

# Additional information Planning Committee

Wednesday 6 April 2022 6pm

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# PC2204-1 DEFERRED ITEM BROMLEY ROAD, NO. 32 (STRATA LOT 1) HILTON – PATIO ADDITION TO EXISTING GROUPED DWELLING (TG DA0459/21)

Additional Information 1 - Site Photos



Photo 1: Subject site as viewed from Bromley Road



Photo 2: Subject site as viewed from Bromley Road





Photo 3: Subject site as viewed from Bromley Road



Photo 4: Subject site as viewed from driveway

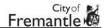




Photo 5: Rear yard of subject site and new rear dwelling



### Additional Information 2 - Heritage assessment



# Heritage Impact Assessment – REV 1

Address: 32 Bromley Road, Hilton

Application number: DA0459/21

Proposal: Patio structure to front of house

Requesting officer: Tom Geddes

Date: 30/03/2022



Place and Address, Aerial photograph, CoF Intramaps, 25/02/2020

#### INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in the revised drawings for DA0459/21 and the affect that they will have upon the heritage values of 32 Bromley Road, Hilton and the Hilton Heritage Area. The proposed changes include:

New roof to deck at front of house (revised plans submitted 28 March 2022)

### HERITAGE LISTINGS

#### State Register of Heritage Places

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

#### Inherit

The place does not have a record on the Inherit Database

Heritage Impact Assessment, 32 Bromley Road, Hilton

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#### Heritage List and LHS

32 Bromley Road is not included on the City of Fremantle's Heritage List.

#### Heritage Area

The place is included in the Hilton Garden Suburb Heritage Area which was designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

#### RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- The applicant was advised early that there were concerns about the adverse heritage
  impact of the proposed shade structure. There were several phone conversations
  and meetings over the following months to discuss the issue and try and find a
  compromise solution, but the applicant did not revise their proposal.
- Revised drawings received 9 February 2022 direction of roof slope changed.
- Heritage officer provided two very rough sketches to the applicant to indicate the form
  and size of shade structure that could in principle be acceptable on heritage grounds
  as it minimised the impact on the heritage house and its presentation to the street.
  Neither option was acceptable to the applicant.
- Revised drawings received 28 March 2022 roof heigh increased and extended back over the roof of the original house

Previous relevant DAs:

N/A

Previous relevant legal dealings:

N/A

#### BACKGROUND

#### Historical Information

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.

It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton, many of which remain extant in the area. House design was influenced by the modernist movement in architecture which prevailed widely in the post-war period. The designs were functional without being decorative.<sup>1</sup>

Hilton was developed in two phases resulting in the distinctive areas of houses West of Collick Street (built mainly in the 1940's and 1950's) and east of Collick Street (built mainly in the 1960's). Bromley Road was developed in the second phase of the development of

Heritage Impact Assessment, 32 Bromley Road, Hilton

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Hilton Residential Redevelopment Policy & Urban Design Guidelines





Hilton. Bromley Road was named after Ernest Harvey Bromley who was born in Fremantle and was the first West Australian to play cricket for Australia in 1933.<sup>2</sup>

Historic aerial photographs of Hilton show that the area east of Collick Street was undeveloped bush in 1953 but by 1965 it had been almost fully developed. 32 Bromley Road had been constructed by 1965 and remained largely unaltered until 2016 when the house was re-roofed with zicalume corrugated steel sheeting and the rear of the block was cleared in preparation for sub-division. A new house was constructed on the rear block in 2018

Historic photos from 2007 show that aluminium sunshades once lined the length of the front façade providing protection from the west side. These were not original.

#### **Physical Description**

Hilton has a distinctive and cohesive character created by the parks, streetscapes, mature trees, areas of indigenous vegetation and the stock of relatively intact modest predominantly timber mid 20th century housing. The suburb consists mainly of slightly irregular, almost rectangular shaped blocks. However, the defining characteristic of the former estate is the semi-circular form of the streets that radiate eastwards from the east end of the school reserve to form a group of four curved streets before joining the more regular gridded layout of the other streets. The radiating streets combined with the sloping site gives the landscape of the eastern part of the former estate a distinctive picturesque quality, a quality that is enhanced by the reserves of open land contained within it.

Bromley Road, a straight road that runs parallel with Stock Road, marks the eastern Edge of Hilton. It is a largely intact streetscape from the garden suburb period but it contains a mix of brick and timber framed houses which mostly exhibit styalist elements from the Post-War era rather than the Inter-War era which is more common in the earlier section of Hilton.

The house at 32 Bromley Road is a rendered brick building with a gabled roof which dates from the second stage of development of the Hilton Garden Suburb (c. 1955 – 1965). The roof is clad with corrugate zincalume steel sheeting.

The house is roughly rectangular in plan with the long axis running parallel with the street. The plan is slightly stepped to create a break in the roof form and to accommodate a narrow verandah. The original timber framed horizontal format windows to the façade are intact. These windows are typical of the era and are composed with large fixed panes flanked by banks of hopper sashes. The timber front door is not original.

A timber deck with a limestone surround has recently been constructed in front of the house.

Heritage Impact Assessment, 32 Bromley Road, Hilton

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<sup>2</sup> City of Fremantle Local History Collection







32 Bromley Road, 2021



Deck area - 2020 Google Street View





#### **IMPACT ASSESSMENT**

The proposed development of the place was assessed against the following values identified in the statement of significance for the Hilton Garden Suburb Precinct Heritage Area:

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.	Medium impact
It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton, many of which remain extant in the area. House design was influenced by the modernist movement in architecture which prevailed widely in the post-war period. The designs were functional without being decorative.	No discernible impact
Hilton has aesthetic value for its parks, streetscapes, mature trees, areas of indigenous vegetation and birdlife. Its stock of relatively intact modest housing, including both timber and brick cottages, set on large lots, many with mature trees and gardens, contribute to the ambiance of the area and create a distinct and cohesive streetscape character.	Medium impact

#### Heritage values

The impact of the proposed development of the place was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Medium impact	Condition	No discernible impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	Medium impact
Social value	No discernible impact	Historical evolution	No discernible impact
Rarity	No discernible impact	Streetscape	Medium impact
Representativene	ss Medium impact		

#### **Heritage Impact Comments**

These revised comments are in response to the second set of revised drawings received from the applicant on 28 March 2022 which made minor modifications to the earlier revisions received on 9 February 2022.

The main difference between this proposal and the original scheme presented to council in 2021 is that the direction of the slope of the skillion roof has been changed so that the low point of the skillion roof is located above the eaves of the house and the high point is near the front boundary. While this change may allow a clearer view of the front wall of the

Heritage Impact Assessment, 32 Bromley Road, Hilton

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heritage house from the street it does not address key comments made in our earlier heritage impact statement:

- The structure is still attached to the eaves of the front elevation of this house in an awkward and visually intrusive way
- The structure is very large and extends across more than half of the building façade concealing the form of the house behind
- The revised roof form is higher (2900mm) than the previous scheme (2450mm) and is a more dominant feature in front of the house
- The most recent revision also extends back over the roof of the existing house which means that the structure will not be read as a separate roof

The following comment is taken from the previous heritage impact statement. It has been reused here because the advice remains the same:

The proposed works include constructing a large skillion roofed structure in front of the existing house to shade a recently constructed timber deck. The back edge of the roof is supported on short posts fixed to the fascia to the eaves of the existing house and the front edge by free standing posts. The shelter will project 4m forward from the eaves of the front verandah and extend for 7.6m across the façade of the building. The roof of the proposed structure will be higher than the eaves of the existing building and it will slope upwards towards the street.

