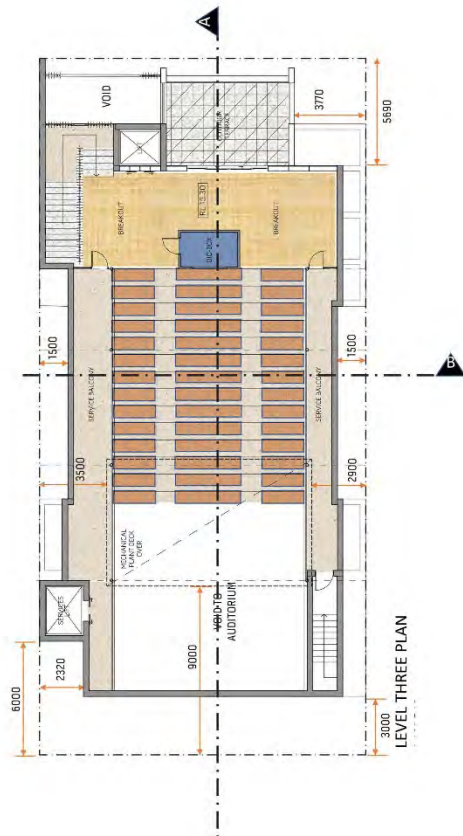
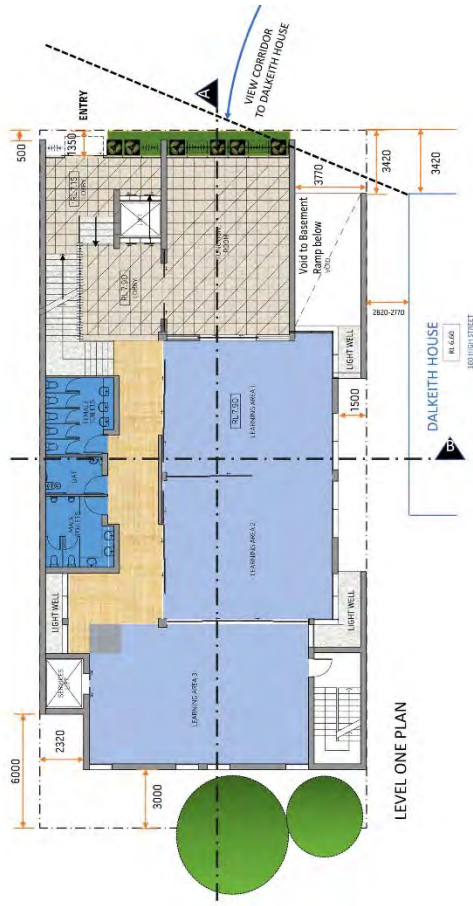




Shadow Diagrams

PROPOSED LEARNING CENTRE - SHADOW STUDY, SUMMER







PROPOSED LEARNING CENTRE - ELEVATIONS

SCALE: 1:100 @ A1

0 1 2 10m

CBC FREMANTLE - STAGE 1

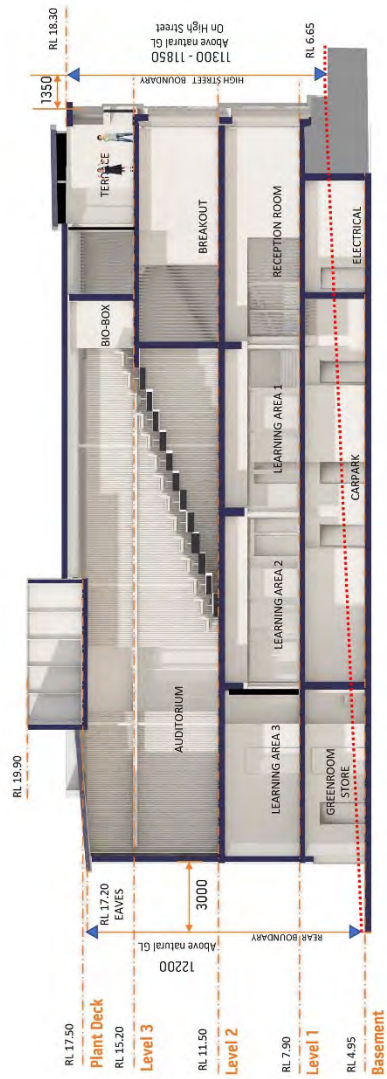
162 HIGH STREET FREMANTLE

JOB NO.: 1911

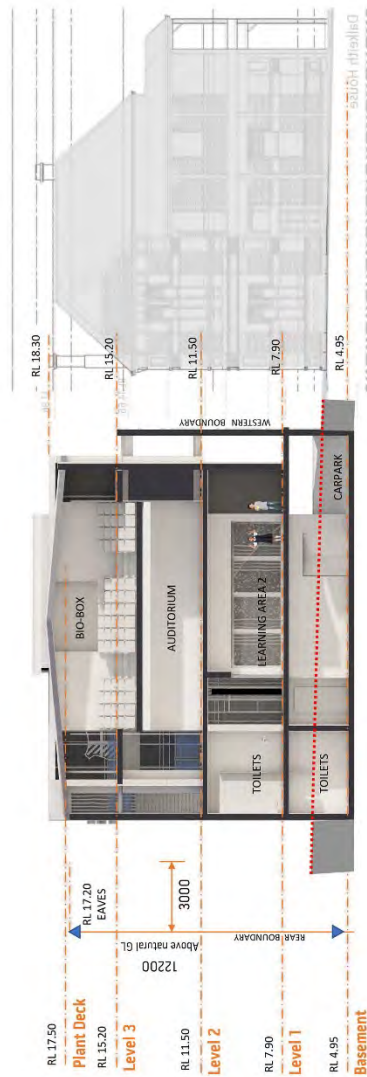
DATE: DEC 2020

DWG NO.: SK.03

REV: B



Site Section A



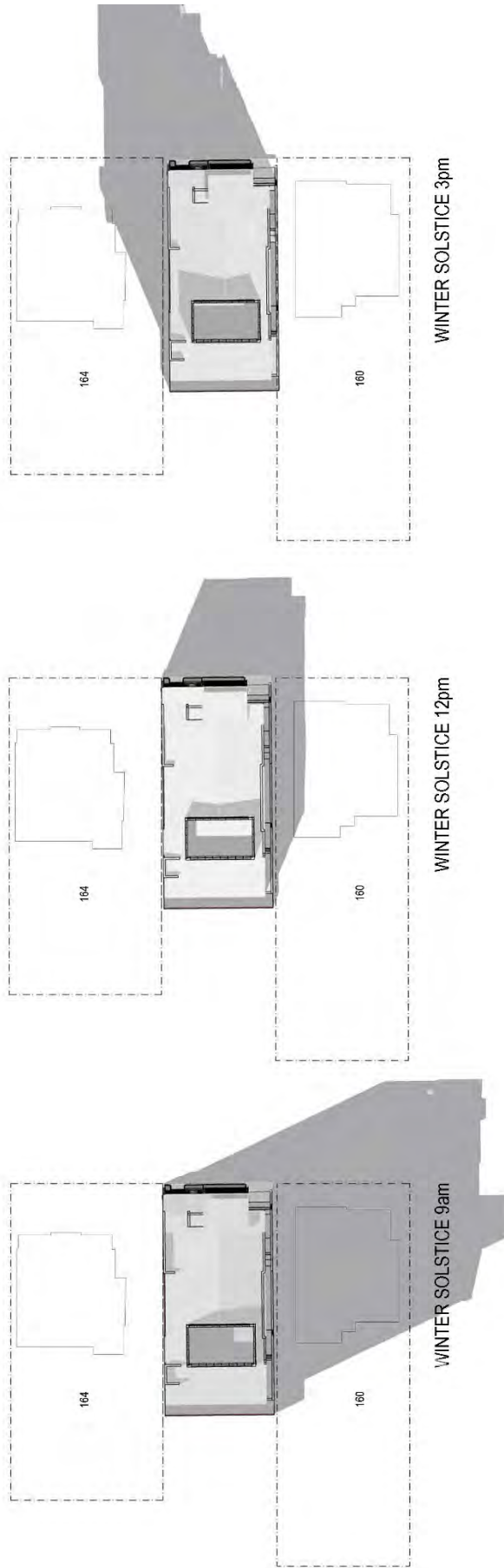
Site Section B

PROPOSED LEARNING CENTRE - SECTION DIAGRAMS

CBC FREMANTLE - STAGE 1
162 HIGH STREET FREMANTLE

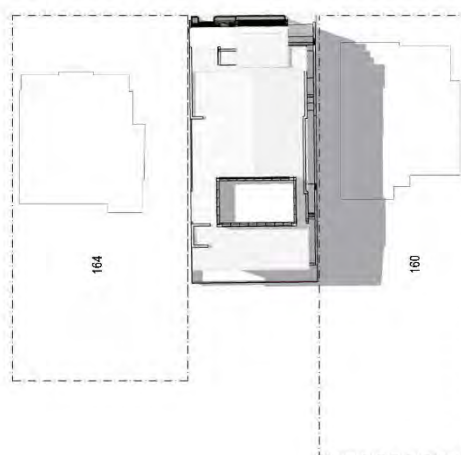
JOB NO.: 1911 DATE: DEC 20 DWG NO.: SK.04 REV: B

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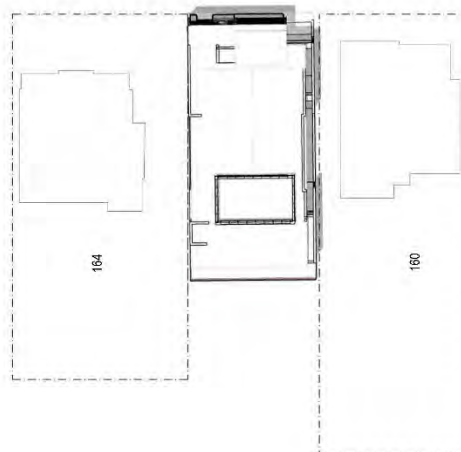


CBC FREMANTLE - STAGE 1
162 HIGH STREET FREMANTLE
JOB NO.: 1971 DATE: DEC 20
DWG NO.: SK.05 REV: B

PROPOSED LEARNING CENTRE - SHADOW STUDY, WINTER



SUMMER SOLSTICE 9am



SUMMER SOLSTICE 12pm



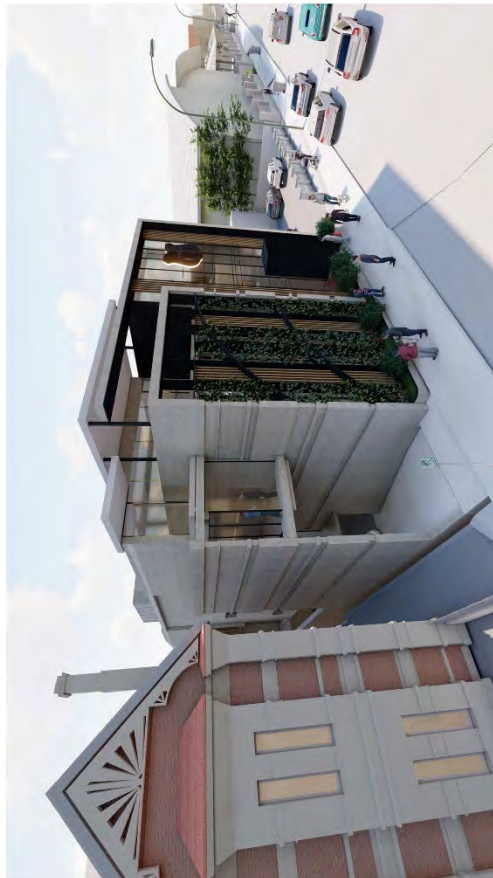
SUMMER SOLSTICE 3pm

PROPOSED LEARNING CENTRE - SHADOW STUDY, SUMMER

CBC FREMANTLE - STAGE 1
162 HIGH STREET FREMANTLE

JOB NO.: 1971 DATE: DEC 2020 DWG NO.: SK.06 REV: B





Additional Information 3 – Site Photos



Photo 1 – Application site (vacant site) and property to the west (160 High Street)



Photo 2 – Application site (vacant site) and property to the east (164 High Street)

**PC2106-2 TYDEMAN ROAD, NO. 26 (LOT 24) NORTH FREMANTLE – PARTIAL
CHANGE OF USE TO LUNCH BAR (TG DA0157/21)**

Additional Information 1 – Applicant Report



Proposed Change of Use (from Showroom to Lunch Bar)

Lot 24 (No. 26) Tydeman Road, North Fremantle

April 2021

TOWN PLANNING | MEDIATION | ADVOCACY

Disclaimer

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Document Version Control

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1	16/3/21	Initial for client review	RM	JA
2	18/3/21	Further revision for client review	RM	JA
3	30/3/21	2nd revision from client's feedback	RM	JA

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1.0 Background

1.1 Purpose

This submission has been prepared by Altus Planning on behalf of North Street Store ('the Applicant') to provide justification for a proposed change of use from Showroom to Lunch Bar at Lot 24 (No. 26) Tydeman Road, North Fremantle ('the subject land' or 'site').

In accordance with the City of Fremantle's ('the City') requirements, the following items are included with this application:

- City of Fremantle Development Application Form;
- MRS Form 1;
- Certificate of Title; and
- Site, Floor and Elevation Plans.

1.2 Property Description

The subject land measures approximately 481m² and exists on the north-western corner of the Tydeman Road and Jewell Parade intersection. Approximately 35m east of the site is the larger intersection of Tydeman Road and Queen Victoria Street.

