



Meeting attachments

Ordinary Meeting of Council

Wednesday 8 November 2023 6pm



Table of Contents

C2311-1	REFERRED ITEM - NICHOLAS CRESCENT, NO. 1B (LOT 2), HILTON - SINGLE STOREY SINGLE HOUSE - (JL DA0142/23)	
	Attachment 1 – Amended Development Plans.....	2
	Attachment 2 – Site Photos.....	8
C2311-2	REFERRED ITEM - PARRY STREET, NO. 26 (LOT 440), FREMANTLE - FOUR STOREY MIXED USE DEVELOPMENT (TOURIST DEVELOPMENT (8 UNITS), TWELVE MULTIPLE DWELLINGS AND RESTAURANT/CAFE) (ED DA0098/23)	
	Attachment 1 – Amended Development Plans (dated 18 October 2023).....	12
	Attachment 2 – Site Photos.....	28
	Attachment 3 – Sustainable Design Strategy.....	30
	Attachment 4 – Applicant Design Statement and Assessment.....	43
	Attachment 5 – Applicant Written Responses to DAC (DR1) Comments	85
	Attachment 6 – DAC Comments (DR1 & DR2).....	88
	Attachment 7 – DAC Meeting Minutes 28.9.23 (DR3).....	96
	Attachment 8 – Revised Plans Covering Letter and Written Response to DAC comments (DR3)	101
	Attachment 9 – Superseded plans considered at the Planning Committee on 2 August 2023 (plans dated 22 June 2023).....	106
C2311-3	SOUTH TERRACE, NO. 223 (LOT 1), SOUTH FREMANTLE – PARTIAL CHANGE OF USE TO ART GALLERY – (JD DA0147/23)	
	Attachment 1 – Amended Development Plans.....	120
	Attachment 2 – Applicant Response to Submission.....	123
	Attachment 3 – Applicant Parking Shortfall Additional Justification.....	125
	Attachment 4 – Site Photos	126
C2311-4	INFORMATION REPORT (DEVELOPMENT APPROVALS) - OCTOBER 2023	
	Attachment 1 – Schedule of applications determined under delegated authority	129
C2311-9	PRIVATE ROAD NAME – FUSARI WAY – BEING NO. 30F SMITH STREET, BEACONSFIELD (ROW NO. 70)	
	Attachment 1 – Private road name application	132
C2311-10	ADOPTION OF COUNCIL COMMITTEES AND GROUPS REGISTER 2023-25 AND APPOINTMENT OF MEMBERS	
	Attachment 1 – Council Committees and Groups Register 2023-25	133

LOT 2 C2311-1 NICHOLAS CRESCENT, NO1B (STRATA LOT 2), HILTON – SINGLE STOREY SINGLE HOUSE – (JL DA0142/23)

Attachment 1 – Amended Development Plans

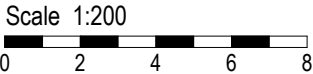
⚠️ **DISCLAIMER:**
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

⚠️ **DISCLAIMER:**
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

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⚠️ **DISCLAIMER:**
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

⚠️ **WARNING:**
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.



LEGEND		Power Dome
		Power Pole
		Phone Pits
		Water Conn.
		Top Wall
		Top Retaining
		Top Fence

BUILDERS REGISTRATION

N° 12049

23 FROBISHER STREET

OSBORNE PARK WA 6017

Phone (08) 9261 3131

Fax (08) 9261 3132

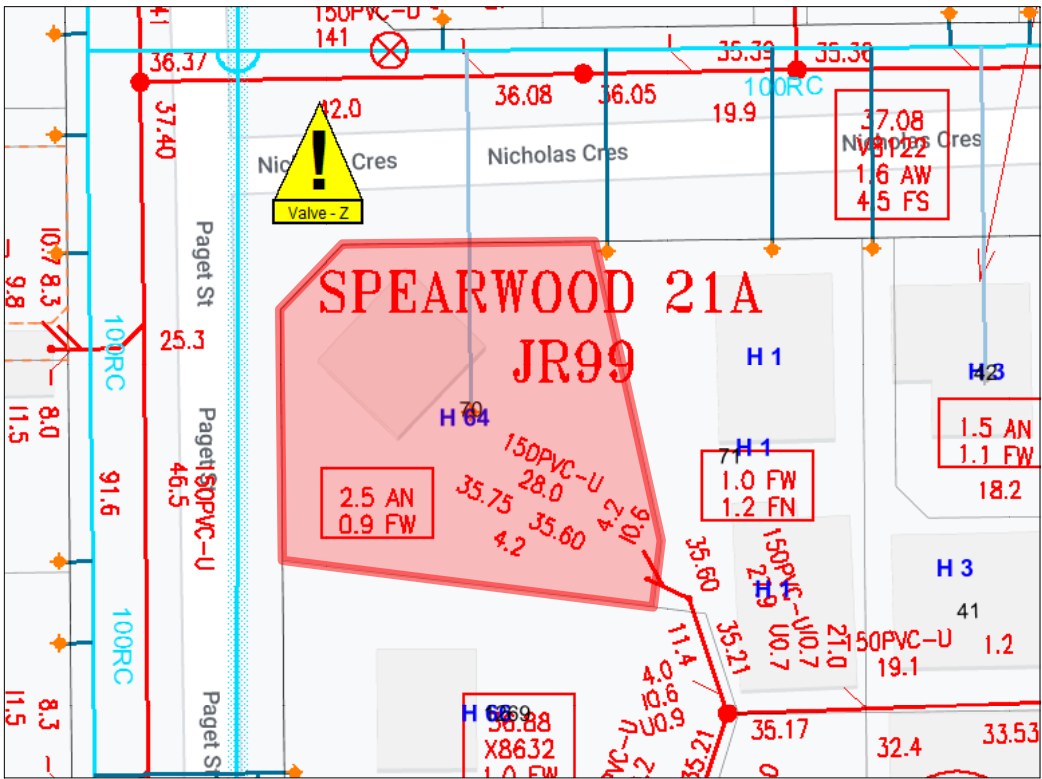
© Copyright 2006

! WARNING !

PLAN NOT YET APPROVED BY TITLES OFFICE.

VERIFY LOT DIMENSIONS & ANGLES WITH TITLE.

CONTOUR & FEATURE SURVEY	
LOT	Lot 2 (SP 85949)
ADDRESS	#1B Nicholas Crescent, Hilton
LGA	CITY OF FREMANTLE
CLIENT	Olver
ORDER #	2212009B
GPS	Lat: -32.070411 Long: 115.781523
SSA	Yes
AREA	422m²



ELEC.	U/Ground	SEWER	Yes	ROADS	Bitumen	COASTAL	No
GAS	Check Alinta	COMMS	Yes	PATH	Concrete	SOIL	Sand
WATER	Yes	DRAINAGE	Good	KERBS	See Survey	VEG.	Light Grass Cover

⚠️ **NOTE:** Angles and dimensions to be verified with titles office plan when issued.
⚠️ **WARNING:** Plan not yet approved by titles office. Verify lot dimensions & angles with title.

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These Revised Plans Form Part of
DA0142/23
6 October 2023

BUILDERS REGISTRATION

N° 14299

23 FROBISHER STREET

OSBORNE PARK WA 6017

Phone (08) 9261 3131

Fax (08) 9261 3132

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

OWNER:

DATE:

OWNER:

DATE:

BUILDER:

DATE:

VARIATIONS:

REV:	DESCRIPTION:	INT:	DATE:
1'	PRELIMINARY DRAWINGS+SVU#1	VP	19.04.23
2'	DA - STREET NAME	RE	02.05.23
3'	VO#1	RE	12.05.23
4'	PLANNING UPDATES	DM	13.06.23
5'	FRONT WINDOW UPDATED	DM	05.09.23
6'	PLANNING UPDATES	DM	05.10.23
7'			
8'			
9'			

CUSTOM SITE INFO

DATE: 5/10/2023	SHEET N°: 01 of 15
SCALE: 1:200	JOB N°: 2212009B

87-89 Guthrie St

Osborne Park

WA 6017

PO Box 1611

Osborne Park BC

WA 6917

P: (08) 9446 7361

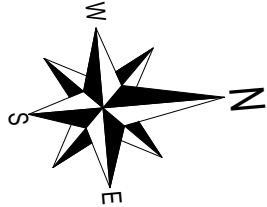
E: perth@cottage.com.au

W: www.cottage.com.au

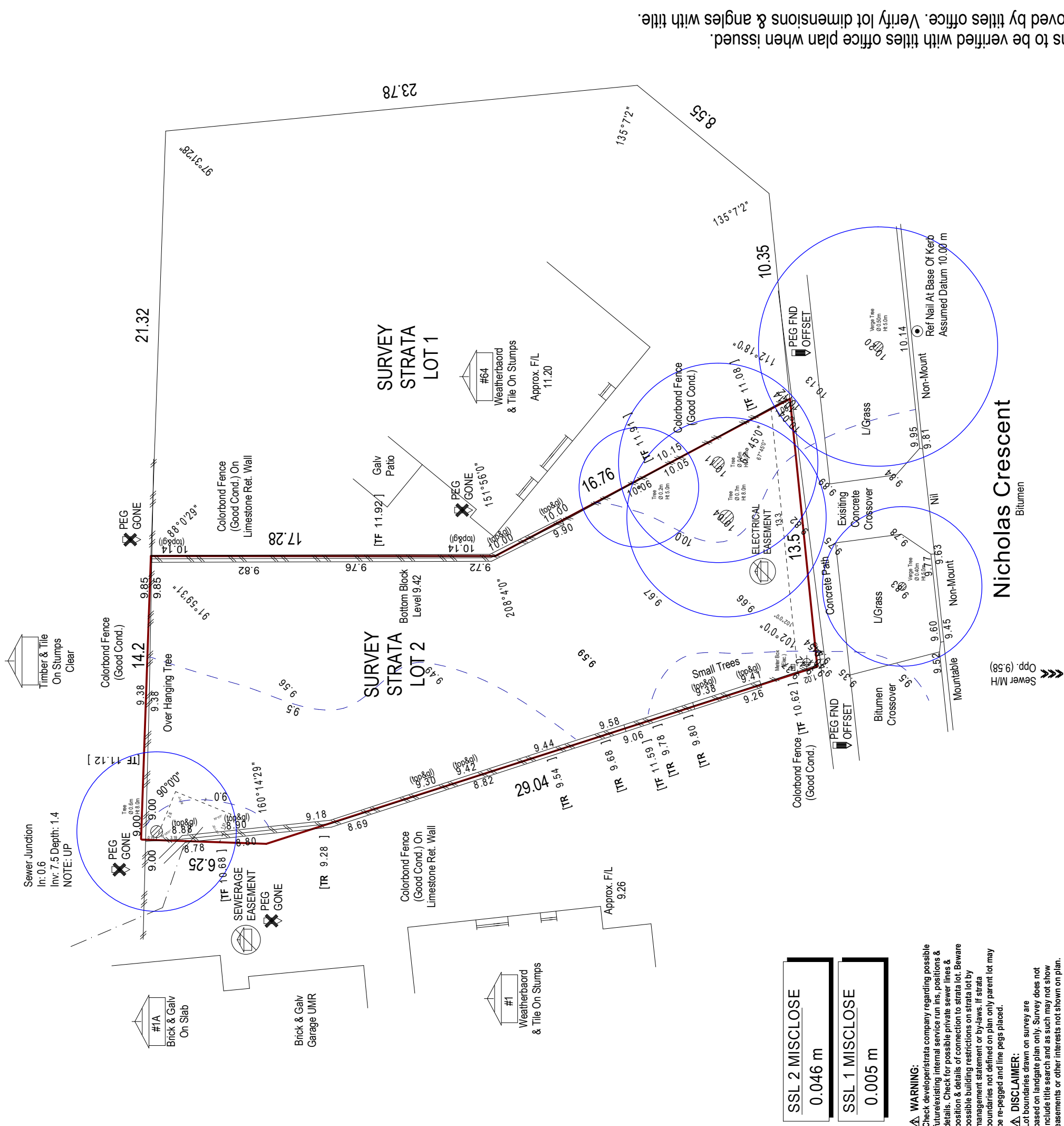
JOB: 539447

DATE: 12 Jan 23

DRAWN: T. Gill



LEGEND	
	Power Pole
	Phone Pole
	Water Pipe
	Top of Wall
	Top of Retaining
	Top of Fence



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Scale 1:200

NOTE: Angles and dimensions to be verified with titles office plan when issued.
WARNING: Plan not yet approved by titles office. Verify lot dimensions & angles with title.

SSL 2 MISCLOSE	0.046 m
SSL 1 MISCLOSE	0.005 m

WARNING:
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

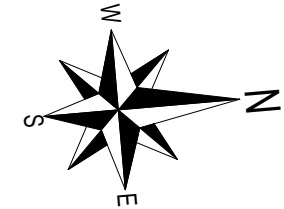
DISCLAIMER:
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DISCLAIMER:
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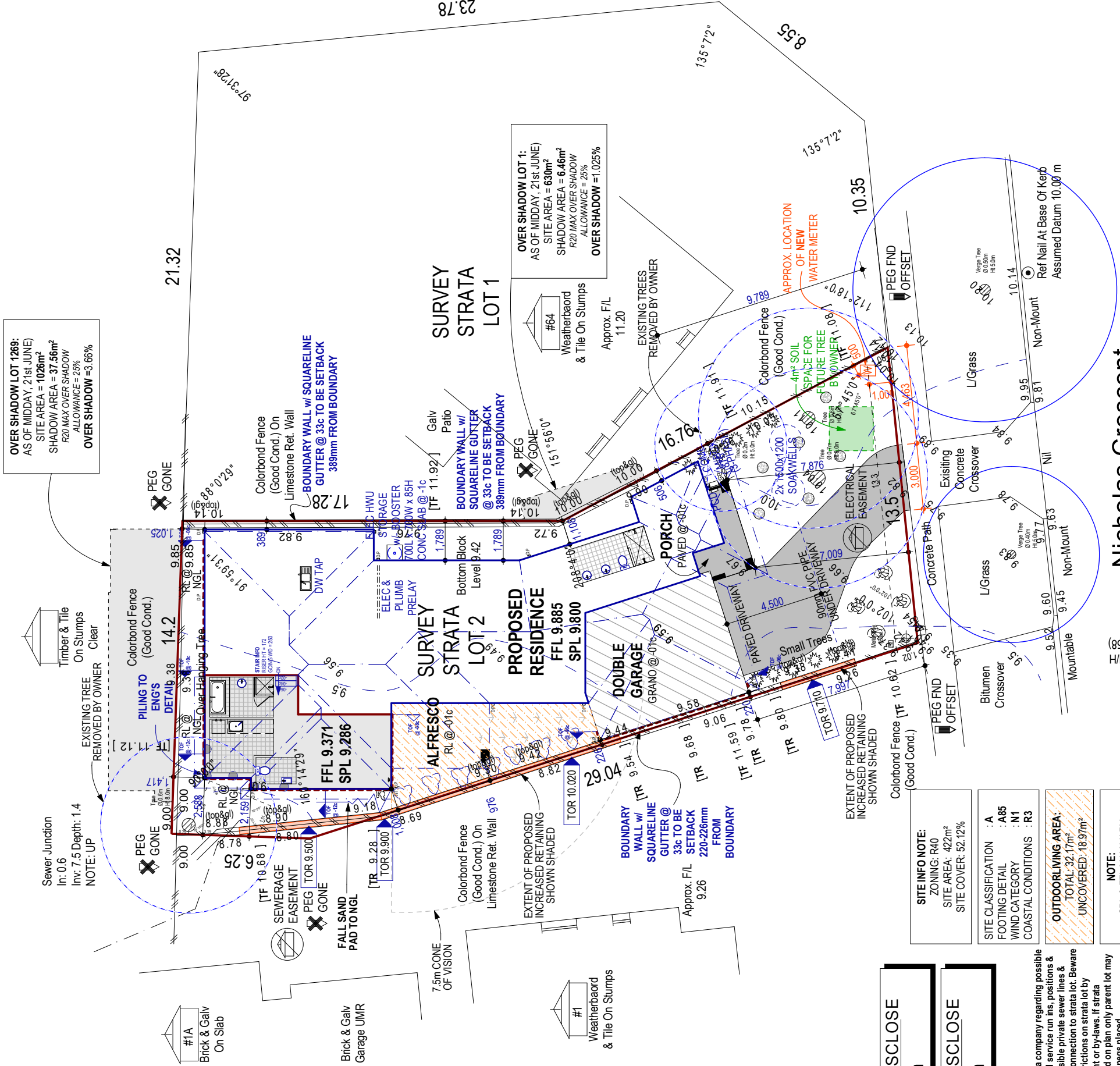
DISCLAIMER:
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<div><div>COTTAGE</div><div>SURVEYS</div><div>LICENSED SURVEYORS</div></div>		87-89 Guthrie Street Osborne Park, WA 6017		JOB #	539447	GPS	Lat: -32.070411 Long: 115.781523	ROADS		ELEC.	
		PO Box 1611 Osborne Park		CLIENT	Oliver	ORDER #	2212009B	KERBS		COMMS.	
		Business Centre WA 6917		ADDRESS	#1B Nicholas Crescent	LOT	Lot 2 (SP 85949)	FOOTPATH		WATER	
				SUBURB	Hilton	AREA	422m ²	SOIL		GAS	
		P: (08) 9446 7361 E: perth@cottage.com.au W: www.cottage.com.au		LGA	CITY OF FREMANTLE	DATE	12 Jan 23	DRAINAGE		SEWER	
				DRAWN	T. Gill	SSA	Yes	VEGETATION		COASTAL	
								Light Grass Cover		No	
<div><div>Approximate Only</div><div>Confirm With Site</div></div>											



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LEGEND	
	Power Dome
	Power Pole
	Phone Pits
	Water Conn.
	Top Pillar/Post
	Top Wall
	Top Retaining
	Top Fence



LANDSCAPE LEGEND	
	ACACIA DRUMMONDII (DRUMMONDS WATTLE)
	MATURE PLANT HEIGHT 75cm - 2LTR
	DIANELLA (FLAX LILY)
	MATURE PLANT HEIGHT 50cm - 4LTR
	LECHENAUTIA FORMOSA ORANGE
	MATURE PLANT HEIGHT 50cm - 4LTR
	PHILOTHECA MYOPORIDES (WAX FLOWER)
	MATURE PLANT HEIGHT 50-100cm - 25LTR
	GRASS
	LOW MEDIUM SHRUBS
ALL LANDSCAPING TO BE MULCHED AND RETICULATED (BY OWNER)*	

DRAINAGE NOTES:	
1. Volumes are in cubic metres & Areas in square meters.	
2. Volume to be stored based on 0.0122 of m² of impervious surface.	
3. D.P's to be located so each tank fills at same rate. (i.e., not area to each tank is proportional to its volume).	
4. Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.	
DRAINAGE CALCULATIONS	
Roof Area (A):	= 251.89m²
Volume to Store =	03.07m³
Paving Area (B):	= 42.80m²
Volume to Store =	0.52m³
TOTAL VOLUME TO DRAIN	
(A) + (B) =	3.59m³
TANKS REQUIRED (2):	
2x 1500x1200 =	2.12m³
TOTAL TANK VOLUME =	4.24m³

TANK VOLUME.		
DIAM	DEPTH	VOL
600	600	0.17
	900	0.02
900	600	0.38
	900	0.57
1200	600	0.68
	900	1.02
	1200	1.36
1500	600	1.06
	900	1.59
	1200	2.12
	1500	2.65
1800	600	1.53
	900	2.29

NOTE: SPL & FFL MAY VARY APPROX. 100mm DUE TO SITE CONDITIONS	TERMITE TREATMENT NOTE: TERMITE TREATMENT WILL BE IN ACCORDANCE WITH THE NCC 2019 PART 3.1.3. PART 2.1.1 AND PART 10.7. USING THE TERMICO TERMITE MANAGEMENT SYSTEM.	STORMWATER DISPOSAL: STORMWATER DISPOSAL AS PER APPENDIX TO COUNCIL REQUIREMENTS	GRANO NOTE: PLEASE CONTACT THE SITE SUPERVISOR FOR ANY QUERIES	PRELAY NOTE: PLUMBING & ELECTRICAL PRELAYS REQUIRED FOR ISLAND CUPBOARD REFER TO FLOOR PLAN
---	--	--	--	---

SSL 2 MISCLOSE	0.046 m
SSL 1 MISCLOSE	0.005 m

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Nicholas Crescent
Bitumen

Scale 1:200



NOTE: Angles and dimensions to be verified with titles office plan when issued.
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COTTAGE
SURVEYS

LICENSED SURVEYORS

87-89 Guthrie Street
Osborne Park, WA 6017

PO Box 1611
Osborne Park
Business Centre WA 6917

P: (08) 9446 7361
E: perth@cottage.com.au
W: www.cottage.com.au

JOB #	539447	GPS	Lat: -32.070411 Long: 115.781523	ROADS	Bitumen	ELEC.	U/Ground
CLIENT	Oliver	ORDER #	2212009B	KERBS	See Survey	COMMS.	Yes
ADDRESS	#1B Nicholas Crescent	LOT	Lot 2 (SP 85949)	FOOTPATH	Concrete	WATER	Yes
SUBURB	Hilton	AREA	422m²	SOIL	Sand	GAS	Check Alinta
LGA	CITY OF FREMANTLE	DATE	12 Jan 23	DRAINAGE	Good	SEWER	Yes
DRAWN	T. Gill	SSA	Yes	VEGETATION	Light Grass Cover	COASTAL	No

DA0142/23

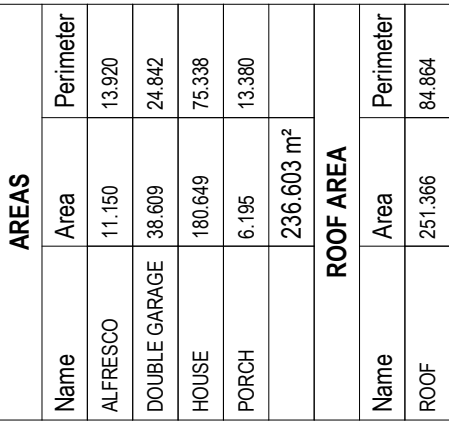
6 October 2023

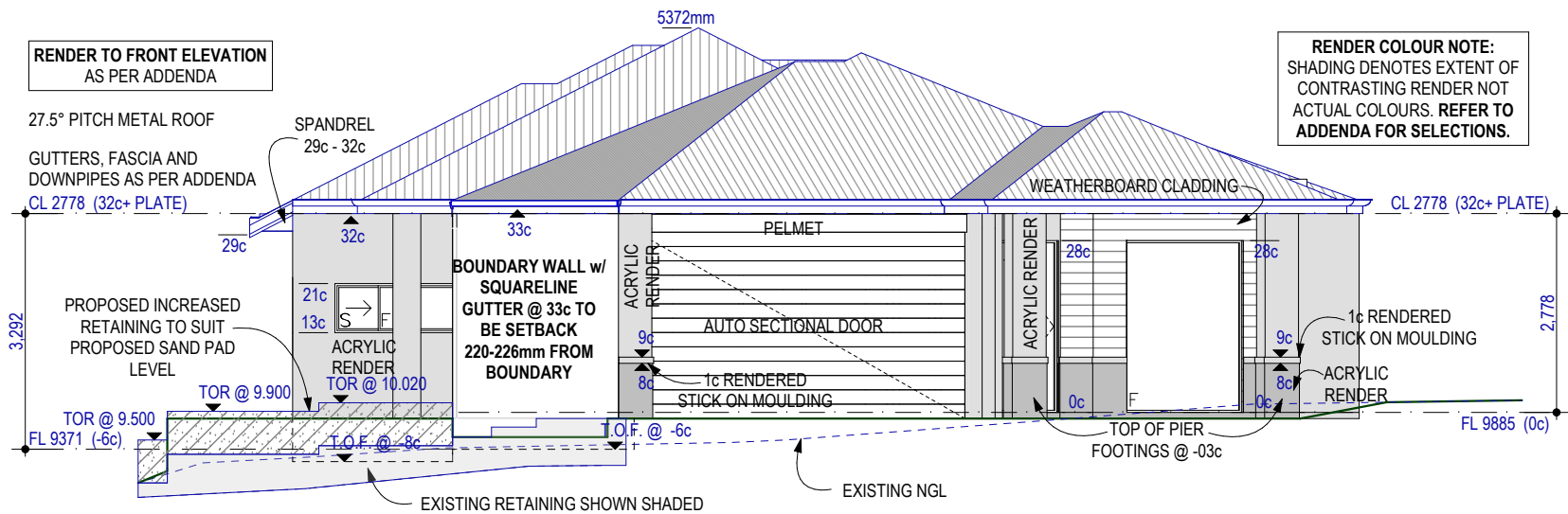
32c CEILINGS OTHERWISE NOTED.
OPENING HEADS @ **26c** UNLESS OTHERWISE
NOTED.

NOTES:

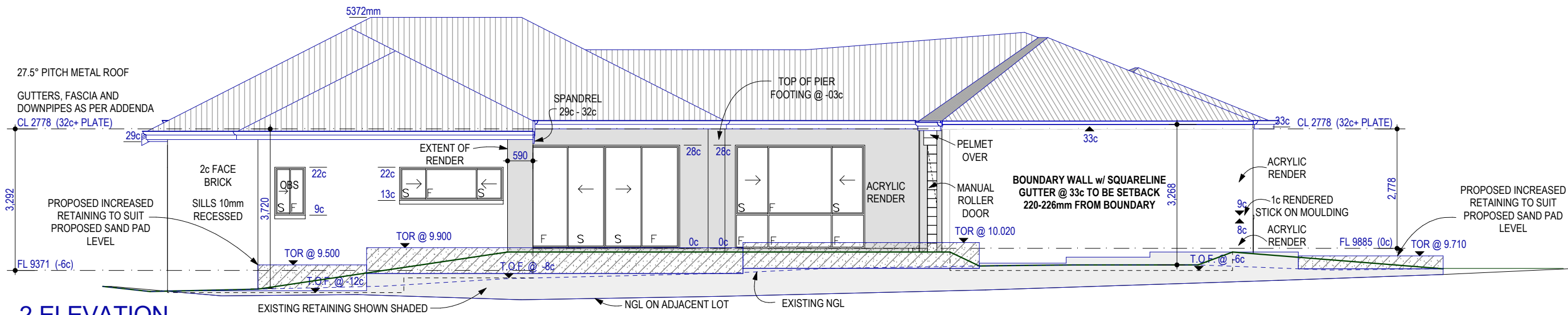
ROOF CARPENTER: SPACE CEILING JOISTS TO SUIT EXHAUST FANS.

FLASHING NOTE: ALL CAVITY CLOSERS & STRUCTURAL COLUMNS TO BE FLASHED WITH ALCORE FLASHING AS PER A.S.