Modest Inter-War and Post War houses set in generous front gardens are a key feature of the Hilton Heritage Area. City of Fremantle LPP 3.7, which sets out how existing original Hilton dwellings can be conserved, upgraded and extended, states that the original external form and architectural style of the building should be conserved including the front porch or verandah which was often a key design feature. It also states that extensions to the house should be located at the side or rear of the building – not at the front.

A clause is included in the section on upgrading heritage houses to provide some discretion for minor variations to the building to achieve a significantly higher level of energy efficiency through passive solar design. This has generally been interpreted to mean that minor changes such as adding window awnings can be considered rather than modifications that will substantially change the character of the front of the house such as adding deep verandahs that run across the entire facade.

In the past proposals to provide a modest verandah to the front of a heritage houses in Hilton have been supported where the structure has been:

- separate and subservient to the existing house
- of simple design with an almost flat or low pitched roof
- located in a way that will not affect the form of the existing porch / verandah or roof
- not enclosed on any side

Compared to previous approved verandah additions, this proposal has a much larger foot print (4000 x 7600mm) and height (2900 plus height of deck). The proposed structure is even wider than the standard 6m dimension allowed for carports in Hilton. Also, because of its size the roof does not tuck under the eaves of the existing house but sits up well above. This makes the new structure a dominant feature in front of





this heritage house and detracts from its presentation to the streetscape and the heritage area.

Following the receipt of the revised drawings we prepared some rough sketches to help guide the applicant as to the type of roof that could in principle be supported on heritage grounds:

- 1. OPTION A Shade structure attached to house -
  - a. a low pitch roof that was roughly at the level of the existing eaves to which it was attached.
  - b. The roof had a smaller footprint than the existing deck to reduce its impact on the front façade of the house.
  - c. This option would require modification of the existing deck but was included because similar roofs had been approved in the past.
- 2. OPTION B A free-standing shade structure.
  - a. A freestanding structure not attached to the house
  - b. The low pitch roof was higher than the eaves of the house
  - c. The roof had a smaller footprint than the existing deck to reduce its impact on the front façade of the house.

The applicant did not want to explore these options.

#### RECOMMENDATIONS:

This proposal is NOT supported in its current form because of the adverse impact that this large structure will have on the presentation of this heritage place and its contribution to the Hilton Heritage Area.

A smaller, more sensitively designed shade structure with a lower pitch roof could be supported.



PC2204-2 JOSLIN STREET, NO. 16 (LOT 1132), HILTON -ALTERATIONS AND CHANGE OF USE TO GROUPED DWELLING TO EXISTING BUILDING AND TWO STOREY GROUPED DWELLING (TG DA0425/21)

# Additional Information 1 - Site Photos



Photo 1: Subject site and existing dwelling





Photo 2: Subject site and existing dwelling





Photo 3: Existing fencing to 12 Joslin Street





Photo 4: Existing fencing to 22 Joslin Street





Photo 5: Existing fencing to 20 Joslin Street



### Additional Information 2 - Heritage assessment



### **Heritage Impact Assessment**

Address: 16 Joslin Street, Hilton

Application number: DA0425/21

Proposal: Alterations to heritage house and new house

Requesting officer: Tom Geddes

Date: 9/02/2022



16 Joslin Street Hilton, Aerial photograph, CoF Intramaps, February 2021

### INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0425/21 and the affect that they will have upon the heritage values of Address. The proposed changes include:

- Additions and alterations to original timber Hilton house
  - o Reinstatement of open front verandah
  - o Addition to side of house
  - o Modification to rear lean-to section of house
- Construction of two storey house behind existing house

#### **HERITAGE LISTINGS**

#### State Register of Heritage Places

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

Heritage Impact Assessment, 16 Joslin Street, Hilton





#### Inherit

There is no place record for 16 Joslin Street, Hilton on the Inherit database.

#### Heritage List

16 Joslin Street, Hilton is NOT included on the City of Fremantle's Heritage List.

#### Heritage Area

16 Joslin Street, Hilton is part of the Hilton Garden Suburb Heritage Area which was designated as a Heritage Area in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

**Local Heritage Survey** (formerly Municipal Heritage Inventory) 16 Joslin Street is not included on the Local Heritage Survey.

#### **RELEVANT PREVIOUS DEALINGS**

Recent meetings or discussions:

Site Visit – 29 October 2021

Previous relevant DAs:

N/A

Previous relevant legal dealings:

N/A

#### **BACKGROUND**

#### **Historical Information**

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.

It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton, many of which remain extant in the area. House design was influenced by the modernist movement in architecture which prevailed widely in the post-war period. The designs were functional without being decorative.<sup>1</sup>

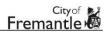
Hilton was developed in two phases resulting in the distinctive areas of houses West of Collick Street (built mainly in the 1940's and 1950's) and east of Collick Street (built mainly in the 1960's). Joslin Street was developed in the first phase of development of Hilton. The street was named after the Joslin family who were early residents of Fremantle. One family member was employed with the Fremantle City Council for more than fifty years and was, for many years, Works Supervisor.<sup>2</sup>

Heritage Impact Assessment, 16 Joslin Street, Hilton

Hilton Residential Redevelopment Policy & Urban Design Guidelines

<sup>2</sup> City of Fremantle Local History Collection



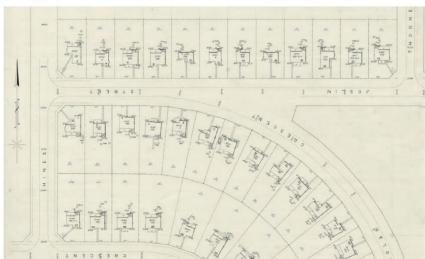


### Individual property history

16 Joslin Street can be seen in the earliest aerial photograph of the Hilton taken in 1953. By this time most of the inner part of the suburb has been developed including Joslin Street with some empty sites remaining on the outer blocks. The house can also be clearly shown on the Metropolitan Drainage Plan 2207 from 1953. The original house was a modest design with a simple hipped roof with a skillion section including a small porch projecting from the façade. The similar plan was also built at 10 Joslin Street.



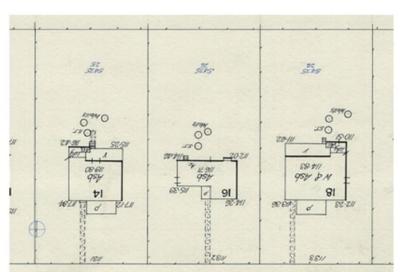
Aerial photograph dated 1954, CoF ESRI. The section of Joslin Street between Thornett and Hines Road has been complete developed as has Nicholas Crescent.



Part of PWDWA Metropolitan Sewerage plan 2207, dated 1953







Detail of PWDWA Metropolitan Sewerage plan 2207, dated 1953, showing 16 Joslin Street. NOTE: This plan is upside-down to match the aerial photographs where north is up the page.