There are currently two vacant buildings on the site; the former 'Panel and Paint' building to the south, fronting Tydeman Road, and the 'Fremantle Second Hand Store' furniture showroom building to the north, fronting Jewell Parade. Vehicular access to both buildings is provided via a consolidated crossover from Jewell Parade.

Abutting the subject site is similar sized mixed use properties with the surrounding area comprising predominately residential lots with single dwellings.

An aerial image of the site and immediate surrounds with cadastral overlay is provided in Figure 1 overleaf.



Figure 1: Aerial with cadastral overlay of subject land and surrounds (Source: Landgate's Map Viewer Plus 2021)

1.3 Site History

At its Meeting of 27 November 2019, Council resolved to approve a change of use application for a bakery (Industry - Light) as well as associated signage and additions/alterations to the existing panel beater building on-site ('2019 application'). In summary, that proposal involved the following:

- Up to 12 employees;
- Operating hours 7 days per week, between 6am and 10pm for the retail shop front, with baking typically occurring from 10pm;
- Deliveries up to 3 times per week; and
- Enclosure of the central courtyard area for attenuation of noise.

2.0 Proposal

To enable a more immediate commencement of operations from the site, the applicant is seeking approval for what is essentially a significantly scaled-back version of the development approved in 2019.

The proposed lunch bar will operate similar to an 'old-fashioned' general store and will occur from the existing furniture showroom building at the rear of the site. The lunch bar will sell fresh artisan-style bread and other bakery products, which will be delivered from off-site baking premises, as well as ready-to-go items such as

sandwiches, take-home meals and salads. The majority of these items will be delivered to the lunch bar but some minor preparation will occur on site (e.g. continental rolls and the baking of trays of pre-prepared cinnamon buns).

Coffee will also be available for purchase as well as a limited range of basic cooking provisions such as milk, eggs, flour, garlic, butter and some deli items. Importantly, these goods will only form a minor, incidental component to the proposed lunch bar and will also be delivered from off-site locations.

The existing panel beater workshop at the front of the site is to remain unused and does not form part of this application. The service yard between the buildings will only be used for staff access into the lunch bar as well as access to the rubbish bins and staff toilets.

2.1 Hours of Operation

The operating hours will be between 6am and 6pm, Monday to Sunday.

2.2 Patrons and Staff

Customers will enter and exit the lunch bar via the existing roller door facing Jewell Parade. Given the “take away” nature of goods to be sold from the premises, no dining or formal seating areas for patrons are proposed. Having said that, there will be a small designated area for patrons to wait within the building itself, to prevent queuing outside onto the street and this will contain limited informal seating. Due to the quick processing of customer orders, patrons will not be waiting in this area for any significant period of time.

With respect to staff, a separate entrance will be available via the central service yard gate. There will be up to 6 employees (4 full-time, 2 part-time) on-site at any one time and a manager will be on duty each day to deal with the day-to-day operations of the business as well as to coordinate the delivery process.

2.3 Deliveries

Deliveries are to occur on an “as required” basis, depending on stock levels within the premises, and will include bakery products (baked at off-site premises) and other limited goods such as milk, eggs, butter and some deli items. The delivery schedule is similar to that proposed in the 2019 application (and as discussed in a subsequent meeting on 13 November 2020), however the frequency of deliveries in this current proposal is lower.

Deliveries to the site will generally be made between 7am and 4pm and will be via a utility, van or small rigid-sized truck utilising the nearby existing loading zone in Jewell Parade. The exception to the delivery times will be for bread, which will be delivered between 5am to 5:30am so that staff can commence sandwich preparation and stocking shelves before the lunch bar opens.

For those deliveries that occur outside of 7am and 4pm, they will only occur under the following restrictions:

- Delivery vehicles to have a gross vehicle mass (GVM) not greater than 4,500kg (i.e. capable of being driven on a 'Class C' licence);
- Drivers are to be instructed not to have verbal communications by phone or in person;
- No vehicles are to reverse on-site to negate the need for reversing alarms/beepers; and
- Drivers will be instructed to switch off their vehicles whilst unloading to minimise engine idle noise.

These parameters are consistent with those agreed by the City's officers in late 2020 in discussing the 2019 application. Again, it is emphasised that the frequency of deliveries is considerably lower in this proposal.

A copy of the proposed delivery schedule has been submitted as a separate document in support of this application.

2.4 Internal Building Fit-out

No building alterations are proposed as part of this application; however some internal fit-out works are to be undertaken to support the operation of the lunch bar. In summary, these relate to the following:

- Internal painting;
- Installation of a barista coffee station with associated appliances;
- Provision of storage cases and commercial refrigerator/freezer appliances;
- Installation of a small kitchenette and a freestanding oven to bake pre-prepared cinnamon buns;
- Installation of a commercial preparation/wash-up station;
- Replacement of existing asbestos ceiling panels;
- New vinyl flooring to staff servery areas; and
- Installation of limited shelving and product display cases.

2.5 Waste Management

Having regard to similar food premises in Table 3 of WALGA's *Commercial and Industrial Waste Management Plan Guidelines* ("the Guidelines"), the waste

generation rate for the proposed lunch bar is estimated to be approximately 80L of refuse per 100m² of floor area, per day.

The total floor area of the lunch bar is approximately 113m², of which approximately 48m² is accessible to the public. Based on the proposed 7-day operating schedule and the abovementioned generation rate, the anticipated refuse volume is 633L per week.

Table 3 of the Guidelines does not nominate a recycling rate for a lunch bar. Conservatively, the same generation rate of 80L/100m² floor area/day has been used, which results in an overestimated recycling volume of 633L per week.

With respect to the above, 2x 660L bins will be provided (one refuse; one recycling) within the service yard. The bins will be screened from the street and neighbouring properties and adequate room for wash-down and maintenance of the bins also exists.

There is direct access from Jewell Parade to the bins for ease of collection via a rear-loaded vehicle, which will empty the bins twice per week by a private contractor. In effect, this bi-weekly collection schedule allows for the site to accommodate up to 2,640L of combined refuse and recycling per week. This is nearly double the (conservatively) estimated combined refuse and recycling rates of 1,266L for the proposed lunch bar.

3.0 Planning Considerations

3.1 Metropolitan Region Scheme

The subject land is zoned 'Urban' pursuant to the *Metropolitan Region Scheme* ('MRS').

3.2 City of Fremantle Local Planning Scheme No. 4

3.2.1 Zoning and Land Use Permissibility

The subject land is zoned 'Mixed Use' with a density coding of 'R2S' pursuant to the *City's Local Planning Scheme No. 4* ('LPS 4' or 'the Scheme'). The land is also contained within a Special Control Area ('SCA') for the 'Fremantle Port Buffer'.

Pursuant to Schedule 1 of *LPS 4*, the proposed 'Lunch Bar' use is defined as follows:

Lunch bar: means premises or part of premises used for the sale of takeaway food (in a form ready to be consumed without further preparation) within industrial or commercial areas.

In accordance with Table 1 – Zoning Table of LPS 4, a lunch bar land use classification is an 'A' use within the 'Mixed Use' zone meaning:

"the use is not permitted unless the Council has exercised its discretion and has granted development approval after giving special notice (advertising) in accordance with clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2."

The objectives of the 'Mixed Use' zone are provided at Clause 3.2.1(e) of LPS 4, which states as follows:

"Development within the mixed use zone shall:

- (a) provide for a mix of compatible land uses including light, service and cottage industry, wholesaling, trade and professional services, entertainment, recreation and retailing of goods and services in small scale premises, including showrooms, where the uses would not be detrimental to the viability of retail activity and other functions of the City Centre, Local Centre and Neighbourhood Centre zones;*
- (b) provide for residential at upper level, and also at ground level providing the residential component is designed to contribute positively to an active public domain;*
- (c) ensure future development within each of the mixed used zones is sympathetic with the desired future character of each area;*
- (d) ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality; and*
- (e) conserve places of heritage significance the subject of or affected by the development."*

With respect to the above, the proposed lunch bar is small scale and will be contained entirely within the existing rear building. No baking will occur on-site and there will be an internal waiting area for patrons with customer orders being consumed off-site. Accordingly, there will be no noise or amenity issues as a result of the proposal. Furthermore, no external alterations are proposed to the building, which is not heritage-listed.

Based on the above, it is submitted that the proposal is consistent with the objectives of the Mixed Use zone.

3.2.2 Parking Requirements

Pursuant to Table 2 of LPS 4, the parking requirements for a lunch bar (as they relate to the subject proposal) are as follows:

- 1x car bay per 20m² net lettable area (minimum 2x bays)
- 1x 'Class 1' bicycle rack per 300m² gross lettable area (GLA)

There is currently no parking provided on-site, however a recently constructed public carpark adjoins the property. With respect to the above requirements, no car parking is proposed as part of this application as it is expected that a large portion of patrons will live locally and are likely to walk to the store. In addition, staff will be encouraged to visit the site via alternative sustainable modes of transport such as walking, cycling and public transport. Furthermore, it is to be noted that adequate room exists on-site to accommodate bicycle parking.

Notwithstanding the above, there is also a public carpark on the opposite side of Jewell Parade as well as parking within the street itself. Accordingly, with reference to Clause 4.7.3 of LPS 4 (which allows Council to relax or waive car parking requirements), it is submitted that the proposal is acceptable from a parking perspective.

3.2.3 Heritage Considerations

The subject land is not included on the City's Local Heritage Survey nor the Heritage List of LPS 4, however it is acknowledged that the site itself is located within the overall North Fremantle Heritage Area.

In this regard, none of the existing buildings on the site are to be demolished and furthermore, no new building additions or extensions are proposed. Accordingly, assessment of the proposal does not require any specific heritage considerations.

3.2.4 Local Planning Area

The subject land is also contained within Local Planning Area 3 - North Fremantle ("LPA 3") and Schedule 7 of LPS 4 provides additional requirements for developments within this area. Specifically, these requirements relate to building height; however they are not applicable given the subject proposal relates only to the internal fit-out of an existing building.

It is noted that LPA 3 contains sub-precincts, however none relate to the subject land.

10

3.2.5 Fremantle Port Buffer

As noted earlier, the subject land is contained within the Fremantle Port Buffer SCA. Furthermore, the land is within 'Development Referral Area 1' pursuant to Schedule 8 of LPS 4.

With respect to the proposal, Clause 5.5.3.1 of the Scheme provides the following in relation to Area 1:

- (a) *The Council shall refer all applications for development within Area 1 to Fremantle Ports for comment prior to determination of the application, regardless of whether the uses proposed are considered to be sensitive or not.*

4.0 Conclusion

The Applicant is seeking development approval for a change of use to the existing furniture showroom at the rear of the site into a lunch bar. In essence, the proposal is a significantly scaled-down version of what was approved for the site in 2019 except that patrons will not stay on the premises to consume food/coffee.

For the reasons outlined in this Report, it is our view that the proposed development is suitable for the site and is consistent with the objectives of the Mixed Use zone and the relevant local planning framework. Accordingly, it is submitted that the proposal warrants approval, particularly in light of the fact that the larger 2019 application was conditionally approved.

We trust that this information is to your satisfaction and welcome the opportunity to review any draft suite of conditions of approval prior to any determination. We otherwise look forward to your prompt and favourable determination.

Altus Planning

Additional Information 2 – Delivery Schedule

North Fremantle General Store

Typical weekly delivery schedule

Time	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Before 7	Bread	Bread	Bread	Bread	Bread	Bread	Bread
8-10	Fresh fruit and veg, milk	Fresh fruit and veg, eggs	Fresh fruit and veg, packaging	Fresh fruit and veg	Fresh fruit and veg, milk	Fresh fruit and veg, packaging	Fresh fruit and veg
10-12	Drygoods	Smallgoods (fortnightly)	Drygoods		Drygoods		
12-14	Meat		Coffee beans Meat		Meat		
14-16		Fish					

Vehicle sizes

Item	Vehicle
Bread	Small truck or large van (e.g. rental truck or Ford Transit van)
Fresh fruit and veg	Small truck (e.g. rental truck)
Coffee beans	Regular van (1-load)
Milk	Small truck (e.g. rental truck)
Eggs	Utility Vehicle (e.g. Ford Falcon ute)
Olive oil	Small van (e.g. Citroen Berlingo)
Smallgoods	Large van (e.g. Ford Transit)
Fish	Medium van (e.g. Renault Master)
Packaging	Utility Vehicle (e.g. Toyota Hilux)
Meat	Small truck/large van (e.g. rental truck/Mercedes sprinter with fridge body)

Other more infrequent deliveries include Officeworks, Coles, Australia Post/Startrack.