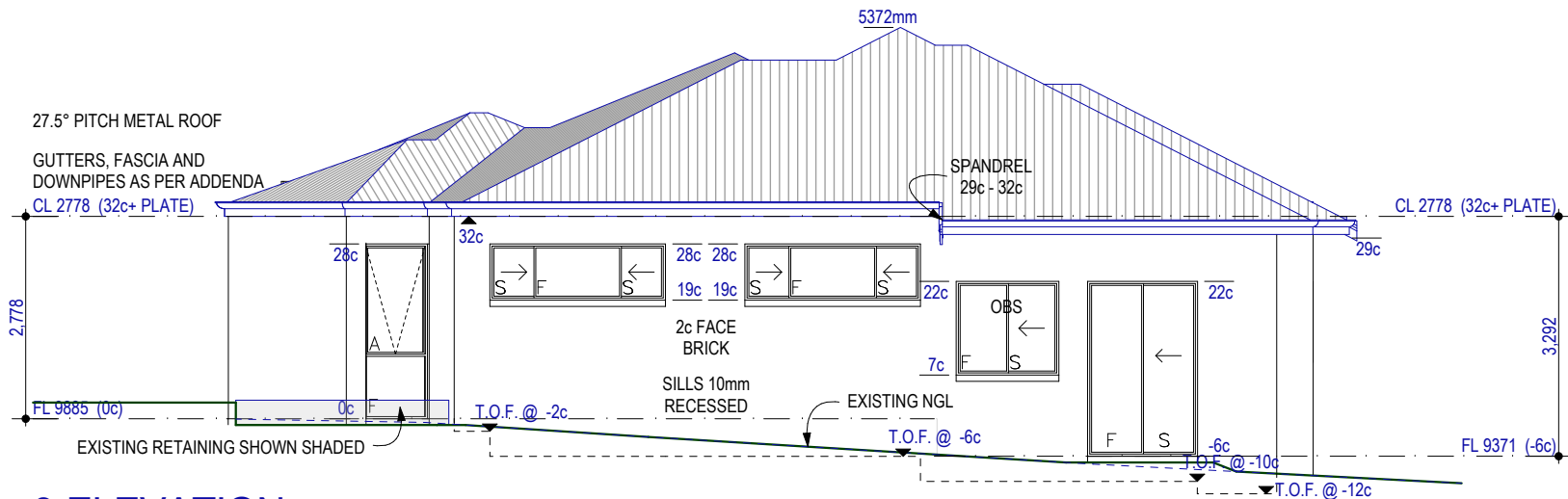




1 ELEVATION
1:100



2 ELEVATION
1:100



3 ELEVATION
1:100

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BESPOKE SPECIFICATIONS		CUSTOM		ELEVATIONS 01		SHEET N°: 07 of 15		JOB N°: 2212009B	
CLIENT:		OLIVER		DATE: 5/10/2023		SCALE: 1:100			
SITE ADDRESS:		LOT 2 (#1B) NICHOLAS CRESCENT		DATE: 5/10/2023		SCALE: 1:100			
SALES:		HILTON		DATE: 5/10/2023		SCALE: 1:100			
DESCRIPTION:		PRELIMINARY DRAWINGS-SU/UF		DATE: 02.05.23		SCALE: 1:100			
REV:		1		DATE: 12.05.23		SCALE: 1:100			
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT :		OWNER:		DATE:		SCALE: 1:100			
OWNER:		DATE:		SCALE: 1:100		SCALE: 1:100			
OWNER:		DATE:		SCALE: 1:100		SCALE: 1:100			
BUILDER:		DATE:		SCALE: 1:100		SCALE: 1:100			
BUILDERS REGISTRATION N° 14299		23 FROBISHER STREET		OSBORNE PARK WA 6017		Phone (08) 9261 3131		Fax (08) 9261 3132	
B1 HOMES		©Copyright 2023		STANDARD UPDATE - 2/2023/23 VP					



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7/159

Attachment 2 – Site Photos



Image 1: View South towards adjoining southern property (66 Paget Street)



Image 2: Street view of the subject site



Image 3: East view of the subject site



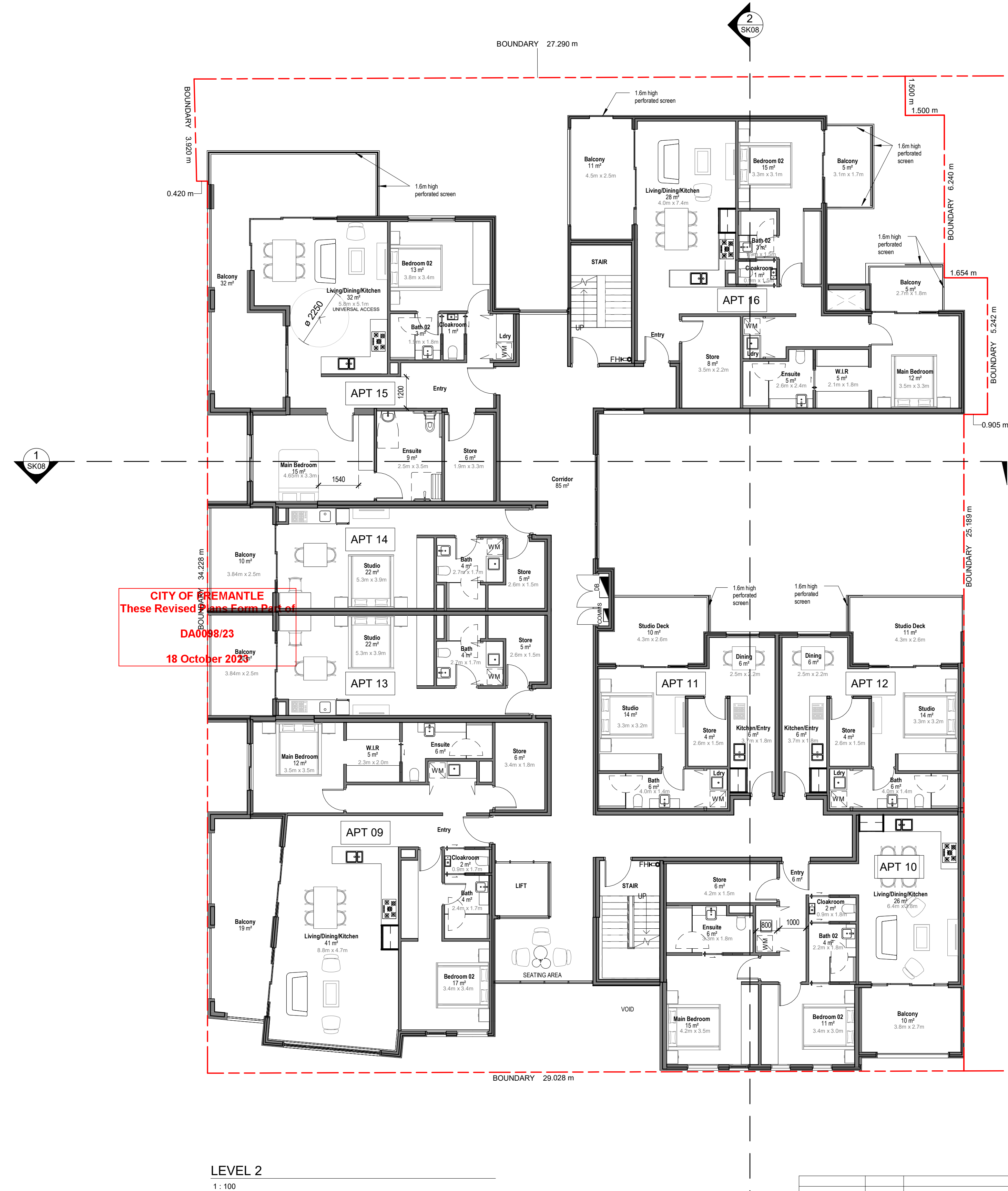
Image 4: View South West showing rear corner of the existing dwelling located at 1 Nicholas Crescent Hilton



Image 5: View West toward western boundary between subject site and 83 Ellen Street (adjoining western property).



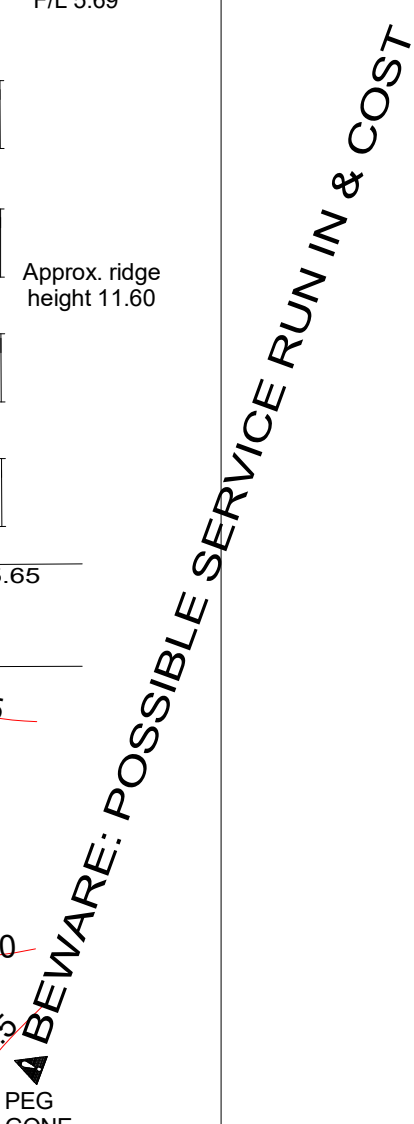
LEVEL 1
1: 100



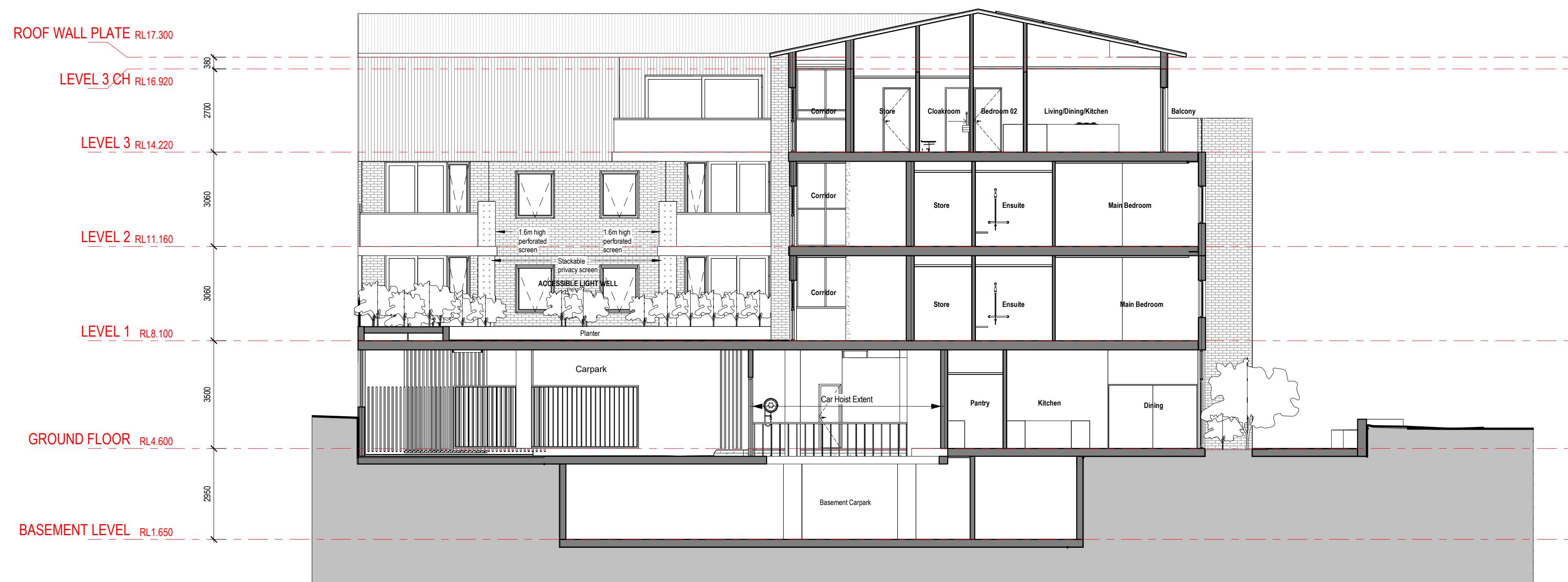
LEVEL 2
1: 100

DATE	REV	DESCRIPTION	CHKD
15/10/23	3	APT 01 & 09 Store Sizes Reduced	GD
11/08/23	2	Planning Changes	GD
07/11/22	1	Universal Apartments Added	GD

DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION



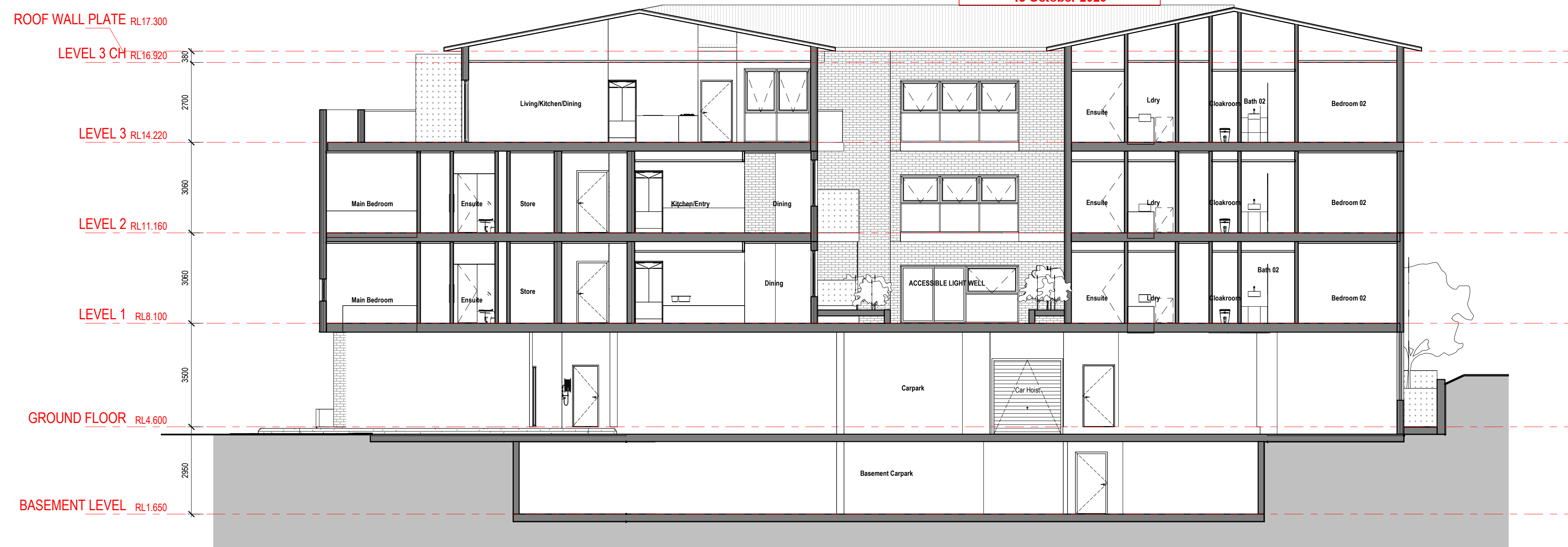
DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION



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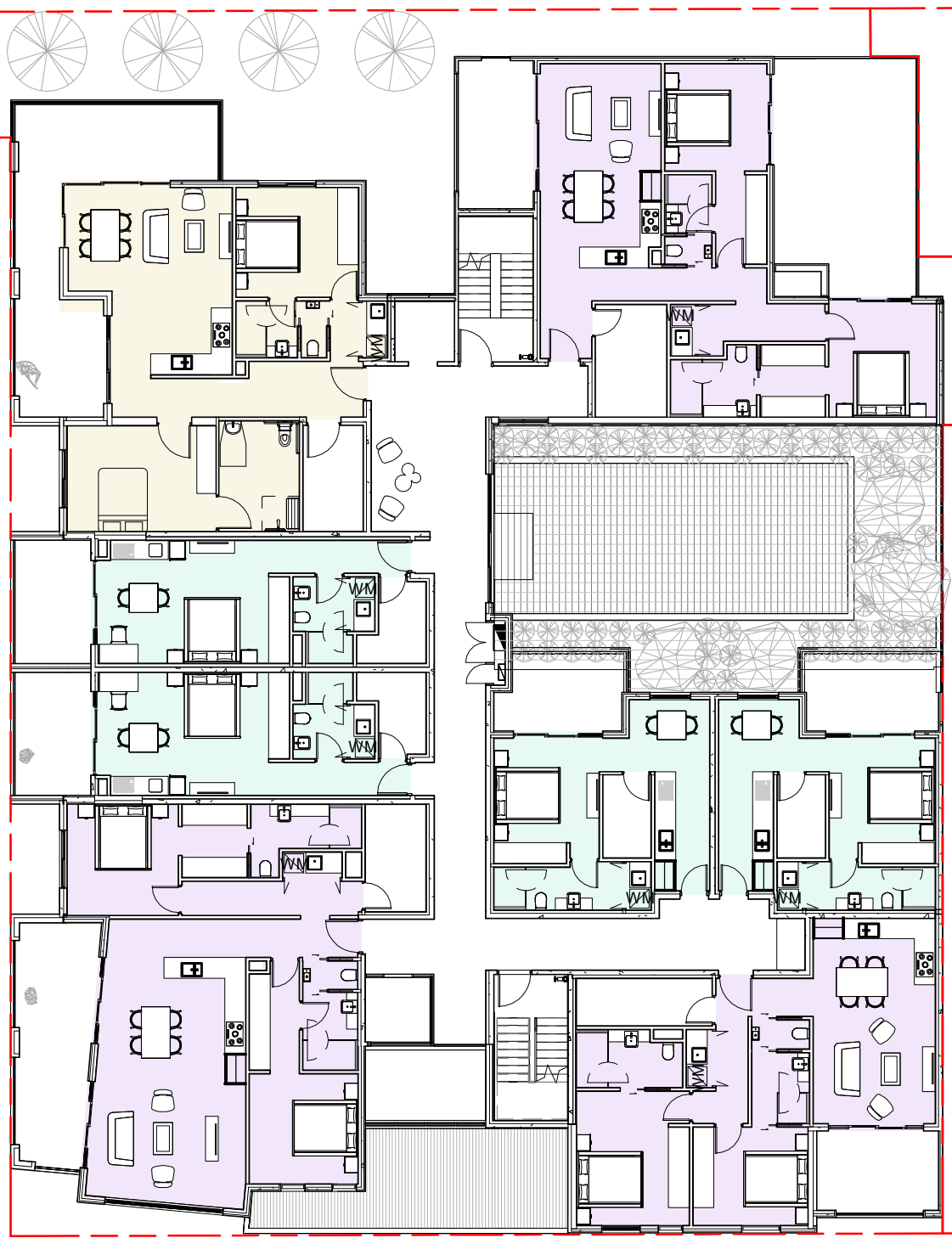
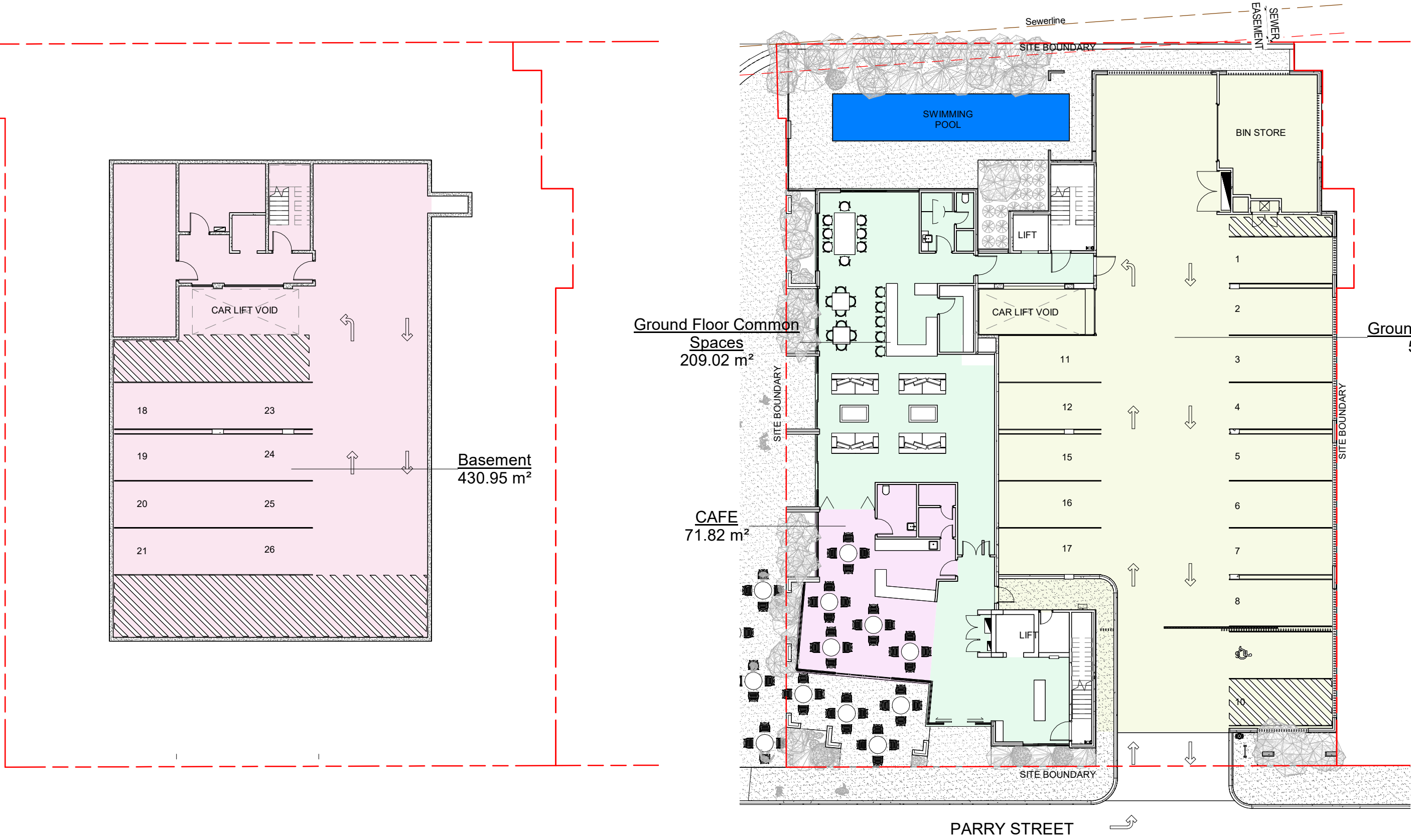
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18 October 2023

[illegible]

DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION

7.5m Balcony setback line for
SOUs facing adjoining sites
6m setback line for external walls to
habitable rooms other than bedrooms
and studies with major openings
4.5m setback line for external walls to
bedrooms and studies with major
openings



- Basement
- CAFE
- Ground Floor Common Spaces
- Ground Floor Parking
- MULTIPLE DWELLING - 2 BED
- MULTIPLE DWELLING - 2 BED - PLATINUM ACCESSIBLE
- MULTIPLE DWELLING - STUDIO
- TOURIST ACCOMMODATION - 2 BED
- TOURIST ACCOMMODATION - 2 BED - PLATINUM ACCESSIBLE
- TOURIST ACCOMMODATION - STUDIO
- TYPE B 2 BED APARTMENT (SHORT TERM)

BASEMENT LEVEL

1 : 200

GROUND FLOOR

1 : 200

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LEVEL 1
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AREA SCHEDULE - PLOT RATIO			
NAME	LEVEL	AREA	Qty

GROUND FLOOR			
CAFE	GROUND FLOOR	72 m ²	1
GROUND FLOOR		72 m ²	

LEVEL 1			
TOURIST ACCOMMODATION - 2 BED	LEVEL 1	284 m ²	3
TOURIST ACCOMMODATION - 2 BED - PLATINUM ACCESSIBLE	LEVEL 1	95 m ²	1
TOURIST ACCOMMODATION - STUDIO	LEVEL 1	148 m ²	4
LEVEL 1		527 m ²	

LEVEL 2			
MULTIPLE DWELLING - 2 BED	LEVEL 2	284 m ²	3
MULTIPLE DWELLING - 2 BED - PLATINUM ACCESSIBLE	LEVEL 2	95 m ²	1
MULTIPLE DWELLING - STUDIO	LEVEL 2	148 m ²	4
LEVEL 2		527 m ²	

LEVEL 3			
MULTIPLE DWELLING - 2 BED	LEVEL 3	411 m ²	4
LEVEL 3		411 m ²	
TOTAL GLA: 21		1536 m ²	

LOT AREA : 1105.89
PLOT RATIO ALLOWED: 0.8
PLOT RATIO OF THIS SCHEME: 1.39
PREVIOUSLY APPROVED PLOT RATIO: 1.32

15/10/23	2	APT 01 & 09 Store Sizes Reduced	GD
11/08/23	1	Planning Changes	GD
DATE	REV	DESCRIPTION	CHKD

DEVELOPMENT APPROVAL
NOT FOR CONSTRUCTION





26 PARRY STREET
SOP
ARCHITECTURE
DEVELOPMENT APPROVAL
ARCHITECTURAL SET
REVISED ON 16 OCTOBER 2023



VIEW FROM QUEEN'S SQUARE



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CLOSE-UP VIEW FROM QUEEN'S SQUARE



FRONTAL VIEW



VIEW FROM THE 'CORNER'

SOP
ARCHITECTURE

Attachment 2 – Site Photos



Photo 1: Subject site as viewed from Parry Street



Photo 2: Subject Site as viewed from adjacent Queens Square



Attachment 3 – Sustainable Design Strategy





CITY OF FREMANTLE
These Plans Form Part of

DA0098/23

23 Mar 2023

DOCUMENT REVISION

Date	Revision	Completed By	Reviewed By	Approved By
31/01/2023	DA	Nyonika Oberai	Evan Logan	Evan Logan

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1	Electronic	SOP Architecture

CONFIDENTIALITY

The contents of the report are confidential. This report is for the purpose of initial design advice related to sustainable considerations of the project. All included information and documentation shall remain the property of CADDs Group therefore shall not be replicated in any form without written consent from CADDs Group.

DISCLAIMER

The intent of the Sustainable design strategy is to demonstrate targets can be achieved based on further discussions with service consultants, an update of performance modelling and a cost/benefit analysis of all items for consideration. It is not the intent of the strategy to provide certainty instead identify sustainable opportunities that may be integrated in the design. The integrated approach allows for multiple members of the design team to work together for a common goal to maximise efficiencies. The approach will increase flexibility in design, save money and also provide higher performing buildings than traditional approach.





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DA0098/23

23 Mar 2023

CONTENTS

1	OVERVIEW.....	4
2	PLANNING POLICY	5
3	BENCHMARK.....	5
4	TARGETS.....	8
5	HEALTH AND WELLBEING	9
5.1	Thermal Comfort	9
5.2	Daylight	9
6	ENERGY EFFICIENCY	10
6.1	Passive Design Measures.....	10
6.2	Active Design Measures	10
6.3	Renewable Technology.....	11
7	WATER EFFICIENCY.....	11
7.1	Water efficient plumbing.....	11
8	PLACES.....	12
8.1	Sustainable transport options.....	12
9	BIODIVERSITY ENHANCEMENT	12
10	OPERATIONAL WASTE.....	13
11	CONCLUSION	13

TABLES AND FIGURES

Table 1	Minimum Expectations	6
Table 2	Green Star Ratings	7
Table 3 –	Targets and Initiatives.....	8
Table 4 –	NatHERS Ratings	9
Table 5 -	WELS Ratings.....	11
Figure 1	Green Star Categories	5
Figure 2	Rating Scale.....	7
Figure 1 -	Energy Efficiency Initiatives.....	10
Figure 2	Water Reduction Strategy.....	11
Figure 3	Errands by foot.....	12





1 OVERVIEW

EMERGEN (CADDIS GROUP) have developed in consultation with the client and architect a sustainable strategy for the proposed 20 apartments at 26 Parry Street, Fremantle.

The purpose of this report is to support the development application by identifying the principles incorporated in the design that meet sustainable objectives and targets and are in line with state and local planning policies.

The review and recommendations are based on experience; an understanding of functionality; a review of current project documentation and an analysis of the site.





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DA0098/23

23 Mar 2023

2 PLANNING POLICY

As per City of Fremantle Local Planning Policy

All development subject to this policy shall be designed and constructed in such a manner so as to demonstrate:

- (a) A rating not less than 4 Star Green Star using the relevant Green Building Council of Australia Green Star Rating tool, or its equivalent demonstrated through a report provided by a suitability qualified professional.

3 BENCHMARK

Green Star Building features eight categories representing the issues that will define the next decade of the built environment.



Figure 1 Green Star Categories

The project will be targeting a number of minimum requirement to achieve the 4 Star Green star rating.





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DA0098/23

23 Mar 2023

Table 1 Minimum Expectations

Category	Credit	Outcome
Responsible	Responsible Construction	The site will have an environmental management plan. The builder will have an environmental management system (large builders will need to be ISO14001 accredited). 80% of Construction and demolition waste will be recycled. Sustainability training will be provided to construction workers.
	Verification and Handover	The building will be commissioned and tuned. Appropriate metering will be present.
	Operational Waste	The building has appropriate spaces for waste management and an appropriately sized loading dock.
Healthy	Clean Air	The ventilation system must have appropriate filtration. Point source pollutants will be exhausted directly outside (kitchens). The building will be naturally ventilated.
	Light Quality	Glare will be managed. Light fittings must be of good quality. Lighting levels must be appropriate. A daylight strategy must be developed.
	Acoustic Comfort	Internal noise levels from services and the outside is limited through an acoustic comfort strategy.
	Exposure to Toxins	All the paints, adhesives, sealants, and carpets must have low levels of Volatile Organic Compounds. Engineered wood must be low formaldehyde. There must be no lead, asbestos and PCBs in the building.
Positive	Climate Change Resilience	The project has done a pre-screening assessment to identify climate-related risks facing the building.
	Upfront Carbon Emissions	The building has 10% less upfront carbon emissions compared to a standard building from materials.
	Energy Use	The building will provide Carbon Zero Action Plan.
	Energy Source	The building has at least a 10% lower energy consumption than one built to the National Construction Code 2019.
	Water Use	The building has at least a 15% reduction in potable water usage when compared to a reference building or has installed water efficient fixtures and appliances.
Nature	Impact to Nature	Ecologically sensitive sites are protected.





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DA0098/23

23-Nov-2023

The Green Star rating is determined by comparing the percentage of available points achieved out of the total available points. The rating scale shown below details the percentage thresholds for the Star ratings awarded.



Figure 2 Rating Scale

It is the intent of the building to achieve a minimum 15 points using the **Green Star Building** . This score equates to a 4 Star Green Star Rating.

Table 2 Green Star Ratings

Points Required	Rating	Outcome
15	Four Star	Australian Best Practice





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DA0098/23

23 Mar 2023

4 TARGETS

EMERGEN (CADDIS GROUP), the client and design team proposed the following sustainable initiatives for inclusion within the project.

Table 3 – Targets and Initiatives

Category	Target	Comment
Energy Efficiency	30% Reduction in GWP compared to BAU	Electrification of building 7 Star Average NatHERS Rating Improved Lighting efficiency Metering and Monitoring Solar to roof (est 25kW system based on available roof space) to support to Lounge, Business centre, hot water use
Water Efficiency	30% Reduction in water use compared to BAU	Provision of water efficient appliances and equipment. Water tolerant landscaping, moisture sensors
Health and Wellbeing	Low exposure to pollutants	Selection of low VOC finishes, Low Formaldehyde products
	60% of the nominated floor area has been designed to high levels of daylight during hours of occupancy	Use of glass with high VLT
Transport	Bicycle bays Future EV Charging	Storage areas sized bikes. Building infrastructure to accommodate bays to have future upgrades to EV charging points
Biodiversity	Increase in biodiversity	Diversity of species and prioritises the use of climate resilient and indigenous plants
Resource Management	Effective management of operational waste	Waste Management in accordance with the City of Fremantle's Waste Management and recycling policies





5 HEALTH AND WELLBEING

Through the enhancement of indoor environment quality, occupants will see improvements to health along with benefits to thermal comfort resulting in a more inviting and liveable internal environment.