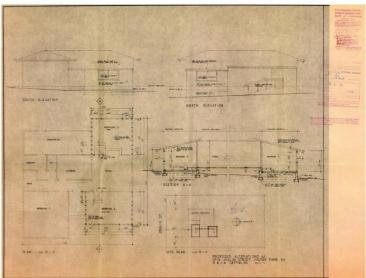


Aerial photograph dated 1965, CoF ESRI. 16 Joslin Street has been extended.

Aerial photographs indicate that the modest 'L' shaped asbestos house was enlarged shortly after construction with the addition of a projecting front room and a verandah across the rear. The garage was also added at this time. In 1973 an application to extend the house was lodged for the owners for R & J.A. Cattalini but this was not acted on. The plans indicate that the existing layout of the house has not changed much since then.







Proposed alterations at No. 16 Joslin Street, Hilton Park for R. & J.A. Cattalini, 1973. City of Fremantle Archives

#### **Physical Description**

Hilton has a distinctive and cohesive character created by the parks, streetscapes, mature trees, areas of indigenous vegetation and the stock of relatively intact modest predominantly timber mid 20th century housing. The suburb consists mainly of slightly irregular, almost rectangular shaped blocks. However, the defining characteristic of the former estate is the semi-circular form of the streets that radiate eastwards from the east end of the centrally located school reserve to form a group of four curved streets before joining the more regular gridded layout of the other streets. The radiating streets combined with the sloping site gives the landscape of the eastern part of the former estate a distinctive picturesque quality, a quality that is enhanced by the reserves of open land contained within it.

Joslin Street runs roughly east to west connecting Grigg Place to Hines Road. The street has a slight bend to accommodate the unusual geometry of the subdivision and the way the curved streets connect with the more conventional grid layout. Where the curved Nicholas Crescent connects to Joslin Street there is a triangular park named Griffiths Park Reserve. 16 Joslin Street faces onto this reserve.

The immediate area surrounding 16 Joslin Street is largely intact containing mostly all the original houses constructed prior to 1965. This includes the northern side of the Joslin Street block which stretches from Thornett Street to Hines Road plus the sections of Joslin Street, Nicholas Crescent and Thornett Street which face onto Griffths Park Reserve. Most houses in this area are single storey, timber framed cottages and a number also still retain their original tiled roofs. These streetscapes clearly demonstrate the heritage values described in the statement of significance for Hilton Garden Suburb Precinct.





#### 16 Joslin Street

16 Joslin Street is a typical fibrous cement sheet clad, timber framed house constructed in Hilton in the Post-War Era. The house is simply detailed using the standard materials, construction techniques and planning used at Hilton but when viewed in the context of the street the design intent of providing individual character to houses by varying materials, form and planning can be clearly seen.

The house has an 'L' shaped plan with a projecting front room. The front verandah, which runs across the façade and ends against the projecting room, has been partially enclosed to form a sleepout room. The open section forms a sheltered porch to the front door. An enclosed verandah runs across the rear of the house. A steel framed, flat patio roof is attached to the rear verandah.

The main 'L' shaped section of the house has a hipped, tiled roof with boxed eaves. The verandahs are continuous with the main roof but set at a lower pitch. The walls of the house are clad with flat fibrous cement sheeting with distinctive horizontal battens at window sill and window head height which were inspired by popular styles of the era. The timber stumps are faced with timber battens.

The timber window to the projecting room at the front of the house has a pair of double hung sashes flanking a fixed pane but the earlier windows to the side of the house also four horizontal glazing bars. The enclosed verandahs have long horizontal strip openings with aluminium sliders possibly replacing louvres. The front door has a 5 pane glazed door with horizontal glazing bars.

A free-standing single car garage with a concrete floor is located to the side of the house. The garage matches the construction of the house with a gabled, tiled roof and fibrous cement sheet wall cladding with cover battens.



16 Joslin Street, Hilton, Street view, Google maps, May 2014





#### HERITAGE IMPACT ASSESSMENT

### Statement of Significance

The proposed changes to 16 Joslin Street were assessed against the values identified in the statement of significance for the Hilton Garden Suburb Precinct Heritage Area:

The "Hilton Garden Suburb Precinct" Heritage Area is of cultural heritage significance within the City of Fremantle as an example of a substantially intact 'Garden Suburb' dating from the immediate post World War 2 period and characterised by its curvilinear road layout, parks, large and irregular shaped lots.	Minor impact
It has historical value as an area developed by the State Housing Commission to provide affordable housing at a time of increased housing demand in Australia, particularly to house new arrivals: returned servicemen and immigrants. It also has historical significance for its association with the importation of prefabricated homes from Austria and for the timber homes designed by prominent architect Marshall Clifton, many of which remain extant in the area. House design was influenced by the modernist movement in architecture which prevailed widely in the post-war period. The designs were functional without being decorative.	Minor impact
Hilton has aesthetic value for its parks, streetscapes, mature trees, areas of indigenous vegetation and birdlife. Its stock of relatively intact modest housing, including both timber and brick cottages, set on large lots, many with mature trees and gardens, contribute to the ambiance of the area and create a distinct and cohesive streetscape character.	Minor impact

#### Heritage values

The impact of the proposed demolition of 16 Joslin Street was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

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

#### **Heritage Comments**

The original and early external fabric and form of 16 Joslin Street is largely intact except for the aluminium windows to the sleepout areas. As a largely intact original house from the Post-War era when Hilton was developed, 16 Joslin Street contributes to the character of the Hilton Heritage Area. The proposed changes to this house will have minimal impact upon the way that the place contributes to the character of the area:

- The removal of the sleep-out enclosure to the front verandah is reinstating an early configuration of the place.
- The addition to the side of the house is set back behind the front wall of the façade and has a separate roof to the original house allowing it to be read as a later





- addition. The use of a different cladding material and roof form for the extension is acceptable as it modest in scale and expresses its own era of construction.
- The rear lean-to to the house is not part of the main body of the house and the modification of this area will not be visible from the street.
- The replacement of the external wall cladding with a modern material that has the same form and profile as the existing wall cladding is good conservation practice as it replaces a hazardous material with a product that maintains the physical appearance of the house.
- Refurbishment of original features such as timber windows and general
  maintenance such as restumping, painting and replacement of damaged wall lining
  and deteriorated timbers will contribute positively to the value of this heritage place.

The proposed new house to the rear of the site will not affect the heritage value of the heritage house at the front of the site because it is a separate structure. The new two-storey house will not diminish the value of the heritage area or the Joslin Street streetscape as it will be largely concealed from the street by the original house.

#### **RECOMMENDATIONS:**

The additions and alterations to the house at 16 Joslin Street and the construction of a new two storey house on the rear of the site are acceptable from a heritage perspective as these works will not diminish the significance of the place or its contribution to the heritage values of the Hilton Heritage Area.





### RECORD PHOTOGRAPHS - site visit 29 October 2021



Façade, south elevation of 16 Joslin



Front verandah with enclosed sleepout room







East elevation with enclosed rear verandah and free-standing garage



West elevation with enclosed back verandah and attached steel framed patio roof.







Front porch/ verandah



Bedroom looking into rear verandah sleepout



Lounge, projecting front room



Kitchen







Kitchen looking into enclosed rear verandah



Rear verandah sleepout



# PC2204-3 LOCAL HERITAGE SURVEY AND HERITAGE LIST - ANNUAL UPDATE 2021 - 63 THOMPSON ROAD, NORTH FREMANTLE

# ADDITIONAL INFORMATION – Schedule of Submissions, Annual Update of Heritage List and Local Heritage Survey 2021

### 1 | Landowners – 84 Hampton Road, Fremantle

Comment not in support of listing – 'We do not at this time want our property to be heritage listed'.