North Fremantle General Store

Supplier	Product	Typical frequency
Freshcorp	Fresh fruit and vegetables	Daily
Big Loaf	Fresh bread	Daily
Bidfood	Drygoods	Bi-weekly
Bannister Downs	Milk	Bi-weekly
Coles	Grocery	Fortnightly
Marketplace Supplies	Packaging	Weekly
Princi Butchers	Meat	Bi-weekly
Mondos	Meat	Bi weekly
Leaf Bean Machine	Coffee beans	Weekly
Fins Seafood	Seafood	Weekly
Eustralis	Drygoods, specialist	Fortnightly
Officeworks	Stationary	Monthly
Eurostyle	Meat	Fortnightly
Great Southern Groves	Olive oil, olives	Weekly
Fremantle Eggs	Eggs	Weekly

Additional Information 3 – Site Photos



Photo 1: Subject Site from neighbouring carpark across Jewell Parade



Photo 2: Building subject to this application



Photo 3: Central courtyard and subject building

**PC2106-3 ELLEN STREET, NO. 11 (LOT 3), FREMANTLE – RETROSPECTIVE
APPROVAL FOR THREE SEA CONTAINERS AND CARPORT
ALTERATIONS TO EXISTING INDUSTRY SERVICE (BAKERY) –
DA0240/20**

Additional Information 1 – Site photos



Photo 1: Subject building



Photo 2: Rear sea containers as viewed from Queens Square



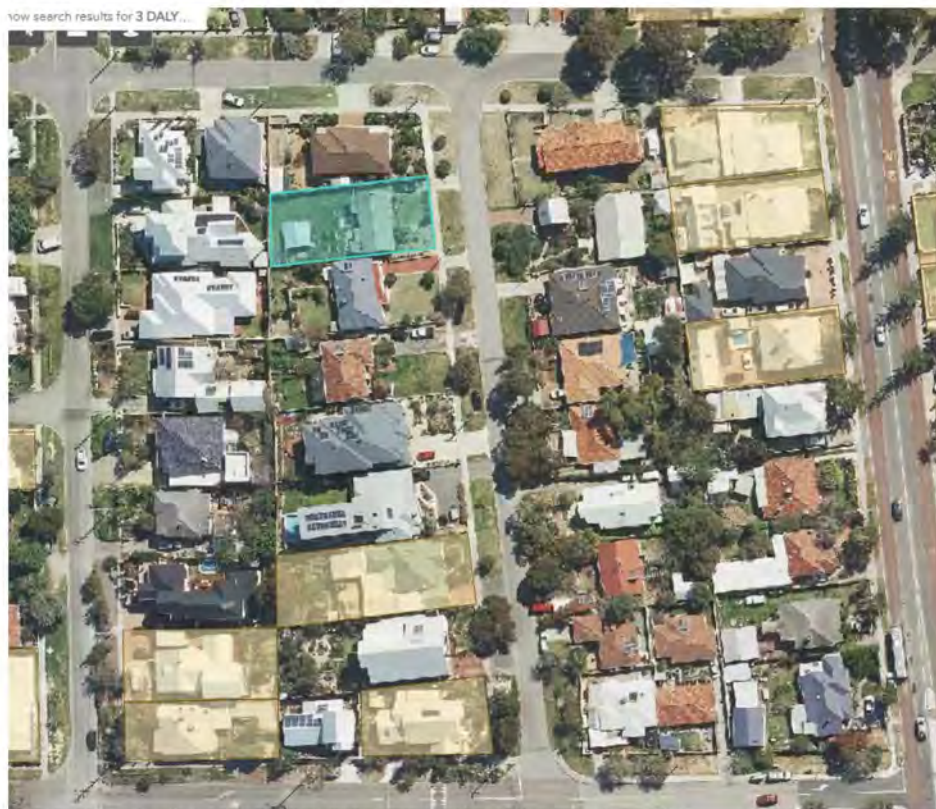
Photo 3: Existing carport and neighbouring property

**PC2106-4 DALY STREET, NO. 3 (LOT 108), SOUTH FREMANTLE –
DEMOLITION OF EXISTING SINGLE HOUSE AND OUTBUILDINGS
(NB DA0089/21)**

Additional Information 1 – City's Heritage Assessment

Heritage Comment – Internal – Rev. 2 – May 2021

Address: 3 Daly Street, South Fremantle
Application number: DA0089/21
Proposal: Demolition of house and out buildings
Requesting officer: Nathan Blumenthal
Date: 25/05/2021



3 Daly Street, South Fremantle, Aerial photograph, CoF Online mapping, 2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0089/21 and the affect that they will have upon the heritage values of Address. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included in the State Register of Heritage Places – a referral to DPLH Heritage is **not** required.

Inherit

Inherit Database number – no place record on Inherit

Heritage List and LHS

3 Daly Street, South Fremantle is not included on the City of Fremantle's Heritage List.

Heritage Area

3 Daly Street is part of the South Fremantle Heritage Area Precinct. The South Fremantle Heritage Area Precinct is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Site visit – 23 March 2021

Previous relevant DAs:

- DA746/03

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

Prior to European settlement, it was estimated that about 60 Whudjuk Nyoongar Aboriginal people lived in the 'Beeliar' region surrounding Fremantle. 'Bidi' tracks led from one food source and campsite to another, and it is likely that early white settlers used the same bidi tracks as transport routes. Hampton Road and its continuance into Rockingham and Cockburn roads, as well as South Terrace, are probably bidi tracks, as they follow the contours of the landscape, rather than any geometric pattern.

South Street (the northern boundary of South Fremantle) was initially the boundary of the Fremantle settlement. Marine Terrace developed as a beach track. Subdivision of the land beyond South Street began after 1850, with five acre allotments that extended to Douro Road. East of this subdivision, the allotments were at 'farm' proportions.

The main settlement of South Fremantle occurred with the dramatic population increases of the 1890s, due to the influx of immigrants attracted by the discovery of gold. Between 1890 and 1930 South Fremantle was largely developed as a residential area to accommodate the families of workers who laboured in local industries such as Arnott's Mills and Wares Factory, Robbs Jetty Meatworks, Cockburn Wool Scouring Sheds, fishing, shipbuilding, market gardens and on the waterfront. Minimal development occurred between 1930 and 1939 due the Depression and the Second World War.

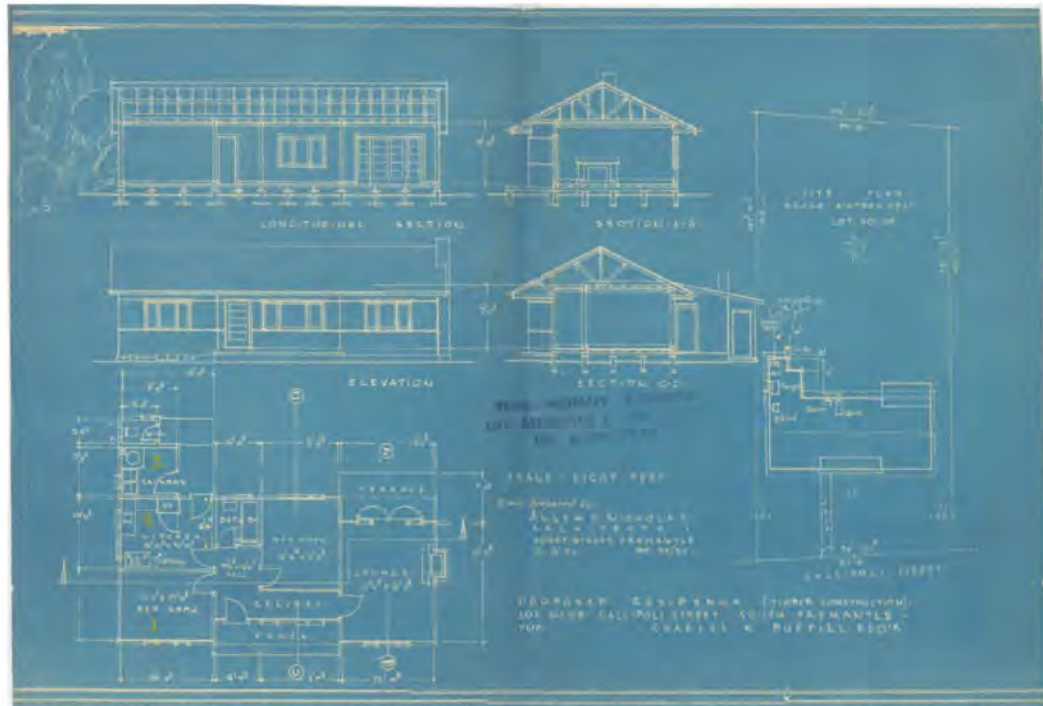
Daly Street, named in 1951/52 after Bartholomew T Daly who served as a Fremantle Town Councillor (1909-12, 1913-22, 1924-29), was originally developed as three streets. The southernmost section south of Douro Road was called Fredrick Street and was part of the area known as Chesterfield which was developed between 1910 and 1930. Hewitt Street, the section between Douro and Lloyd was also largely developed at this time. The northern section of Daly Street between Jenkin and Lloyds Streets, where 3 Daly Street is located, was established much later than the surrounding area. A road named Gallipoli Street is marked on a Metropolitan drainage map dating from 1917 but there are no houses shown and this section of road was not constructed until the mid 1950s.

The earliest aerial photograph of this area dating from 1953 shows the beginning of development in Gallipoli Street but it is focussed at the Scott Street end of the block. The road has not yet been constructed and there appears to be a small structure on Lot 108 but the house has not yet been constructed. Rate records still refer to lot numbers in Gallipoli Street until 1953 when the road is constructed, and it is renamed Daly Street.



Historic aerial photograph, 1953, City of Fremantle mapping.

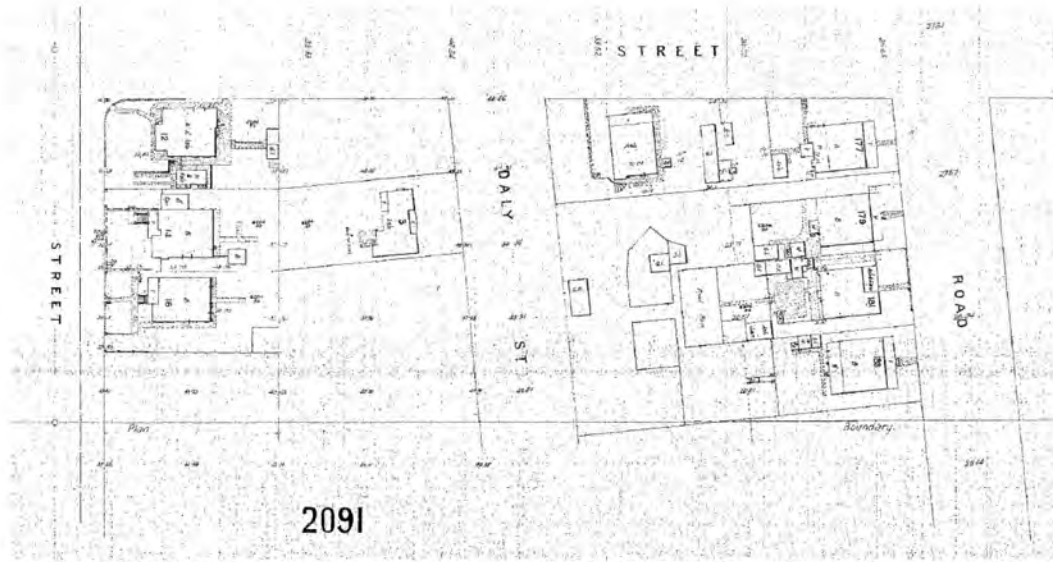
The certificate for 3 Daly Street records that the lot was formed in 1930 and it was purchased by James Lowey (name unclear). The lot was transferred to Helen Joyce Duffill on 17 October 1952 and remained in her ownership until the 1970s. In 1953 plans for a modest two-bedroom timber house were drawn up by Allen & Nichols Architects of 11 Henry Street Fremantle for Charles H Duffield, Esq. A building permit was granted the following year. Original plans and specification are held in the City of Fremantle archives.



Proposed Residence (Timber construction) Lot 108 Gallipoli Street, South Fremantle, City of Fremantle Archives for 3 Daly Street.

The plans for the house at lot 108 Gallipoli Street are modest and simple and while they have much in common with standard plan types developed by the State Housing Commission in the Post War Era, they contain a number of features that show it was privately developed including a glazed gallery corridor across the front of the house and French doors which open from the lounge room onto a small terrace facing the back garden.

Rate Records indicate that Helen Duffill was occupying the residence in 1955/56. The new house can be seen in Metropolitan Drainage Maps from the mid 1950s. By this time the street has been renamed Daly Street but most of the centre of the street block remains undeveloped. By 1965 when the next aerial photograph of the area has been taken most of the street has been developed.



Northern half of Daly Street between Jenkin and Lloyd Streets, PWDWA Metropolitan Drainage Plan, 2094, c. 1950s



Southern half of Daly Street between Jenkin and Lloyd Streets PWDWA Metropolitan Drainage Plan, 2091, c. 1950s



Historic aerial photograph, 1965, City of Fremantle mapping

In 2000 the City of Fremantle adopted the Fremantle Municipal Heritage Inventory. The inventory contained Heritage Precincts including the South Fremantle Heritage Area of which 3 Daly Street is a part. The Statement of Significance for the South Fremantle Heritage Area was taken from a Heritage Study of South Fremantle, a report prepared by Heritage Architect John Taylor in 1993. The report identifies the most significant aspects of this precinct as the South Beach Precinct which contains places associated with the horse industry, marine and land-based industry and recreational uses and the 1890 – 1930 precinct where the majority of the development dates from this period and incorporates a consistency of architectural styles for both housing and commercial developments.

In 2003 a development application was made to demolish 3 Daly Street. As the place was located within a heritage area a heritage assessment of the place was commissioned by the City of Fremantle to determine if it contributed to the heritage values of the heritage area. The assessment was carried out by Bernard Seber and Claire Molyneux in 2004 and they concluded that the place was not of heritage significance and could be demolished. The application to demolish the house was approved at that time but the owner did not act on the approval.

Physical Description

The South Fremantle Precinct Heritage Area is bounded by South Street (northern boundary), the Indian Ocean shoreline (western boundary), Healy Road (southern boundary) and Mather Street, Annie Street, and York Street (eastern boundary).