5.1 Thermal Comfort

Based on preliminary modelling, the following NatHERS Ratings are achievable. The results demonstrate that through the use of a high-performance fabric the development can reduce the need for heating and cooling by on average 23%.

Table 4 – NatHERS Ratings

Apt	Cooling	Heating	Base	Original Star Rating	Recommended upgrade	Star Rating
1	29.7	15.4	45.1	5.4	Double Glazed window	6.7
2	48.8	29.4	78.2	5.5	Double Glazed window	6.2
5	35.7	6.6	42.3	7.6	Double Glazed window	8.3
6	35.7	6.6	42.3	7.6	Double Glazed window	8.3
7	27	20.4	47.4	5.3	Double Glazed window	6.6
8	24.3	25	49.3	5.1	Double Glazed window	6
Average				6.08		7.02

5.2 Daylight

For the residential component (apartments and serviced apartments), 60% of the combined living and bedroom areas comply with the daylight requirements.

High levels of daylight have been deemed to have at least 160 lux due to daylight during 80% hours of the nominated hours.





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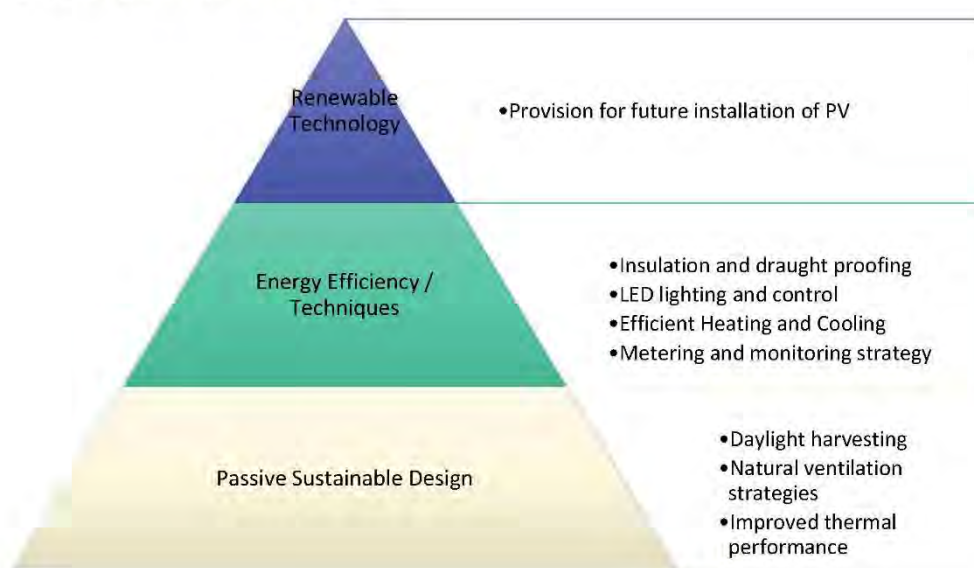
DA0098/23

23 Mar 2023

6 ENERGY EFFICIENCY

A key concern with new buildings is greenhouse gas (GHG) emissions, making up approximately 20% of total GHG emissions in Australia. Several initiatives around technology will be incorporated with in the project to ensure these are mitigated.

Figure 3 - Energy Efficiency Initiatives



6.1 Passive Design Measures

A fabric first approach has been prioritised for the building, with a focus on reducing the need for active energy systems and thus reducing the overall energy demand and emissions of the building.

Refer to 3.1 Thermal Comfort.

6.2 Active Design Measures

Various Active design measures will be included:

- Heating and cooling services - high-efficiency reverse-cycle heat pump systems, COPs of greater than 3.6 should be targeted as a minimum performance requirement for the project.
- Cooking appliances to be Electric as a replacement for gas-type cooktops.
- Energy metering empowering residents to better control their energy use. Studies show that energy monitoring can provide between a 5% and 20% saving in electricity.
- Use of water efficient fixtures Use of water efficient fixtures would result in water use





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DA0098/23

23 Mar 2023

6.3 Renewable Technology

A 25kW solar photovoltaic system installed on the roof deck.

7 WATER EFFICIENCY

Perth has a limited potable water supply due to the increases in population and reductions in rainfall levels. By reducing this demand will help to alleviate the concerns related to potable water usage.

7.1 Water efficient plumbing

All new water services are to ensure that high WELS rating fixtures and fitting are to be installed as appropriate.

Table 5 - WELS Ratings

Fixture / Equipment Type	WELS Rating
Taps	5 Star
Toilets	4 Star
Showers	3 Star (not more than 7.5L/m)

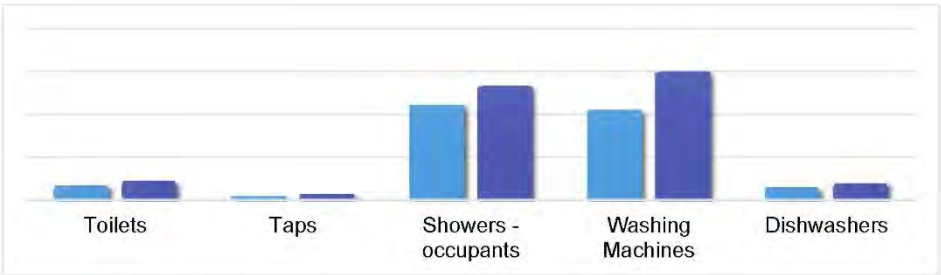


Figure 4 Water Reduction Strategy





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DA0098/23

23 Mar 2023

8 PLACES

The building’s design and location encourage occupants and visitors to use active, low carbon, and mass transport options instead of private vehicles. The location is a Walkers Paradise where daily errands do not need a car.

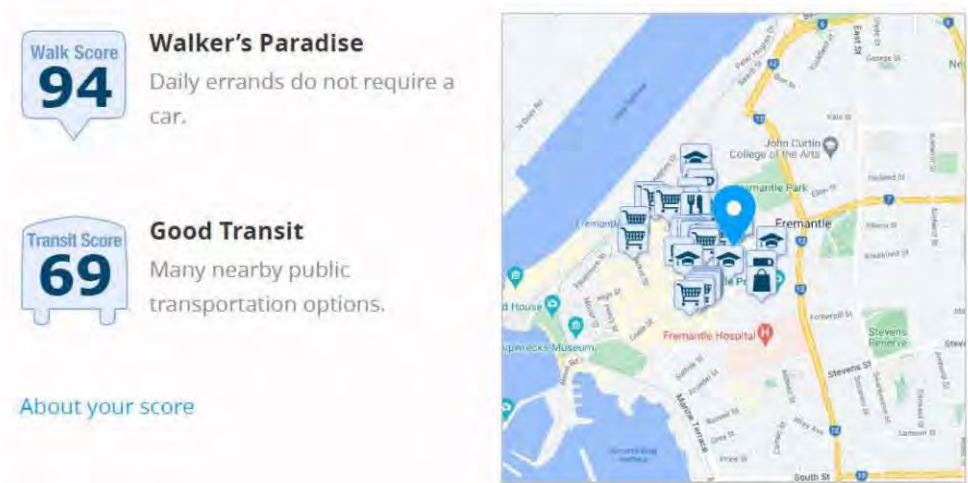


Figure 5 Errands by foot

8.1 Sustainable transport options

The project will include Infrastructure to allow for future of electric charging to each parking spot in the parking area. This means ensuring the building has EV distribution boards to allow for allow for future connection for EV's. These distribution boards will be located so that no connection requires a cable of more than 50m from the parking bay to the connection.

The building will be fitted with an EV load management system. The EV load management system will be capable of determining how and when the electric vehicles should be charged to minimise building peak power demand whilst ensuring the vehicles are charged.

9 BIODIVERSITY ENHANCEMENT

The building’s landscape enhances the biodiversity of the site.

- The building’s site includes an appropriate landscape area.
- The landscaping includes a diversity of species and prioritises the use of climate resilient and indigenous plants.



10 OPERATIONAL WASTE

The building design allows effective management of operational waste by:

- Separating waste streams.
- Providing a dedicated and adequately sized waste storage area; and
- Ensuring easy and safe access to waste storage areas for both occupants and waste collection contractors.

11 CONCLUSION

Based on modelling undertaken and sustainable initiatives proposed the development has the ability to achieve a best practice outcome.

The design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Passive environmental design measures are used, responding to local climate and site conditions by optimising thermal performance, and natural ventilation. Reducing reliance on technology for heating and cooling minimises energy use, resource consumption and operating costs over the life cycle of the project.

The design includes a number of elements that enhance biodiversity, reduce water use and allow for effective waste management.



DESIGN STATEMENT

DEVELOPMENT APPROVAL: 26 PARRY STREET, FREMANTLE



24 FEBRUARY 2023

SOP
ARCHITECTURE

DA0098/23

23 Mar 2023

EXECUTIVE SUMMARY.....	1
Setbacks and Boundary Walls.....	1
Height and Scale.....	1
Building Design & Streetscape.....	1
Plot Ratio & Mixed-Use Ratio.....	2
Overshadowing.....	3
Parking.....	3
Conclusion.....	5
PRIMARY CONTROLS.....	6
SITING.....	17
DESIGN.....	22
APPENDICES.....	23
APPENDIX A – ARCHITECTURAL DRAWINGS	
APPENDIX B – LANDSCAPE DRAWINGS	
APPENDIX C – SUSTAINABLE DESIGN STRATEGY	

EXECUTIVE SUMMARY

The following summary highlights the critical controls applied to this development. Greater detail is through the rest of the report.

Setbacks and Boundary Walls

All setbacks comply with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). In areas where over-looking requires mitigation, perforated screens compliant with the demands of the R-Codes have been employed. Please refer to drawings SK06 & SK07 – Floor Plans & SK09 & SK10 – Elevations.

Height and Scale

Maximum Height

All wall heights and the activated additional storey comply with LPS4; Clause 4.8.1.2 & Sub Area 2-Queens Square(east); Clause 2.3.2.1. Please refer to drawings: SK09 – Elevations and SK10 - Elevations.

Minor Projections

All minor projections are considered compliant with LPS4; clause 4.8.1.3.

Please refer to drawings: SK09 - Elevations and SK10 - Elevations.

Building Design & Streetscape

The building will be constructed predominantly from a brick and cut limestone faced load bearing pre-cast concrete walling solution over the ground, first and second levels. The third level will be of lightweight framing with sheet metal wall cladding which also carries through to the lower floors in selected areas of the building. The material selection is aimed at tying the development firmly into its context by adopting brick and limestone aesthetic that's prominent across the built-form along Parry Street with the sheet metal cladding being inspired by the corrugated-iron roofs of the terrace housing across the street and a nod to the shipping containers at the Fremantle Port.

The primary street facade has a zero setback on levels 2 and 3. The ground floor has an articulated setback that varies from one meter to the edge defining the primary lobby to 5m to the secondary entrance. This entrance gives access to amenities on the ground floor that are for the **exclusive use** of guests occupying the short-stay accommodation units on

DA0098/23

23 Mar 2023

Level 1 and **not leasable** by the general public. These amenities incorporate a business centre, lounge and dining facilities that open out to a swimming pool deck along the site's easterly boundary. The facilities also activate and provide passive surveillance over Queens Square and Parry Street. This is accentuated by the incorporation of steps integrated with landscape along the boundary with Queen's Square which serve to link this public space with the development. The steps are within the 5m landscaping zone provided by the City (Refer SK05 – Ground Floor Plan). The fourth level is set back by a min of 3.3 meters to comply with sight line controls in place for this site to help minimize the perceived bulk of the building at street level (Refer to SK09 – Elevations and SK10 – Elevations).

The building has also been designed such that the SOUs across Levels 1, 2 and 3 face onto the northerly boundary adjoining Queens Park and the westerly boundary which defines Parry Street providing passive surveillance of the public realm around the site. This also ensures that the SOUs can obtain adequate solar access. This can further be moderated by adjusting the louvred folding-sliding doors that are integrated into the edges of the facade openings. Furthermore, the scheme also has an internal courtyard on Level 1 onto which four SOUs face onto. This courtyard provides the opportunity for an open-air communal deck that also facilitates cross-ventilation the SOUs.

A public art installation has also been integrated into the building the fabric over the lobby looking onto Parry Street. The piece draws from the trees on Queen's Square and conveys a sense of descending leaves with a flight of birds flying through them. The idea of the birds is drawn from the developer's other property at 185 High Street which also has a bird inspired work of public art and hence this is also an attempt to relate the properties to one-another through art. Refer to SK10 Elevations and perspectives.

Plot Ratio & Mixed-Use Ratio

Plot Ratio

The development proposes to activate an additional storey as permitted by LPS4; Sub Area 2.3.2.1-Queens Square (east) and criteria 2.3.2.1(a),(b) & (c). This provision places the plot ratio calculation as follows:

ITEM	AREA
Lot Area	1105.89m ²
Plot Ratio Area	1461m ²
Plot Ratio Allowable	0.7
Plot Ratio Requested	1.32

TABLE 1: PLOT RATIO

Mixed-Use Ratio

The proposed mixed-use development has been designed to activate the provision within LPS4 clause 4.2.5 to allow a density increase to R60 on the proviso that at least 25% is allocated to a non-residential use class – in this instance, being Tourist Accommodation. As the table below indicates, Tourist Accommodation makes up 36% of the proposed GLA, substantially more than the minimum called for by LPS4 clause 4.2.5.

TYPE	AREA (m ²)	RATIO
TOTAL GLA	1461	100%
Tourist Accommodation GLA	524	36%
Multiple Dwellings GLA	937	64%

TABLE 2: MIXED-USE GLA DISTRIBUTION

Overshadowing

With provision within LPS4 to support an additional storey, density bonus and zero boundary setbacks, any development on Lot 440 (26) Parry St would inevitably be impactful on the adjoining property on its southern boundary (12 Holdsworth Street). It is noted that this lot is zoned R35 – Mixed Use and recently purchased by the same owners of Lot 440.

The shade cast by the proposed building at midday on midwinter covers 425m² or 52.61% of. Refer to drawing SK03 – Shadow Diagram.

Parking

Cars

The proposed development provides a total of 14 car bays on the ground floor. 13 bays are located behind access-controlled fencing while an ACROD bay is located with full public access. An additional 8 bays are provided in the basement in a tandem format with vehicular access to these proposed to be via a car hoist system from the carparking area on the ground floor. The total number of on-site parking bays is therefore 22.

Bicycles

All the apartments in the scheme have been designed to have a storeroom close the apartment entrance and each of these will be equipped with bike rack devices. In addition, bike racks will be provided at the front of the front of the building for public use.

We propose meeting the parking requirement in the following manner:

PARKING CALCULATION				
ELEMENT	REQUIREMENT		PROPOSED	EXTENT OF VARIATION
Tourist Accommodation - Car	1:Unit or 1:Bedroom Required: 8 bays		8 bays	Nil
Multiple Dwellings - Car Parking	0.75 bays per One bedroom dwelling		14 bays	Nil
	1 bay per Two or more bedroom dwelling			
	Visitors:	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above		
	Required bays for multiple dwellings Required Visitor bays	11 3		
	Total number of bays required for this Element:	14		
	Tourist Accommodation - Delivery bays	1:Administration Centre Required: 1		
Multiple Dwellings - Delivery Bays	N/A		N/A	Nil
Bicycle Parking - Tourist	N/A		N/A	Nil
Bicycle Parking - Multiple Dwellings	Resident: 0.5 spaces per dwelling		Bike stores provided in each residential store	6 surplus
	Requirement 6 bays			
	Visitors: 1 space per 10 dwelling		2 bays provided on the ground floor	Nil
Requirement 2 bays				

TABLE3: PARKING CALCULATION

It should be noted, the development is conveniently located near multiple TransPerth bus stops and Fremantle Cat bus stops on High Street. In addition, the Parry Street public parking facility is less than 100m away and provides 172 bays.

Given the developments proximity to convenient parking, the Town Centre and public transport we believe that the demand for parking bays will not present a logistical challenge.

Universal Design

The proposed development provides one Platinum Level Accessible unit for the Tourist Accommodation category on Level 1 and an additional Platinum Level Accessible unit for

DA0098/23

23 Mar 2023

the Multiple Dwelling category on Level 2. This provision meets the Livable Housing Design Guidelines requirement for 5 per cent of dwellings to be design to Platinum Level (Refer to SK06 – Floor Plans – Level 1 & Level 2).

Conclusion

The proposed development will provide good amenity for tourists visiting Perth while using Fremantle as their base. At the same time, it also provides those interested in having an urban lifestyle a convenient place to call home at what was is a gateway location into Fremantle within a building whose architecture is respectful of its context.

We respectfully seek council's support of the application and trust that the information contained in this report is sufficient to allow the development to proceed.

PRIMARY CONTROLS

ELEMENT 2.2		BUILDING HEIGHT										
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT						ASSESSOR COMMENT				
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>										
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.		All wall heights and the activated additional storey comply with LPS4; clause 4.8.1.2 & Sub Area 2-Queens Square(east); clause 2.3.2.1.										
O2.2.2 – The height of buildings within a development responds to changes in topography.		The ground floor entrances to the development have been set to existing RL's at street to facilitate ease of pedestrian and vehicle access without ramps.										
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.		The development incorporates roof top open decks within the setback requirement at this level. These are for private use by adjoining apartments. Communal facilities for residents and guests have been provided on the ground floor in the form of a business centre with meeting rooms, gym, lounge and dining area overlooking Queens Square to the north and a lap pool and planted spaces to the east of the building.										
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.		With the provisions in LPS4 to support an additional storey, density bonus and zero boundary setbacks, development on Lot 440 (26)Parry St would inevitably impact on the adjoining Lot on its southern boundary. It is noted that this lot is zoned R35 – Mixed Use and recently purchased by compatriots of the owners of Lot 440.										
ACCEPTABLE OUTCOMES												
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>												
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument. (Excerpt from table 2.1)												
Streetscape contexts and character <i>refer A2</i>		Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9		

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>LSP4 Clause 4.8.1.2 allows for an additional 0.5m height limit due to the site's ground level having a height variation greater than 1m. LSP4 Sub Area 2-Queens Square(east) allows for an additional storey provided it is setback sufficiently to not be visible from the adjoining street and park. The maximum wall height in this becomes 14m from the ground level, which with the additional 0.5m permitted through Cl 4.8.1.2, equates to 14.5m.</p>

DA0098/23

23 Mar 2023

ELEMENT 2.3 STREET SETBACKS			
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.		The primary street facade has a zero setback on levels 2 and 3 while the ground floor is articulated with a setback varying between 1.00m and 5.20m across this edge. The fourth level has a set back that varies from 3.30m to 8.70m to minimize the perceived building bulk from street level. All setbacks comply with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). Please refer to floor plan drawings SK06, SK07 & SK08.	
O2.3.2 – The street setback provides a clear transition between the public and private realm.		The ground floor has been setback to facilitate ease of pedestrian access to the building and adjoining open public space where the ground floor setback varies from 0m to 1.5m across the building's northern edge. Additional landscaping works at the interface of Queens Square and Lot 440 have also been proposed to facilitate a seamless transition. Refer to drawing SK06.	
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.		The living rooms in the SOUs facing the street and Queens Square have been setback 2.5m from the street edge with balconies in the foreground. Adjustable screens over balconies and street facing fenestration further attenuate the extent to which each apartment visually reveals itself to the public realm in addition to moderating solar access. Refer elevation drawings on SK10 & SK11.	
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.		Passive surveillance is enabled by the fenestration and balconies to the apartment looking directly onto the street and the park. The interfaces of these edges on the ground floor also have significant transparent surfaces ensuring substantial passive surveillance from the spaces on this level.	

DA0098/23

23 Mar 2023

DA0098/23

23 Mar 2023

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument
(Excerpt from table 2.1)

Streetscape contexts and character refer A2	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Minimum primary and secondary street setbacks refer 2.3	4m ⁴	2m	2m		2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵		

(4) Minimum secondary street setback 1.5m

(5) Nil setback applicable if commercial use at ground floor

LOCAL PLANNING FRAMEWORK

REQUIREMENT

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

LSP4 Sub Area 2-Queens Square(east) CI 2.3.2.2 stipulates a 1m ground floor setback to Parry Street with the setback area integrated with the adjoining footpath.
• A zero minimum setback and 3m maximum setback is stipulated with Queens Square

ELEMENT 2.4		SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.		The SOUs overlooking the public open space of Queens Square Reserve to the North and Parry Street to the West are set to 0m setback as there are no overlooking issues here. Those facing adjoining sites to the east and south are setback or screened to satisfy planning requirements.	
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.		All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). Please refer to drawings SK06, SK07 & SK08.	
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.		The current development site is vacant and void of any existing trees to be retained.	
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.		All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east).	

DA0098/23

23 Mar 2023

DA0098/23

23 Mar 2023

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where:

a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument

AND /OR

b) a greater setback is required to address 3.5 Visual privacy.

(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>			Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4		R-AC3	R-AC2	R-AC1	R-AC0	
Boundary wall height (storeys) ^{1,2} <i>refer 2.4</i>	1 ³		1 ³	2 ³	2 ³		2		3	4			
Minimum side setbacks ⁵ <i>refer 2.4</i>	2m	3m	3m		3m		Nil						
Minimum rear setback <i>refer 2.4</i>	3m		3m		6m		6m	Nil	Nil				
Average side setback where building length exceeds 16m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA				

(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code

(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.

(6) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.

A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 Building separation , 3.3 Tree canopy and deep soil areas , 3.5 Visual privacy and 4.1 Solar and daylight access .

LOCAL PLANNING FRAMEWORK

REQUIREMENT

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

ELEMENT 2.5		PLOT RATIO																																																					
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT					ASSESSOR COMMENT																																																
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																																																					
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.		The development has opted to activate an additional storey based on LPS4; Sub Area 2.3.2.1-Queens Square (east) and criteria 2.3.2.1(a),(b) & (c). This provision places the plot ratio calculation as follows: <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Item</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>Lot Area</td> <td>1105.89m2</td> </tr> <tr> <td>Plot Ratio Area</td> <td>1462.92m2</td> </tr> <tr> <td>Plot Ratio Allowable (R60)</td> <td>0.7</td> </tr> <tr> <td>Plot Ratio Previously Requested & Granted</td> <td>1.32</td> </tr> <tr> <td>Plot Ratio Requested</td> <td>1.32</td> </tr> </tbody> </table>					Item	Area	Lot Area	1105.89m2	Plot Ratio Area	1462.92m2	Plot Ratio Allowable (R60)	0.7	Plot Ratio Previously Requested & Granted	1.32	Plot Ratio Requested	1.32																																					
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ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																																																							
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. <i>(Excerpt from table 2.1)</i> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2">Streetscape contexts and character <i>refer A2</i></th> <th colspan="2">Low-rise</th> <th colspan="2">Medium-rise</th> <th colspan="2">Higher density residential</th> <th rowspan="2">Neighbourhood centre</th> <th rowspan="2">Mid-rise urban centres</th> <th colspan="2">High density urban centres</th> <th rowspan="2">Planned areas</th> </tr> <tr> <th>R40</th> <th>R50</th> <th>R60</th> <th>R80</th> <th>R100</th> <th>R160</th> <th>R-AC2</th> <th>R-AC1</th> </tr> </thead> <tbody> <tr> <td>Site R-Coding</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>R-AC4</td> <td>R-AC3</td> <td></td> <td></td> <td>R-AC0</td> </tr> <tr> <td>Plot ratio ⁷ <i>refer 2.5</i></td> <td>0.6</td> <td>0.7</td> <td>0.8</td> <td>1.0</td> <td>1.3</td> <td>2.0</td> <td>1.2</td> <td>2.0</td> <td>2.5</td> <td>3.0</td> <td></td> </tr> </tbody> </table>												Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	R40	R50	R60	R80	R100	R160	R-AC2	R-AC1	Site R-Coding							R-AC4	R-AC3			R-AC0	Plot ratio ⁷ <i>refer 2.5</i>	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	
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LOCAL PLANNING FRAMEWORK						REQUIREMENT																																																	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>																																																							

DA0098/23

23 Mar 2023

DA0098/23

23 Mar 2023

ELEMENT 2.6		BUILDING DEPTH	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.		Single aspect apartments either side of a central corridor have been kept to a minimum affecting only 30% of the SOUs in the scheme. Where this occurs, the building depth has been kept below the maximum recommended depth of 20m. Refer to SK06, SK07.	
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.		The building's edges have been articulated in a manner that not only provides visual interest but also optimises natural light and ventilation.	
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.		Balcony depths have been kept to a minimum without reducing amenity. Ceilings for all habitable spaces have been placed at their maximum allowable heights of 2.7m. The room depths of the vast amount of habitable spaces are within 4.5m of the building edge satisfying the guidance for room depths to be a max of 3 times floor to ceiling heights. SK06, SK07 & SK08.	
ACCEPTABLE OUTCOMES			
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

DA0098/23

23 Mar 2023

ELEMENT 2.7		BUILDING SEPARATION																												
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT																											
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																												
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.		All setbacks are comply with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east) ensuring optimal active interfaces to Parry Street and Queen's Square. Please refer to drawings SK06, SK07 & SK08.																												
O2.7.2 – Building separation is in proportion to building height.		The building is defined on it's Northern and Western edges by Queen's Square and Parry Street repectively providing substantial separation from the buildings across while providing considered definition to these public spaces.																												
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.		All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). They also comply with the setbacks suggested in Table 2.7 with visual screening provided in a few instances to ensure visual privacy.																												
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings		Substantial balconies are provided for each SOU with a garden deck on Level 1 and planters also being provided on Level 3. A lap pool with deep soil planting space has also been provided on the eastern edge of the site.																												
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																														
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.																														
<p>Table 2.7 Building separation</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Separation between:</th> <th colspan="3">Building height</th> </tr> <tr> <th>≤ 4 storeys (up to 15m)</th> <th>5-8 storeys (up to 28m)</th> <th>≥ 9 storeys (over 28m)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Within site boundary</td> <td>Habitable rooms/balconies</td> <td>12m</td> <td>18m</td> <td>24m</td> </tr> <tr> <td>Habitable and non-habitable rooms</td> <td>7.5m</td> <td>12m</td> <td>18m</td> </tr> <tr> <td>Non-habitable rooms</td> <td>4.5m</td> <td>6m</td> <td>9m</td> </tr> <tr> <td>To adjoining property boundaries</td> <td>Habitable rooms/balconies and boundary</td> <td>Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)</td> <td>9m</td> <td>12m</td> </tr> </tbody> </table> <p>Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.</p>						Separation between:	Building height			≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)	Within site boundary	Habitable rooms/balconies	12m	18m	24m	Habitable and non-habitable rooms	7.5m	12m	18m	Non-habitable rooms	4.5m	6m	9m	To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)	9m	12m
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LOCAL PLANNING FRAMEWORK		REQUIREMENT																												
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>																														

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DA0098/23

23 Mar 2023

ELEMENT 3.2		ORIENTATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.		50% of the SOUs are located along the Northern boundary to facilitate optimal solar exposure. In addition, the edges of the building are articulated to promote solar access at various times throughout the day.	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.		With the provisions in LPS4 supporting an additional storey, density bonus and zero boundary setbacks, any development on Lot 440 (26) Parry St would inevitably have a major impact on the adjoining Lot on its southern boundary. It is noted that this lot is zoned R35 – Mixed Use and recently purchased by compatriots of the owners of Lot 440. It is expected this lot will be developed to the same density allowances. Refer to drawing SK03 for shadow diagram.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.2.1 – The building's edges on the street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.			
A3.2.2 – The building's edges that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.			
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: <ul style="list-style-type: none"> - adjoining properties coded R25 and lower – 25% of the site area¹ - adjoining properties coded R30 – R40 - 35% of the site area¹ - adjoining properties coded R50 – R60 – 50% of the site area¹ - adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)			
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			

D/20098/23

23 Mar 2023

ELEMENT 3.3		TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.		The current development site is vacant and void of any existing trees to be retained.	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.		The development allows space for deep soil planting as part of the communal outdoor swimming pool area along the site's eastern edge. Additional deep soil planing is allowed for on the garden deck on Level 1 and planters on Level 3 improving the overall tree canopy in this area.	
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.		Deep soil planting areas	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.3.1 – Retention of existing trees on the site that meet the following criteria: <ul style="list-style-type: none"> – healthy specimens with ongoing viability AND – species is not included on a State or local area weed register AND – height of at least 4m AND/OR – trunk diameter of at least 160mm, measured 1m from the ground AND/OR – average canopy diameter of at least 4m. 			
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.			
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.			
A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.			