### Officer comments

Objection noted. Notwithstanding, the property has been assessed against the criteria approved by Council and been found to have heritage significance. Listing is consequently recommended.

### 2 Landowners - 63 Thompson Road, North Fremantle

Comment not in support of listing – extensive justification for position including:

- Building is a poor example of the Brutalist style of architecture
- Building is not typical of industrial development in North Fremantle
- Late date of construction means that the property does not contribute to the character of North Fremantle which is mostly pre-WW2
- Building was only used as a recording studio for a short time before being used as a commercial laboratory. Therefore, it has limited association with Martin Clarke and his work.
- Iwanoff is commonly known for residential design not commercial / industrial
- Building not a good example of Iwanoff's style
- There is no link between this building and the heritage of North Fremantle
- Building contains asbestos materials
- The owner wishes to demolish the building and develop residences which fit in better with the character of North Fremantle

Landowner has requested deferral of consideration of listing until April 2022 to enable them to obtain professional advice. They have indicated that: "the proposed decision by CoF has the potential to adversely affect private property rights and values. Consequently the CoF owes a duty of care to afford Meridian Mall Pty Ltd and its directors procedural fairness prior to making the proposed decision. Such duty includes, inter alia, ensuring that the parties have a reasonable opportunity to present their cases."

#### Officer comment



- The building is not a poor example of the Late Twentieth Century Brutalist style. It is an idiosyncratic example of the style rather than a representative example. The building shows the influence of the Late Twentieth Century Brutalist style overlaid with Iwanoff's personal design philosophy and exploration of form and detail.
- The building is not a poor example of the work of the architect Iwan Iwanoff. While it is more modest than some of his spectacular residential projects and contains little of the decorative sculptural detail, the elevations are tightly composed, and attention has been paid to articulating the building structure and setting out the concrete blockwork. The simplicity and economy of the building are a response to its commercial/ industrial use. As with many industrial /commercial buildings, the small public/ office areas are the focus of the design detailing with simple functional treatments reserved for the work/ storage areas (studios). The building is a rare example of a commercial project by Iwanoff.
- North Fremantle is generally characterised by clusters of industrial buildings surrounded by modest housing for workers with higher quality housing located on the river edge east of Stirling Highway. This building is not proposed for heritage listing as a collective part of a residential streetscapes or area but for its significance as an individual place and as part of the areas industrial/ commercial history.
- The building forms a part of the story of the commercial and industrial development of North Fremantle between the 1890s and the 1980s which makes such an important contribution to the character and heritage significance of the area. A wide variety of building styles and construction methods were employed in North Fremantle's industrial and commercial buildings from the simple face brick factory buildings of the Weeties Factory and the Burfords Soap Factory to the decorative masonry facades of the Ford Motor Company to the corrugated iron sheds of the Vacuum Oil Company and the storage warehouses for the port. 63 Thompson Road together with the adjacent 1970s plumbing warehouse and other Post-War development at the northern end of North Fremantle illustrate the final stage of industrial development in Fremantle prior to the redevelopment of the area following the relocation of industry to industrial estates on the outskirts of the metropolitan area in the 1980s and 1990s.
- While the use of the building as a recording studio was short lived due to problems with sound leakage, the original use is an important part of its significance because the building was specifically designed to accommodate it. The longer term semi-industrial use of the building a chemical laboratory is also part of the story of the place.



- Heritage listing does not preclude residential conversion or development though does add some constraints. However, it also affords the potential for variations to the scheme to enable its retention. The 1970s plumbing warehouse directly to the north of this building was successfully converted to a residential development in the 1990s. The exterior walls and roof form were retained allowing the building to contribute to the mixed industrial / residential character of the suburb and the interior was developed into seven units.
- Consultation commenced on 3 November 2021 with an extension granted to the landowner to submit additional information to 24 January 2022.
   This is considered adequate to obtain expert input (noting that the Christmas break does add a disruption).



PC2204-4 PARRY STREET, NO. 26 (LOT 440), FREMANTLE - FOUR STOREY MIXED USE DEVELOPMENT (8 MULTIPLE DWELLINGS, TOURIST ACCOMMODATION) - (TG DA0486/20)

## Additional Information 1 - Site Photos



Photo 1: Subject site as viewed from Parry Street





Photo 2: Subject site from Queens Square





Photo 3: Subject site

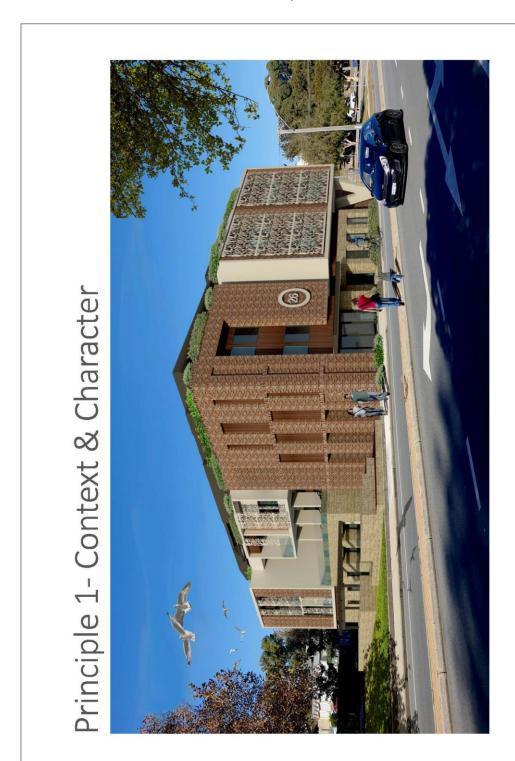




Photo 4: Subject site



#### Additional Information 2 – Concept and character



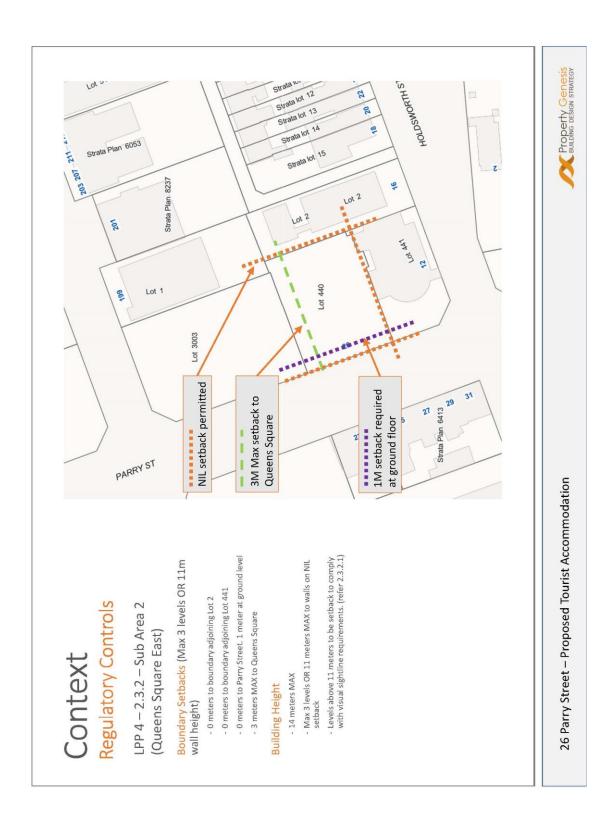
Property Genesis BUILDING DESIGN STRATEGY