Daly Street is located in the centre of the precinct and runs from north to south parallel with Hampton Road. This street has been developed in stages. The northern section between Jenkin and Lloyd Streets, formerly Gallipoli Street, was largely developed in the Post-War era and has a different character to most of South Fremantle to the west of Hampton Road which was largely developed between 1890 and 1930.

The section of street where 3 Daly Street is located was largely developed after the early 1950s and has a mixed streetscape character reflecting a variety of different eras of development. The two earliest surviving houses, 13 and 17 Daly Street are located at the south end of the block near Scott Street, and are included on the City of Fremantle Heritage List. 13 and 17 Daly Street show the stylistic influences of the earlier Californian Bungalow style with half-timbered gables, decorative timber joinery and features such as sun-hoods. The remaining houses date from all decades since the 1950s and there is a mixture of one and two storey houses that are setback at varying distances from the street. The character of the street is also affected by the steeply sloping topography that falls from west to east and the roof tops of some of the single storey eastern houses are below street level.



3 Daly Street, Street view, Googlemaps, 25/02/2020

3 Daly Street is a modest Post-War timber framed house with asbestos cement sheet wall cladding and a cement tiled gabled roof. The building has a simple rectangular form which runs across the block parallel with the street.

The gabled roof follows the long axis of the house and there is a narrow, recessed porch in the centre of the façade. The eaves are lined but not boxed and there is a red brick chimney in the centre of the north side elevation. The horizontal format timber windows have casement sashes. There is a lean-to bathroom and laundry attached to the rear of the building and a lean-to sleepout which was formerly a verandah next to the terrace.

The floor plan of the house is typical of the Post-War era with the long axis and main corridor running parallel with the street, an asymmetrical design and modern features such as a gallery corridor and French doors from the lounge room opening onto a terrace in the back garden. The interior of the house is simply finished. The walls are lined with asbestos cement sheeting with a low rectangular skirting board and the fibrous plaster ceilings have a simple cove cornice. The floors are of timber tongue and groove board floors and there is a face brick fireplace in the lounge room. The terrace to the rear of the lounge has been enclosed to form a small sleepout and it is lined internally with asbestos sheeting.

IMPACT ASSESSMENT

Statement of Significance

South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The proposed demolition of the place was assessed against the following values identified in the statement of significance for the South Fremantle Heritage Area:

The concentration of mainly modest workers accommodation dating from the Victorian and Federation periods	No discernible impact
The cultural diversity resulting from successive periods of migrant settlement in the area	No discernible impact
The industrial focus of industries relating to seafaring including fishing and boat-building along Marine Terrace	No discernible impact
The former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and	No discernible impact
The expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.	No discernible impact

Heritage values

The impact of the proposed demolition of the place on the South Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Minor impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	No discernible impact
Social value	No discernible impact	Historical evolution	Minor impact
Rarity	No discernible impact	Streetscape	Minor impact
Representativeness	No discernible impact		

Heritage Impact Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

3 Daly Street is a modest, asbestos sheet clad timber framed house with a tiled gabled roof which was constructed in 1954 and shows the influence of residential styles popular in the immediate Post-War era. The house at 3 Daly Street does not meet the threshold for inclusion on the Heritage List as it has limited aesthetic, historic and social value.

Unlike much of South Fremantle which was developed in the Gold Rush and Inter-War eras, the section of Daly Street between Jenkin and Lloyd Streets in which 3 Daly Street is located was developed after the Second World War. This section of street does not have a uniform character as it contains houses from all decades of development since the Second World War and exhibits a mix of architectural styles, building materials and form. The character of the street is also affected by the steeply sloping topography.

3 Daly Street does not contribute to the character of a significant streetscape in the South Fremantle Heritage Area and the demolition of the place will not reduce the identified significance of the South Fremantle Precinct Heritage Area.

The historic and social values of this place can be captured by recording the information uncovered as part of this assessment in Inherit as a Historic Record Only listing and by lodging a photographic record of the place in our Local History Collection.

RECOMMENDATIONS:

The proposal to demolish 3 Daly Street, South Fremantle is supported on heritage grounds as it does not contribute to the identified significance of the South Fremantle Precinct Heritage Area or meet the threshold for individual listing.

As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of the City of Fremantle policy.

RECORD PHOTOGRAPHS



PHOTOGRAPH 1 Front Elevation from south west



PHOTOGRAPH 2 Front elevation from north west



PHOTOGRAPH 3 Recessed porch to façade with later brick balustrade.



PHOTOGRAPH 4 Rear elevation



PHOTOGRAPH 5 North Elevation with chimney



PHOTOGRAPH 6 Lounge looking west towards former terrace



PHOTOGRAPH 7 Kitchen



PHOTOGRAPH 8 Bedroom



PHOTOGRAPH 9 Sleepout / enclosed terrace

CONTEXT



1940s house near Scott Street showing influence of Californian Bungalow style.



1960s Post War housing with undercroft garages.



1970s house with classical motifs.



Late 20th Century house



2000s house



Eastern side of Daly Street set well below street level.

Additional Information 2 – Site Photos



Photo 1: Subject site as viewed from Daly Street

PC2106-5 FIELD STREET, NO. 12 AND 14 AND LEWINGTON STREET, NO. 17 AND 19 (LOTS 6, 7, 51 AND 52) BEACONSFIELD – DEMOLITION OF FOUR SINGLE HOUSES (TG DA0530/20, DA0531/20, DA0532/20 AND DA0533/20)

Additional Information 1 – City’s Heritage Assessments

Heritage Comment – Internal – Rev. 2 May 2021

Address: 12 Field Street, Beaconsfield
Application number: DA00534/20
Proposal: Demolition of house and outbuildings
Requesting officer: Tom Geddes
Date: 25/05/2021



12 Field Street, Beaconsfield, Aerial photograph, CoF Mapping, 2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0534/20 and the affect that they will have upon the heritage values of 12 Field Street and the South Fremantle Heritage Area. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included in the State Register of Heritage Places – a referral to DPLH Heritage is not required.

Inherit

Inherit Database number – no place record on Inherit

Heritage List and LHS

12 Field Street Beaconsfield is not included on the City of Fremantle's Heritage List.

Heritage Area

12 Field Street is part of the South Fremantle Heritage Area Precinct. The South Fremantle Heritage Area Precinct is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Inspection from street only

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

Prior to European settlement, it was estimated that about 60 Whudjuk Nyoongar Aboriginal people lived in the 'Beeliar' region surrounding Fremantle. 'Bidi' tracks led from one food source and campsite to another, and it is likely that early white settlers used the same bidi tracks as transport routes. Hampton Road and its continuance into Rockingham and Cockburn roads, as well as South Terrace, are probably bidi tracks, as they follow the contours of the landscape, rather than any geometric pattern.

South Street (the northern boundary of South Fremantle) was initially the boundary of the Fremantle settlement. Marine Terrace developed as a beach track. Subdivision of the land beyond South Street began after 1850, with five acre allotments that extended to Douro Road. East of this subdivision, the allotments were at 'farm' proportions.

The main settlement of South Fremantle occurred with the dramatic population increases of the 1890s, due to the influx of immigrants attracted by the discovery of gold. Between 1890 and 1930 South Fremantle, including western Beaconsfield, was largely developed as a residential area to accommodate the families of workers who laboured in local industries such as Arnott's Mills and Wares Factory, Robbs Jetty Meatworks, Cockburn Wool Scouring Sheds, fishing, shipbuilding, market gardens and on the waterfront. Minimal development occurred between 1930 and 1939 due the Depression and the WW2.

By 1939 development had progressed east along south street as far as the grounds of the Grosvenor Hospital which had formerly been part of a large rural property known as Mulberry Farm. In the Post-War era development in South Fremantle and Beaconsfield was limited to infill and Fremantle expanded eastward from South Fremantle into Davis Park (formerly Mulberry Farm), Hilton and eastern White gum Valley. In Beaconsfield one area of infill was part of the Grosvenor Hospital site east of Davies Street.

The Grosvenor Hospital, located at 151 South Street, and now on the eastern corner of Field Street, was originally constructed as a substantial 16 room residence for a local businessman A.E. Davies in 1895. Davies had purchased the property in 1887 from George Curedale who had developed the 80-acre property in the 1880s. The property was commonly referred to as Mulberry Farm.

Following the death of Davis in 1898 the house was leased to two nurses, Margaret Brown and Constance Buckley and the Grosvenor Private Hospital opened to receive up to 14 patients on Monday 4th April 1899. Over the next couple of decades there were several changes in ownership of the hospital business, but the property remained in the ownership of the Davies family until it was subdivided off from Mulberry Farm and sold to Sister Harriet May Hutchinson in 1920. Shortly after Hutchinson purchased the place, she married Dr H.A. Gibson and leased out the hospital to Sister Ethel May Field who in turn purchased the property in 1924.

Sister Field ran the Grosvenor Hospital for twenty-five years until her retirement in 1946 and during this time it became a maternity hospital accommodating up to 80 to 100 patients. In 1950 Sister Field subdivided the property and sold the hospital site to Martha Adams and Mrs Piggot who then sold it to the State Government later that year for use as a public maternity hospital. In 1976, after 25 years use as a public maternity hospital, the Grosvenor Hospital was sold to the Integral Yoga Association who converted the place into an ashram and yoga centre.

The remainder of the hospital land was sub-divided for suburban residential lots and a new street was created and was named after Sister Ethyl Mary Field, the Matron of the Grosvenor Hospital between 1924 – 1946. Shortly after in the mid-1950s, land to the east of Field Street was subdivided for residential development and public recreation and a new street created called Lewington Street.

Aerial photographs of Beaconsfield clearly show the development of Field Street in the Post War era. In 1947 Field Street is a rough unmade track and Grosvenor Hospital stands isolated on South Street as the residential development of Beaconsfield stops at Davis Street directly to the west. By 1953 Field Street is still not bituminised but the land has been sub-divided, and houses have been constructed at numbers 6, 10, 14, 16, 17, 18 and 23. Field Street and the Lewington Street have been fully developed by 1965 and in the late 1960s the Fremantle TAFE site and Bruce Lee Oval have been established. 12 Field Street can be seen on the 1965 photograph.

According to the City of Fremantle Rates Records Lot 6 (12 Field Street) was purchased from Ethel Mary Field by William Thomas Myer in 1953/54 and a residence had been constructed on the site by 1956/60.

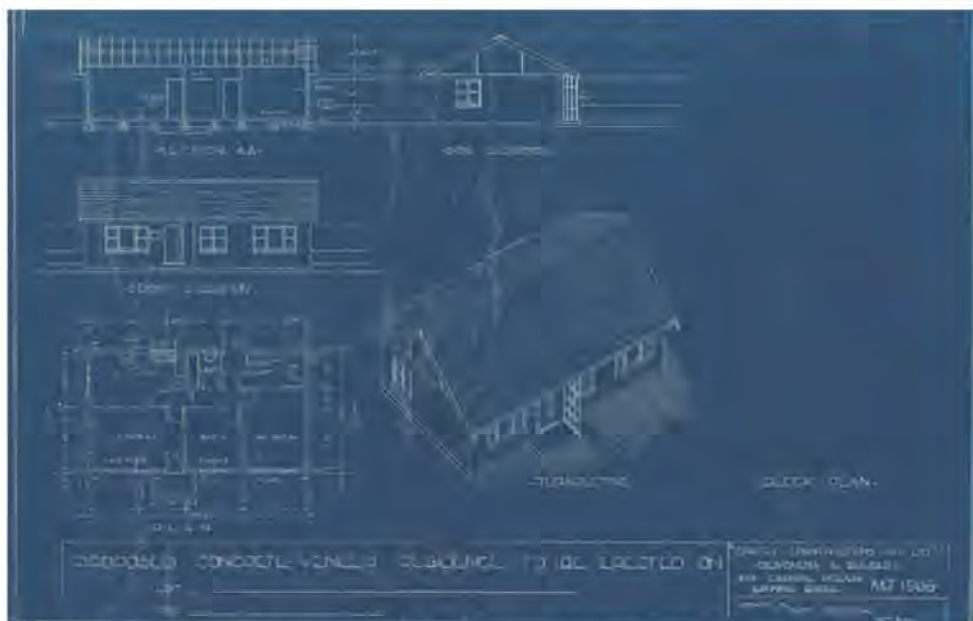


1947 aerial photograph, from City of Fremantle Online Mapping. 12 Field Street has not been constructed



1953 Aerial photograph, from City of Fremantle Online Mapping. 12 Field Street has not been constructed

Plans and specifications for the house are held in the City of Fremantle Archives. The drawing dated 19/01/1956 is titled "Proposed concrete-veneer residence on Lot 6 Field Street Beaconsfield for Mr and Mrs W. T. Meyer." The builders are Cretex Constructions Pty Ltd Designers and Builders of 819 Canning Highway Applecross. The estimated construction cost is 2,200 pounds. The specifications for this project describe the construction of the building as a reinforced concrete outer wall with a stud framed inner wall lined internally with plasterboard. The roof is clad with Marseilles pattern cement tiles. There are concrete floors to the bathroom, toilet and Laundry but tongue and groove jarrah floors elsewhere. There is a copper in laundry and a septic tank for in the rear garden but an electric stove in kitchen.