DA0098/23

23 Mar 2023

ELEMENT 3.4		COMMUNAL OPEN SPACE													
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT												
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>													
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.		Communal open space has been provided in the form of a swimming pool area on the eastern end of the site in addition to a planted garden deck on the 1st Floor incorporating deep soil areas and landscaping. Refer to drawings SK06 & SK07													
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.		The communal open spaces are private for the exclusive use of residents and guests. The spaces are also universally accessible.													
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.		The communal open spaces and facilities are separate with only 10% of the SOUs (Short Stay studios on Level 1) fronting on the garden. The private open space allocated to these will be screened to minimise visual impacts into the spaces of these SOUs.													
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>															
A3.4.1 – Developments include communal open space in accordance with Table 3.4 Table 3.4 Provision of communal open space <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Development size</th> <th>Overall communal open space requirement</th> <th>Minimum accessible / hard landscape area (included in overall area requirement)</th> <th>Minimum open space dimension</th> </tr> </thead> <tbody> <tr> <td>Up to 10 dwellings</td> <td>Informal seating associated with deep soil or other landscaped areas</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>More than 10 dwellings</td> <td>Total: 6m² per dwelling up to maximum 300m²</td> <td>At least 2m² per dwelling up to 100m²</td> <td>4m</td> </tr> </tbody> </table>				Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension	Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA	More than 10 dwellings	Total: 6m ² per dwelling up to maximum 300m ²	At least 2m ² per dwelling up to 100m ²	4m
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A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.															
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.															
A3.4.4 – Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.															
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.															
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.															
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.															
LOCAL PLANNING FRAMEWORK		REQUIREMENT													
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>															

DA0098/23

23 Mar 2023

ELEMENT 3.5		VISUAL PRIVACY																	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT																
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>																	
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.		65% of the SOUs have their balconies facing north to facilitate optimal solar exposure and views of Queens Square. In the limited circumstances where overlooking may occur, this has been mitigated by incorporating compliant screening to the balconies. All the habitable spaces have also been designed to be naturally ventilated.																	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																			
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5. Table 3.5 Required privacy setback to adjoining sites																			
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A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).																			
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.																			
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.																			
LOCAL PLANNING FRAMEWORK		REQUIREMENT																	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:																			

DESIGN

CITY OF FREMANTLE
These Plans Form Part of

DA0098/23

23 Mar 2023

ELEMENT 4.1		SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.		Private open spaces to 13 out of the 20 SOUs face north to optimise winter sun penetration. This represents 65% of the total number of SOUs. The remaining SOUs either have eastern or western solar exposure.	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.		All habitable rooms have been provided with floor to ceiling windows of sufficient surface area to allow optimal daylight access.	
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3. 		Perforated folding-sliding shutters have been integrated to the edges of the northern and western facing balconies to provide shading and glare control to the habitable spaces behind them. Refer to north and west elevations on drawings SK10 and SK11 .	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : <ul style="list-style-type: none"> a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June. 			
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.			
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.			
A4.1.4 – The building is oriented and incorporates external shading devices in order to: <ul style="list-style-type: none"> – minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> • between late September and early March in climate zones 4, 5 and 6 only AND • in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a). 			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

DA0098/23

23 Mar 2023

ELEMENT 4.2		NATURAL VENTILATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>	
O4.2.1 – Development maximises the number of apartments with natural ventilation.		All the SOUs have been designed to be naturally ventilated. Refer to Floor Plans on SK07 & SK08.	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.			
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		The depth of the habitable spaces of the single aspect apartments in this development is less than 3 x ceiling height. Refer to Floor plans on SK07 & SK08.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.			
A4.2.2 – (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: • ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND • room depth no greater than 3 x ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.			
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.			
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

DA0098/23

23 Mar 2023

DA0098/23

23 Mar 2023

ELEMENT 4.3		SIZE AND LAYOUT OF DWELLINGS																
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT <i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>	ASSESSOR COMMENT															
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.		All SOUs meet or exceed the minimum floor area requirements stated in table 4.3a																
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.		Ceiling heights to habitable rooms are 2.7m AFL to provide well-proportioned spaces that facilitate good natural ventilation and daylight access.																
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																		
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.																		
Table 4.3a Minimum floor areas for dwelling types <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>37m²</td> </tr> <tr> <td>1 bed</td> <td>47m²</td> </tr> <tr> <td>2 bed + 1 bath¹</td> <td>67m²</td> </tr> <tr> <td>3 bed + 1 bath¹</td> <td>90m²</td> </tr> </tbody> </table> <p>¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.</p>				Dwelling type	Minimum internal floor area	Studio	37m ²	1 bed	47m ²	2 bed + 1 bath ¹	67m ²	3 bed + 1 bath ¹	90m ²					
Dwelling type	Minimum internal floor area																	
Studio	37m ²																	
1 bed	47m ²																	
2 bed + 1 bath ¹	67m ²																	
3 bed + 1 bath ¹	90m ²																	
A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.																		
Table 4.3b Minimum floor areas and dimensions for habitable rooms <table border="1"> <thead> <tr> <th>Habitable room type</th> <th>Minimum internal floor area</th> <th>Minimum internal dimension</th> </tr> </thead> <tbody> <tr> <td>Master bedroom</td> <td>10m²</td> <td>3m</td> </tr> <tr> <td>Other bedrooms</td> <td>9m²</td> <td>3m</td> </tr> <tr> <td>Living room – studio and 1 bed apartments</td> <td>N/A</td> <td>3.6m</td> </tr> <tr> <td>Living room – other dwelling types</td> <td>N/A</td> <td>4m</td> </tr> </tbody> </table> <p>¹Excluding robes</p>				Habitable room type	Minimum internal floor area	Minimum internal dimension	Master bedroom	10m ²	3m	Other bedrooms	9m ²	3m	Living room – studio and 1 bed apartments	N/A	3.6m	Living room – other dwelling types	N/A	4m
Habitable room type	Minimum internal floor area	Minimum internal dimension																
Master bedroom	10m ²	3m																
Other bedrooms	9m ²	3m																
Living room – studio and 1 bed apartments	N/A	3.6m																
Living room – other dwelling types	N/A	4m																
A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are: <ul style="list-style-type: none"> Habitable rooms – 2.7m Non-habitable rooms – 2.4m All other ceilings meet or exceed the requirements of the NCC. 																		

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

DA0098/23

23 Mar 2023

ELEMENT 4.4		PRIVATE OPEN SPACE AND BALCONIES		DA0098/23															
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		APPLICANT COMMENT	ASSESSOR COMMENT	23 Mar 2023															
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.		Private open spaces to all SOUs meet or exceed the minimum requirements indicated in Table 4.4. Refer to drawings SK06, SK07 & SK08.																	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.		The private open spaces of 80% of the SOUs are designed to have an outlook of either the adjacent public open space or of the street.																	
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.		The balconies and the shading shutters integrated into their edges are key aspects of the architectural language and portray the structural logic of the building.																	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																			
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.																			
Table 4.4 Private open space requirements																			
<table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Minimum Area¹</th> <th>Minimum Dimension¹</th> </tr> </thead> <tbody> <tr> <td>Studio apartment + 1 bedroom</td> <td>8m²</td> <td>2.0m</td> </tr> <tr> <td>2 bedroom</td> <td>10m²</td> <td>2.4m</td> </tr> <tr> <td>3 bedroom</td> <td>12m²</td> <td>2.4m</td> </tr> <tr> <td>Ground floor / apartment with a terrace</td> <td>15m²</td> <td>3m</td> </tr> </tbody> </table>					Dwelling type	Minimum Area ¹	Minimum Dimension ¹	Studio apartment + 1 bedroom	8m ²	2.0m	2 bedroom	10m ²	2.4m	3 bedroom	12m ²	2.4m	Ground floor / apartment with a terrace	15m ²	3m
Dwelling type	Minimum Area ¹	Minimum Dimension ¹																	
Studio apartment + 1 bedroom	8m ²	2.0m																	
2 bedroom	10m ²	2.4m																	
3 bedroom	12m ²	2.4m																	
Ground floor / apartment with a terrace	15m ²	3m																	
¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.																			
A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.																			
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.																			
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.																			
LOCAL PLANNING FRAMEWORK		REQUIREMENT																	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>																			

ELEMENT 4.5		CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.		All corridors have a minimum width of 1600mm. Refer drawings SK06, SK07 & SK08	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.		All corridors are designed for universal access via dedicated lift services. They also receive daylight and are naturally ventilated from the garden deck. The common areas on the ground floor also provide good passive surveillance of the street and public space that adjoins the building. Refer drawings SK06, SK07 & SK08	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.5.1 – Circulation corridors are a minimum 1.5m in width.			
A4.5.2 – Circulation and common spaces are designed for universal access.			
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.			
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.			
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

DA0098/23

23 Mar 2023

ELEMENT 4.6		STORAGE															
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT														
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>															
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		A store has been provided within each SOU and out of sight from the public realm. All stores meet or exceed the minimum requirements stated in Table 4.6. Refer to drawings SK06, SK07 & SK08.															
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																	
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.																	
Table 4.6 Storage requirements <table border="1"> <thead> <tr> <th>Dwelling type</th> <th>Storage area¹</th> <th>Minimum dimension¹</th> <th>Minimum height¹</th> </tr> </thead> <tbody> <tr> <td>Studio dwelling</td> <td>3m²</td> <td rowspan="4">1.5m</td> <td rowspan="4">2.1m</td> </tr> <tr> <td>1 bedroom dwelling</td> <td>3m²</td> </tr> <tr> <td>2 bedroom dwellings</td> <td>4m²</td> </tr> <tr> <td>3 bedroom dwellings</td> <td>5m²</td> </tr> </tbody> </table> <p>¹ Dimensions exclusive of services and plant.</p>				Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹	Studio dwelling	3m ²	1.5m	2.1m	1 bedroom dwelling	3m ²	2 bedroom dwellings	4m ²	3 bedroom dwellings	5m ²
Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹														
Studio dwelling	3m ²	1.5m	2.1m														
1 bedroom dwelling	3m ²																
2 bedroom dwellings	4m ²																
3 bedroom dwellings	5m ²																
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.																	
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space ¹ , is integrated into the design of the building or open space and is not readily visible from the public domain. (1) Storage on/adjacent to private open space is additional to required open space area and dimensions.																	
LOCAL PLANNING FRAMEWORK		REQUIREMENT															
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>																	

DA0098/23

23 Mar 2023

ELEMENT 4.7		MANAGING THE IMPACT OF NOISE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23 23 Mar 2023
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.		Adjacencies between the habitable spaces of each SOU with the circulation spines and cores have been avoided. The detailing of external and party walls will be carried out to ensure that the minimum requirements under the NCC and AAAC guidelines are exceeded.		
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.		All building services are located within the basement and ground floor carpark. Refer to SK06, SK07 & SK08		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).				
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.				
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>				

ELEMENT 4.8		DWELLING MIX		DA0098/23 23 Mar 2023
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.		40% of the SOUs have been designed as Studio apartments with the remaining 60% being 2 bedroomed apartments mixed within the Level 1 and Level 2 floor plates. This helps to achieve blended household diversity across the development. Level 3 has been kept for larger 2 bedroomed apartment types to make optimal use of the opportunities for larger private open spaces. Refer to drawings SK06, SK07 & SK08.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A4.8.1 – a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.				
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>				

ELEMENT 4.9		UNIVERSAL DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23 23 Mar 2023
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.		The proposed development provides one Platinum Level Accessible unit for the Tourist Accommodation category (Level 1) and an additional Platinum Level Accessible unit for the Multiple Dwelling category (Level 2). This provision meets the Liveable Housing Design Guidelines requirement for 5 per cent of dwellings to be design to Platinum Level.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A4.9.1 – a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>				

ELEMENT 4.10		FAÇADE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.		The façade's are of varying depth to break down the building's perceived mass and scale. Material choices, colour and artwork have also been drawn from an analysis of the vicinity's character to tie the building firmly within its context. The corner of the building with Parry Street and Queens Square has also been articulated slightly differently in form generating visual interest and highlighting its role as the pivot in the integration of the Square, the Site and the Street.		
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.		The façades have been legibly articulated to portray the building's structural logic particularly when viewed from the Street and Queen's Square. The depth in the façades and language used in composing the corner the Square and the Street also provide substantial interest from the public realm.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.				
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.				
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.				
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.				
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.				
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>				

ELEMENT 4.11		ROOF DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		23 Mar 2023
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.		A combination of hipped and gable roof arrangements has been employed and set back from the street to comply with sightline and building height requirements for the area.		
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.		The north facing roof planes are to accommodate solar photovoltaic panels to generate electricity for the building's use.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.				
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.				
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>				

DA0098/23

23 Mar 2023

ELEMENT 4.12		LANDSCAPE DESIGN																																										
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objective:</i>		APPLICANT COMMENT	ASSESSOR COMMENT																																									
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>																																										
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.																																												
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.																																												
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.																																												
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.																																												
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																																												
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.																																												
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.																																												
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.																																												
Table 4.12 Planting on structure: minimum soil standards for plant types and sizes																																												
<table border="1"> <thead> <tr> <th>Plant type</th> <th>Definition</th> <th>Soil volume</th> <th>Soil depth</th> <th>Soil area</th> </tr> </thead> <tbody> <tr> <td>Large tree</td> <td>Over 12m high, crown spread at maturity</td> <td>76.8m³</td> <td>1,200mm</td> <td>64m² with minimum dimension 7m</td> </tr> <tr> <td>Medium tree</td> <td>8-12m high, crown spread at maturity</td> <td>36m³</td> <td>1,000mm</td> <td>36m² with minimum dimension 5m</td> </tr> <tr> <td>Small tree</td> <td>4-8m high, crown spread at maturity</td> <td>7.2m³</td> <td>800mm</td> <td>3m × 3m</td> </tr> <tr> <td>Small ornamentals</td> <td>3-4m high, crown spread at maturity</td> <td>3.2m³</td> <td>800mm</td> <td>2m × 2m</td> </tr> <tr> <td>Shrubs</td> <td>--</td> <td>--</td> <td>500-600mm</td> <td>--</td> </tr> <tr> <td>Ground cover</td> <td>--</td> <td>--</td> <td>300-450mm</td> <td>--</td> </tr> <tr> <td>Turf</td> <td>--</td> <td>--</td> <td>200mm</td> <td>--</td> </tr> </tbody> </table>					Plant type	Definition	Soil volume	Soil depth	Soil area	Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m	Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m	Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m × 3m	Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m × 2m	Shrubs	--	--	500-600mm	--	Ground cover	--	--	300-450mm	--	Turf	--	--	200mm	--
Plant type	Definition	Soil volume	Soil depth	Soil area																																								
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m																																								
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m																																								
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m × 3m																																								
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m × 2m																																								
Shrubs	--	--	500-600mm	--																																								
Ground cover	--	--	300-450mm	--																																								
Turf	--	--	200mm	--																																								
A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.																																												

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.13		ADAPTIVE REUSE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23 23 Mar 2023
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.				
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.				
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.				
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>				

ELEMENT 4.14		MIXED USE			
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT		
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>			
O4.14.1 – Mixed use development enhances the streetscape and activates the street.		The ground floor has been reserved for common areas and entrances to activate and provide passive surveillance over the public spaces. The development has also elected to develop the allocated 5m landscaping integration zone at the interface of the building and Queens Park. This zone will incorporate fixed bench seating with additional deep soil shade trees benefitting the public realm.			
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.					
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>					
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.					
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.					
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.					
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements					
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.					
LOCAL PLANNING FRAMEWORK		REQUIREMENT			
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>					

DA0098/23

23 Mar 2023

DA0098/23

23 Mar 2023

ELEMENT 4.15		ENERGY EFFICIENCY	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives:</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.		The development's electricity demand will be augmented by solar technology. The building's envelope has also been designed to ensure it has thermal mass.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.15.1 – a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars. Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.16		WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23 23 Mar 2023
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		
O4.16.1 – Minimise potable water consumption throughout the development.		The development in general will be adopting fittings and appliances within one level of the highest level available under the WELS system.		
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.		Stormwater runoff from small rainfall events will be managed on-site. Stormwater Management Plan pending.		
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		Overflow opportunities within the first floor communal open space will allow for drainage into the ground floor carpark and into the local drainage system.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>				
A4.16.1 – Dwellings are individually metered for water usage.				
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.				
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.				
LOCAL PLANNING FRAMEWORK		REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>				

ELEMENT 4.17	WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT	DA0098/23
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance .</i>		23 Mar 2023
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	Refer Waste Management Report RevB		
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	Refer Waste Management Report RevB		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).			
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Appendix 4A (or equivalent local government requirements).			
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).			
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.			
LOCAL PLANNING FRAMEWORK	REQUIREMENT		
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			



Attachment 5 – Applicant Written Responses to DAC Comment (DR1)

23 June 2023

SOP
ARCHITECTURE

Chief Executive Officer
City of Fremantle
151 High Street
FREMANTLE WA 6160

ATTENTION CHLOE JOHNSTON

Dear Chloe

26 PARRY STREET FREMANTLE DA0098-23

Following receipt of the Design Review Report dated 17 April 2023 we are pleased to provide the response outlined below and in the revised Design Statement dated 30 May 2023.

Principal 1 Context and Character

The target-market of the short-stay component of this development is accommodation for business and other like-minded travellers to Fremantle and thus the purpose of the meeting rooms in the north-western corner is to provide facilities for these guests to hold meetings without the external meeting attendees venturing deep into the building.

This space will be used regularly by the building's occupants and therefore activate the North-western corner of the site.

The entry lobby has been redesigned to bring it closer to the street's edge of the building substantially improving CPTED.

The lobby area has also been opened up improving access to the lift for guests and providing space for impromptu meetings and gatherings.

Principal 2 Landscape Quality

The previously labelled garden deck has now been re-identified as an accessible light-well with shade tolerant plants for people to view from the corridor and openings of the internalised accommodation.

Refer to the revised landscape plans.

Principal 6 Amenity

The ground floor to floor height has been increased marginally however the height is constrained by the requirement to stay within the sites maximum overall building height limit.

Adjustments have been made to the meeting rooms to make them more flexible by incorporating operable walls. The location of this activity however has been retained in its present location to align with the client's brief.

[https://sitearchitecture-my.sharepoint.com/personal/shart_sitearchitecture_com_au/Documents/Documents/AA Stephens Stuff/Projects/SOP Architecture/22205 26 parry Street Fremantle/1 Correspondence/2 Authorities/DA/22205 26 Parry Street DRC1 - arch reply.docx](https://sitearchitecture-my.sharepoint.com/personal/shart_sitearchitecture_com_au/Documents/Documents/AA%20Stephens%20Stuff/Projects/SOP%20Architecture/22205%2026%20parry%20Street%20Fremantle/1%20Correspondence/2%20Authorities/DA/22205%2026%20Parry%20Street%20DRC1%20-%20arch%20reply.docx)

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shart@sitearchitecture.com.au
A B N 9 5 7 2 5 1 1 0 3 9 4



A visual connection with the street life on Parry Street is now achieved through a reorganisation of the spaces in this area to allow for a glazed lift well and voids in the Level 1 to Level 3 floor plates. This creates substantial volume for the lift lobby and a vertical visual connection between this space and the floors above it. The Parry Street edge of the void is also glazed allowing views to the Street through a perforated screen that acts a canvas for a visually permeable work of public art.

The corridors shown are considered suitable for the apartment layouts.

80% of the apartments have access to sunlight through opening and thereby exceeding the minimum SPP7 requirement.

The Platinum Level Accessible units on Level 1 and Level 2 have been relocated to the north-east corner of the building allowing for guests with disabilities and benefit from the park views and winter solar gain as suggested.

Airconditioning condensers will be screen with perforated material which will disperse the air movement and have a decorative quality. The balconies are generous in size and occupants will not be constrained to occupy the space in a proximity to the condensers to extent that it will be uncomfortable.

Principal 10 Aesthetics

The perception of heavy building mass been addressed through further modulation of the street facing edge, breaking up the built form in this area into a combination of smaller perceptible wholes. These are further distinguished from one another through the application of different materials – a combination of brick and limestone – a language that has been drawn from the palette of materials within the site's context.

A site Context and Character Study I included in the revised Design Statement dated May 2023

Please contact the undersigned if you require further information.

Regards

A handwritten signature in blue ink, appearing to read "Stephen Hart".

STEPHEN HART
SOP Architecture



Attachment 6 – DAC Comments (DR1 & DR2)

Design Review Report

26 Parry Street, Fremantle: DR 1

17th April 2023



Introductory Comments	
<p>In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity.</p> <p>For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.</p>	
Design quality evaluation	
Strengths of the Proposal	<ul style="list-style-type: none"> • Tourist accommodation and apartment dwellings in a mixed-use building on an important site in Fremantle's city centre. • Units are generally well planned and include a good standard of amenity. • Provision of a Platinum Level Accessible Unit. • Provision of public art.
Principle 1 Context and character	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
	<ul style="list-style-type: none"> a) The proposal is for an important site that is highly visible from the High Street leading to Fremantle's city centre. b) As such, the proposal should contribute positively to the City with active uses and an architectural aesthetic that responds to the local context and immediate environment of the adjacent public realm of the park and streetscape of Parry Street. c) The ground floor uses at the north-western corner of the development do not respond or contribute to the public realm due to the location of three private meeting rooms in this area that most likely would be used only infrequently. Consider the following suggestions to improve the opportunities for activity and interaction at the interface of the building and the public realm: <ul style="list-style-type: none"> -Relocate the dining, lounge and al fresco area to the north-western corner and potentially open these areas to public use. -Relocate the gym to the north-eastern side to better relate to the swimming pool. d) In tandem with a review of the ground floor plan, consider improving the design of the entry and reception. The entry is deeply recessed and presents a CPTED issue. The reception is illegible for guests and other visitors due to its location around the corner from the entry and in the Business Centre. Consider also internal lift access for guests from the reception area (guests currently would have to go outside and enter a separate foyer).
Recommendations	<ol style="list-style-type: none"> 1. Consider a reorganisation of the ground floor plan to locate the more active uses to the north-western corner of the building and for greater interaction with the Park and Parry Street. 2. Refer to the comments on developing a high quality and contextual architectural aesthetic in Principle 10 : Aesthetics 3. Consider co-locating compatible uses, such as the pool and gym. 4. Review the design of the entry, reception area and access to the lift for guest safety, legibility and accessibility.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	<ul style="list-style-type: none"> a) The DAC identified the following issues for the garden deck on Level 1: <ul style="list-style-type: none"> -The deck is oriented to the south with the building itself overshadowing this space and reducing its amenity for guests. -The deck's identity is unclear; it appears more as a light well than an attractively landscaped and comfortable garden for guests to enjoy.



	<p>Suggestions to improve the garden deck include:</p> <ul style="list-style-type: none"> -Reorientating the garden deck to face north to provide relief to the building mass and heavy bulk, and enable building users to have expansive views of the Park and passive surveillance opportunities of this space; the deck also would benefit from access to winter solar gain. Consider also co-locating the pool with the garden deck on Level 1. -Maintaining the current south-facing location for the garden but treating this small space as an actual light well with a generous quantity of shade tolerant plants and for people to view this area from the corridors and from the openings of surrounding internalised accommodation. <p>b) The plans include on-structure planting. However, in view of the proposal's excessive floorspace (above the permitted plot ratio) and building bulk, the Applicant should consider a review of the landscape design and potential increase in the 'true' deep soil zone provision, particularly at the site interfaces with the Park and street.</p>
Recommendations	<ol style="list-style-type: none"> 1. Identify the function of the garden deck on Level 1 and revise the design accordingly as per the comments. 2. Review the provision of 'true' deep soil zones particularly at the public interfaces of the site.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	<ol style="list-style-type: none"> a) The building height and setback of the upper level, as per the City's policy, is appropriate. b) Consider the comment in Principle 1: Landscape quality and 10: Aesthetic about minimising building mass and the perception of heavy building bulk.
Recommendations	1. Refer to comment in Principle 10: Aesthetics
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	<ol style="list-style-type: none"> a) -
Recommendations	1. None
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	<ol style="list-style-type: none"> a. The Applicant proposes compliance with the minimum required 4-star Green Star rating as per the City's LPP. However, for a development of this scale, the DAC's advice is for the Applicant to consider a sustainability strategy and commitment to initiatives that raises the rating to 5-star at least.
Recommendations	1. Consider raising the Green Star rating to five-star at least.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	<ol style="list-style-type: none"> a) The ground level 3.15m floor to floor height is low for a mixed-use building. Consider increasing the height to improve the amenity of the uses on this floor. b) Consider converting the three small meeting rooms into one large office with the potential for flexible table layouts, and to relocate this relatively low use function from the Parry Street frontage. c) The provision of public art on the Parry Street frontage is commended, however the combined large area of solid wall for the art, store and stair locations disallows street views and light into the circulation lobby. A visual connection with the street life of Fremantle should enhance the experience for building users. d) Review the long corridors of corner apartments on Levels 1 to 3 (such as Units 1 and 7). e) Clarify if minimum 70% of apartments have access to sunlight through openings.



	<p>as per the SPP7 requirement.</p> <p>f) Consider relocating the Platinum Level Accessible Unit to a location on the northern side of the building for guests with disabilities to benefit from Park views and winter solar gain.</p> <p>g) Air conditioner condensing units are not supported on balconies due to the negative effects of the expulsion of hot or cold air on to users of the balconies.</p>
Recommendations	<ol style="list-style-type: none"> 1. Consider an increase in the ground floor floor-to-ceiling height. 2. Consider a redesign and relocation of the ground floor office space. 3. Review the western elevation and plan to allow for openings from internal circulation/lobby areas to Parry Street. 4. Review the corner apartment plans to minimise corridor lengths. 5. Clarify if minimum 70% of apartments have access sunlight as per SPP7. 6. Consider relocating the Platinum Level Accessible Unit to the north for enhanced amenity. 7. Consider an alternative location for air conditioning condenser units away from balconies.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	a) Refer to the comments in Principle 1 about the illegible entry area.
Recommendations	1. Refer to comments in Principle 1.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	a) Refer to the comments in Principle 1 about the potentially unsafe entry area.
Recommendations	1. Refer to comments Principle 1.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	a) The mixed-use function of the building is supported, although the current private nature of the ground floor should be reconsidered for more publicly accessible uses to help activate at minimum the north-western area of the Park and Parry Street.
Recommendations	1. The Applicant should consider publicly accessible uses to activate the north-western corner of the proposal and interface with the public realm.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	<p>a) The architectural language of the building, in particular the publicly visible northern Park and western street elevations, requires improvement to respond to the local Fremantle context and the immediate environment around the site. While not discussed at the meeting, the Applicant should prepare and submit a Context and Character analysis and evaluation to help inform a distinctive building aesthetic that contributes positively to the place.</p> <p>b) As part of the above review, consider ways to improve articulation and minimise the building mass and perception of a heavy building bulk.</p>
Recommendations	<ol style="list-style-type: none"> 1. Improve the architectural aesthetic to respond to the distinctive local character of this part of Fremantle and to strengthen the sense of place. 2. The Applicant is advised to prepare a Context and Character Study to inform the aesthetic. 3. Consider ways to minimise building mass and the perception of heavy building bulk.

Concluding Remarks



Whilst there are several strengths identified for the proposal, the DAC has, however, identified and recommended specific improvements as follows:

- A reorganisation of the ground floor plan for uses to better relate to each other and synergise positively with the public realm of the Park and Parry Street.
- Identify the function of the Level 1 garden deck and consider its design in relation to the context and micro-climate.
- Improve the provision of 'true' deep soil zones and locations particularly at the site interfaces with the public realm.
- In view of excessive plot ratio area, consider ways to mitigate building mass and the perception of a heavy building mass.
- Consider raising the Green Star rating to five-star at least.
- Improve the general amenity for building users as noted.
- Given the site's important location in the Fremantle CBD, the Applicant should give careful consideration for publicly accessible uses to help activate, at minimum, the north-western corner of the development and interface with the public realm of the Park and Parry Street.
- Improve the architectural aesthetic to better respond to the unique characteristics of the local context and to strengthen the sense of place. The Applicant is advised to prepare and submit a Context and Character Study to inform the aesthetic.



Design Review Report

26 Parry Street, Fremantle: DR2

10th July 2023



Introductory Comments	
<p>In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity.</p> <p>For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.</p>	
Design quality evaluation	
Strengths of the Proposal	<ul style="list-style-type: none"> The DAC supports the mixed-use tourism and residential use of the proposal in the Fremantle CBD.
Principle 1	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
Context and character	<p>a) The DAC remains deeply concerned about the disconnect between the strong context and character of this historical part of Fremantle and the proposed design.</p> <p>There is minimal Context and Character analysis, no comprehensive evaluation and, consequently, the design responds insensitively to the locality and site. The DAC strongly advises the Applicant develops a clear understanding of materiality, scale, local heritage and history of the place.</p> <p>For example, the design remains incoherent due to the very different characters for the public frontages to Parry Street and the Park.</p> <p>b) The DAC remains deeply concerned about the planning of the development. As previously advised, reorientating the Level 1 courtyard to the north has many benefits including: reducing the building's current large mass and heavy bulk; creating a valuable open deck with access to northern winter sun; expansive views for building occupants towards the Park; together with passive surveillance opportunities.</p> <p>c) The DAC remains deeply concerned about the ground floor north-western corner and northern side of the building and its lack of interactivity with Parry Street and the Park. The internal office rooms are for private guests' meetings only with no publicly accessible areas, and the narrow terrace of the central lounge has no meaningful connection to the Park.</p> <p>d) The DAC advises relocating the western stair in-bound to release the space for a more appropriate habitable and active use on the Parry Street frontage.</p> <p>e) The DAC advises relocating the carparking bays at the ground floor building interface with Parry Street to release the space for a more appropriate habitable and active use on the frontage.</p>
Recommendations	<ol style="list-style-type: none"> Undertake a comprehensive Context and Character study to understand the qualities of the locality and to contribute positively to the sense of place. Consider how the reorientation of the Level 1 courtyard to the north could unlock many benefits for the development of the site and relationship with the context. Significantly improve the ground floor north-western corner and northern side of the building for opportunities for interactivity with Parry Street and the Park. Consider relocating the stair to improve the activation of the Parry Street frontage. Consider relocating the car bays abutting Parry Street to improve the street frontage with a more appropriate habitable and active use.



Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	<ul style="list-style-type: none"> a) As previously advised, the discretion sought for increased plot ratio and building bulk requires justification, including consideration of community benefit. The Applicant should consider the provision of increased true deep soil area at the ground level and particularly at the building interfaces with the public park and Parry Street. b) The southern location of the Level 1 courtyard and the landscape quality remain concerning due to overshadow by the building itself.
Recommendations	<ol style="list-style-type: none"> 1. Improve the potential community benefit by increasing the provision of quality landscape (deep soil areas) at the ground level interface with the Park and Parry Street. 2. Refer to Principle 1: Context and Character for further comments on the benefits of reorientating the Level 1 courtyard to the north.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	<ul style="list-style-type: none"> a) As previously advised, the Applicant should consider minimising building mass and the perception of a heavy building bulk.
Recommendations	<ol style="list-style-type: none"> 1. Minimise the building mass and perception of a heavy building bulk.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	<ul style="list-style-type: none"> a) The DAC noted that the undercroft carpark includes openings on the southern side boundary. Provide clarification that potential fire separation issues have been managed.
Recommendations	<ol style="list-style-type: none"> 1. Clarify management of any potential fire separation issues with openings proposed on the southern boundary.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	<ul style="list-style-type: none"> a. The DAC again suggests consideration of at least a 5-star Green Star rating for a building of this scale and function.
Recommendations	<ol style="list-style-type: none"> 1. Consider at least a 5-star Green Star rating for a building of this scale and function.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	<ul style="list-style-type: none"> a) Units 2 and 10 have 9sqm balcony area that is too small for the unit size and, therefore, should be increased. b) Units 16 and 20, in the south-eastern corner of the development, both have two internalized bedroom balconies at right angles to each other and, therefore, privacy and overlooking between balconies is a concern; consider a redesign or add privacy screens. c) Unit 18 has an internalized balcony into the Level 1 courtyard with little access to natural amenity and no views of the street or Park. d) Reconsider the poor relationship of the changing room that is directly accessible and visible from the dining area. e) The ground level floor to floor height of 3.15m remains unchanged and, as previously advised, is very low for a quality mixed-use building. f) Air conditioning condenser units remain on the balconies, which creates poor amenity and limits use of the balconies for unit occupants; these units should be removed from the balconies.
Recommendations	<ol style="list-style-type: none"> 1. Consider appropriate balcony areas commensurate with the unit size. 2. Consider the amenity of balconies, particularly to manage privacy/overlooking



	<p>and access of natural amenity and views.</p> <p>3. Consider improving access to the change room away from views of the dining area.</p> <p>4. Consider raising the ground floor ceiling height for improved amenity.</p> <p>5. Relocate the a/c condenser units from the balconies.</p>
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	a) Indicate a legible reception desk at the entry for tourists.
Recommendations	1. Locate a legible reception desk for guests.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	a) Reconsider the basement design and the operation of the tandem car bays for improved pedestrian safety and access.
Recommendations	1. Consider the basement design and improved safety and accessibility for pedestrians.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	a) The Applicant is reminded of the City's Percent for Art Policy and the Guidelines therein.
Recommendations	1. None
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	<p>a) The Applicant is referred to the DAC's comments in Principle 1: Context and Character that tie into Aesthetics.</p> <p>b) Reconsider the current precast concrete finish of the southern wall on the boundary that may be exposed for some time before any redevelopment of the adjacent lot.</p> <p>c) Clarify what is meant by "brick faced concrete".</p>
Recommendations	<p>1. Refer to Principle 1: Context and Character for further comments on achieving a quality aesthetic that responds sensitively to the context.</p> <p>2. Reconsider the precast concrete finish on the southern wall.</p> <p>3. Clarify what is meant by "brick faced concrete".</p>

Concluding Remarks

The DAC acknowledges a few relatively minor improvements following DR1, however the extensive and very important high-level requirements remain to be satisfied, as stated above, on achieving a sensitive and high-quality design response to context and character, built form and scale, landscape, amenity, sustainability and aesthetics.

The DAC does not support the current proposal.



Attachment 7 – DAC Meeting Minutes 28.9.23 (DR3)

Design Review Report

Project Name: 26 Parry St

DR 3

28th September 2023



Design Review Report		
Subject	26 Parry St – Design Review 3	
Date	28 th September 2023	
Time	2.00pm -5.00pm	
Location	City of Fremantle	
Design Reviewers	Patrick Kosky Marco Vittino Flavia Kiperman Tobias Busch Alf Seeling	Panel Member – Acting Chair Panel Member Panel Member Panel Member Deputy Panel Member
Proponent		
Project Team		
Planning Authority	City of Fremantle	
Staff	- Chloe Johnston Erik Dybdahl	Manager Development Approvals Senior Planning Officer
Stakeholders		
Declarations	None	
Briefings		
Relevant Authorities	The Planning Officer made a presentation to the Committee.	
Project Team	The Applicant made a presentation to the Committee.	
Design Review Report endorsement		
Reviewers signature	Patrick Kosky	



Introductory Comments	
<p>In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity.</p> <p>For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.</p>	
Design quality evaluation	
Strengths of the Proposal	<ul style="list-style-type: none"> • Improvements to Ground Floor planning • Improvements to communal circulation areas planning
Principle 1 Context and character	<p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>
	<ul style="list-style-type: none"> a) The panel acknowledges the references to Fremantle's context and examples of local buildings presented by the applicant. b) The panel is concerned that the outcome of this context analysis has not resulted in a coherent building outcome. c) The architectural strategy appears to adopt elements of nearby masonry and stone historical buildings in a way that is somewhat superficial and does not involve an adequate appreciation of the context of Fremantle.
Recommendations	<p>1. Explore Strategies to strengthen the architectural response to context. Opportunities may include:</p> <ul style="list-style-type: none"> -Simplifying the material palette of the exterior façade -Incorporating the architectural logic of masonry buildings where elements 'come to ground', rather than hover disconnected from the ground. -Minimise the use of masonry as a two dimensional cladding and explore the three dimensional qualities of masonry and the building more broadly -Consider opportunities to adopt elements of the northern park facing elevation onto the Parry St Elevation. The articulation of building forms and balconies may be worth considering.
Principle 2 Landscape quality	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p>
	<ul style="list-style-type: none"> a) The panel notes that a Landscape Architect has not been appointed to the project team despite the project having a primary interface with a significant Fremantle park. b) The interface between the park to the north and the building involves a large level change and extensive paving within the park land for alfresco area. c) The deep soil planting and provision of trees required are not demonstrated in the information provided.
Recommendations	<ul style="list-style-type: none"> 1. Consider the appointment of a landscape architect and the preparation of a project specific landscape design. 2. Explore interfaces between the park and the building that better balance the public green space and the provision of alfresco areas for the building reducing substantial level changes and integrating a landscape design.



	3. Demonstrate the provision of deep soil planting, structured planting and tree types as per the requirements.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	a) Bulk and scale generally supported.
Recommendations	1. Further exploration of the built form as per the recommendations in Principle 1 above, in particular the Parry St elevation.
Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	a) The panel acknowledges the improvements to the ground floor planning. b) The panel notes that the stores to some apartments are large.
Recommendations	1. Ensure stores within apartments are not large enough to accommodate a bed to avoid their use as bedrooms.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	a. The panel notes that sustainability strategies are not evident in the material provided.
Recommendations	1. Further develop and define the sustainability strategies for the proposal.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	a) The apartments that look into the southern courtyard/light well appear to have poor amenity and outlook. b) The use of the light well at its lowest level is not clear. c) Apartments will need to satisfy the requirements for SPP 7.0
Recommendations	1. Consider the location and treatment of the southern light well to maximise amenity to apartments. 2. Provide further explanation of the use of the southern lightwell at its lowest level and how privacy will be maintained to those apartments that look into it at this level. 3. Demonstrate apartments meet the requirements of SPP 7.0.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	a) The panel had no comments on legibility.
Recommendations	-
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	a) The panel had no comments on safety.
Recommendations	-



Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	a) The panel encourages engagement between the City of Fremantle and the proponent for the resolution of the interface between the park and the building.
Recommendations	1. Engagement with the City of Fremantle regarding the park is encouraged.
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
	a) Refer comments in Principle 1 above
Recommendations	1. Refer recommendations for Principle 1 above.

Concluding Remarks	
<p>The panel is supportive of the planning changes to the ground floor.</p> <p>The panel recommends the proponent further explore elevational treatments and architectural expression as well as addresses the comments raised above.</p>	



Attachment 8 – DAC Meeting Minutes 28.9.23 (DR3)



t: (08) 9226 4276
e: admin@tbbplanning.com.au
taylorburrellbarnett.com.au

Our Ref: 23/068

17 October 2023

Attention: Erik Dybdahl

City of Fremantle
151 High Street
Fremantle WA 6160

Dear Erik

REVISED PLANS – NOVEMBER PLANNING COMMITTEE LOT 440 (26) PARRY STREET, FREMANTLE – FOUR STOREY MIXED USE DEVELOPMENT

Taylor Burrell Barnett (TBB) acts on behalf of the applicant of the proposed development at Lot 440 (26) Parry Street, Fremantle (the subject site). TBB together with SOP Architecture has prepared the following submission in response to the recommendations of the third Design Advisory Committee (DAC) meeting (28 September 2023).

The response and revised plans herein are provided to facilitate determination of the application by the City of Fremantle's Planning Committee in November.

In response to the third DAC meeting, we are pleased to enclose:

1. A revised set of plans; and
2. A 3d model of the proposal.

Background and Previous Approval

The enclosed information responds to the matters raised by the DAC on 28 September, as well as the feedback from the City's Planning Committee August meeting. Changes therefore relate to the northern interface with the Queens Park and the external façade, including materiality, composition and overall presentation. Importantly, matters relating to the internal planning of the site, particularly the first, second and third floors have not been altered. As a result the R-Codes Apartment assessment checklist provided as a component of the initial development application continues to be relevant. Furthermore, where the DAC refers to defining the sustainability vision of the site, this has been previously provided, the modifications to the façade and to the northern edge of the site result in no meaningful deviation from the established sustainable vision for the site.

It is important to note that the proposal is fundamentally an amendment to a previous approval from April 2022 which incorporated 22 tourist accommodation units, eight residential apartments and associated ground floor amenities. Under the planning framework, it is not possible to amend a development approval unless the amendments are of a non-substantial nature. Given the proposal involves a reconsideration of some design elements of the 2022 approval, a new development application has been lodged.

Toddville Prospecting Pty Ltd (ACN 008 735 153)
ATF The Taylor & Burrell Unit Trust trading as Taylor Burrell Barnett (ABN 74 831 437 925)

Office address:
Level 7
160 St Georges Terrace
Perth WA 6000

Postal address:
PO Box 7130
Cloisters Square
Perth WA 6850



Clause 67(2)(w) of the Deemed Provisions under the *Planning and Development (Local Planning Schemes) Regulations 2015* lists “the history of the site where the development is to be located” as a matter to which the decision maker is to give due regard. The history of the site includes previous and current approvals on the site. **The previous approval is therefore a relevant consideration to be given due regard in this assessment, particularly noting the approval is still valid and can be acted on at any time.**

Response to Design Advisory Committee Recommendations (DR3)

Notwithstanding the above, the design team has carefully considered the comments from DR3 and made a series of modifications to address the key recommendations, particularly to the external facade. We are pleased to note that the DAC is supportive of the ground floor changes and the bulk and scale of the proposal.

For ease of reference a response is provided to each recommendation of the DAC.

Table 1: Response to DAC recommendations

DAC Recommendation	Response
Principle 1 - Context and Character	
Plans Amended	
A holistic review of the elevations has been undertaken as a result of the outcome of DR3. The following modifications have been undertaken to comprehensively respond to the comments provided in a coherent and methodical manner:	
<p><i>Explore Strategies to strengthen the architectural response to context. Opportunities may include:</i></p> <p><i>-Simplifying the material palette of the exterior façade</i></p> <p><i>-Incorporating the architectural logic of masonry buildings where elements ‘come to ground’, rather than hover disconnected from the ground.</i></p> <p><i>-Minimise the use of masonry as a two dimensional cladding and explore the three dimensional qualities of masonry and the building more broadly</i></p> <p><i>-Consider opportunities to adopt elements of the northern park facing elevation onto the Parry St Elevation. The articulation of building forms and balconies may be worth considering.</i></p>	<ol style="list-style-type: none">1. The material palette has been simplified, providing a consistent architectural language that is both legible and responds to the context and character analysis previously undertaken. The proposal is comprised of two dominant materials, face brick and face limestone, with the contrast in texture and colour enhancing visual interest from the street. This contrast is further enhanced by increasing the articulation of the northern and eastern elevations creating visual interest through a combination of depth and alternating materiality.2. The use of masonry has been reconsidered to be focussed on the projecting elements of the proposal, allowing masonry to be perceived as a tactile, three dimensional material.3. The use of face brick has also been extended to incorporate the Parry Street elevation, providing a refined vertical presence that mirrors the northern elevation and also bringing the masonry elements to the ground, optimising the physical qualities of the material.4. The Parry Street elevation has been revised to closely mirror the architectural rhythm of the northern elevation, incorporating masonry as a framing mechanism for the articulated elements of the built form. The use of face limestone is reserved for the recessed elements of the facade and the contrast of the two dominant elements contribute to a



stronger narrative that connects the primary northern and western elevations.

Principle 2 – Landscape Quality

Consider the appointment of a landscape architect and the preparation of a project specific landscape design.

A landscape designer has been a component of the project team from lodgement, with a landscape plan provided at the application stage.

A revised landscape plan was not provided to the DAC as the changes were not finalised at that point in time. Similarly, a final landscape plan that reflects the proposed design and layout will be prepared and it is requested that this form a condition of approval.

Explore interfaces between the park and the building that better balance the public green space and the provision of alfresco areas for the building reducing substantial level changes and integrating a landscape design.

The alfresco area identified is a combination of alfresco within the lot boundary and without. It is identified as an example of how the ground floor might interface with the public open space, following further engagement with the City of Fremantle.

Demonstrate the provision of deep soil planting, structured planting and tree types as per the requirements.

There is 53m² of deep soil area provided and 78m² of planting on structure provided. The amount of deep soil area and planting on structure has increased since lodgement.

Principle 3 – Built Form and Scale

DAC - Bulk and scale generally supported.

Further exploration of the built form as per the recommendations in Principle 1 above, in particular the Parry St elevation.

Refer to comments in response to Principle 1

Principle 4 – Functionality and build quality

Ensure stores within apartments are not large enough to accommodate a bed to avoid their use as bedrooms.

The advice is appreciated and the stores are a symptom of optimising internal space. It is not our intention for the stores to be used as bedrooms.

Principle 5 - Sustainability

Further develop and define the sustainability strategies for the proposal.

A Sustainable Design Strategy was lodged with the application and the strategy has not been altered, a 4 Star Green Star rating is targeted, consistent with the requirements of LPP 2.13

Principle 6 - Amenities





Conclusion

As detailed in this submission, the plans have been meaningfully revised in response to the DAC recommendations of DR2 and DR3, as well as the feedback from the City's Planning Committee. We recognise that the interface with Queens Park is subject to further liaison with the City, and we look forward to working with the City to activate this important public open space.

Owing to the above, it is considered the proposal represents a suitable outcome for the site, improves upon an existing development approval, is consistent with the planning framework and therefore warrants approval. Should you have any queries in relation to the above, or require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully

TAYLOR BURRELL BARNETT

A handwritten signature in black ink, appearing to read 'J McCallum'.

JAMES MCCALLUM
SENIOR CONSULTANT

Meeting attachments – Ordinary Meeting of Council
8 November 2023



Attachment 9 – Superseded plans considered at Planning Committee on 2
August 2023 (plans dated 23 June 2023)



CITY OF FREMANTLE
These Revised Plans Form Part of
DA00098/23
23 June 2023



26 PARRY STREET
SOP
ARCHITECTURE
DEVELOPMENT APPROVAL
ARCHITECTURAL SET
REVISED ON 30 MAY 2023



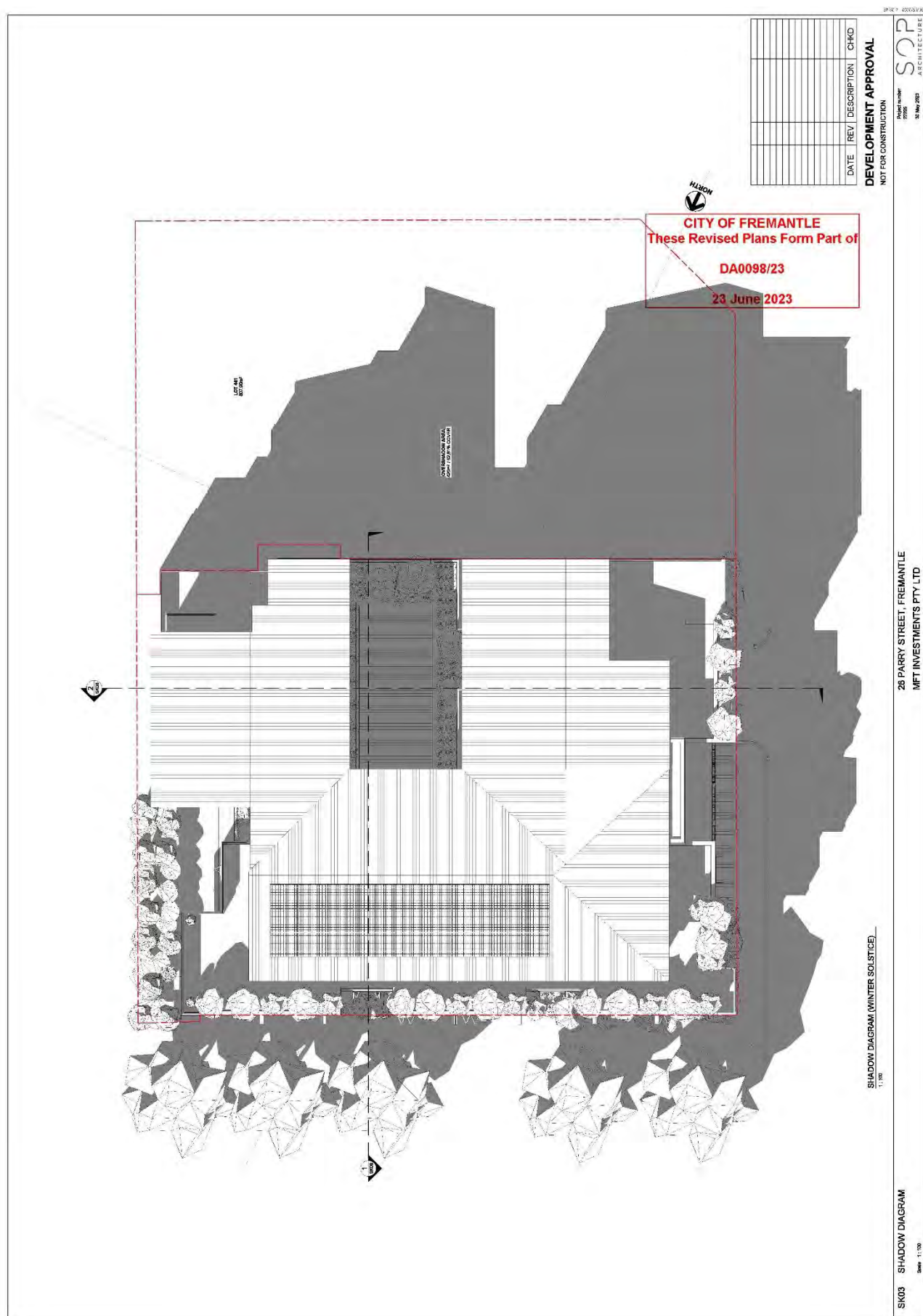
SK02 EXISTING SURVEY

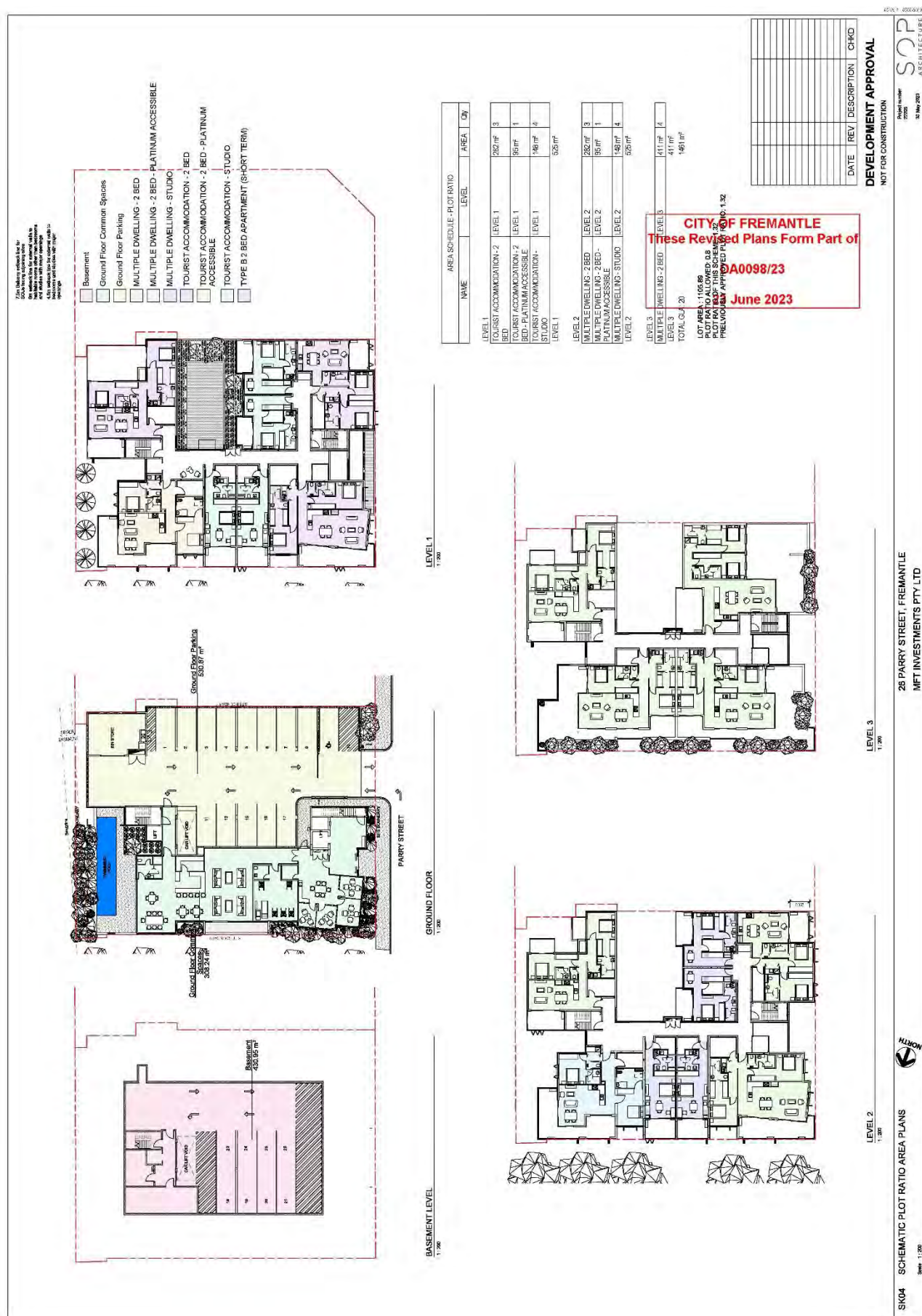
26 PARRY STREET, FREMANTLE
MFT INVESTMENTS PTY LTD

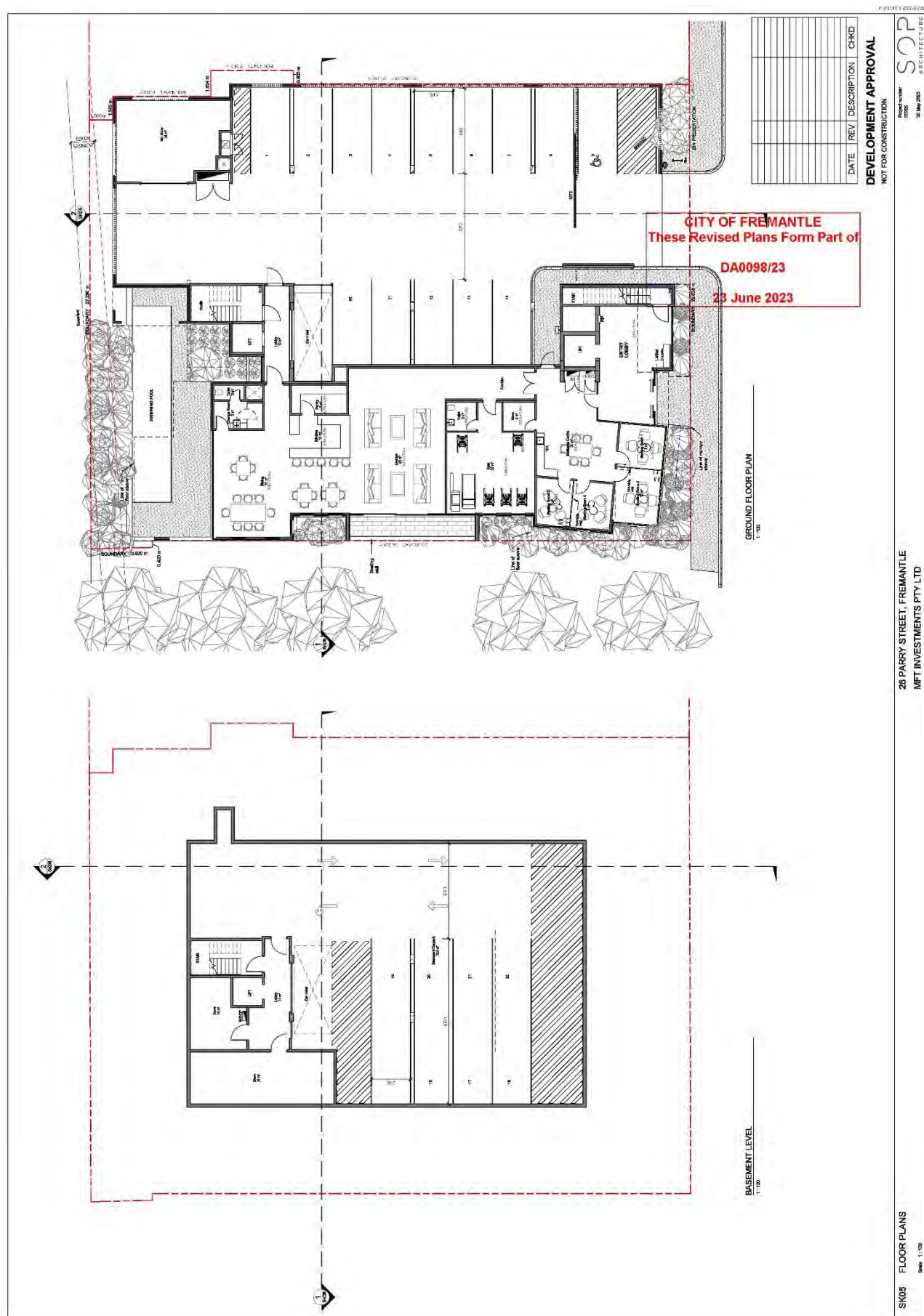
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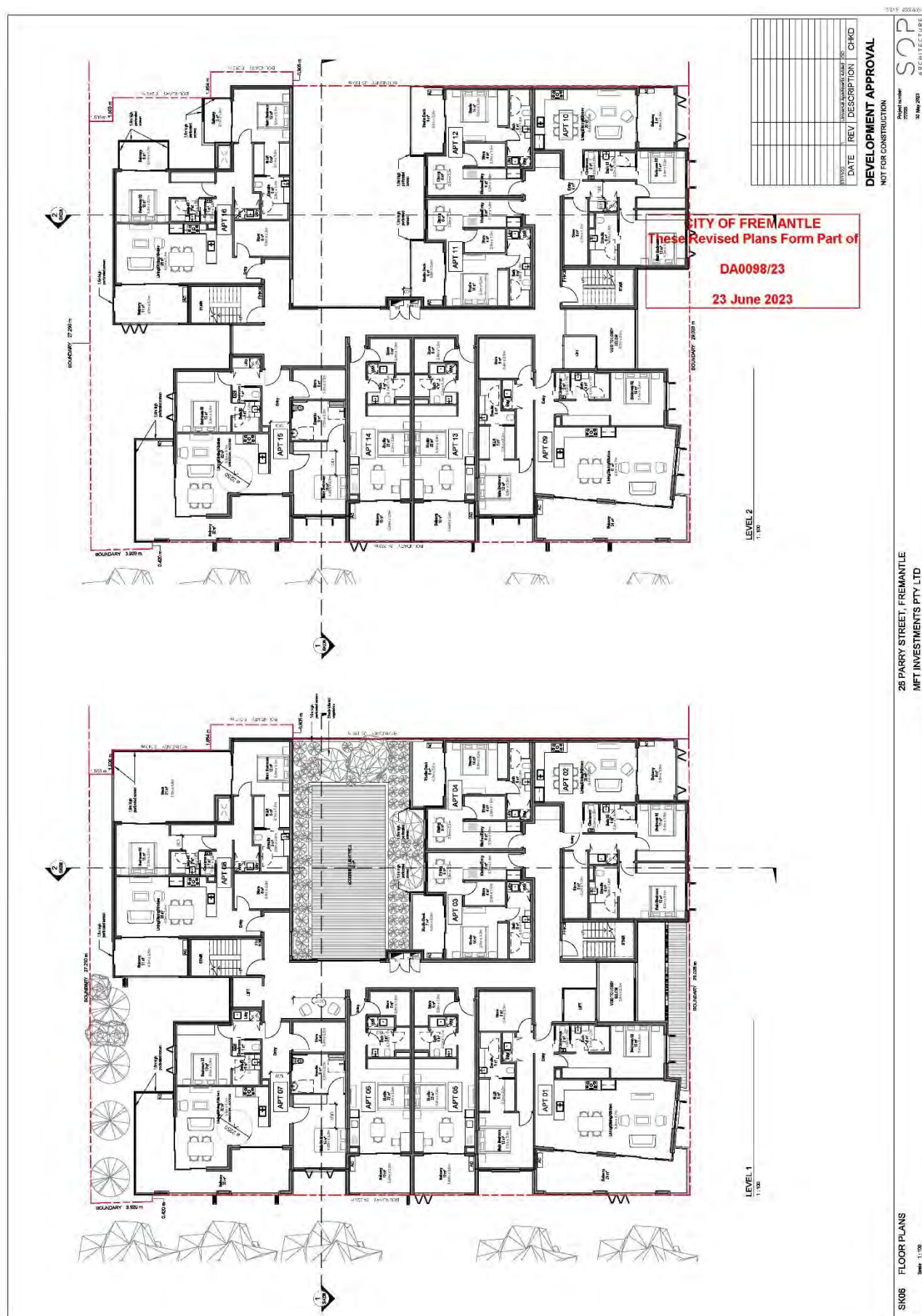
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NOT FOR CONSTRUCTION