26 Parry Street – Proposed Tourist Accommodation





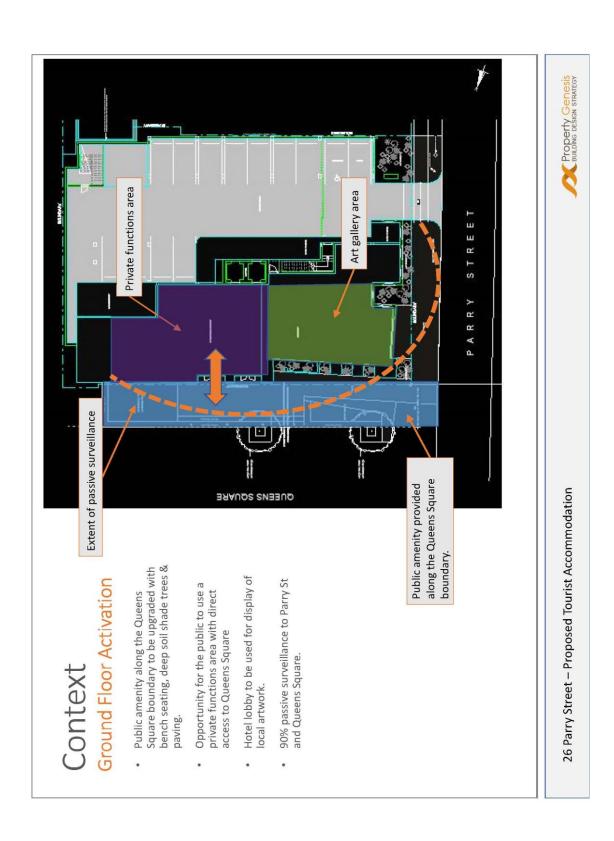






#### Property Genesis BUILDING DESIGN STRATEGY Sewerage line easement minimizes escape distances Centrally located core & construction costs Opportunity for ground floor activation to Queens Square activation to Queens 16.8m minimum Width of carpark 12.2m maximum width available 1m setback to Queens Square and Parry St boundaries. 360deg vistas available Perpetual vista available above 11m wall height 26 Parry Street - Proposed Tourist Accommodation The only option for a carpark entrance is to the southwest corner of the site This constraint determines the optimal location for the buildings central core. Queens Square & Parry St boundaries with 360 deg vistas available to levels above the maximum 11m wall height zone. Maximum available width to provide ground floor experiences and uses is Perpetual vistas are available to off Parry St. Massing 12.2m







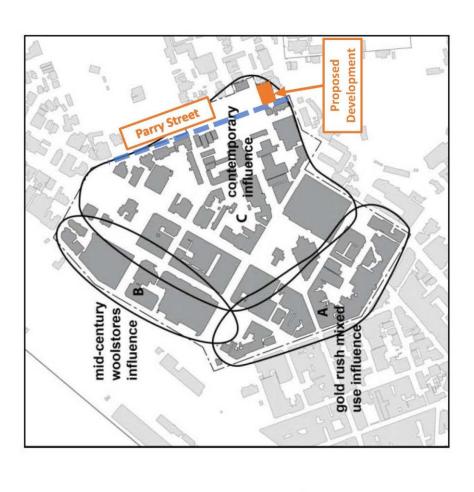
# Regulatory Controls

The proposed development site is located on Parry Street.

LPP 3.1.5 considered this street a 'secondary street' within Precinct 5 – Character Area 'C'-Contemporary Influence.

LPP 3.1.5 states the desired character for Area 'C' as an opportunity: "to transform this area with a new character resulting from contemporary architecture that promotes the identity, function and culture of a modern port city."

areas as appropriate although allowing for a "to draw on elements of adjoining character greater level of character change" "primary streets should be more consistent to while new development on secondary streets reinforce the significance of those streets, can be more varied."





26 Parry Street - Proposed Tourist Accommodation

Park House



# Character

Port

The immediate locale to the proposed development site offers little opportunity to interpret and evolve existing architectural style.

The built form and materiality of the proposed development takes its ques from the following character elements:

Fremantle Markets – The ground floor walls will be rough cut limestone blocks

HIGHST

Fremantle Prison – The ground floor window penetrations within the limestone walls will be tapered Park House— The rectilinear brick and render facade of Park House

HOLDSWORTHST

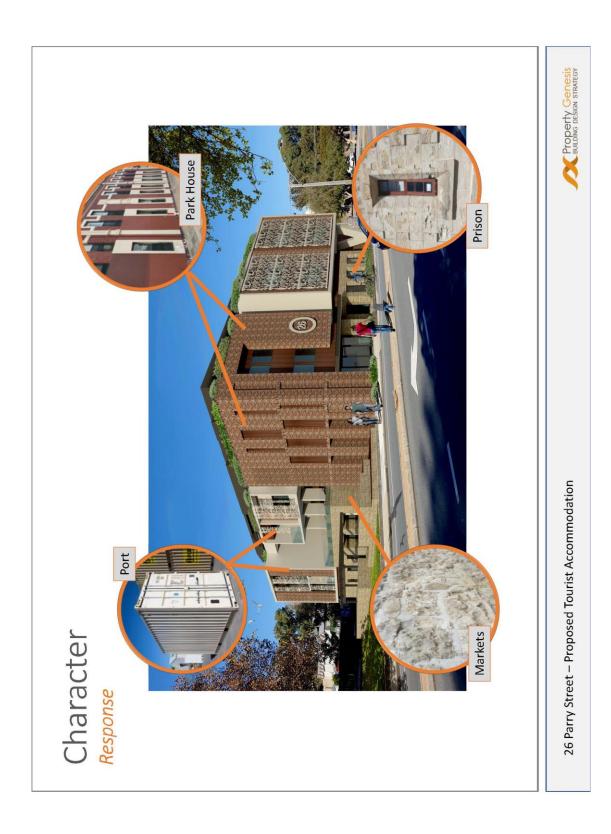
Port – The quintessential cargo ship containers of Fremantle port.



26 Parry Street - Proposed Tourist Accommodation

Markets







#### Additional Information 3 - R-Codes

#### **Parking**

#### Cars

The proposed development provides a total of 14 car bays beneath the building as undercroft parking. 13 bays are located behind access controlled fencing while an ACROD bay is located with full public access. A total of four bays have been provided for the residential apartments via a car stacker system.

#### **Bicycles**

Each store room allocated for use by the Studio Apartments will be equipped with bike rack devices. In addition bike rakes will be provided within the secure parking for tourist use and also within the front of the building for public use.

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 Center and public transport we believe the shortfall in parking bays for visiting tourists will not present a logistical challenge.

	Parking Calculation	n		İ
Residential	Rule	Req'd	Prop'd	Shortfall
Apartments (Location A)	1.25 : 110m2 or > and/or 3 or more bedrooms	6	10	2
Visitors (Location A)	0.25 : dwelling	2	0	-2
Commercial	Rule	Required	Proposed	Shortfall
Fast Food (Sandwich Bar -Tourists Only)	1: 15m2 (GLA)	4	0	-4
Tourist Accommodation (Hotel & Short Stay)	1:1 Unit 1:admin	23	3	-20
Delivery (Fast Food)	1: service	1	0	-1
Disabled Bay	1	1	1	0
	TOTALS	39	14	-25

#### Conclusion

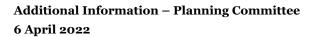
The proposed development will provide reasonable amenity for tourists visiting Perth while using Fremantle as their convenient home base. Although recent events have dampened the growth of tourism in Fremantle it is expected there will be a strong turn around and preference for local travel.