Proposed concrete-veneer residence on Lot 6 Field Street Beaconsfield for Mr and Mrs W. T. Meyer, Building Licence, City of Fremantle Archives

Concrete veneer walling is an unusual construction method and is indicative of the experimentation with new building technology the occurred in the Post-War era. A photograph in the Battye Library from 1957 shows the construction of a concrete veneer house by Cretex in Applecross in 1957 and notes on the negative record that "Materials in use include s/s aluminium foil for thermal insulation and formwork."¹ The company Cretex Constructions Pty Ltd was wound up in 1985 but their address at that time was Everdale Road Merredin. The director was A. T. Burke.²

¹ Exterior and interior views of construction of a house in Applecross, with timber frame and scaffolding. A concrete veneer house, builder Cretex Construction P/L. Materials in use include s/s aluminium foil for thermal insulation and formwork. Written on negative 239197PD: Aust. Reinforced Paper, 9 October 1957." Battye Library

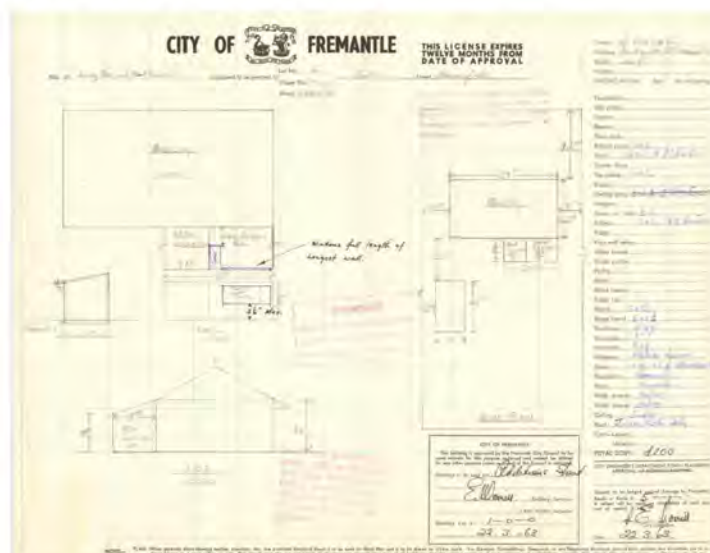
² Commonwealth of Australia Gazette, Tuesday 16 April 1985, p. 1514 (TROVE)



12 Field Street, Beaconsfield, c. 1956. Photograph 4733, City of Fremantle Local History Centre

File notes on a photograph showing 12 Field Street soon after construction state "The house at 12 Field Street, Beaconsfield was built of concrete by Cretex Builders. Some stone was taken from a derelict building, originally a flock factory, in the same street. There was no through road - access was through the grounds of Grosvenor Hospital. The car in front is a Ford Anglia, purchased in 1952."

In 1963 a sewing room and verandah were constructed at the rear of the house. The asbestos cement sheet clad, timber framed lean-to extension with a tiled roof was and owner builder construction.



Building Licence application for additions to 12 Field Street, 23/03/1963, City of Fremantle Archives



1965 Aerial photograph, from City of Fremantle Online Mapping. 12 Field Street has been constructed.

Physical Description

The South Fremantle Precinct Heritage Area is bounded by South Street (northern boundary), the Indian Ocean shoreline (western boundary), Healy Road (southern boundary) and Mather Street, Annie Street, and York Street (eastern boundary).

Field Street is in the far north-eastern corner of the South Fremantle Heritage Area adjacent to Bruce Lee Reserve and the former South Fremantle TAFE and has a different character to most of South Fremantle which was largely developed between 1890 and 1930.

The streetscape of Field Street is suburban Post-War in character with single storey houses set well back on the block and open front gardens with low walls. The street contains mostly single storey brick and tile houses with hipped roofs, horizontal format windows and which show the influence of the Post War Functionalist style.

Despite its unusual concrete veneer construction, 12 Field Street has visually much in common with the standard housing types in this streetscape. It has a simple rectangular

plan with projecting concrete steps with a wrought iron handrail and a gabled roof. The long axis of the house runs parallel to the street. A lean-to fibrous cement sheet clad room is attached to the rear of the building. A low rendered masonry fence marks the front boundary.

The textured render finish concrete veneer walls sit on a rendered masonry plinth and the tiled gable roof has asbestos cement sheet clad boxed eaves and gable ends. A simple red brick chimney projects through the roof at the northern end of the house. The horizontal format windows have replacement aluminium sliding sashes. The lean-to extension to the rear has louvre windows.

The interior of the house is simple and typical of the Post-War era with bathrooms and kitchens located within the main body of the house rather than on a rear verandah. The floors are Jarrah floorboards on stumps except for the Kitchen and Bathroom areas which have concrete floors. Internal doors are flush panel doors and skirtings are simple bullnose timber skirtings.

The condition of 12 Field Street is fair. The original building and its early extension are largely intact but the screen to the front steps has been removed.



12 Field Street, Beaconsfield, Street view, Googlemaps 2018

IMPACT ASSESSMENT

Statement of Significance

South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The proposed demolition of the place was assessed against the following values identified in the statement of significance for the South Fremantle Heritage Area:

The concentration of mainly modest workers accommodation dating from the Victorian and Federation periods	No discernible impact
The cultural diversity resulting from successive periods of migrant settlement in the area	No discernible impact
The industrial focus of industries relating to seafaring including fishing and boat-building along Marine Terrace	No discernible impact
The former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and	No discernible impact
The expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.	No discernible impact

Heritage values

The impact of the proposed demolition of the place on the South Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Minor impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	No discernible impact
Social value	No discernible impact	Historical evolution	Minor impact
Rarity	No discernible impact	Streetscape	Minor impact
Representativeness	No discernible impact		

Heritage Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

12 Field Street is a modest, concrete veneer house with a tiled gabled roof which was constructed in 1956 and shows the influence of residential styles popular in the immediate Post-War era. The unusual concrete veneer construction is interesting as it demonstrates the way new building materials and techniques were explored at this time but as the building looks like any other standard rendered masonry house of the era its ability to demonstrate this historic value is limited. Concrete veneer construction never became popular in Perth, so this building is not an early example or a benchmark of a building type. The house at 12 Field Street does not meet the threshold for inclusion on the Heritage List as it has limited aesthetic, historic and social value.

Unlike much of South Fremantle which was developed in the Gold Rush and Inter-War eras, Field Street was developed in the Post War era and has a different built character. The statement of significance for the South Fremantle Precinct Heritage Area was taken from the 1993 study which informed the original Municipal Heritage Inventory, and which focussed (as most work of the time did) on the Pre-War period and does not explicitly recognise Post-War development as one of the significant elements. So, while the demolition of 12 Field Street will have an impact upon the reasonably intact Post-War residential streetscape of Field Street, its impact on the identified significance of the South Fremantle Precinct Heritage Area is limited. However, it is recognised that there has been growing community interest in recognising the significance of places constructed in the Post War Era (1950s – 1960s) that show the influence of Modernism and Functionalist design and migrants from South and Eastern Europe. If Council wish to extend protection to this era of development to recognise the evolution of the precinct, a minor update to the statement of significance to reflect this would be appropriate.

RECOMMENDATIONS:

The proposal to demolish 12 Field Street is supported on heritage grounds as it does not contribute to the identified significance of the South Fremantle Precinct Heritage Area or meet the threshold for individual listing.

As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of City of Fremantle policy.

RECORD PHOTOGRAPHS

Provided by applicant March 2021.



PHOTOGRAPH 1 Front elevation (west)



PHOTOGRAPH 1 Side elevation (south)



PHOTOGRAPH 3 Rear (east) Elevation



PHOTOGRAPH 4 Detail of fibrous cement sheet extension to rear of building.



PHOTOGRAPH 5 Corridor



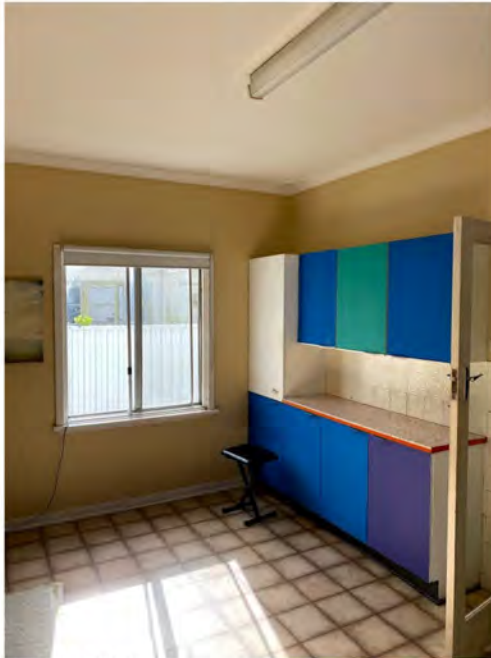
PHOTOGRAPH 6 Bedroom



PHOTOGRAPH 7 Bedroom



PHOTOGRAPH 8 Kitchen



PHOTOGRAPH 9 Meals area



PHOTOGRAPH 10 Bathroom



PHOTOGRAPH 11 Fibrous cement sheet extension to rear.



PHOTOGRAPH 12 Rear garden

CONTEXT – FIELD STREET – Photographs taken from Google Streetview 2019



151 South Street, former Grosvenor Hospital now Integral Yoga Centre, east side of Field Street.



151 South Street, former Grosvenor Hospital now Integral Yoga Centre, east side of Field Street.



East side of Field Street



East side of Field Street



West side of Field Street



West side of Field Street. The house on the left is of recent construction.

Heritage Comment – Internal – Rev 2 May 2021

Address: 14 Field Street, Beaconsfield
Application number: DA0533/20
Proposal: Demolition of house and outbuildings
Requesting officer: Tom Geddes
Date: 25/05/2021



14 Field Street Beaconsfield, Aerial photograph, CoF Mapping, 2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA DA0533/20 and the affect that they will have upon the heritage values of 14 Field Street and the South Fremantle Heritage Area. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included in the State Register of Heritage Places – a referral to DPLH Heritage is **not** required.

Inherit

Inherit Database number – no place record on Inherit

Heritage List and LHS

14 Field Street Beaconsfield is not included on the City of Fremantle's Heritage List.

Heritage Area

14 Field Street Beaconsfield is part of the South Fremantle Heritage Area Precinct. The South Fremantle Heritage Area Precinct is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Inspection from street only

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

Prior to European settlement, it was estimated that about 60 Whudjuk Nyoongar Aboriginal people lived in the 'Beeliar' region surrounding Fremantle. 'Bidi' tracks led from one food source and campsite to another, and it is likely that early white settlers used the same bidi tracks as transport routes. Hampton Road and its continuance into Rockingham and Cockburn roads, as well as South Terrace, are probably bidi tracks, as they follow the contours of the landscape, rather than any geometric pattern.

South Street (the northern boundary of South Fremantle) was initially the boundary of the Fremantle settlement. Marine Terrace developed as a beach track. Subdivision of the land beyond South Street began after 1850, with five acre allotments that extended to Dourou Road. East of this subdivision, the allotments were at 'farm' proportions.

The main settlement of South Fremantle occurred with the dramatic population increases of the 1890s, due to the influx of immigrants attracted by the discovery of gold. Between 1890 and 1930 South Fremantle, including western Beaconsfield, was largely developed as a residential area to accommodate the families of workers who laboured in local industries such as Arnott's Mills and Wares Factory, Robbs Jetty Meatworks, Cockburn Wool Scouring Sheds, fishing, shipbuilding, market gardens and on the waterfront. Minimal development occurred between 1930 and 1939 due to the Depression and the WW2.

By 1939 development had progressed east along south street as far as the grounds of the Grosvenor Hospital which had formerly been part of a large rural property known as Mulberry Farm. In the Post-War era development in South Fremantle and Beaconsfield was limited to infill and Fremantle expanded eastward from South Fremantle into Davis Park (formerly Mulberry Farm), Hilton and eastern White gum Valley. In Beaconsfield one area of infill was part of the Grosvenor Hospital site east of Davies Street.

The Grosvenor Hospital, located at 151 South Street and now on the eastern corner of Field Street, was originally constructed as a substantial 16 room residence for a local businessman A.E. Davies in 1895. Davies had purchased the property in 1887 from George Curedale who had developed the 80-acre property in the 1880s. The property was commonly referred to as Mulberry Farm.

Following the death of Davis in 1898 the house was leased to two nurses, Margaret Brown and Constance Buckley and the Grosvenor Private Hospital opened to receive up to 14 patients on Monday 4th April 1899. Over the next couple of decades there were several changes in ownership of the hospital business but the property remained in the ownership of the Davies family until it was subdivided off from Mulberry Farm and sold to Sister Harriet May Hutchinson in 1920. Shortly after Hutchinson purchased the place, she married Dr H.A. Gibson and leased out the hospital to Sister Ethel May Field who in turn purchased the property in 1924.

Sister Field ran the Grosvenor Hospital for twenty-five years until her retirement in 1946 and during this time it became a maternity hospital accommodating up to 80 to 100 patients. In 1950 Sister Field subdivided the property and sold the hospital site to Martha Adams and Mrs Piggot who then on sold it to the State Government later that year for use as a public maternity hospital. In 1976, after 25 years use as a public maternity hospital, the Grosvenor Hospital was sold to the Integral Yoga Association who converted the place into an ashram and yoga centre.

The remainder of the hospital land was sub-divided for suburban residential lots and a new street was created and was named after Sister Ethyl Mary Field, the Matron of the Grosvenor Hospital between 1924 – 1946. Shortly after in the mid-1950s, land to the east of Field Street was subdivided for residential development and public recreation and a new street created called Lewington Street.