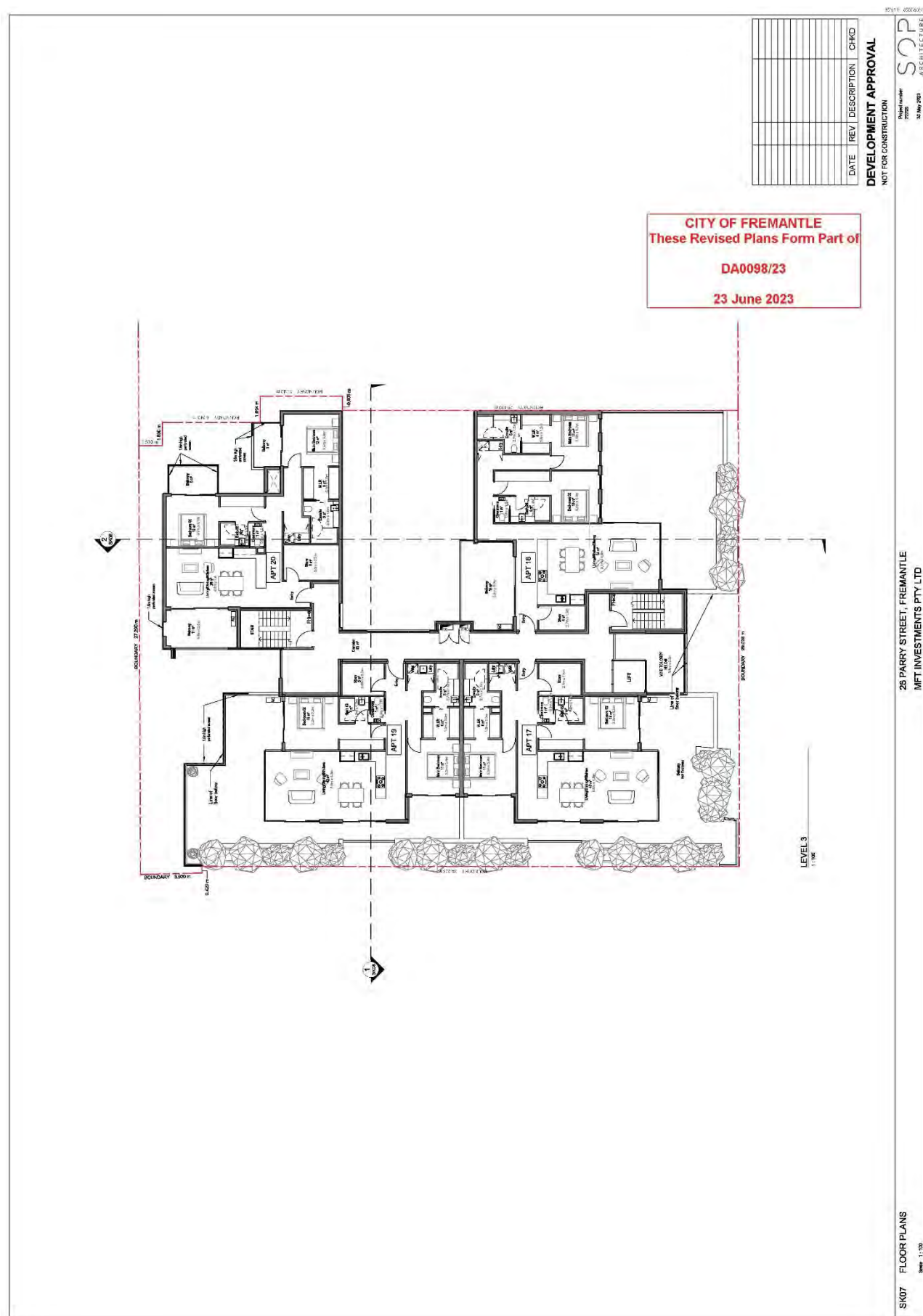
SCS ARCHITECTURE











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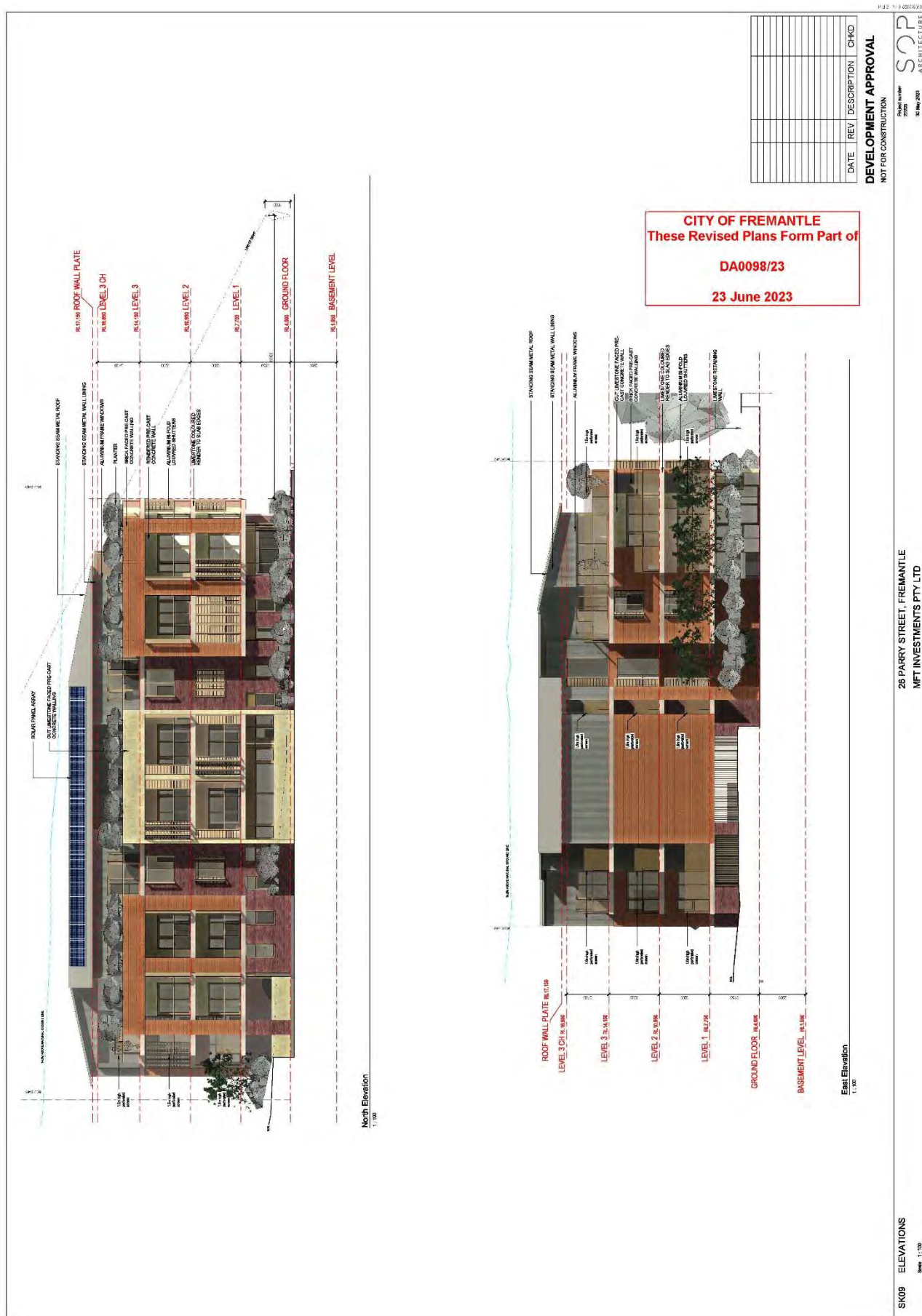
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 Project number
 27205
 30 May 2023
 S&P
 ARCHITECTURE

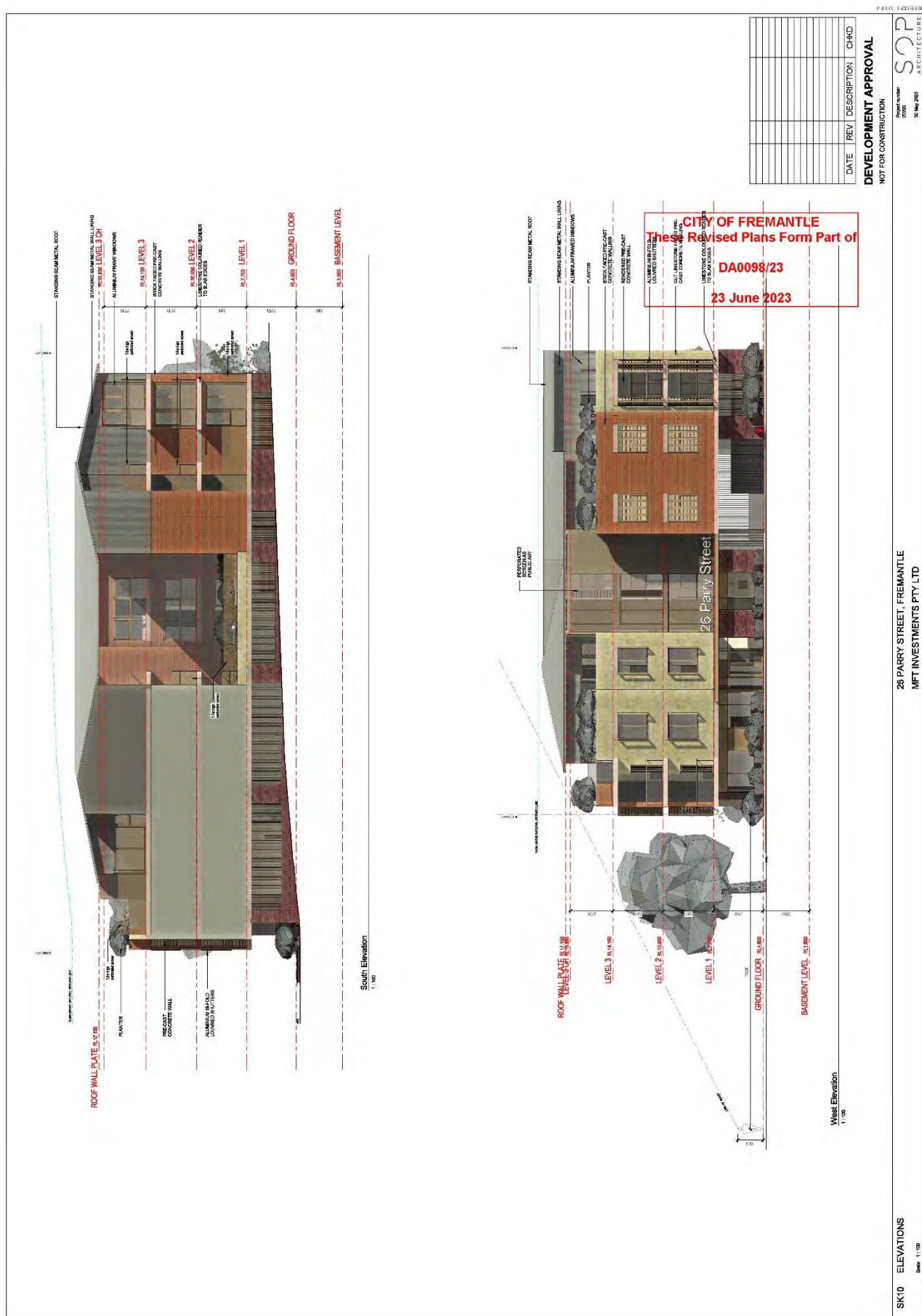
CITY OF FREMANTLE
These Revised Plans Form Part of

DA0098/23

23 June 2023

26 PARRY STREET, FREMANTLE
MFT INVESTMENTS PTY LTD







CITY OF FREMANTLE
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DA00098/23
23 June 2023



VIEW FROM QUEEN'S SQUARE
SOP
ARCHITECTURE

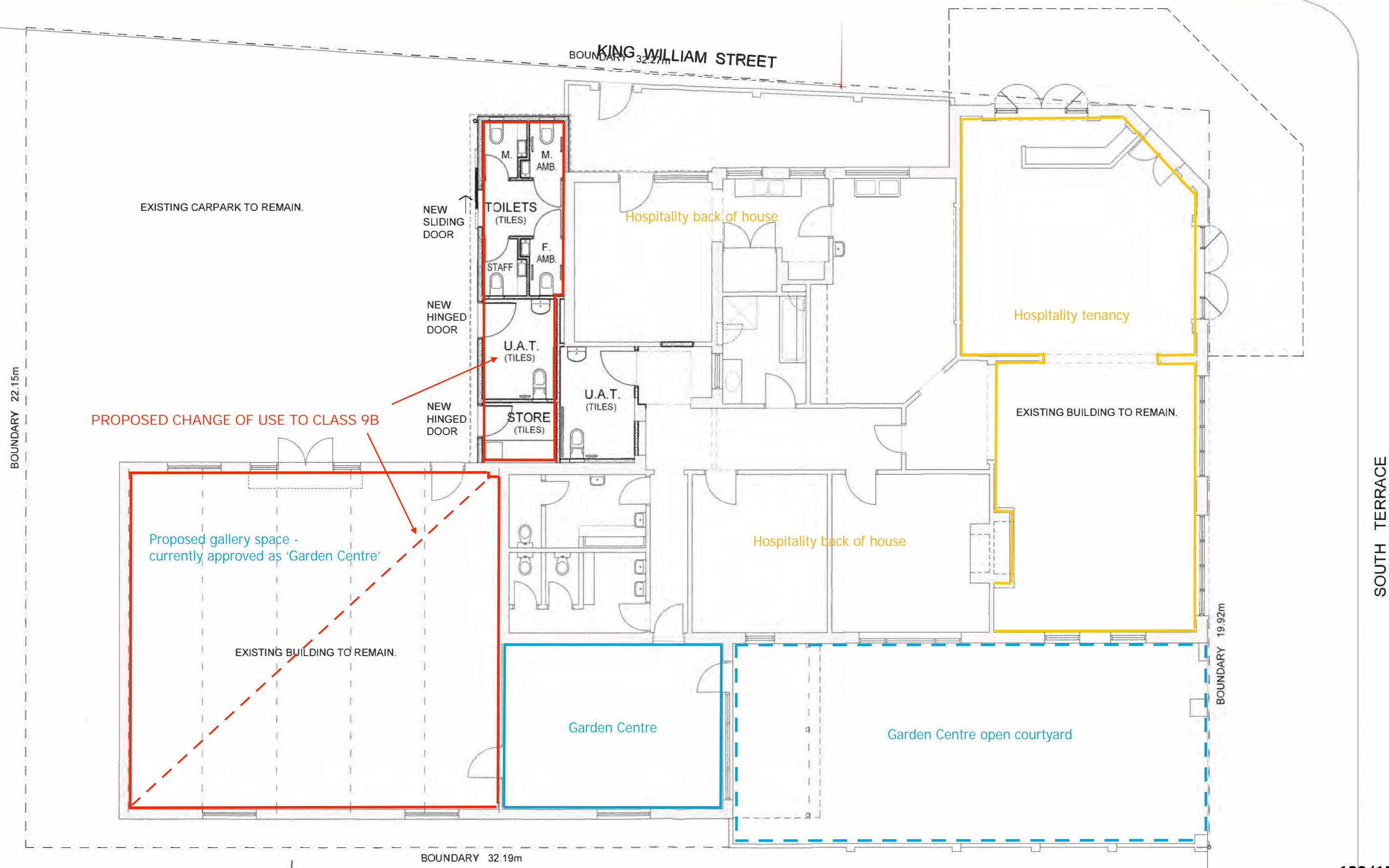




CITY OF FREMANTLE
These Revised Plans Form Part of
DA009823
23 June 2023



VIEW FROM THE CORNER
SOP
ARCHITECTURE



 **FLOOR PLAN**
SCALE 1:100

C	REVISED ISSUE FOR APPROVAL :- ADD TOILET & STORE EXTENSION.	14.12.22
B	REVISED ISSUE FOR APPROVAL	24.08.22
A	ISSUE FOR APPROVAL	22.08.22
ISSUE	DESCRIPTION	DATE

EXISTING PREMISES

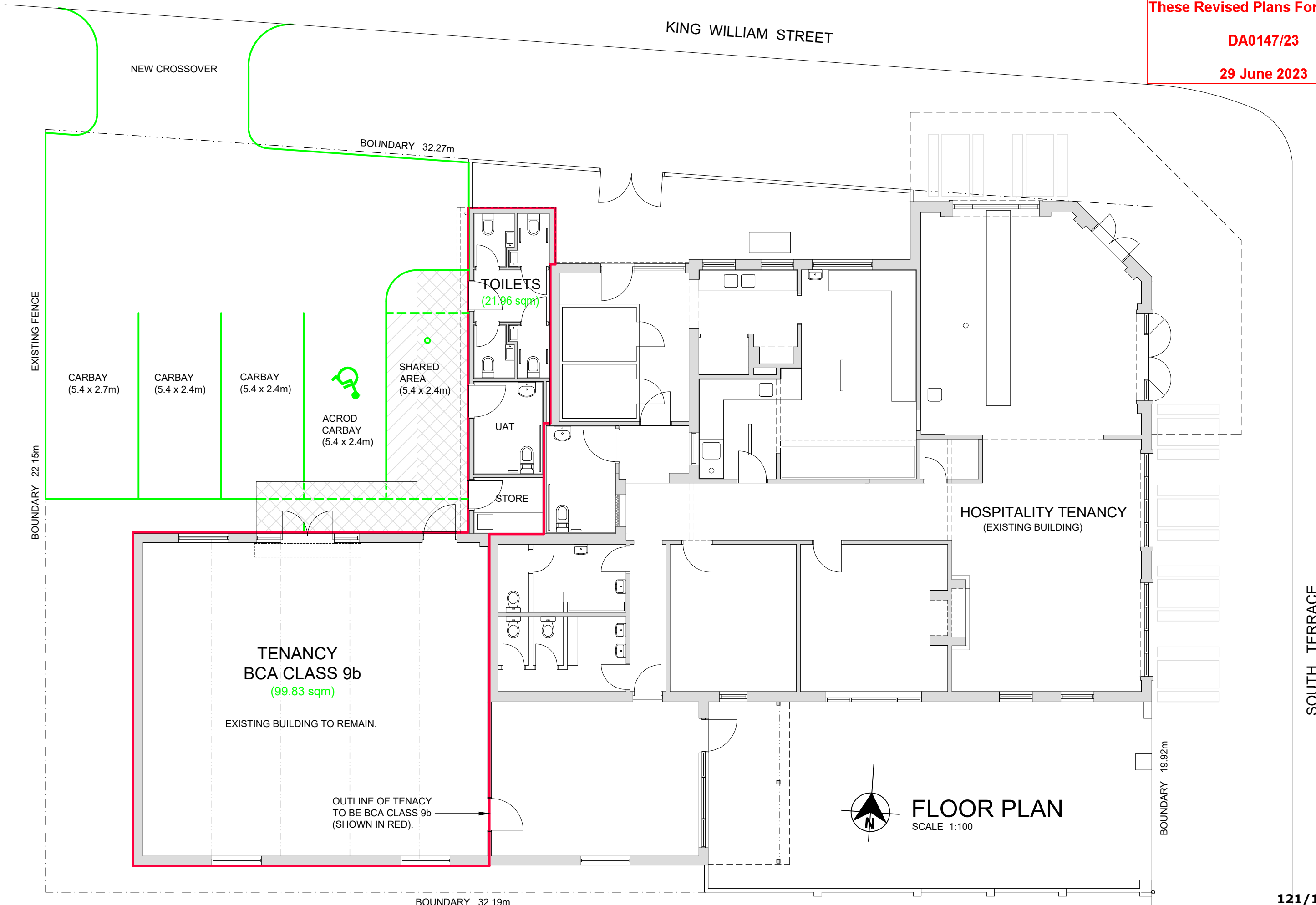
#223 SOUTH TERRACE SOUTH FREMANTLE

PAUL BURNHAM ARCHITECT PTY LTD

December 2022 Scale 1:100 Cad:SK01-Plan-C-141222

Dwg: SK-01

Rev: C



F	REVISED ISSUE FOR APPROVAL :- ADD CAPARK LAYOUT & TENANCY AREAS.	22.06.23
ISSUE	DESCRIPTION	DATE

E	REVISED ISSUE FOR APPROVAL :- SHOW EXTENT OF TENANCY (BCA CLASS 9b)	08.05.23
D	REVISED ISSUE FOR APPROVAL :- ADD NEW FENCE & DOUBLE GATES	22.02.23
ISSUE	DESCRIPTION	DATE

C	REVISED ISSUE FOR APPROVAL :- ADD TOILET & STORE EXTENSION.	14.12.22
B	REVISED ISSUE FOR APPROVAL	24.08.22
A	ISSUE FOR APPROVAL	22.08.22
ISSUE	DESCRIPTION	DATE

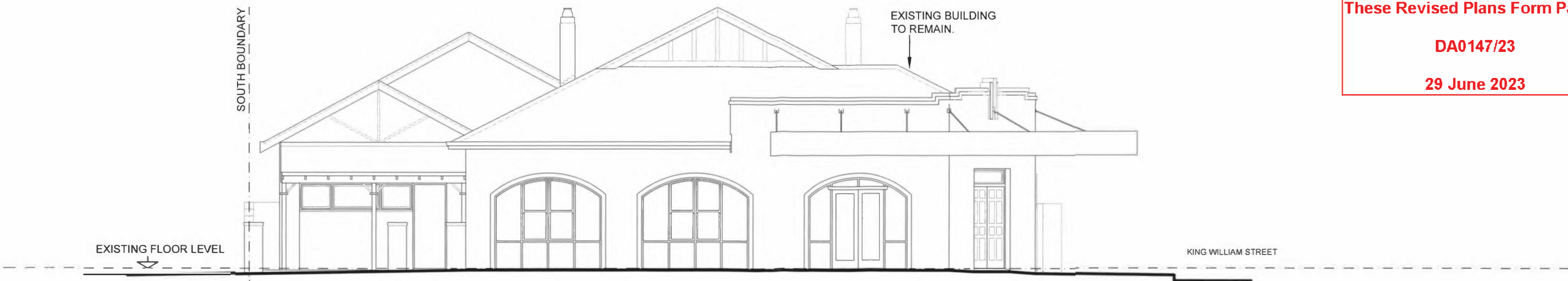
EXISTING PREMISES - REFURB

#223 SOUTH TERRACE SOUTH FREMANTLE

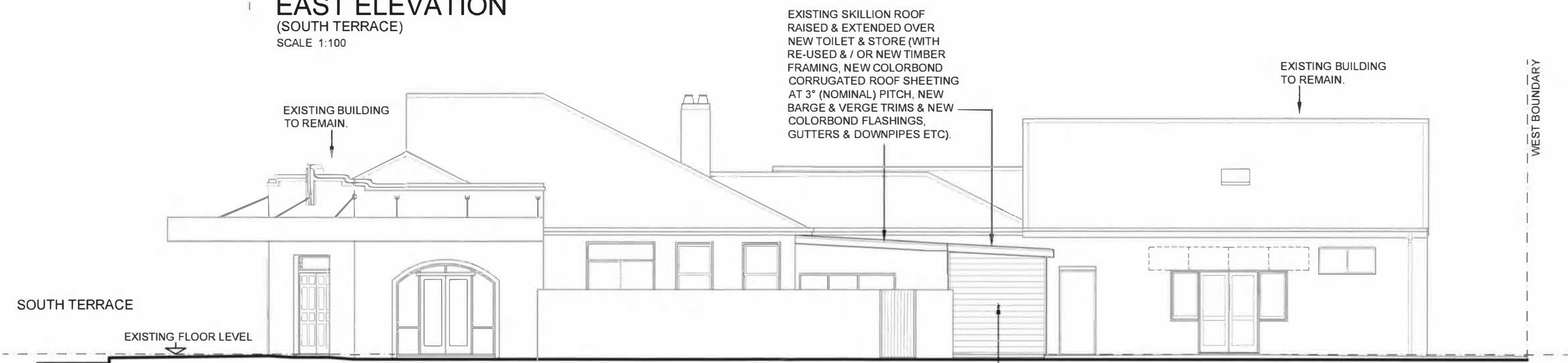
PAUL BURNHAM ARCHITECT PTY LTD

June 2023 Scale 1:100 Cad:SK1-FloorPlan-F-220623

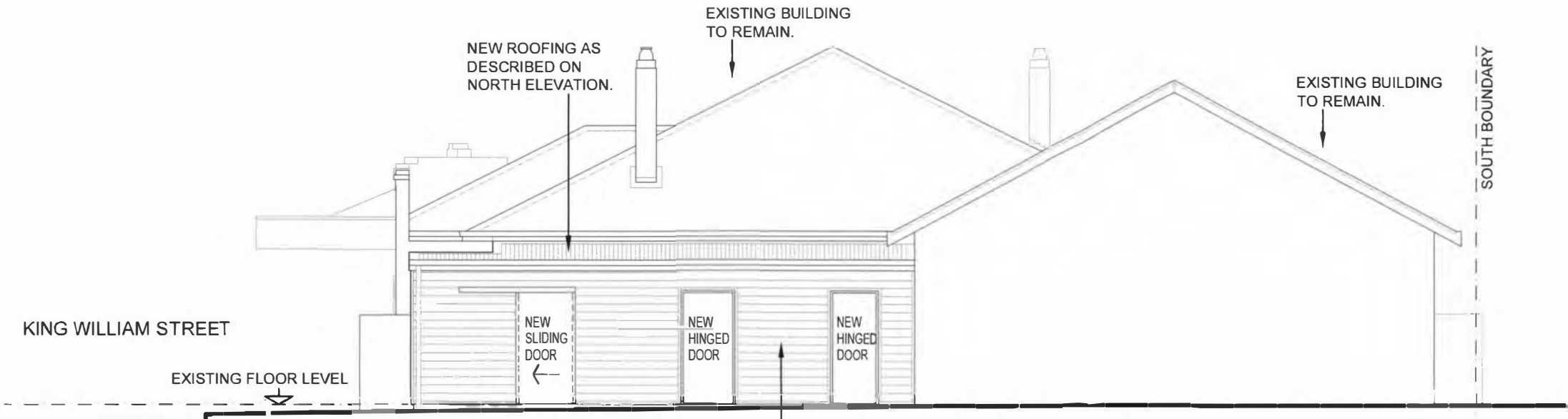
Dwg:	SK1
Rev:	F



EAST ELEVATION
(SOUTH TERRACE)
SCALE 1:100



NORTH ELEVATION
(KING WILLIAM STREET)
SCALE 1:100



WEST ELEVATION
SCALE 1:100

C	REVISED ISSUE FOR APPROVAL :- ADD TOILET / STORE EXTENSION & WEST ELEVATION.	14.12.22
B	NOT ISSUED	-----
A	ISSUE FOR APPROVAL	22.08.22
ISSUE	DESCRIPTION	DATE

EXISTING PREMISES
#223 SOUTH TERRACE SOUTH FREMANTLE
PAUL BURNHAM ARCHITECT PTY LTD
December 2022 Scale 1:100 Cad:SK02-Elevations-C-141222

Dwg: SK-02
Rev: C



ATTACHMENT 2 – Applicant Response to Submission

Paul Burnham Architect Pty Ltd

6th July 2023

Mr Joe Zlnay
Statutory Planning Officer
City of Fremantle
Walyalup Civic Centre
151 High Street
Fremantle
WA 6160

Dear Mr Zlnay

Re: DA0147/23 - 223 South Terrace, South Fremantle

I write in response to the advertising period submission commenting on the proposed partial reclassification of the rear space from BCA Class 6 to Class 9b at the above address.