The development has taken advantage of site planning provisions and used them to create a building which presents a contemporary interpretation of the architecture within the precinct is resides, with non-compliances considered minor.

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 OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the solution or using the Acceptable Outcomes. The Design Guidance	
	All wall heights and activated additional storey are compliant with LPS4; clause 4.8.1.2 & Sub Area 2-Queens Square(east); clause 2.3.2.1.	See comments in officer comment section of report.
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.	The site is generally flat with limited need to modify existing levels.
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. They are for private use by adjoining penthouse apartments.  Communal facilities have been provided via an internal open deck/courtyard/swimming pool at level 1.	The upper floor roof is not readily accessible but considered to be appropriately articulated to reduce building bulk.
and nearby residential development, communal open space and in some cases, public spaces.	With provision within LPS4 to support an additional storey, density bonus and zero boundary setbacks, it is inevitable that any development on Lot 440 (26)Parry St would 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 the same owners of Lot 440.	See comments in officer comment section of report.



											-	
ACCEPTABLE O			applicabl	e where a	performa	ınce soluti	on is provided					
A2.2.1 – Developr development com	nent co plies wit	mplies with the bu	vith the l uilding h	ouilding eight lim	height l iit set ou	imit (sto ut in the	reys) set out in <sup>*</sup> applicable local	Table 2.1, e. planning in:	xcept wh strument	ere modifi	ed by the loca	al planning framework, in which case
(Excerpt from ta	ble 2.1)	)										
Streetscape contexts and character refer A2	Low	v-rise	Mediu	m-rise		density lential	Neighbourhood centre	Mid-rise urban centres		density 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) refer 2.2	2	3	3	4	4	5	3	6	7	9		
LOCAL PLANNIN	IG FRAI	MEWOF	₹K		REC	UIREME	INT					
Does the local plans the above stated co requirement:												

ELEMENT 2.3	STREET SETBAC	KS	
ELEMENT OBJECTIVE	ie:	APPLICANT COMMENT	ASSESSOR COMMENT
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		Outline the rationale demonstrating that the proposal has met the solution or using the Acceptable Outcomes. The Design Guidanc	
	f the development from the complements the existing character of the street.	The primary street facade has a zero setback on levels 2 and 3 with the ground floor articulated with a setback of one meter at the carpark entrance to 3.2 meters at the main entrance. The fourth level is set back 4.5 meters in order to help minimize the perceived building bulk at street level.  All setbacks are compliant with LPS4; Sub Area 2.3.2.2 / 2.3.2.3-Queens Square (east). Please refer to drawings DA103-Floor Plans and DA113-Floor Plans.	See comments in report. The development satisfies the relevant setbacks under LPS4.



D222 Thoat												
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 facility and adjoining open public space.  O2.3.3 – The street setback assists in achieving  The class 3 component of the development fronting												The development is considered to satisfy this requirement.
	3.3 – The street setback assists in achieving all privacy to apartments from the street.					Pa pe	ne class 3 com arry Street are erforated artw A213 & DA223	provided ork screer	with vis	sual priva	The development is considered to satisfy this requirement	
	.4 – The setback of the development enables the surveillance and outlook to the street.  The class 3 condification the frequent											The development is considered to satisfy this requirement.
ACCEPTABLE												
(Excerpt from Streetscape contexts and character refer A2		2.1) v-rise	Mediur	m-rise		density ential	Neighbourhood centre	Mid-rise High density Planned urban urban centres 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		<b>R50</b> 2m	<b>R60</b>			R160	R-AC4  2m or Nil 5	R-AC3		R-AC1	R-AC0	
Minimum primary and secondary street setbacks refer 2.3	4m 4	2m eet setba	2r ck 1.5m	m	2						R-AC0	
Minimum primary and secondary street setbacks	4m 4 dary stre licable if	2m eet setba commerc	2r ck 1.5m cial use a	m at groun	2	m					R-AC0	



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT				
Development is to achieve the following Element Objectives	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.					
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	Balconies serving the class 2 component of the development overlook the public open space of Queens Square Reserve to the Northwest. Glazing is setback a minimum of 2.4m	See comments in officer comment section of report				
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 DA103-Floor Plans and DA113-Floor Plans.	See comments in officer comment section of report				
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.	See comments in officer comment section of report				
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). Please refer to drawings DA103-Floor Plans and DA113-Floor Plans.	See comments in officer comment section of report				
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	erformance solution is provided					

AND /OR

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

(Excerpt from table 2.1)



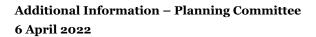
Streetscape contexts and character refer A2	Lo	w-rise	Mediu	m-rise		density ential	Neighbourhood centre	Mid-rise urban centres		density centres	Planned areas		
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0		
Boundary wall height (storeys) <sup>1,2</sup> refer 2.4		11	13	23		13	2	3		4			
Minimum side setbacks <sup>4</sup> refer 2.4	2m	3m	3	m	3	m		Nil					
Minimum rear setback refer 2.4		3m	3	m	6	m	6m	Nil		Nil			
Average side setback where building length exceeds 16m refer 2.4	2.4m	3.5m	3.5m	3.5m	3.5m	4,0m	NA	NA	-1	NA			
Where the subject density code     Boundary wall on	t site ar ly permi	d an affec tted on one	ted adjoini e boundary	ng site a y, and sh	re subject	to differe		e length and l	height of ar	y boundary	wall on the bour	dary between them is determined by references of the NCC.	ence to the lo

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:	

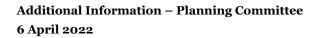


LEMENT OBJE	OTIVE						APPLICA	ANT COMM	MENT			ASSESSOR COMMENT
evelopment is to ac												Objectives, through either a performance based in the policy may be of assistance.
2.5.1 – The ove evelopment is a lanned characte	ppropria	te for the		ng or	sto (ea	rey bas ist) and is provis	opment has opted on LPS4; Sul criteria 2.3.2.1 sion places the ltem ot Area lot Ratio Area lot Ratio Allowal	b Area 2.3.2 (a),(b) & (c) plot ratio c	2.1-Quee ).	ns Square n as follow m2		mments in officer comment section of report
omplies with the	pathway oment co plot rat	may not be mplies v o set ou	with the	plot rat	io requi	rements	set out in Tabl	e 2.1, exce	pt where	modified b	y the local	planning framework, in which case development
2.5.1 – Develop	oment co plot rat able 2.1	may not be mplies v o set ou	with the	plot rat applica	io requi	rements I plannii density	set out in Tabl	e 2.1, exce	High	modified b density centres	y the local Planned areas	blanning framework, in which case development
2.5.1 - Develop omplies with the Excerpt from to Streetscape contexts and character	oment co plot rat able 2.1	mplies v o set ou )	with the t in the	plot rat applica	io requii ble loca	rements I plannii density	s set out in Tabl ng instrument.	Mid-rise urban	High	density	Planned	planning framework, in which case development
2.5.1 — Develop omplies with the Excerpt from ta  Streetscape contexts and character refer A2	pathway oment co plot rati able 2.1 Low	nay not be implies v oset ou ) r-rise	with the t in the Medium	plot rat applica m-rise	io requii ble loca Higher reside	rements I plannii density ential	s set out in Tabl ng instrument. Neighbourhood centre	Mid-rise urban centres	High ourban	density centres	Planned areas	planning framework, in which case development
2.5.1 - Developments with the Excerpt from to Streetscape contexts and character refer A2  Site R-Coding	pathway oment con plot rationable 2.1 Low	may not be mplies voo set ou ) r-rise  R50	Medium R60	plot rat applica m-rise R80	io requii ble loca Higher residi R100	rements I plannii density ential	s set out in Tabl ng instrument. Neighbourhood centre R-AC4	Mid-rise urban centres	High urban	density centres R-AC1	Planned areas	olanning framework, in which case development