Aerial photographs of Beaconsfield clearly show the development of Field Street in the Post War era. In 1947 Field Street is a rough unmade track and Grosvenor Hospital stands isolated on South Street as the residential development of Beaconsfield stops at Davis Street directly to the west. By 1953 Field Street is still not bituminised but the land has been sub-divided, and houses have been constructed at numbers 6, 10, 14, 16, 17, 18 and 23. Field Street and the Lewington Street have been fully developed by 1965 and in the late 1960s the Fremantle TAFE site and Bruce Lee Oval have been established. 12 Field Street can be seen on the 1965 photograph.

According to the City of Fremantle Rates Records Lot 7 (14 Field Street) was purchased from Ethel Mary Field by John William & Hazel Irene Penman. The land was vacant in 1950/51 and 1951/52 but a residence had been constructed by 1953/54.

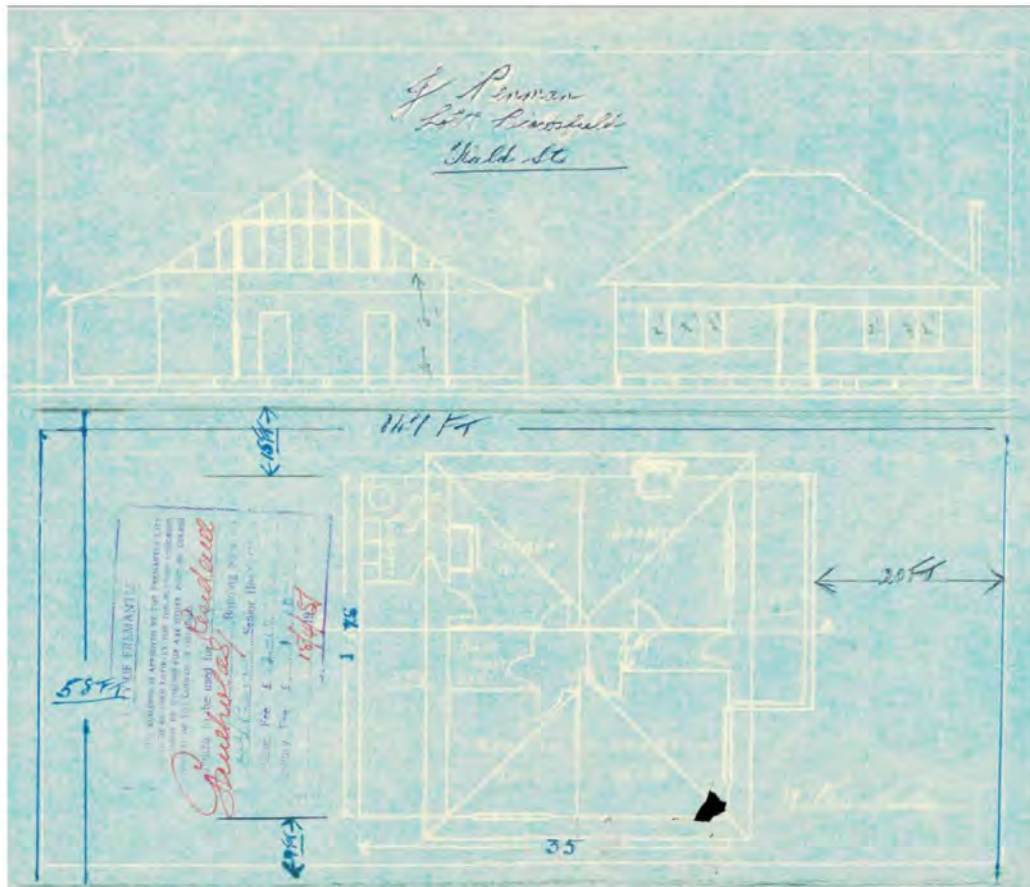


1947 aerial photograph, from City of Fremantle Online Mapping. 14 Field Street has not been constructed.



1953 Aerial photograph, from City of Fremantle Online Mapping. 14 Field Street has been constructed.

Plans and specifications for the house are held in the City of Fremantle Archives. The Specification dated 19/01/1951 is titled "timber framed residence on Lot No. 7 Field Street, Beaconsfield for J. Penman with plans prepared by E.J. McMillan 27 Ellen Street Fremantle." The 2 bedroom, 1 bathroom house is of timber framed construction with a hipped terracotta tile roof and brick chimneys for the lounge and kitchen. The plan is roughly square with a central corridor that ends in an internal bathroom. There is a front and rear verandah which is partly enclosed for a laundry.



Plans attached to specification for Lot 7 Filed Street, Building Licence, City of Fremantle Archives

Physical Description

The South Fremantle Precinct Heritage Area is bounded by South Street (northern boundary), the Indian Ocean shoreline (western boundary), Healy Road (southern boundary) and Mather Street, Annie Street, and York Street (eastern boundary).

Field Street is in the far north-east corner of the South Fremantle Heritage Area adjacent to Bruce Lee Reserve and the former South Fremantle TAFE and has a different character to most of South Fremantle which was largely developed between 1890 and 1930.

The streetscape of Field Street is suburban Post-War in character with single storey houses set well back on the block and open front gardens with low walls. The street contains mostly single storey brick and tile houses with hipped roofs, horizontal format windows and which show the influence of the Post War Functionalist style.



14 Field Street, Beaconsfield, Street view, Googlemaps, 25/02/2018

Unlike most of the other Post-War development in the street, 14 Field Street is of timber framed construction. The plan, style and materials have much in common with houses built at this time in the neighbouring suburb of Hilton for the State Housing Commission.

The timber framed walls are clad with asbestos cement sheeting with cover battens and the outer floor stumps are faced with spaced timber battens. The hipped roof is clad with concrete tiles and the eaves are unlined. The front verandah, which extends across two thirds of the façade, has a roof continuous with the main roof and a replacement timber picket balustrade. The rear verandah has been fully enclosed with asbestos cement sheeting and louvered windows which were traditionally used in sleepouts. There is a plain red face brick chimney at the rear of the building above the kitchen fireplace. Generally, the windows are horizontal format timber windows with a central fixed pane flanked by casement sashes but some have been replaced with aluminium sliders.

The interior of the house is simple and modest. The planning is like many 1930s houses which are a transition between the earlier Victorian Georgian style common before WW1 and Post-War designs. Prior to WW1 a large proportion of houses had four rooms with central corridor running perpendicular to the street and a front and rear verandah with the kitchen and bathroom located on the rear verandah. In the Post-War era the house plan and corridor were turned to run parallel to the street and kitchens and bathrooms were located in the main body. In 14 Field Street a bathroom has been inserted at the rear of the central corridor and the kitchen is located in the main section of the house but the laundry and toilet are on the rear verandah.

IMPACT ASSESSMENT

Statement of Significance

South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The proposed demolition of the place was assessed against the following values identified in the statement of significance for the South Fremantle Heritage Area:

The concentration of mainly modest workers accommodation dating from the Victorian and Federation periods	No discernible impact
The cultural diversity resulting from successive periods of migrant settlement in the area	No discernible impact
The industrial focus of industries relating to seafaring including fishing and boat-building along Marine Terrace	No discernible impact
The former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and	No discernible impact
The expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.	No discernible impact

Heritage values

The impact of the proposed demolition of the place on the South Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Minor impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	No discernible impact
Social value	No discernible impact	Historical evolution	Minor impact
Rarity	No discernible impact	Streetscape	Minor impact
Representativeness	No discernible impact		

Heritage Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

14 Field Street is a modest, asbestos sheet clad timber framed house with a tiled hipped roof which was constructed in 1952 and shows the influence of residential styles popular in the immediate Post-War era. The plan, style and materials have much in common with houses built at this time for the State Housing Commission in the neighbouring suburb of Hilton, however, 14 Field Street is not part of a planned garden suburb or a government programme to address social inequality and housing shortages.

The house at 14 Field Street does not meet the threshold for inclusion on the Heritage List as it has limited aesthetic, historic and social value.

Unlike much of South Fremantle which was developed in the Gold Rush and Inter-War eras, Field Street was developed in the Post War era and has a different built character. The statement of significance for the South Fremantle Precinct Heritage Area was taken from the 1993 study which informed the original Municipal Heritage Inventory, and which focussed (as most work of the time did) on the Pre-War period and does not explicitly recognise Post-War development as one of the significant elements. So, while the demolition of 14 Field Street will have an impact upon the reasonably intact Post-War residential streetscape of Field Street, its impact on the identified significance of the South Fremantle Precinct Heritage Area is limited. However, it is recognised that there has been growing community interest in recognising the significance of places constructed in the Post War Era (1950s – 1960s) that show the influence of Modernism and Functionalist design and migrants from South and Eastern Europe. If Council wish to extend protection to this era of development to recognise the evolution of the precinct, a minor update to the statement of significance to reflect this would be appropriate.

RECOMMENDATIONS:

The proposal to demolish 14 Field Street is supported on heritage grounds as it does not contribute to the identified significance of the South Fremantle Precinct Heritage Area or meet the threshold for individual listing.

As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of City of Fremantle policy.

RECORD PHOTOGRAPHS

Provided by applicant March 2021



Photograph 1 - 14 Field Street, front (west) and north elevations



Photograph 2 – South-west corner



Photograph 3 – south elevation



Photograph 4 – front verandah



Photograph 5 – enclosed rear verandah with patio roof addition



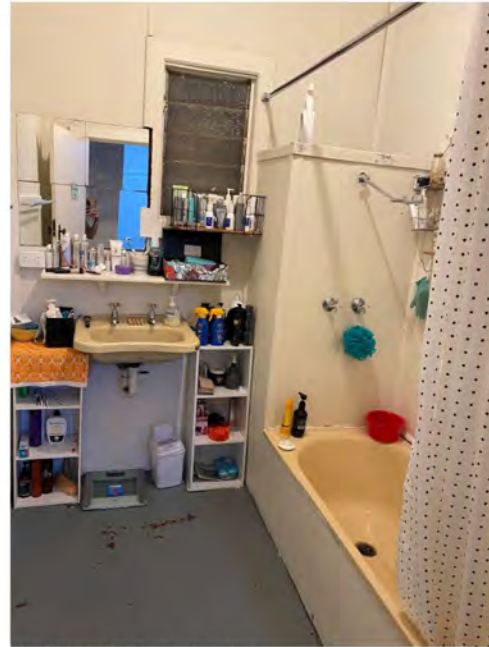
Photograph 6 – Corridor looking towards bathroom



Photograph 7 – Bedroom 1



Photograph 7 – Lounge



Photograph 8 - Bathroom



Photograph 10 – Laundry and Toilet on back verandah

CONTEXT – FIELD STREET

Taken from Google Streetview, 2019



151 South Street, former Grosvenor Hospital now Integral Yoga Centre, east side of Field Street.



151 South Street, former Grosvenor Hospital now Integral Yoga Centre, east side of Field Street.



East side of Field Street



East side of Field Street



West side of Field Street



West side of Field Street. The house on the left is of recent construction.

Heritage Comment – Internal – Rev. 2 – May 2021

Address: 17 Lewington Street, Beaconsfield
Application number: DA0531/20
Proposal: Demolition of house and outbuildings
Requesting officer: Tom Geddes
Date: 25/05/2021



17 Lewington Street, Beaconsfield, Aerial photograph, CoF Mapping 2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0531/20 and the affect that they will have upon the heritage values of 17 Lewington Street and the South Fremantle Heritage Area. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included in the State Register of Heritage Places – a referral to DPLH Heritage is not required.

Inherit

Inherit Database number – no place record on Inherit

Heritage List and LHS

17 Lewington Street is not included on the City of Fremantle's Heritage List.

Heritage Area

17 Lewington Street is part of the South Fremantle Heritage Area Precinct. The South Fremantle Heritage Area is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Inspection from street only

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

Prior to European settlement, it was estimated that about 60 Whudjuk Nyoongar Aboriginal people lived in the 'Beeliar' region surrounding Fremantle. 'Bidi' tracks led from one food source and campsite to another, and it is likely that early white settlers used the same bidi tracks as transport routes. Hampton Road and its continuance into Rockingham and Cockburn roads, as well as South Terrace, are probably bidi tracks, as they follow the contours of the landscape, rather than any geometric pattern.

South Street (the northern boundary of South Fremantle) was initially the boundary of the Fremantle settlement. Marine Terrace developed as a beach track. Subdivision of the land beyond South Street began after 1850, with five acre allotments that extended to Dourou Road. East of this subdivision, the allotments were at 'farm' proportions.

The main settlement of South Fremantle occurred with the dramatic population increases of the 1890s, due to the influx of immigrants attracted by the discovery of gold. Between 1890 and 1930 South Fremantle and western Beaconsfield were largely developed as a residential area to accommodate the families of workers who laboured in local industries such as Arnott's Mills and Wares Factory, Robbs Jetty Meatworks, Cockburn Wool Scouring Sheds, fishing, shipbuilding, market gardens and on the waterfront. Minimal development occurred between 1930 and 1939 due to the Depression and the WW2.

By 1939 development had progressed east along South Street as far as the grounds of the Grosvenor Hospital which had formerly been the western part of a large rural property known as Mulberry Farm. In the Post-War era development in South Fremantle and western Beaconsfield was limited to infill and Fremantle expanded eastward into Davis Park (formerly Mulberry Farm), Hilton and eastern White gum Valley. In western Beaconsfield one area of infill was the area east of Davies Street and west of Bruce Lee Oval which included the grounds of the Grosvenor Hospital.