EXISTING BUILDING & TENANCIES

The existing single storey building has been divided into three tenancies:

Front hospitality tenancy

currently undergoing renovation for restaurant use and newly leased to BigRigz Burgers

South/east courtyard & adjoining room - Garden Centre

Terrace Greenhouse retail, operated by the building owners
'Garden Centre' - permitted use under Mixed Use zoning

Rear tenancy & new toilets (under construction)

Set up as an exhibition space, operated by the building owners
Current approval is Class 6, now requires Class 9b classification for use as a gallery/exhibition space with occasional function use

CAR PARKING

Regulations

Town Planning Scheme LPS4, clause 5.7.3
Local Planning Policy D.B.M7

Under LPS 4 an Exhibition Centre means *premises used for the display, or display and sale, of materials of an artistic, cultural or historic nature, and includes a museum or art gallery.*

Parking for Rear Tenancy - Exhibition/Function Space, Discretionary Use ('D')

The most applicable Table 3 category for gallery/exhibition/function space appears to be 'showroom' which is assessed at 1 bay per 50m² gla:

LPS4 Table 3	Showroom	1 bay / 50m ² gla
	GLA	123m ²
	Required car bays	3 car bays

The current DA is being upgraded with a new car park layout for 3 car bays + 1 Acrod bay, as per drawing SK1/G.

GALLERY / EXHIBITION / FUNCTION USE

There is a clear demand for creative arts exhibition spaces in South Fremantle. The owners have identified a strong market for a small, versatile facility in this locality and they are currently undertaking significant development works to create this community resource.

The typical use format would be as an art display with an exhibition duration of approximately 2 - 3 weeks, which would also include an invitation opening event held between the hours of 5.00pm - 8.30pm.

CLASS 6 / CLASS 9B

The BCA definitions for Class 6, Class 9b and Assembly building:

A Class 6 building is a shop or other building used for the sale of goods by retail or the supply of services direct to the public, including -

- (1) an eating room, café, restaurant, milk or soft-drink bar; or*
- (2) a dining room, bar area that is not an assembly building, shop or kiosk part of a hotel or motel; or*
- (3) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or*



(4) a market or sale room, showroom, or service station.

A Class 9 building is a building of a public nature that includes one or more of the following sub-classifications:

(2) Class 9b — an assembly building including a trade workshop or laboratory in a primary or secondary school.

Assembly building means a building where people may assemble for—

- (a) civic, theatrical, social, political or religious purposes including a library, theatre, public hall or place of worship; or*
- (b) educational purposes in a school, early childhood centre, preschool, or the like; or*
- (c) entertainment, recreational or sporting purposes including—*
 - (i) a discotheque, nightclub or a bar area of a hotel or motel providing live entertainment or containing a dance floor; or*
 - (ii) a cinema; or*
 - (iii) a sports stadium, sporting or other club; or*
 - (d) transit purposes including a bus station, railway station, airport or ferry terminal.*

In this instance, the Class 9b use is principally differentiated from a Class 6 use due to the permissible 'common assembly' ie an invitation or common purpose use - such as people attending an art display.

The occupancy capacity for this space is explicitly determined by the number of sanitary facilities provided in accordance with BCA Table F2.3, which has been set at 100 people. The proposed change from Class 6 to Class 9b will have no impact on approved numbers and therefore no practicable impact on:

*Potential nuisance, in particular noise from cars arriving and leaving late at night and patrons chatting in the parking area
or increase in car parking demand and the any impact on residential car parking in King William Street
or number of cars
or staff & patron parking allocation
or access for vehicles to park on the west side of the building*

Furthermore, the new external sanitary facilities will exclusively service the rear exhibition/function space. The front restaurant tenancy is serviced by it's own separate internal facilities. There is therefore no potential noise impact due to any access from the front restaurant tenancy.

The submission also refers to:

Concerns that the building of the new toilets restricts the number of available car parking bays

To clarify - the new car park layout provides the maximum possible parking bays in the most practical layout.

The new external toilets are 2.4m wide where attached to the building. This 2.4m width does not permit the creation of any further car bays (2.7m is the required car bay width measured against an adjacent obstruction, as set out in AS2860.6).

Finally, the submission also refers to:

A masonry boundary fence or some type of noise absorbing material to minimise noise nuisance

To lessen any local concerns, the owners are willing to contribute towards the replacement of part of the existing western boundary fence with a new masonry or limestone boundary wall, to a higher standard than a sufficient fence, subject to agreement with the adjoining owner and all applicable regulations including the adjoining owner's contribution of half the cost of a sufficient replacement fence over an agreed length and detail.

CONCLUSION

The proposed change of building classification from Class 6 to Class 9b will allow the rear space to be used as a creative community space in a controlled manner. The proposed gallery/exhibition & function use will be a suitable and positive contribution to this vibrant and popular local South Terrace precinct.

Yours faithfully

Paul Burnham
cc Steve Baxter & Sarah May Baxter

9 Eucaly Court
North Fremantle
WA 6159
0439 095 865
burnham@westnet.com.au
www.paulburnham.com.au



ATTACHMENT 3 - Applicant Parking Shortfall Additional Justification

Paul Burnham Architect Pty Ltd

11th October 2023

Ms Cardia Mariani
Senior Planning Officer
City of Fremantle
WA 6160

Dear Ms Mariani

Re: Parking shortfall - 223 South Terrace, South Fremantle

I refer to the current Development Application for a partial re-classification from Class 6 to Class 9b for the rear gallery space and a request for additional information.

The current owners purchased the property in 2022 and have carried out significant upgrade works to create separate tenancies comprising:

- Hospitality operation original corner building
- Garden centre rear room, shop front & courtyard facing South Terrace

In addition to the garden centre function, the owners have identified a community need for a small exhibition space and now seek a partial BCA re-classification.

The assessment of car parking bays has only arisen due to the proposed re-classification of the rear room. The rear room currently operates as a 'Garden Centre' which is a permitted use under the Mixed Use zoning and no further approval or car parking assessment is required for this use.

The effective and prospective use of the space would remain the same under either BCA classifications 6 or 9b. A proposed re-classification to permit 'common assembly' does not affect the building area, available space or tangible patron numbers.

It is noted that the current 'Mixed Use' zoning also permits the existing space to operate as; *Club Premises, Reception Centre, Consulting Rooms, Medical Centre, Civic Use, Community Purpose, Educational Establishment and a Place of Worship*. None of which would require a new car parking assessment.

The owners have credibly identified a clear community need for a small local exhibition space. The support of the local community is self evident and the owners and local community now seek the support of the City of Fremantle. The proposed change of building classification from Class 6 to Class 9b will allow the rear space to be used as a creative community space in a controlled manner. The proposed gallery/exhibition & function use will be a suitable and positive contribution to this vibrant and popular local South Terrace precinct.

Yours sincerely

A handwritten signature in black ink that reads "Paul Burnham".

Paul Burnham
enc marked up tenancies
cc Sarah May & Steve Baxter

ATTACHMENT 4 – Site Photos



Image 1 – Subject site viewed from South Terrace looking south west.



Image 2 – Subject site viewed from South Terrace looking north west.

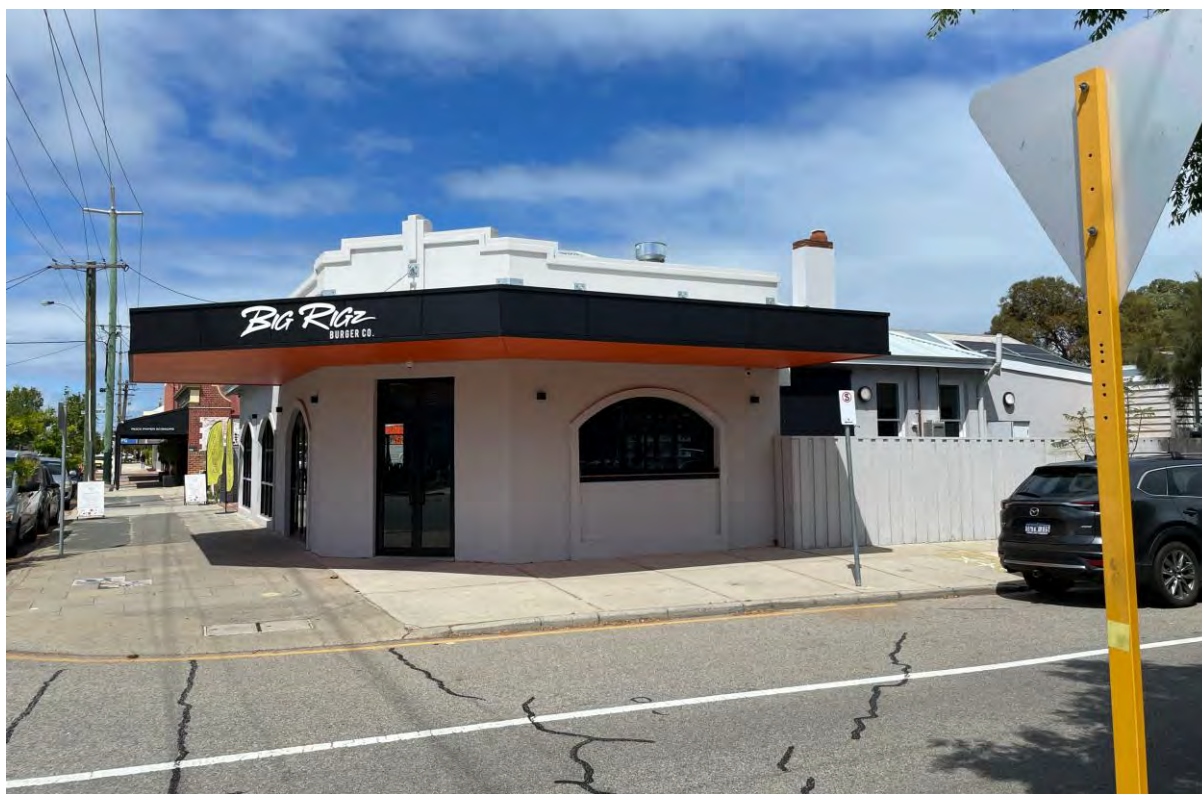


Image 3 – Subject site viewed from King William Street looking south.



Image 4 – Subject site viewed from King William Street looking south showing rear portion of site and the location of the proposed Art gallery.



Image 5 – Parking along King William Street looking east.



Image 6 – Parking along King William Street looking west.



C2311-4 INFORMATION REPORT (DEVELOPMENT APPROVALS) -
OCTOBER 2023

Attachment 1 Schedule of applications determined under delegated
authority

1. QUEEN VICTORIA STREET, NO. 5 (LOT 347), FREMANTLE – PARTIAL
CHANGE OF USE TO OFFICE AND RECEPTION CENTRE (ED DA0239/23)
2. HENRY STREET, NO. 26/48 (LOT 26), FREMANTLE - SIGNAGE
ADDITIONS TO EXISTING SHOP – (JD DA0270/23)
3. HARVEST ROAD, NO. 12/5, NORTH FREMANTLE – FORM A & C
CERTIFICATES - (CM FS0005/23)
4. SOUTH TERRACE, NO. 41 (LOT 2090) – PRIMARY STREET FENCE
ADDITIONS TO EXISTING BUILDING– (JL DA0219/23)
5. HIGH STREET, NO. 86 (LOT 88), FREMANTLE - SIGNAGE ADDITION –
(JD DA0243/23)
6. BLINCO STREET, NO. 50A (LOT 1), FREMANTLE – TWO STOREY SINGLE
HOUSE – (JD DA0233/23)
7. SAMSON STREET, NO. 84 (LOT 35) - TWO STOREY GROUPED DWELLING
– (CM DA0230/23)
8. GOLDSBROUGH STREET, NO. 1 (LOT 201), FREMANTLE - ALTERATIONS
TO EXISTING BUILDING – (JD DA0290/23)
9. THOMPSON ROAD, NO. 63 (LOT 5), NORTH FREMANTLE - ALTERATIONS
AND ADDITIONS TO EXISTING SINGLE HOUSE – (JD DA0184/23)
10. HIGH STREET, NO. 97 (LOT 7), FREMANTLE – ALTERATIONS TO
EXISTING BUILDING AND PARTIAL CHANGE OF USE TO ONE MULTIPLE
DWELLING - (CM DA0165/23)
11. SOUTH TERRACE, NO. 223 (LOT 1), SOUTH FREMANTLE – ADDITIONS
TO EXISTING BUILDING – (CM DA0237/23)
12. NICHOLAS CRESCENT, NO. 33 (LOT 156), HILTON – VARIATION TO DA
0168/23 (CARPORT ADDITION TO EXISTING SINGLE HOUSE) – (CM
VA0013/23)
13. PITTS LANE, NO.6 (STRATA LOT 6), WHITE GUM VALLEY – ADDITION
(SINGLE STOREY) EXISTING GROUPED DWELLING – (JL DA0245/23)
14. PAGET STREET, NO. 91 (LOT 1 SSPLN 84719), HILTON – PROPOSED
SINGLE STOREY SINGLE HOUSE (ED DA0244/23)



15. COLLICK STREET, NO. 50 (LOT 104), HILTON - ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE (ED DA0248/23)
16. SOUTH TERRACE, NO. 388 (LOT 23), SOUTH FREMANTLE - AWNING OVER THE ROAD RESERVE – (JD DA0277/23)
18. ETHELWYN STREET, NO. 36 (LOT 51), HILTON - ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE - (JL DA0269/23)
19. GRIGG PLACE, NO. 25A (LOT 2), HILTON - PATIO ADDITION – (JD DA025/23)
20. MALCOLM STREET, NO. 35 (LOT 3), FREMANTLE - VARIATION TO PREVIOUS PLANNING APPROVAL DA0031/23 (ADDITION (TWO STOREY) AND ALTERATIONS TO EXISTING SINGLE HOUSE) – (JD VA0017/23)
21. MANNING STREET, NO.15 (LOT 23), FREMANTLE – ALTERATIONS AND ADDITIONS TO EXISTING SINGLE HOUSE – (JL DA0274/23)
22. ALMA STREET, NO.31 (LOT 500) FREMANTLE – ANCILLARY DWELLING ADDITIONS TO EXISTING SINGLE HOUSE (JL DA0181/23)
23. THOMPSON ROAD, NO. 1 (LOT 2), NORTH FREMANTLE – VARIATION TO DA0032/19 (TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE) (ED VA0019/23)
24. KNUTSFORD STREET, NO. 13 (LOT 1), FREMANTLE – SOLAR PANEL ADDITIONS TO EXISTING HOUSE (ED DA0284/23)
25. RENNIE CRESCENT, NO. 78 (LOT 1032), HILTON - ANCILLARY DWELLING ADDITION AND ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (ED DA0276/23)
26. COLLICK STREET, NO. 61 (LOT 201), HILTON – VARIATION TO DA0176/23 (ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE) (ED VA0018/23)
27. MARINE TERRACE, NO. 240A (STRATA LOT 1, SP 15339), SOUTH FREMANTLE – ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING (ED DA0266/23)
28. JACKSON STREET, NO. 20 (LOT 1), NORTH FREMANTLE – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE – (JD DA0199/23)
29. HIGH STREET, NO. 185 (STRATA LOT 1), FREMANTLE – CHANGE OF USE TO FOUR SERVICED APARTMENTS AND ALTERATIONS TO EXISTING BUILDING – (CM DA0153/23)



30. JOSLIN STREET, NO.44A (LOT 801) HILTON - TWO STOREY SINGLE HOUSE (JL DA0207/23)
31. MILKY WAY, NO. 1 (LOT 2), BEACONSFIELD - TWO STOREY SINGLE HOUSE – (JD DA0166/23)
32. QUARRY STREET, NO.45 (LOT 113), FREMANTLE - INSTALLATION OF EXTERNAL FIXTURE (STAIRCASE) OF EXISTING MIXED-USE BUILDING (JL DA0292/23)
33. JAMES STREET, NOS. 5/13, FREMANTLE – SECOND STOREY MULTIPLE DWELLING ADDITION TO EXISTING SHOP (JL DA0253/23)
34. COLLIE STREET, NO. 25 (LOT 10) - CHANGE OF USE FROM RESTAURANT TO PUBLIC AMUSEMENT VENUE - 25 COLLIE STREET FREMANTLE – (JD DA0291/23)
35. FISHER STREET, NO. (STRATA LOT 1), WHITE GUM VALLEY – CHANGE OF USE TO HOME BUSINESS (HEALTH CONSULTANT) (JL DA0272/23)
36. SNOOK CRESCENT, NO. 38 (LOT 1238), HILTON – BOUNDARY FENCE ALTERATIONS – (JD DA0167/23)
37. TUCKFIELD STREET, NO.7 (LOT 100), FREMANTLE - VARIATION TO PREVIOUS PLANNING APPROVAL DA0196/20 (ADDITION (ANCILLARY DWELLING AND GARAGE) TO EXISTING SINGLE HOUSE) – (JL VA0020/23)
38. ANNIE STREET, NO. 78 (LOT 806), BEACONSFIELD - UNAUTHORISED OUTBUILDING ADDITION – (JD DA0267/23)
39. CHIVERS COURT, NO. 4 (LOT 194), SAMSON – PATIO ADDITION – (JD DA0273/23)
40. DOURO ROAD, NO. 31 (LOT 27), SOUTH FREMANTLE – UNAUTHORISED REAR DIVIDING FENCE AND ALTERATIONS TO PRIMARY STREET FENCE (JL DA0280/23)
41. HERBERT STREET, NO.18A (LOT 7), NORTH FREMANTLE – ADDITIONS (TWO STOREY) AND ALTERATIONS TO EXISTING SINGLE HOUSE - (JL DA0256/23)
42. NICHOLAS CRESCENT, NO. 33 (LOT 156), HILTON – VARIATION TO DA0168/23 (CARPORT ADDITION TO EXISTING SINGLE HOUSE) – (JL VA0024/23)



C2311-9 PRIVATE ROAD NAME – FUSARI WAY – BEING NO. 30F
SMITH STREET, BEACONSFIELD (ROW NO. 70).

Attachment 1 Private road name application

Giuseppe & Fortunata Fusari

Application to name the laneway

We are proposing for the laneway at 30F Smith Street to be named "Fusari Way" in honour of my grandparents Giuseppe and Fortunata Fusari.

Giuseppe and Fortunata were both born in the small town of Cesaro, in Sicily Italy. Giuseppe was born on 5 September 1915 and Fortunata on 12 August 1922. Giuseppe died in Fremantle in August 2006 and Fortunata died on 21 May 2022 (a couple of months short of her 100th Birthday).

They married in Sicily in 1940 and soon after welcomed 2 boys, Salvatore, and Paolo. Unfortunately, Paolo tragically died at the aged of 5, when a large building rock fell on him, he died instantly. They found it hard to cope with all the memories and grief in their small town, so in September 1950, they migrated to Fremantle, and in the following years were blessed with 2 daughters, Tina and Angela.

They bought their block of land at 28 Smith Street Beaconsfield in 1952 and constructed a small shed at the back of the block to live in whilst they built their home. The family lived in a one bedroom shed for 7 years until their home was complete, 28 Smith Street was their family home for 70 years.

Fortunata and Giuseppe are remembered by their community for their love of gardening, their 1000 sqm block was full of fruit trees, vegetables, chickens and colourful flowers in the front garden. Fortunata would often visit her neighbours for either a cup of tea or to fill their fridge with fruit and vegetables from their garden or fresh eggs. She also loved baking and would always bring a tray of homemade biscuits to be enjoyed over a cup of tea. In her senior years many of her neighbours would visit her for a cuppa. Fortunata knew almost everyone on Smith Street, and families all the way up to South Street, including all the people on her walks to Romano shopping centre. In the early 50's Giuseppe worked as a stonemason, and in those day's jobs came by word of mouth, so after building the foundation for his home, many neighbours in the area asked him to build their foundations, so they could commence building their homes too.

The laneway adjoining their land was always cleaned, mowed and maintained by Giuseppe and Fortunata, whilst they didn't need to use this lane for their own vehicles, they felt it was their responsibility to maintain as it was used by many of their neighbours. Sometimes people would also dump rubbish and Giuseppe would clean it up without complaining to anyone, even using his own tip passes to dispose of the rubbish.

Fortunata and her son Salvatore also owned a delicatessen on the corner of South Street and South Terrace in Fremantle in the 1960's. They loved their interactions with the community during their deli life in Fremantle. Fortunata would often give away free food/groceries to people who were struggling to feed their families. Unfortunately, they only owned and operated this business for 2 years.

Giuseppe and Fortunata will always be remembered as hardworking, gentle, and selfless individuals. Fortunata was especially kind, helpful, generous, thoughtful and anyone who had the pleasure of meeting her, instantly fell in love with her. She had experienced many ups and downs in her long life and she loved to help, or counsel anyone who needed advice and love.

The Fusari family would be honoured to have this laneway named in their honour.



Council Committees and Groups Register 2023-25



Table of Contents

1. Delegated Committees of Council Terms of Reference	
1. Non-delegated Committees of Council Terms of Reference	4
Audit and Risk Management Committee	4
CEO Performance Review Committee	7
CEO Recruitment and Selection Panel	
2. Working Groups of Council Terms of Reference	10
International Relations Working Group	10
Destination Marketing Working Group	11
Strategic Community Plan Review Working Group	
Walyalup Reconciliation Action Plan 2024- 2027 Working Group	16
Hilton Park Precinct Project Working Group	18
Fremantle Oval Project Working Group	21
3. External Groups – Members appointed by Council	23
Metro Inner-South Joint Development Assessment Panel	23
Resource Recovery Group	23
Western Australian Local Government Association (WALGA) South Metropolitan Zone	23
Perth South West Metropolitan Alliance	23
South West Corridor Development Foundation and South West Reference Group	23
Local Emergency Management Committee	24
4. Current Membership – by Committee/Group	25
6. Table of amendments/review	26



~~1. Delegated Committees of Council Terms of Reference~~
~~Finance, Policy, Operations and Legislation Committee~~
~~Planning Committee~~



2.1. Non-delegated Committees of Council Terms of Reference

Audit and Risk Management Committee

Audit committees are established by the local government in accordance with the section 7.1A of the *Local Government Act 1995* to provide an independent oversight of the City's financial systems, financial reporting and audit and risk management responsibilities.

1. Objectives

- 1.1 The primary objectives of the Audit and Risk Management Committee are to:
 - a. Support Council in fulfilling its governance and oversight responsibilities in relation to financial reporting, the internal control structure, risk management systems internal and external audit functions, and ethical accountability.
 - b. Critically examine the audit and management reports provided by the external auditor and ensure that the local government appropriately implements any actions.
 - c. Receive and authorise the audit report prepared by the Chief Executive Officer (CEO) to be provided to the Minister.

2. Functions

- 2.1 The Audit and Risk Management Committee has the following functions –
 - a. To guide and assist the local government in respect to audits and other matters related to financial management.
 - b. To guide and assist the local government in relation to audits and reviews of systems and procedures.
 - c. To receive reports prepared by the CEO in relation to audits, system and procedural reviews, and compliance audit returns, and review the findings before requesting they be forwarded to Council.
 - d. To monitor and advise the CEO when the CEO is carrying out functions in relation to a review under –
 - i. *Local Government (Audit) Regulations 1996* regulation 17(1); and
 - ii. the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c).
 - e. To support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government.
 - f. To oversee the implementation of any action that the local government –
 - i. is required to take in an audit report.
 - ii. has stated it has taken or intends to take in an audit report.
 - iii. has accepted should be taken following receipt of an audit report).
 - iv. has accepted should be taken following receipt of a report of a review conducted under the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c).
 - g. To perform any other function conferred on the audit committee by the *Local Government (Audit) Regulations 1996* or another written law.
 - h. To monitor the risk exposure of the City by reviewing and making recommendations on the:
 - i. Risk Management Framework; and
 - ii. Strategic Risk Register.
 - i. To monitor emerging or significant risks identified through the risk management framework and review the actions to mitigate such risks.
 - j. To oversee the development and implementation of the City's fraud and corruption control arrangements.
 - k. To assist in ensuring the appropriate processes and systems are in place to detect, capture and efficiently respond to fraud and corruption.
 - l. To monitor the progress of any major lawsuits facing the local government.



- m. To monitor the progress and implications of any major projects being delivered by or affecting the local government.
- n. To monitor the progress of self-supporting loans.
- o. To meet with the external auditor as required at least once in each year.

3. Powers of the Audit and Risk Management Committee

- 3.1 The committee does not have any decision-making authority and therefore may only make recommendations to Council for consideration.
- 3.2 The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its functions.
- 3.3 The committee does not have executive powers or authority to implement actions in areas over which the Chief Executive Officer (CEO) has legislative responsibility and does not have any delegated financial responsibility.
- 3.4 The committee does not have any management functions and cannot involve itself in management or administrative processes or procedures.

4. Membership

- 4.1 The committee will be made up of a minimum of the following members and in accordance with ~~Local Government (Audit) Regulations 1996 regulation 17(1)~~ the Local Government Act 1995 section 7.1A:
 - a. The Mayor (ex-officio member); and
 - b. Four councillors as members; and
 - c. ~~Four~~ Two councillors as deputy members, who will ~~act as a member when their fellow Ward member deputise when a member~~ is unable to attend and will also provide apology in accordance with the meeting procedures if they are unable to deputise; and
 - d. Up to ~~1~~ two external independent members.

5. Tenure

- 5.1 Membership tenure will be in accordance with the Act.

6. External Independent Members

- 6.1 The committee may appoint up to two external independent members.
- 6.2 External independent members will be selected based on the following criteria:
 - a. Demonstrated high level of expertise and knowledge in financial management, or reporting, or governance, or auditing, or risk; and
 - b. Relevant skills and experience in providing independent expert advice.
- 6.3 External independent members:
 - a. Must have no operating responsibilities with the City of Fremantle, and
 - b. Must not provide any paid services to the City either directly or indirectly.
- 6.4 Appointments of external independent members will be made following a public advertisement period and the evaluation and recommendation of a potential external member will be submitted for Council approval.
- 6.6 External members will be entitled to receive reimbursement of reasonable expenses to a maximum of \$250 per meeting.



7. Presiding member

- 7.1 The election of a presiding member and deputy presiding member will be in accordance with the City's Meeting Procedures Policy.

8. Meetings

- 8.1 The committee will meet ~~bimonthly~~ quarterly, on specific dates to be advised, and more regularly as required at the discretion of the presiding member.

- 8.2 Reports and recommendations of each committee meeting will be presented to the next ordinary meeting of the Council.

9. Quorum and reduction of

- 9.1 Quorums and the reduction of quorums will be in accordance with the City's Meeting Procedures Policy.

10. Terms of reference review

- 10.1 This Terms of Reference will be reviewed at least once every two years, in line with local government ordinary elections.



CEO Performance Review Committee

The Council of the City of Fremantle (the "Council") establishes this committee under the powers given in Section 5.8 of the *Local Government Act 1995* and the committee will be known as the Chief Executive Officer Performance Review Committee.

1. Objectives

- 1.1 The purpose of the Committee is to coordinate and undertake the performance review of the Chief Executive Officer (CEO) on behalf of Council, and report findings and recommendations to Council for consideration in accordance with the *Local Government Act 1995*.

2. Functions

- 2.1 The Committee is to provide advice and recommendations to Council in relation to the following matters:
 - a. Appointment of an independent facilitator to assist the committee to undertake the CEO performance review.
 - b. Development and review of Key Performance Indicators to be achieved by the CEO.
 - c. **Annual review of the CEO's performance in accordance with the CEO's Key Performance Indicators.**
 - d. **Quarterly informal reviews of the CEO's performance in accordance with the CEO's Key Performance Indicators.**
 - e. **Review of the CEO's remuneration package.**

3. Powers of the CEO Performance Review Committee

- 3.1 This committee does not have any decision-making authority and therefore may only make recommendations to Council for consideration.
- 3.2 The committee is to report to Council and provide appropriate advice and recommendations on matters relevant to its functions.
- 3.3 The committee does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.

4. Membership

- 4.1 The committee will be made up of the following members:
 - a. The Mayor (as ex-officio); and
 - b. Four Councillors.

5. Tenure

- 5.1 **Membership tenure will be in accordance with the City's Meeting Procedures Policy.**

6. Presiding member

- 6.1 The election of a presiding member and deputy presiding member will be in accordance **with the City's Meeting Procedures Policy.**

7. Meetings

- 7.1 The committee will meet quarterly, on specific dates to be advised and more regularly as required at the discretion of the presiding member.
- 7.2 Reports and recommendations of each committee meeting will be presented to the next ordinary meeting of the Council.