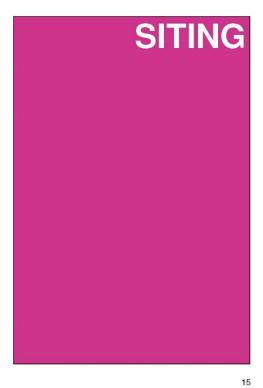
ELEMENT 2.6 BUILDING	DEPTH	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element O	Outline the rationale demonstrating that the proposal has me solution or using the Acceptable Outcomes. The Design Guid	t the Element Objectives, through either a performance based dance provided in the policy may be of assistance.
O2.6.1 – Building depth supports apartme layouts that optimise daylight and solar a and natural ventilation.		The development design is considered to appropriately allow for daylight access and natural ventilation to both apartments and tourist accommodation.
O2.6.2 – Articulation of building form to a adequate access to daylight and natural ventilation where greater building depths proposed.		N/A - apartment depths are generally short enough to provide adequate ventilation and light access
O2.6.3 – Room depths and / or ceiling he optimise daylight and solar access and na ventilation.		proposed.
	Refer drawings DA103 & DA113	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable	where a performance solution is provided	
	gle aspect apartments on each side of a central circulation corridor with particular consideration to 4.1 Solar and daylight access and	
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or the above stated controls? If yes, state the ap requirement:		





CONTRACT.	OBJECTIVES		APP	LICANT COM	MENT	ASSESSOR COMMENT
	is to achieve the following Element					ne Element Objectives, through either a performance based nce provided in the policy may be of assistance.
	ew development supports the tscape character with space	s between 2.3.2		re (east). Pleas	64; Sub Area 2.3.2.2 / se refer to drawings or Plans.	The height and scale of the building is considered to satisfy the height and setback character expected in this area.
<b>2.7.2</b> – Buuilding hei	uilding separation is in propo ight.	rtion to No o	omment			See comments in officer comment section of report.
rovide for nd acousti	uildings are separated suffici residential amenity including ic privacy, natural ventilation, it access and outlook.	visual 2.3.2		re (east). Pleas	64; Sub Area 2.3.2.2 / se refer to drawings or Plans.	Internal setbacks provide for appropriate separation between apartments and access to light and ventilation.
274 - SI	uitable areas are provided for	The	lace 2 and Class			Outdoor living areas provided to each apartment in
ommunal a reas and la .CCEPTAL	and private open space, dee andscaping between building BLE OUTCOMES utcome pathway may not be applica	p soil adjoi	n an internal op	en pool deck.	of the development	addition to communal facilities.
ommunal a reas and la CCEPTAL cceptable Ou	and private open space, dee andscaping between building BLE OUTCOMES atcome pathway may not be applicated evelopment complies with the	p soil adjoings adjoings adjoings adjoings adjoings adjoings adjoings adjoing	n an internal op	en pool deck.	of the development	
ommunal a reas and la CCEPTAL ceptable Oc 2.7.1 - De	and private open space, dee andscaping between building BLE OUTCOMES atcome pathway may not be applicated evelopment complies with the	p soil adjoings adjoings adjoings adjoings adjoings adjoings adjoings adjoing	n an internal op ce solution is provid ements set out	en pool deck.	of the development	
emmunal a eas and la CCEPTAL ceptable Ou 2.7.1 — De able 2.7 Buildin	and private open space, dee andscaping between building BLE OUTCOMES utcome pathway may not be explica evelopment complies with the ng separation	p soil adjoi sps	n an internal op	een pool deck.	or the development	
ommunal a eas and li CCEPTAL ceptable Ou 2.7.1 - De	and private open space, dee andscaping between building BLE OUTCOMES attembrate may not be applicated by the properties of the participant of the application of the	p soil adjoi	n an internal op co solution is providements set out suilding height 5-8 storeys (up to 28m)	en pool deck.  in Table 2.7.  2 9 storeys (over 28m)	of the development	
ommunal at eas and later a	and private open space, dee andscaping between building BLE OUTCOMES strome pathway may not be applicated by the properties of the application between:  Habitative rooms/balconies	p soil adjoi soil blo where a performant e separation required \$4 storeys (up to 15m)	n an internal op co solution is providements set out tuilding height  5-8 storeys (up to 28m)  18m	tod in Table 2.7.  ≥ 9 storeys (over 28m)  24m	or the development	
ommunal a reas and li CCEPTAL coeptable Ou 2.7.1 — De Fable 2.7 Buildin	and private open space, dee andscaping between building BLE OUTCOMES utcome pathway may not be applicated by the parameter of	p soil adjoi	n an internal operation is provide ements set out tuilding height  5.8 storeys (up to 28m) 12m 6m excs	en pool deck.  In Table 2.7.  2 9 storeys (over 28m) 24m 18m	of the development	
ommunal a reas and is CCEPTAL acoptable Oc. 2.7.1 — De Table 2.7 Buildin  Within site boundary  To adjoining property boundaries Distances apply!	and private open space, dee andscaping between building BLE OUTCOMES BLEODIES BLEODIES BLEODIES With the geoparation between:  Habitable rooms halloolies Habitable rooms Non-habitable rooms	p soil adjoi	n an internal op  co solution is provide  ements set out  tuilding height  5-8 storeys (up to 28m)  18m  6 m  acks  9 m	en pool deck.  In Table 2.7.  2 9 storeys (over 28m) 24m 18m 9m	of the development	