The Grosvenor Hospital, located at 151 South Street and now on the eastern corner of Field Street, was originally constructed in 1895 as a substantial 16 room residence for a local businessman A.E. Davies. Davies had purchased the property in 1887 from George Curedale who had developed the 80-acre property in the 1880s.

Following the death of Davis in 1898 the house was leased to two nurses, Margaret Brown and Constance Buckley and the Grosvenor Private Hospital opened to receive up to 14 patients on Monday 4th April 1899. Over the next couple of decades there were several changes in ownership of the hospital business, but the property remained in the ownership of the Davies family until it was subdivided off from the farm and sold to Sister Harriet May Hutchinson in 1920. Shortly after Hutchinson purchased the place, she married Dr H.A. Gibson and leased out the hospital to Sister Ethel May Field who in turn purchased the property in 1924. The farm became known locally as Mulberry Farm.

Sister Field ran the Grosvenor Hospital for twenty-five years until her retirement in 1946 and during this time it became a maternity hospital accommodating 80 to 100 patients. In 1950 Sister Field subdivided the site. She sold the hospital part to Martha Adams and Mrs Piggot who then on sold it to the State Government who operated it for the next 25 years as a public maternity hospital¹. The suburban residential lots were gradually sold off during the 1950s and the new street constructed to service the lots was named after Sister Field.

City of Fremantle Rate Records show that in the early 1950s the land that is now Lewington Street was owned by Masters' Dairy Pty Ltd of 160 Stirling Highway Claremont and that the residential lots were subdivided in 1956/57. The new street was named after the Lewington family who were early settlers in the area. William Lewington (1802–1869) arrived in Western Australia 6/10/1829 aboard the Lotus.

Aerial photographs of Beaconsfield clearly show the development of Lewington and Field Streets in the Post War era. By 1953 seven houses have been constructed in the newly sub-divided land in Field Street and Davis Park has been developed but the land around Lewington Street and Bruce Lee Oval is largely undeveloped with only a rough track and two isolated structure set well back from South Street. By 1965 the Bruce Lee Oval has been established and Field Street has been fully developed. In Lewington Street most of the houses have been constructed except for three properties near South Street which were not visible until the 1975 photograph.

According to the City of Fremantle Rates Records, Lot 51 (17 Lewington Street) was purchased from by Masters' Dairy Pty Ltd by Frank Auzner in 1957/58 and a residence had been constructed on site by 1958/60. Street numbers were not allocated until 1962/63.

There are no original drawings for 17 Lewington Street in the City of Fremantle Archives but in 1977 a Building Licence was granted for a stud framed, asbestos clad addition of a games room, toilet and laundry to the rear of the house. The addition can be seen in the 1981 aerial photograph.

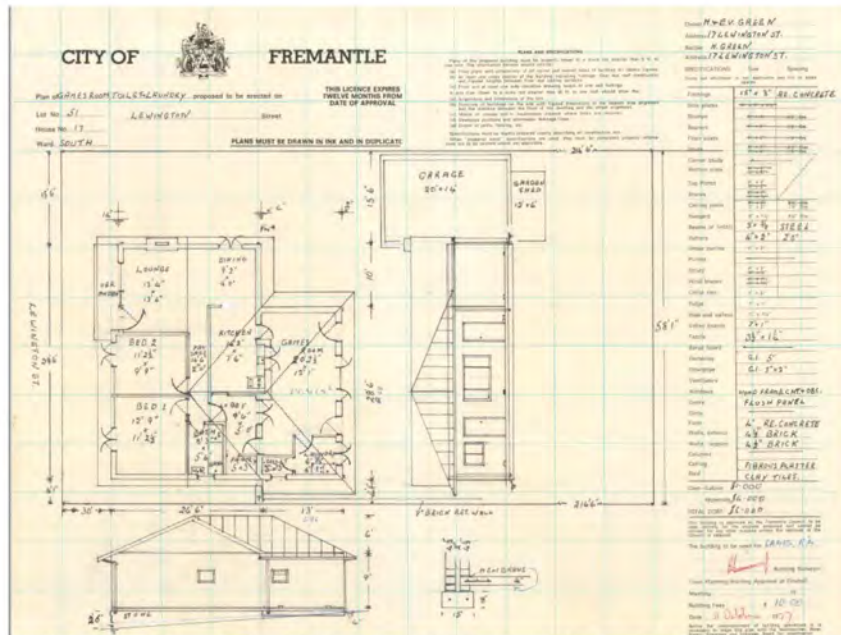
¹ In 1976, after 25 years use as a public maternity hospital, the Grosvenor Hospital was sold to the Integral Yoga Association who converted the place into an ashram and yoga centre.



1953 Aerial photograph, from City of Fremantle Online Mapping. Lewington Street has not yet been constructed.



1965 Aerial photograph, from City of Fremantle Online Mapping. Lewington Street has been constructed and most lots developed including 17 Lewington. Bruce Lee Oval has also been established.



Building Licence drawing for 17 Lewington Street, Games Room, Toilet and Laundry, 8 October 1977. City of Fremantle Archives



Part of photograph of Bruce Lee Oval c. 1970.
Photograph courtesy of City of Fremantle Local History Centre Photographic collection.
17 Lewington Street is on the right hand side and 19 Lewington Street is in the centre.

Physical Description

The South Fremantle Heritage Area is bounded by South Street (northern boundary), the Indian Ocean shoreline (western boundary), Healy Road (southern boundary) and Mather Street, Annie Street, and York Street (eastern boundary).

Lewington Street is in the far north-eastern corner of the South Fremantle Heritage Area adjacent to Bruce Lee Reserve and the former South Fremantle TAFE and has a different character to most of the South Fremantle Heritage Area which was largely developed between 1890 and 1930.

The streetscape of Lewington Street is suburban Post-War in character with single storey houses, some with undercroft garages, set well back on the block and with open front gardens with low walls. The street contains mostly brick and tile houses with hipped and gable roofs, horizontal format windows and which show the influence of the Post War Functionalist style.

17 Lewington Street has a simple rectangular plan with a gabled roof and a narrow front porch. The long axis of the house runs parallel to the street and a lean-to brick and tile extension to the rear has been constructed to match the character of the original house. A pergola is attached to the rear of the extension.

The red face brick walls sit on a rusticated limestone plinth and the tiled gable roof has asbestos cement sheet clad boxed eaves and vertical timber boarding to the gable ends. A projecting red brick chimney is attached to the southern end of the house. A large timber framed picture window with awning sidelights looks onto the front porch and elsewhere the windows are timber framed casement sashes except for the kitchen.

The interior of the house is simple and typical of the Post-War era with bathrooms and kitchens located within the main body of the house rather than on a rear verandah. The floors are Jarrah floorboards on stumps except for the Kitchen and Bathroom areas which have concrete floors. Internal doors are flush panel doors and skirtings are simple bullnose timber skirtings.

The condition of 17 Lewington Street is fair.

The original building and its early extension are largely intact.



17 Lewington Street, Beaconsfield, Street view, Googlemaps, 2015

IMPACT ASSESSMENT

Statement of Significance

South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The proposed demolition of the place was assessed against the following values identified in the statement of significance for the South Fremantle Heritage Area:

The concentration of mainly modest workers accommodation dating from the Victorian and Federation periods	No discernible impact
The cultural diversity resulting from successive periods of migrant settlement in the area	No discernible impact
The industrial focus of industries relating to seafaring including fishing and boat-building along Marine Terrace	No discernible impact
The former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and	No discernible impact
The expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.	No discernible impact

Heritage values

The impact of the proposed demolition of the place on the South Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Minor impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	No discernible impact
Social value	No discernible impact	Historical evolution	Minor impact
Rarity	No discernible impact	Streetscape	Minor impact
Representativeness	No discernible impact		

Heritage Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

17 Lewington Street is a modest, face brick house with a tiled gabled roof which was constructed in 1958 and shows the influence of residential styles popular in the immediate Post-War era. The house at 17 Lewington Street does not meet the threshold for inclusion on the Heritage List as it has limited aesthetic, historic and social value.

Unlike much of South Fremantle which was developed in the Gold Rush and Inter-War eras, Lewington Street was developed in the Post War era and has a different built character. The statement of significance for the South Fremantle Precinct Heritage Area was taken from the 1993 study which informed the original Municipal Heritage Inventory, and which focussed (as most work of the time did) on the Pre-War period and does not explicitly recognise Post-War development as one of the significant elements. So, while the demolition of 17 Lewington Street will have an impact upon the reasonably intact Post-War residential streetscape of Lewington Street, its impact on the identified significance of the South Fremantle Precinct Heritage Area is limited. However, it is recognised that there has been growing community interest in recognising the significance of places constructed in the Post War Era (1950s – 1960s) that show the influence of Modernism and Functionalist design and migrants from South and Eastern Europe. If Council wish to extend protection to this era of development to recognise the evolution of the precinct, a minor update to the statement of significance to reflect this would be appropriate.

RECOMMENDATIONS:

The proposal to demolish 17 Lewington Street is supported on heritage grounds as it does not contribute to the identified significance of the South Fremantle Precinct Heritage Area or meet the threshold for individual listing.

As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of City of Fremantle policy.

RECORD PHOTOGRAHS

Provided by applicant March 2021



Photograph 1. Front elevation and south-east corner of house



Photograph 2. Front elevation and north-east corner of the house.



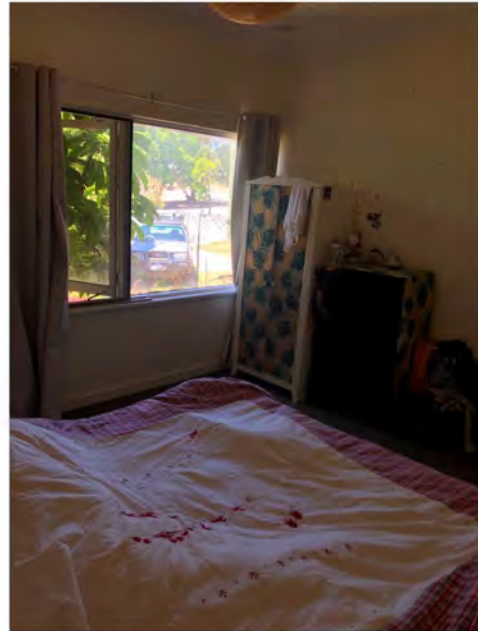
Photograph 3. South west corner of the house



Photograph 4. 1970s extension to rear of original house plus later pergola.



Photograph 5. Lounge and meals area



Photograph 6. Bedroom 1



Photograph 7. Bedroom 2



Photograph 8. Kitchen



Photograph 9. Laundry in 1970s addition to rear



Photograph 10. Bathroom in original part of house



Photograph 11. Back garden

LEWINGTON STREET CONTEXT

Photos from Google Street view 2019



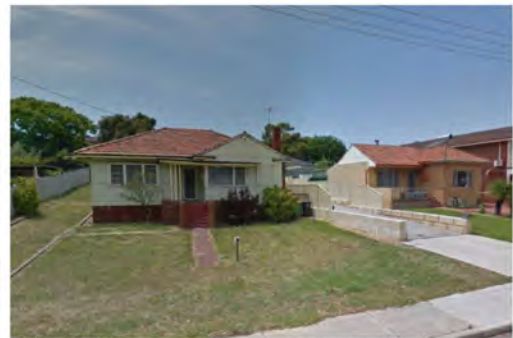
Corner of Lewington and South Streets. Bruce Lee Oval on left hand side of photo.



Larger houses from late 1960s and early 1970s near South Street.



Typical Post-War houses with undercroft garage.



Typical single storey houses in Lewington Street including a timber framed house.



19 Leington Street (left) and 17 Lewington Street (right)



Mediterranean inspired Post-War house from 1970s.

Heritage Comment – Internal – Rev 2 – May 2021

Address: 19 Lewington Street, Beaconsfield
Application number: DA0530/20
Proposal: Demolition of house and outbuildings
Requesting officer: Tom Geddes
Date: 25/05/2021



19 Lewington Street, Beaconsfield, Aerial photograph, CoF Intramaps, 25/02/2020

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0530/20 and the affect that they will have upon the heritage values of Address. The proposed changes include:

- Demolition of existing house and outbuildings

HERITAGE LISTINGS

State Register of Heritage Places

The place is not included in the State Register of Heritage Places – a referral to DPLH Heritage is **not** required.

Inherit

Inherit Database number – no place record on Inherit

Heritage List and LHS

19 Lewington Street is not included on the City of Fremantle's Heritage List.

Heritage Area

19 Lewington Street is part of the South Fremantle Heritage Area Precinct. The South Fremantle Heritage Area is designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- N/A

Previous relevant DAs:

- N/A

Previous relevant legal dealings:

- N/A

BACKGROUND

Historical Information

Prior to European settlement, it was estimated that about 60 Whudjuk Nyoongar Aboriginal people lived in the 'Beeliar' region surrounding Fremantle. 'Bidi' tracks led from one food source and campsite to another, and it is likely that early white settlers used the same bidi tracks as transport routes. Hampton Road and its continuance into Rockingham and Cockburn roads, as well as South Terrace, are probably bidi tracks, as they follow the contours of the landscape, rather than any geometric pattern.

South Street (the northern boundary of South Fremantle) was initially the boundary of the Fremantle settlement. Marine Terrace developed as a beach track. Subdivision of the land beyond South Street began after 1850, with five acre allotments that extended to Dourou Road. East of this subdivision, the allotments were at 'farm' proportions.