8. Quorum and reduction of

- 8.1 **Quorums and the reduction of quorums will be in accordance with the City's Meeting Procedures Policy.**

9. Suspension of committee

- 9.1 **Suspension and termination will be in accordance with the City's Meeting Procedures Policy.**



~~CEO Recruitment and Selection Panel~~

~~In accordance with model standards for CEO recruitment, performance and termination, local governments are required to establish a selection panel to conduct and facilitate the recruitment and selection process. The selection panel should be made up of elected members and must include at least one independent person.~~

~~1. Objectives~~

- ~~1.1 The panel are responsible for assessing applicants for the position of CEO and making a recommendation to council regarding the most suitable applicant or applicants.~~

~~2. Functions~~

~~2.1 The Panel is to:~~

- ~~a. Act in an impartial and transparent manner, in accordance with any confidentiality provisions and employment principles required under the relevant Council policy and legislation.~~
- ~~b. After any selection process is complete, advise Council in relation to the following matters:~~
 - ~~• Preferred candidates selected for interviews, with consideration of:~~
 - ~~○ The outcome of appropriate reference checks to verify the applicant's character, work history, skills, performance and any other claims made by the applicant.~~
 - ~~• Outcome of applicant assessments, with consideration of:~~
 - ~~○ Each applicant's knowledge, experience, qualifications, and skills being assessed against the selection criteria.~~
 - ~~○ Verification of any academic, or other tertiary level, qualifications the applicant claims to hold.~~
- ~~c. Provide recommendations to Council in relation to the following matters:~~
 - ~~• Selection criteria and job description form.~~
 - ~~• Preferred candidate for appointment to the position.~~
 - ~~○ If the selection panel considers that none of the applicants are suitable to be employed in the position of CEO, the selection panel must recommend this to Council.~~
 - ~~• Contract of employment and remuneration package.~~
- ~~d. Participate in interviews of preferred candidates.~~

~~3. Powers of the CEO Recruitment and Selection Panel~~

- ~~3.1 The Panel makes recommendations to Council for consideration on the appointment of the CEO.~~
- ~~3.2 The Panel is to report to Council and provide appropriate advice and recommendations on matters relevant to its functions.~~
- ~~3.3 The Panel does not have executive powers or authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated financial responsibility.~~

~~4. Membership~~

- ~~4.1 The Panel will be made up of the following members:~~
- ~~1. The Mayor (as ex-officio)~~
 - ~~2. 4 Councillors~~
 - ~~3. 1 Independent member~~



~~5. — Tenure~~

~~a. — Membership tenure will be until the panel has fulfilled its purpose.~~

~~6. — Presiding member~~

~~a. — The Mayor will preside.~~

~~7. — Meetings~~

~~a. — The Panel will meet on specific dates to be advised and more regularly as required at the discretion of the presiding member.~~

~~8. — Quorum and reduction of~~

~~a. — Quorums and the reduction of quorums will be in accordance with the City's Meeting Procedures Policy.~~

~~9. — Suspension of panel~~

~~a. — This panel will be terminated when its purpose has been achieved.~~



3.2. Working Groups of Council Terms of Reference

Working groups work collaboratively with council to develop a council strategy or plan, or to develop a specific project.

International Relations Working Group

1. Purpose
 - 1.1 The purpose of the International Relations Working Group is to:
 - a. **Develop documents that guide and support the City's international relationships.**
 - b. **Conduct a review of existing international relationships to establish the City's focus and aim of each relationship.**
2. Outcome
 - 2.1. Inform the preparation the following documents to be considered by the Council:
 - a. A policy to guide elected members and City officers on conducting relationships with sister cities and other international dignitaries and visitors,
 - b. Long term engagement strategy.
 - 2.2. **Inform a report to council on benefits and aims of the City's existing International Relationships or other relevant matters.**
3. Membership
 - 3.1 The member representatives are:
 - a. Elected members (~~maximum of~~ up to 4)
 - b. City officers:
 - Manager Governance
4. Role of the group
 - 4.1. Receive advice and information from officers and other professionals to assist development of the content of the strategy/plan, or project.
 - 4.2. Provide input to Council through officers, on the content of the strategy/plan or project.
5. Presiding Member
 - 5.1 The election of a presiding member and deputy presiding member will be in accordance **with the City's Meeting Procedures Policy.**
6. Administration
 - 6.1. City officers:
 - a. provide an agenda to the members before each meeting,
 - b. **keep concise notes and registers them in the City's record keeping system,**
 - c. send the notes to the working group members, executive staff and elected members as required.
7. Decision making
 - 7.1. The working group has no decision-making authority.
 - 7.2. A quorum of at least 50% of the group is required to submit recommendations to Council.
8. Frequency of meetings
 - 8.1. A minimum of four meetings a year must be held.
9. Term of membership
 - 9.1. The term of membership will be until the next ordinary local government elections.



Destination Marketing Working Group

1. Purpose

- 1.1. The purpose of the Destination Marketing Working Group is to provide advice on the delivery of ~~develop, for council's consideration,~~ a destination marketing plan that supports all business-to-customer industries in Fremantle. For the avoidance of doubt, this includes (but is not limited to) retail, hospitality, professional services and traditional tourism attractions.
- 1.2. The Group is expected to provide feedback and guidance on ~~advice and/or recommendations to Council on:~~
 - a. The overall strategic marketing approach, including different stages over ~~next~~ the four years period of the Destination Development Strategic Plan 2023-2027.
 - b. **The 'brand values' and 'unique selling points' of Fremantle within the context of global customer trends, disruptions to major industries such as retail, and the economic development aspirations of Fremantle**
 - c. how to achieve ongoing business community engagement in marketing activities
 - d. appointment of a marketing agency and/or marketing contractors (via a normal City procurement process) to deliver destination marketing services, and
 - e. sponsorship of existing and new private events and grass roots business activation projects.

2. Outcome

- 2.1. The group will provide advice and/or recommendations to council on the following:
 - a. The D ~~development of annual implementation plans based on the deliverables outlined In the Destination Development Strategic Plan~~ a destination marketing plan for Fremantle that accounts for changing dynamics in the Fremantle market cycle such as the completion of major redevelopments. ~~The marketing plan should be submitted to council for adoption by September 2018.~~
 - b. High-level allocation of the destination marketing budget into major programs (e.g. marketing agency/contractors, event sponsorship, grassroots activation grants etc.).
 - c. Appointment of a marketing agency and/or marketing contractors to deliver part of an overarching destination marketing implementation plan through a normal council procurement process.
 - d. Ways to effectively encourage businesses to be involved in destination marketing activities.
 - ~~e. Development of a policy for consideration of sponsorship applications for private events or festival funding~~
 - ~~f. Development of a policy for consideration of sponsorship applications for activation proposals from the Fremantle business community.~~
 - ~~g.e.~~ Effectively working with major private developers and property owners to market their new developments as part of a coordinated plan.
 - ~~h.f.~~ Presenting to the local business community (e.g. via open forums held quarterly) on the work overseen by the Group and opportunities for business involvement in future marketing activities.



3. Membership

3.1. Members are appointed by Council and include:

- a. One independent chairperson with suitable qualifications and/or experience in **marketing. This person will be eligible to receive an allowance determined by the City's** Chief Executive Officer.
- b. Up to seven of the following, taking into account the advice of the presiding member:
 - i. One representative from the Fremantle Chamber of Commerce: must be a current board member or the Chief Executive Officer.
 - ii. **One representative from Fremantle's arts and culture business sector with** suitable qualifications and/or experience in marketing.
 - iii. **One representative from Fremantle's hospitality business sector with suitable** qualifications and/or experience in marketing.
 - iv. One representative from the Indigenous business sector with suitable qualifications and/or experience in marketing.
 - v. **One representative from Fremantle's retail business sector with suitable** qualifications and/or experience in marketing.
 - vi. **One representative from Fremantle's tourism business sector with suitable** qualifications and/or experience in marketing.
 - vii. **One representative from Fremantle's professional service business sector (e.g. beauticians, banking, dentists) with suitable qualifications and/or experience in** marketing.
- c. ~~One position for the current Chair of the Fremantle BID up until the October 2019 ordinary elections.~~

3.2 Where a membership vacancy occurs for part 3.1, the Chief Executive Officer will appoint a member for the remainder of the membership term at his discretion, in accordance with the terms of reference.

****A suitable qualification** in marketing is considered to be a tertiary qualification. **Suitable experience in marketing is considered to be at least five years' experience in a role primarily focused on marketing.**

4. Role of the group

- ~~4.1. To develop and recommend a marketing plan for the coming year for Council consideration as part of the normal budget process, which will typically be April / May each year.~~
- 4.1. The group is to provide ongoing advice and recommendations to Council on matters related to destination marketing in line with the Destination Development Strategic Plan adopted by Council.
- 4.2. To provide advice to the lead City officer on grant and sponsorship applications in accordance with the ~~overarching marketing plan~~ Destination Development Strategic Plan.
- ~~4.3. The City's annual destination marketing budget is made up of the City Centre Differential Rate and additional municipal allocation being considered as part of the annual budget process. The differential rate allocation is benchmarked the 2018/19 financial year level plus inflation each subsequent year.~~
- 4.3. The group cannot provide direction to City Officers.

5. Presiding Member

- 5.1 The election of presiding members and deputy presiding members will be in accordance **with the City's Meeting Procedures Policy.**
- 5.2 The Presiding Member must be a recognised leader within the marketing industry with the following:
 - a. Qualifications in marketing or communications or commerce.
 - b. Minimum 5 years industry experience.
 - c. Company Directors Certificate or at least 5 years board experience.



d. Knowledge of retail (desirable).

6. Administration

6.1 City officers

- a. Provide an agenda to the members before each meeting.
- b. Keep concise notes and register them in the City's record keeping system.
- c. Send the notes to the working group members, executive staff and elected members as required.
- ~~d. Ensure responsible financial management, good governance and monitoring of key performance indicators.~~
- ~~e. d. Prepare reports for council's consideration related to the group's advice or recommendations advice, recommendations, or progress on the plan, as required. -~~
- ~~f. Take into account the group's advice and recommendations to exercise delegated authority as per the City's delegated authority register.~~
- ~~g. e. Undertake destination marketing activities that support delivery of the overarching destination marketing plan strategy, where it is most efficient and effective for City Officers to undertake that activity instead of an agency or contractor.~~
- ~~h. f. Provide secretariat support to the group (e.g. prepare and distribute meeting agendas and maintain and distribute good records).~~

7. Decision making

- 7.1 The working group has no decision-making authority. ~~The group provides advice and recommendation to Council on matters related to destination marketing.~~
- 7.2 A quorum of at least 50% of the group is required to submit recommendations to Council.
- 7.3 In the event of an equal number of votes from group members on a matter, the presiding member holds the casting vote.

8. Frequency of meetings

- 8.1 A minimum of four meetings a year will be held. ~~It is expected that more frequent meetings will be required in the first six months' of the group's operation.~~

9. Term of membership

- 9.1 Working Group members hold a term of two years or until the next ordinary election of council, as required by the Act.

10. Key performance indicators (KPIs)

10.1 Primary KPI

- Increased visitation to Fremantle to provide opportunities for local businesses to **capture expenditure (benchmarked against the City's 'visitor tracker' as shown in the Attachment)** measured quarterly.

10.2 Secondary KPIs

- Improved awareness of the overall Fremantle offering to visitors ~~(benchmarked against those provided in FPOL1706-5)~~ measured annually.
- Improved perception of the overall Fremantle offering to visitors ~~(benchmarked against those provided in FPOL1706-5)~~ measured annually.



~~Strategic Community Plan Review Working Group~~

~~1. Purpose~~

~~1.1 The purpose of the Strategic Community Plan Review Working Group is to:-~~

- ~~a. Provide advice and guidance on the design, delivery and outcomes of the engagement process to support the review of the Strategic Community Plan.~~
- ~~b. Support coordination of engagement, communications and promotion with the Future of Fremantle project.~~

~~2. Outcome~~

~~2.1 The group will provide advice and/or recommendations to council on the following:-~~

- ~~a. The engagement process to support the review process for the Strategic Community Plan which:-~~
 - ~~i. Responds to the direction set by Council in its resolution of 24 March 2021 (FPOL 2103-9)~~
 - ~~ii. Incorporates community input in accordance with the requirements of the *Local Government (Administration) Regulations 1996* and Council's 'Community Engagement' Policy.~~
 - ~~iii. Maintains and develops the priority areas established through past engagement exercises, and establishes clear strategic direction taking into account subsequent engagement inputs and organisational capacity.~~
 - ~~iv. Considers opportunities for collaboration, partnership and co-design.~~
 - ~~v. Coordination with the Future of Fremantle project.~~
- ~~b. The outcomes of engagement and how this might be most effectively reflected in a revised Strategic Community Plan and informing strategies and plans.~~

~~3. Membership~~

~~3.1 The Working Group is established by council resolution.~~

~~3.2 Members are to be appointed by council and include:-~~

- ~~a. Up to 5 elected members including a presiding member (see 5 below)~~
- ~~b. The Chief Executive Officer or their delegate~~
- ~~c. The Director Community Development~~
- ~~d. A representative of the Future of Fremantle project team.~~

~~3.3 Non members may be invited by the group to attend meetings to provide information, share ideas and contribute to co-design, and may include representatives of:-~~

- ~~a. Residents, including young people and the aged~~
- ~~b. Business~~
- ~~c. Education~~
- ~~d. Heritage, Culture and the Arts~~
- ~~e. Aboriginal community and Nyoongar elders~~
- ~~f. Culturally and linguistically diverse communities~~
- ~~g. LGBTQIA+ communities~~
- ~~h. People with a disability~~
- ~~i. Other stakeholders~~



~~3.4 The Strategic Community Plan Review Working Group will meet monthly or more frequently if required. Meetings may be replaced by the circulation of an update report where approved by the Presiding member taking into account the need (or otherwise) to receive information versus provide input.~~

~~4. Role of the group~~

~~4.1 Receive advice and information from officers and other professionals and representatives to assist design and delivery of the review process and associated engagement.~~

~~4.2 Provide input to council through officers, on the design and delivery of the review process and associated engagement, including engagement objectives and planning, engagement methods, engagement themes and engaging a broad range of the community, including hard to reach groups.~~

~~5. Presiding Member~~

~~5.1 The presiding member will be appointed by the Council.~~

~~5.2 The presiding member facilitates the meeting, with support from the City officers and / or the City's nominated engagement consultant.~~

~~6. Administration~~

~~6.1 City officers (or the City's nominated engagement consultant):~~

- ~~• provide an agenda to the members before each meeting,~~
- ~~• keep concise notes and registers them in the City's record keeping system~~
- ~~• send the notes to the working group members, executive staff and elected members.~~

~~7. Decision making~~

~~7.1 The working group has no decision making authority.~~

~~7.2 A quorum of at least 50% of the group is required to submit recommendations to council.~~

~~7.3 In the event of an equal number of votes from group members on a matter, the presiding member holds the casting vote.~~

~~8. Frequency of meetings~~

~~8.1 A minimum of four meetings a year must be held.~~

~~9. Term of membership~~

~~9.1 This Working Group has a term of 12 months.~~

~~9.2 The Chief Executive Officer can extend or amend the term of the working group, for reasonable periods, to enable or assist the group to achieve its purpose.~~

~~9.3 Membership of the Group is for 12 months (or for the period of its operation if extended by the Chief Executive Officer under 9.2 above).~~

~~9.4 The working group will disband upon completion of the project or adoption of the revised plan.~~



Walyalup Reconciliation Action Plan 2024- 2027 Working Group

1. Purpose

- 1.1 The purpose of the Walyalup Reconciliation Action Plan Working Group is to:
 - a) Oversee, guide, and monitor the implementation of the Walyalup Reconciliation Action Plan (WRAP).
 - b) Upon invitation, provide advice to the City on issues relating to communities and people of an Aboriginal and Torres Strait Islander background.

It should be noted that the Working Group is not a Traditional Owner or Reference Group, and Land and Heritage matters are referred to the South West Aboriginal Land and Sea Council or Whadjuk Aboriginal Corporation.

2. Outcome

- 2.1 The delivery of objectives in accordance with the WRAP.
- 2.2 Annual reporting on the WRAP progress to Council and community.
- 2.3 Ongoing commitment to improved outcomes for Aboriginal peoples, as well as genuine progress towards reconciliation and closing the gap.

3. Membership

- 3.1 The Working Group is established by council resolution.
- 3.2 Members are to be appointed by the Council and include:
 - a. The Mayor (as ex-officio)
 - b. ~~Four-Three~~ Councillors ~~and the Mayor as ex-officio~~
 - c. Three City officers
 - d. Two nominated representatives elected by the Whadjuk Aboriginal Corporation.
 - e. Maximum of up to eight Aboriginal people of different family groups
 - f. Maximum of three representatives from relevant organisations seeking to support the City in Reconciliation
 - g. Maximum two Community Members.
- 3.3 Non-members may be invited by the group to attend meetings to provide information, share ideas and contribute to co-design.
- 3.4 Where a membership vacancy occurs for part 3.2 c to g, the Chief Executive Officer will appoint a member for the remainder of the membership term, in accordance with 3.2 requirements.

4. Role of the group

- 4.1 Provide feedback to the City on the Walyalup Reconciliation Action Plan.
- 4.2 Receive information and updates from the City on the status of the actions and deliverables from the WRAP.
- 4.3 Participate at external National Reconciliation Week events and NAIDOC Week events.
- 4.4 Participate as required in structured cultural learning.
- 4.5 Work in accordance with any related Council policies.



5. Presiding member

- 5.1. The election of presiding members and deputy presiding members will be in accordance **with the City's Meeting Procedures Policy.**

6. Administration

6.1. City officers:

- a. provide an agenda to the members before each meeting,
- b. **keep concise meeting notes and registers them in the City's record keeping system,**
- c. send the meeting notes to the working group members, executive staff and elected members as required.
- d. provide a report to Council on the progress of the outcomes listed in part 2 on an annual basis, or as required.

7. Decision making

- 7.1 The working group has no decision-making authority.
- 7.2 A quorum of at least 50% of the group is required to submit recommendations to Council.
- 7.3 In the event of an equal number of votes from group members on a matter, the presiding member holds the casting vote.

8. Frequency of meetings

- 8.1. Meet at least four times per year.

9. Term of membership

- 9.1. The working group disbands upon completion of the plan/strategy or project.
- 9.2. Working group participants may be invited to convert to a working group to develop a new or complete a major review of an existing plan or strategy.
- 9.3. The term of membership for Elected Members will be until the next ordinary local government elections.

10. Sitting Fees

- 10.1. Those members appointed to the group who are representing the Aboriginal community (and not attending as a representative of an organisation or community member) will be paid for their time involved in participating at this Working Group meeting.
- 10.2. The payment schedule is in line with the Nyoongar Standard Heritage Agreement of the South West Settlement.
- 10.3. Sub Working Group Meetings members representing the Aboriginal community will be paid \$100 for the first meeting. Thereafter attendance on sub groups is voluntary.



Hilton ~~Sport~~ Park Precinct Project Working Group

1. Introduction

- 1.1. Project Working Groups (Working Group) are comprised of City of Fremantle (The City) Officers, elected members, and key stakeholders and are related to accomplishing, facilitating and supporting the coordination of a single project or task.
- 1.2. **This Terms of Reference has been developed using The City's template to outline the roles, responsibilities, terms and conditions for the Hilton ~~Sports~~ Park Precinct (HPS~~P~~) Master Planning Project (The Project) Working Group.**

2. Project Definition

- 2.1. The Project has emerged through engagement with sporting clubs and the community on needs and desired use, that highlighted issues with facilities, infrastructure and access to suit current and future sporting requirements.
- 2.2. The City asset renewal information, facility assessment, and Long Term Financial Planning highlight the need for a redevelopment of the reserve to better cater for the **communities' current and future use for both active and passive recreation and other community use.**

3. Purpose

- 3.1. The purpose of the Hilton ~~Sports~~ Park Precinct Working Group (The Working Group) is to work with the City and Project consultants to:
 - a. Collaboratively to develop the Project.
 - b. Ensure the community and key stakeholders are appropriately engaged in the development and delivery of Project.
 - c. Act as conduits between the Project Control Group and the community and stakeholder groups by providing Project information and sharing feedback.

4. Outcome

- 4.1. The key outcome of the project will be the delivery of a community and stakeholder supported, publicly available Document Library, including the following:
 - a. Literature Review Report.
 - b. Site Investigations Analysis Report.
 - c. Site Capabilities and Future Needs Analysis Report.
 - d. ~~Investment Logic Mapping~~ Engagement Report.
 - e. Place Plan Report (with Actions Schedule).
 - f. Master Plan Report (with Cost Estimate).
 - g. Delivery and Staging Plan.
 - h. Finalised Business Case and Stylised Executive Summary.
 - i. Implementation Plan.

5. Membership

- 5.1. The Working Group is forecast to be made up of the following Members:
 - a. Elected Members (up to 5).
 - b. City Officers (up to 6 ~~4~~),
 - c. Community Members including representatives invited from the following:
 - i. Former Beaconsfield and Hilton Precinct Groups (2).
 - ii. Access and Inclusion ~~Working Group~~ Representative (1).
 - iii. ~~Walyalup Reconciliation Action Plan Reference Group~~ Whadjuk Advisory Corporation (1).
 - iv. ~~Fremantle Youth Network~~ ChangeMakers (1).



- v. ~~Fremantle AFL Club~~ Fremantle City Dockers Junior Football Club (1).
- vi. ~~Fremantle Soccer Club~~ Fremantle City Football Club (1).
- vii. ~~Hilton Bowls Club~~ Hilton Park Bowling & Recreation Club Inc (1).
- viii. ~~Hilton Cricket Club~~ Hilton Bicton Cricket Club and Hilton Park Junior Cricket Club (2+).
- ix. **Fremantle Men's** Community Shed (1).
- x. Other interested parties (up to 4).

- 5.2. A publicly available Expressions of Interest process will be undertaken by The City seeking Membership for the Working Group.
- 5.3. Members of the Project Control Group, Cross Functional Team, Project consultants or other stakeholders who are not Working Group members may be invited to meetings as subject matter experts, for presentation of works and participate in meetings as Observers.
- 5.4. Members may delegate a proxy to attend providing the Chairperson is advised in writing or by email prior to the meeting(s) in question.
- 5.5. Where a membership vacancy occurs for part 5.1 b and c, the Chief Executive Officer will appoint a member for the remainder of the membership term.

6. Presiding Member

- 6.1. The presiding member (or Chairperson) will be an appropriate City Officer appointed by the CEO at the first meeting.
- 6.2. The responsibility of this role will be to:
 - a. Facilitate Working Group meetings.
 - b. Ensure Agendas are distributed, and Minutes kept of meeting proceedings.

7. Role of the Group

- 7.1. Provide advice and information to City Officers and Project consultants to assist site analysis, content creation and design development of the Project.
- 7.2. Make recommendations to the Project Control Group on key Project gateways and deliverables.

8. Administration

- 8.1. Secretariat functions will be provided by City Officers, including:
 - a. Circulate meeting Agendas (one week prior to meeting) and Minutes (~~five~~two working days following meeting) to Working Group and Project Control Group Members.
 - b. **Register Agendas and Minutes including appendices within the City's record keeping system.**
 - c. Report to Council on project milestones.

Decision Making

- 8.2. The Working Group has no decision-making authority.
- 8.3. A quorum of at least 50% of the Working Group (including one City of Fremantle Councillor) is required to submit recommendations to the Project Control Group.
- 8.4. Group consensus is required to progress recommendations to the Working Group.



9. Meetings

- 9.1. Working Group meetings to occur bi-monthly at WCC with Teams links provided on an as needs basis.
- 9.2. Meeting frequency to vary dependent upon Project needs.
- 9.3. Working Group Members expected to attend the following Working Group Workshops:
 - Workshop 1 - Influences Workshop
 - Workshop 2 - ~~Vision Workshop~~ Site Planning Workshop
 - Workshop 3 - ~~Draft~~ Place Plan Feedback Workshop
 - Workshop 4 – Feedback Update Workshop
 - Workshop 5 – Feedback Update Workshop

10. Terms of the Working Group

- 10.1. The Working Group will be established for the duration of the Project.
- 10.2. Council can extend or amend the term of the Working Group to enable or assist the Working Group to achieve its purpose.



Fremantle Oval Project ~~Control~~ Working Group

1. Purpose

~~1.2~~1.1 The purpose of the Fremantle Oval PWG is to:

- a) Provide high-level project direction and coordination between partners.
- b) Identify advocacy and funding opportunities.
- c) Monitor progress and activities.
- d) Identify how and when community engagement should occur.

2. Outcome

~~2.2~~2.1 To assist with the planning and advocacy of the oval project to a point where government funding of the project has been secured. (It is noted that the long-term governance of the project will require review and a transition from a Working Group to a future management committee.)

3. Membership

~~3.5 Working groups are to be established by council resolution.~~

~~3.6 Members are to be appointed by council.~~

~~3.7 Council will determine the frequency and style of reporting required by the group at formation of the group. If council does not determine the conditions for reporting it will be determined by the Chief Executive Officer.~~

3.1 Members are to be appointed by the Council and include:

- a. The Mayor (as ex-officio)
- b. Three Councillors
- c. Chief Executive Officer, City of Fremantle
- d. Strategic Planning Officer, City of Fremantle
- e. Chief Executive Officer, South Fremantle Football Club
- f. Executive Manager Facilities, WA Football Commission
- g. Executive General Manager Operations, Fremantle Football Club

4. Role of the Group

~~4.3~~4.1 Receive advice and information from officers and other professionals to assist development of the content of the strategy/plan, or project.

~~4.4~~4.2 Provide input to council through officers, on the content of the strategy/plan or project.

5. Presiding Member

~~5.3~~5.1 The Fremantle Oval PWG will appoint its presiding member at its first meeting.

~~5.4~~5.2 The presiding member facilitates the meeting.

6. Administration

~~6.2~~6.1 City officers

- a. provide an agenda to the members before each meeting;
- b. **keep concise notes and registers them in the City's record keeping system;**
- c. send the notes to the working group members, executive staff and elected members.
- d. Report to Council on project milestones, or other matters as required.

7. Decision making

~~7.4~~7.1 The working group has no decision making authority.



~~7.5~~7.2 A quorum of at least 50% of the group is required to submit recommendations to council.

8. Frequency of meetings

~~8.2~~8.1 The Fremantle Oval PWG will determine frequency of meetings at its first meeting.

~~8.3~~8.2 A minimum of four meetings a year must be held.

9. Term of membership

~~9.5~~9.1 Council will determine the term of the working group at the formation of the group. This working group has a term of 24 months.

~~9.6~~9.2 The Chief Executive Officer can extend or amend the term of the working group, for reasonable periods, to enable or assist the group to achieve its purpose.

~~9.7~~9.3 The working group will disband upon completion of the project planning or adoption of the strategy/plan.



4. 3. External Groups – Members appointed by Council

Metro Inner-South Joint Development Assessment Panel

Assessment Panels (DAPs) are intended to enhance planning expertise in decision making by improving the balance between technical advice and local knowledge.

The Metro Inner-South Joint Development Assessment Panel members are nominated by Council for approval by the Minister for Planning and the term of membership for this group runs for two years from January to January.

Resource Recovery Group

The Resource Recovery Group (RRG) is a statutory Local Government authority, representing local councils located in the southern part of metropolitan Perth, Western Australia. The RRG is **comprised of four local governments in Perth's south west metropolitan region**: East Fremantle, Fremantle, Kwinana and Melville and spans 340 square kilometres.

The Resource Recovery Group has one member appointed by Council after each local government ordinary election.

If the appointed member differs from previous appointment, the City of Fremantle is to provide written notice to the CEO of the group.

Western Australian Local Government Association (WALGA) South Metropolitan Zone

Zones are groups of geographically aligned Member Councils who are responsible for direct elections of State Councillors, providing input into policy formulation and providing advice on various matters. The South Metropolitan Zone is comprised of, City of Fremantle, City of Cockburn, City of Kwinana, City of Rockingham, City of Melville, and the Town of East Fremantle.

The Western Australian Local Government Association South Metropolitan Zone has three members appointed by council after each local government ordinary election.

Perth South West ~~Group Board~~ Metropolitan Alliance

The Perth South West ~~Group Board~~ Metropolitan Alliance comprises the Mayors and CEOs of the six member Councils and meets four to six times per year to consider regional issues, projects and priorities.

The Perth South West ~~Group Board~~ Metropolitan Alliance is made up by the Mayor and Chief Executive Officer from each of the member councils.

South West Corridor Development Foundation and South West Reference Group

South West Corridor Development Foundation

The South West Group Board is supported by a Committee structure that provides input into business activities and technical advice in specialist areas where specific expertise is required (planning, engineering, financial, environmental, economic and community development). The current Committee structure includes the South West corridor development foundation.

The South West corridor development foundation has one member appointed by council after each local government ordinary election.



South West Reference Group

The South West Group Board is supported by a Committee structure that provides input into business activities and technical advice in specialist areas where specific expertise is required (planning, engineering, financial, environmental, economic and community development). The current Committee structure includes the South West Reference Group.

The South West Reference Group has one member appointed by council after each local government ordinary election.

Local Emergency Management Committee

The City of Fremantle shares Local Emergency Management Arrangements with the Town of East Fremantle. The Local Emergency Management Committee meets four times per year, and its functions are:

- a. to advise and assist the local government in ensuring that local emergency management arrangements are established for its district;
- b. to liaise with public authorities and other persons in the development, review and testing of local emergency management arrangements; and
- c. to carry out other emergency management activities as directed by the SEMC or prescribed by the regulations.



~~5.4.~~ Current Membership – by Committee/Group

Note: Final appointment of membership will be inserted following Council adoption.



76. Table of amendments/review

Location	Adoption/Amendment Details	Date
Doc ID		

Responsibility and review information	
Responsible officer:	Manager Governance
Document adoption/approval details	
Document amendment details	See table above for details of amendments
Next review date	

END.