The main settlement of South Fremantle occurred with the dramatic population increases of the 1890s, due to the influx of immigrants attracted by the discovery of gold. Between 1890 and 1930 South Fremantle and western Beaconsfield were largely developed as a residential area to accommodate the families of workers who laboured in local industries such as Arnett's Mills and Wares Factory, Robbs Jetty Meatworks, Cockburn Wool Scouring Sheds, fishing, shipbuilding, market gardens and on the waterfront. Minimal development occurred between 1930 and 1939 due to the Depression and the WW2.

By 1939 development had progressed east along South Street as far as the grounds of the Grosvenor Hospital which had formerly been the western part of a large rural property known as Mulberry Farm. In the Post-War era development in South Fremantle and western Beaconsfield was limited to infill and Fremantle expanded eastward into Davis Park (formerly Mulberry Farm), Hilton and eastern White gum Valley. In western Beaconsfield one area of infill was the area east of Davies Street and west of Bruce Lee Oval which included the grounds of the Grosvenor Hospital.

The Grosvenor Hospital, located at 151 South Street and now on the eastern corner of Field Street, was originally constructed in 1895 as a substantial 16 room residence for a local businessman A.E. Davies. Davies had purchased the property in 1887 from George Curedale who had developed the 80-acre property in the 1880s.

Following the death of Davis in 1898 the house was leased to two nurses, Margaret Brown and Constance Buckley and the Grosvenor Private Hospital opened to receive up to 14 patients on Monday 4th April 1899. Over the next couple of decades there were several changes in ownership of the hospital business, but the property remained in the ownership of the Davies family until it was subdivided off from the farm and sold to Sister Harriet May Hutchinson in 1920. Shortly after Hutchinson purchased the place, she married Dr H.A. Gibson and leased out the hospital to Sister Ethel May Field who in turn purchased the property in 1924. The farm became known locally as Mulberry Farm.

Sister Field ran the Grosvenor Hospital for twenty-five years until her retirement in 1946 and during this time it became a maternity hospital accommodating 80 to 100 patients. In 1950 Sister Field subdivided the site. She sold the hospital part to Martha Adams and Mrs Piggot who then on sold it to the State Government who operated it for the next 25 years as a public maternity hospital¹. The suburban residential lots were gradually sold off during the 1950s and the new street constructed to service the lots was named after Sister Field.

City of Fremantle Rate Records show that in the early 1950s the land that is now Lewington Street was owned by Masters' Dairy Pty Ltd of 160 Stirling Highway Claremont and that the residential lots were subdivided in 1956/57. The new street was named after the Lewington family who were early settlers in the area. William Lewington (1802–1869) arrived in Western Australia 6/10/1829 aboard the Lotus.

Aerial photographs of Beaconsfield clearly show the development of Lewington and Field Streets in the Post War era. By 1953 seven houses have been constructed in the newly sub-divided land in Field Street and Davis Park has been developed but the land around Lewington Street and Bruce Lee Oval is largely undeveloped with only a rough track and two isolated structure set well back from South Street. By 1965 the Bruce Lee Oval has been established and Field Street has been fully developed. In Lewington Street most of the houses have been constructed except for three properties near South Street which were not visible until the 1975 photograph.

According to the City of Fremantle Rates Records, Lot 52 (19 Lewington Street) was purchased from by Masters' Dairy Pty Ltd by Nikolaus Golowyn and Wagins Golovin in 1957/58 and then sold on to Paoj Raymond Nichols in 1960/64. A residence had been constructed by 1962/63. Street numbers were not allocated until 1962/63.

There are no original drawings for 19 Lewington Street in the City of Fremantle Archives but in 1964 a Building Licence was granted for a steel framed carport to be constructed on the south side of the house. The addition can be seen in the 1981 aerial photograph.

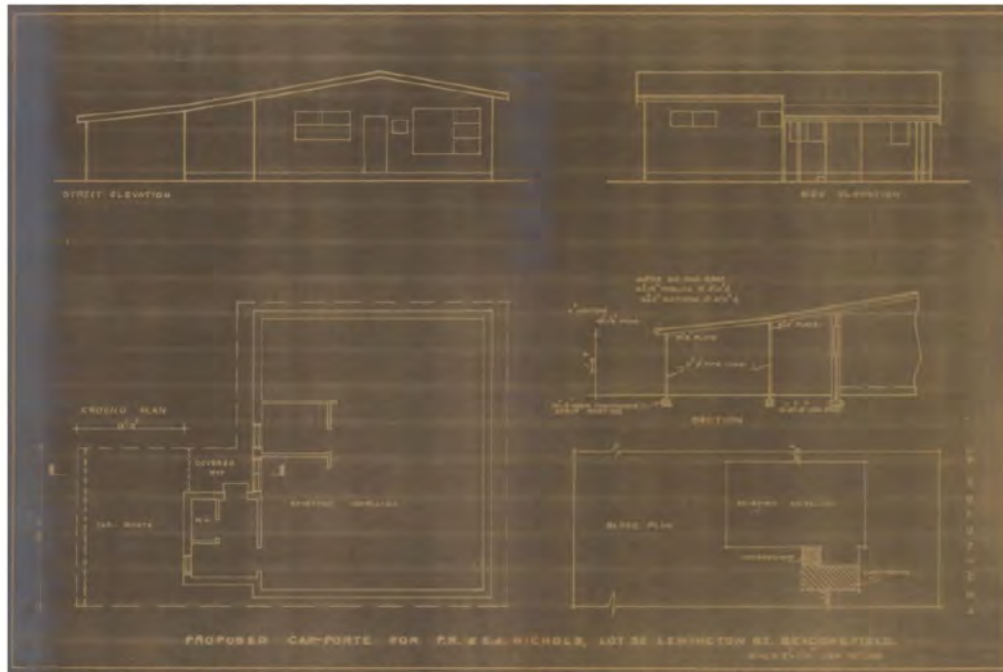
¹ In 1976, after 25 years use as a public maternity hospital, the Grosvenor Hospital was sold to the Integral Yoga Association who converted the place into an ashram and yoga centre.



1953 Aerial photograph, from City of Fremantle Online Mapping. Lewington Street has not yet been constructed.



1965 Aerial photograph, from City of Fremantle Online Mapping. Lewington Street has been constructed and most lots developed including 19 Lewington. Bruce Lee Oval has also been established.



Building Licence plan for "Proposed Car-Porte for P.R. & E. A. Nichols, Lot 52 Lewington Street, Beaconsfield, 19/7/1964." City of Fremantle Archives



Part of photograph of Bruce Lee Oval c. 1970 showing 17, 19 & 21 Lewington Street. Photograph courtesy of City of Fremantle Local History Centre Photographic collection. 17 Lewington Street is on the right-hand side and 19 Lewington Street is in the centre.

Physical Description

The South Fremantle Heritage Area is bounded by South Street (northern boundary), the Indian Ocean shoreline (western boundary), Healy Road (southern boundary) and Mather Street, Annie Street, and York Street (eastern boundary).

Lewington Street is in the far north-eastern corner of the South Fremantle Heritage Area adjacent to Bruce Lee Reserve and the former South Fremantle TAFE and has a different character to most of the South Fremantle Heritage Area which was largely developed between 1890 and 1930.

The streetscape of Lewington Street is suburban Post-War in character with single storey houses, some with undercroft garages, set well back on the block and with open front gardens with low walls. The street contains mostly brick and tile houses with hipped and gable roofs which show the influence of the Post War Functionalist style with horizontal format windows, clean lines and simplified detailing.

19 Lewington Street has a simple rectangular plan like many of the houses in the street, but the elevational treatments and planning show some influence of the International Style of architecture with its low pitched unbroken gable roofs and planar treatment of walls with contrasting textures.

The house has a low pitched gabled roof and the long axis runs perpendicular to the street making the gable end a feature of the front façade. A set of masonry steps with a wrought iron steel balustrade lead up to the front door and a later addition metal framed verandah is attached to the façade to shelter the door and front windows. A small rectangular wing containing service rooms is attached to the south side of the building under the main roof and the roof line has been extended out to the side to create a single carport. A flat roofed, metal framed verandah has been added to the rear (west) elevation of the house and the northern section has been enclosed with cream face brickwork to form a small room.

The cream coloured, double brick walls of the building sit upon a rusticated stone foundation. The façade has been enlivened with planes of rendered brickwork wrapping around the south service rooms and surrounding the large picture window to the front façade. The low pitch gabled roof of the building was been clad with corrugated asbestos cement sheeting and the eaves have been lined with asbestos cement sheet panels, but the carport is unlined. The windows are timber framed with a mixture of fixed glazing, casement sashes and awning sashes and an inclined chocolate tile to the sill.

The interior of the house is simple and typical of the Post-War era. The floors are Jarrah floorboards on stumps except for the Kitchen and Bathroom areas which have concrete floors. Internal doors are flush panel doors and skirtings are simple bullnose timber skirtings.

The condition of 19 Lewington Street is fair although there is some evidence of leaking water in internal walls.

The original building and its early extension are largely intact.



19 Lewington Street, Street view, Google maps, 25/02/2020

IMPACT ASSESSMENT

Statement of Significance

South Fremantle is significant as an area located to the south of the City of Fremantle with a history of settlement dating back to the mid nineteenth century. The proposed demolition of the place was assessed against the following values identified in the statement of significance for the South Fremantle Heritage Area:

The concentration of mainly modest workers accommodation dating from the Victorian and Federation periods	No discernible impact
The cultural diversity resulting from successive periods of migrant settlement in the area	No discernible impact
The industrial focus of industries relating to seafaring including fishing and boat-building along Marine Terrace	No discernible impact
The former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and	No discernible impact
The expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working class residential development of these areas.	No discernible impact

Heritage values

The impact of the proposed demolition of the place on the South Fremantle Heritage Area was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Minor impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	No discernible impact
Social value	No discernible impact	Historical evolution	Minor impact
Rarity	No discernible impact	Streetscape	Minor impact
Representativeness	No discernible impact		

Heritage Comments

Demolition of any place requires careful consideration because it removes all its heritage significance except for intangible historical and social values that are not dependant on physical fabric.

19 Lewington Street is a modest, brick house with an asbestos cement sheet gabled roof which was constructed in 1962/63 and shows the influence of the International Style of architecture with its low-pitched unbroken gable roofs and planar treatment of walls with contrasting areas of face brick and rendered brick. The house at 19 Lewington Street is close to meeting the threshold for inclusion on the Heritage List for its aesthetic value but it has limited historic and social value. However, 19 Lewington Street does not meet the threshold for individual listing.

Unlike much of South Fremantle which was developed in the Gold Rush and Inter-War eras, Lewington Street was developed in the Post War era and has a different built character. The statement of significance for the South Fremantle Precinct Heritage Area was taken from the 1993 study which informed the original Municipal Heritage Inventory, and which focussed (as most work of the time did) on the Pre-War period and does not explicitly recognise Post-War development as one of the significant elements. So, while the demolition of 19 Lewington Street will have an impact upon the reasonably intact Post-War residential streetscape of Lewington Street, its impact on the identified significance of the South Fremantle Precinct Heritage Area is limited. However, it is recognised that there has been growing community interest in recognising the significance of places constructed in the Post War Era (1950s – 1960s) that show the influence of Modernism and Functionalist design and migrants from South and Eastern Europe. If Council wish to extend protection to this era of development to recognise the evolution of the precinct, a minor update to the statement of significance to reflect this would be appropriate.

RECOMMENDATIONS:

The proposal to demolish 19 Lewington Street is supported on heritage grounds as it does not contribute to the identified significance of the South Fremantle Precinct Heritage Area or meet the threshold for individual listing.

As a condition of development approval an archival record of the place must be prepared in accordance with the requirements of City of Fremantle policy.

RECORD PHOTOGRAHS

Provided by applicant March 2021



Photograph 1. Front elevation



Photograph 2. Detail of front entry porch



Photograph 3. South service wing to house and carport.



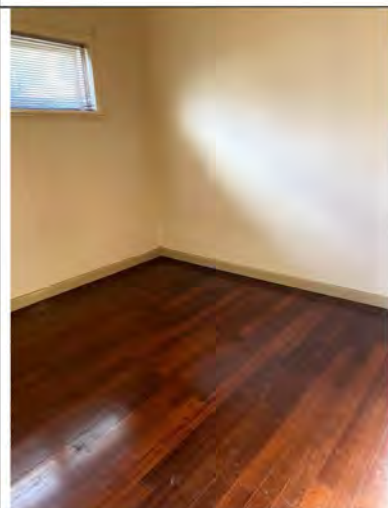
Photograph 4. Detail of south wing.



Photograph 5 South side of the house



Photograph 6. Rear elevation of house with later verandah and brick room



Photograph 7 – Bedroom 1



Photograph 8 – Bedroom 2



Photograph 9. Kitchen



Photograph 10. Bathroom

LEWINGTON STREET CONTEXT

Photos from Google Street view 2019



Corner of Lewington and South Streets. Bruce Lee Oval on left hand side of photo.



Larger houses from late 1960s and early 1970s near South Street.



Typical Post-War houses with undercroft garage.



Typical single storey houses in Lewington Street including a timber framed house.



19 Leington Street (left) and 17 Lewington Street (right)



Mediterranean inspired Post-War house from 1970s.

Additional Information 2 – Site photos



Photo 1: Subject site at 12 Field Street



Photo 2: Subject site at 14 Field Street



Photo 3: Subject site at 17 Lewington Street



Photo 4: Subject site at 19 Lewington Street