ELEMENT 3.2	ORIENTATION				
ELEMENT OBJECTIVE		APPLICANT COMMENT	ASSESSOR COMMENT		
	e following Element Objectives	Outline the rationale demonstrating that the proposal has mei solution or using the Acceptable Outcomes. The Design Guid	t the Element Objectives, through either a performance based dance provided in the policy may be of assistance.		
	ts respond to the streetscape, ributes while optimising solar hin the development.	The class 2 component of the development is located along the Northern boundary to facilitate maximum access to direct sunlight.	Locating the apartments to the northern portion of th site provides for improved sunlight access.		
overshadowing of the h	and orientation minimises abitable rooms, open space leighbouring properties during	With provision within LPS4 to support an additional storey, density bonus and zero boundary setbacks, it is inevitable that any development on Lot 440 (26)Parry St would 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 the same owners of Lot 440. It is an expectation this lot will be developed to the same density allowances. Refer drawing DA023 for shadow diagram.	See comments in report in relation to shade cast by the development.		
ACCEPTABLE OUTCO	OMES y may not be applicable where a perfort	mance solution is provided			
A3.2.1 – Buildings on s	treet or public realm frontages a	re oriented to face the public realm and incorporate dire	ct access from the street.		
A3.2.2 – Buildings that	do not have frontages to streets	or public realm are oriented to maximise northern solar	access to living areas.		
adjoinir adjoinir adjoinir adjoinir adjoinir djoinir	ng properties coded R25 and lov ng properties coded R30 – R40 ng properties coded R50 – R60 ng properties coded R80 or high	· 35% of the site area¹ · 50% of the site area¹ er — Nil requirements. and that lot is bound to the north by other lot(s), the limit of shading	At A3.23 shall be reduced proportionally to the percentage of the affects		
		buildings are oriented to maintain 4 hours per day solar a	access on 21 June for existing solar collectors on		
LOCAL PLANNING FF	RAMEWORK	REQUIREMENT			
	amework amend or replace the abo ate the applicable requirement:	ve			



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element		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.			
03.3.1 – Site planning maximises reten existing healthy and appropriate and proviability of adjoining trees.		id of any  The development is supported by a detailed landscaping plan, deep soil and planting is discussed further in the report.			
O3.3.2 – Adequate measures are taken mprove tree canopy (long term) or to of reduction of tree canopy from pre-devel condition.	set	See comments in officer comment section of report.			
O3.3.3 – Development includes deep so or other infrastructure to support plantin structures, with sufficient area and volu sustain healthy plant and tree growth.	on existing trees to be retained.	id of any See comments in officer comment section of report.			
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicated.	le where a performance solution is provided				
<ul> <li>height of at least 4m AND/OR</li> </ul>	viability AND e or local area weed register AND n, measured 1m from the ground AND/OR				
	at meet any of the criteria at A3.3.1 is supported by an arbo	prioultura raport			



Table 3.3a Minimum deep soil area and tree provision

roquiromonto	
Sito Aroa	N

Site Area	Minimum deep soil area	Minimum requirement for trees 1
Less than 700m²		1 medium tree and small trees to suit area
700 – 1,000m²	10% OR	2 medium trees OR 1 large tree and small trees to suit area
>1,000m²	7% if existing tree(s) retained on site (% site area)	Tlarge tree and 1 medium tree for each additional 400m² in excess of 1000m OR 1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

#### Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

A3.3.6 - The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

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



ELEMENT OBJECTIV	TEC .		APPLICANT COMMENT			ASSESSOR COMMENT
Development is to achieve the following Element Objectives			Outline the rationale demonstrating that the proposal has met the solution or using the Acceptable Outcomes. The Design Guidance			
space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.		open deck,	open deck/courtvard/swimming pool at level 1		The development is considered to provide for communal facilities over and above what is normally expected for a residential apartment building.	
O3.4.2 – Communal op universally accessible amenity for residents.	oen space is safe, and provides a high level of	Communal public.	facilities are private and not acces	sible to the	Consider comment	ed satisfactory in accordance with applicant is.
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.		community racinges are separated		comment	red satisfactory in accordance with applicant ts. The applicant removed a studio apartmer sideration	
ACCEPTABLE OUTC	OMES					5.05.01.51
ACCEPTABLE OUTC Acceptable Outcome pathw. A3.4.1 – Development	OMES ay may not be applicable where a pe s include communal open sp.					
ACCEPTABLE OUTC Acceptable Outcome pathw.	OMES ay may not be applicable where a pe s include communal open sp.	ace in accord		Minimun space din		
ACCEPTABLE OUTC Acceptable Outcome pathw A3.4.1 — Development Table 3.4 Provision of o	OMES sy may not be applicable where a pe- sommunal open space Overall communal ope	n space	dance with Table 3.4  Minimum accessible / hard landscape area (included in		nension	
ACCEPTABLE OUTC Acceptable Outcome pathw A3.4.1 — Development Table 3.4 Provision of c	OMES sy may not be applicable where a pe sommunal open space Overall communal ope requirement Informal seating associated with	n space	Minimum accessible / hard landscape area (included in overall area requirement)	space din	nension	
AS.4.1 — Development Table 3.4 Provision of control of the control	OMES sy may not be applicable where a pe include communal open space ommunal open space  Overall communal open requirement  Informal seating associated with other landscaped areas  Total: 6m² per dwelling up to max	n space deep soil or	Minimum accessible / hard landscape area (included in overall area requirement)  NA  At least 2m² per dwelling up to 100m²	space din	nension	ary street entry of the development.
AS.4.1 – Development Table 3.4 Provision of control of the control	OMES sy may not be applicable where a pe s include communal open space ommunal open space  Overall communal open requirement  Informal seating associated with other landscaped areas  Total: 6m² per dwelling up to may been space located on the gro	n space deep soil or imum 300m²	Minimum accessible / hard landscape area (included in overall area requirement)  NA  At least 2m² per dwelling up to 100m²	space din  NA  4m  ccessible fro	mension	ary street entry of the development.
ACCEPTABLE OUTC Acceptate Outcome pathw A3.4.1 — Development Table 3.4 Provision of o  Development size  Up to 10 dwellings  More than 10 dwellings A3.4.2 — Communal of A3.4.3 — There is 50 p	OMES sy may not be applicable where a personmunal open space  Overall communal open space  Overall communal open requirement  Informal seating associated with other landscaped areas  Total: 6m² per dwelling up to may open space located on the groer cent direct sunlight to at le	n space deep soil or imum 300m² und floor or east one com	dance with Table 3.4  Minimum accessible / hard landscape area (included in overall area requirement)  NA  At least 2m² per dwelling up to 100m² on floors serviced by lifts must be as	NA 4m ccessible fro	m the prim	ary street entry of the development. en 9am and 3pm on 21 June.



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

ELEMENT 3.5	VISUAL PRIVACY			
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT	
		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.		
O3.5.1 – The orientation windows and balconies overlooking of habitable outdoor living areas with neighbouring properties daylight and solar acces external outlook of habit	rooms and private nin the site and of , while maintaining ss, ventilation and the	All Class 2 units, their balconies and outdoor living areas are located along the Northern boundary which adjoins a public open space. The northerly aspect provides opportunity for direct solar access to habitable rooms whilst the internal courtyard provides opportunity for cross ventilation.	The apartment 3 balcony would require screening to protect the privacy of adjoining properties.	

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

	First 4	Feb. second	
Cone of vision from unscreened:	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	5th storey and above
Major opening to bedroom, study and open access walkways	4.5m	3m	
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Refer Table 2.7
Unenclosed private outdoor spaces	7.5m	6m	2

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:	

ELEMENT 3.6 PUBLIC DOMAIN	INTERFACE	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the solution or using the Acceptable Outcomes. The Design Guidand	
O3.6.1 – The transition between the private and bublic domain enhances the privacy and safety of esidents.	Access to the Class 2 units is directly off the street and via facilities provided for Class 3 guests in the form of an active reception, access controlled carparking and lift.	Considered satisfactory in accordance with applicant comments.
03.6.2 – Street facing development and andscape design retains and enhances the imenity and safety of the adjoining public domain, including the provision of shade.		
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	orformance solution is provided	
A3.6.1 - The majority of ground floor dwellings fron	ting onto a street or public open space have direct access b	y way of a private terrace, balcony or courtyard.
A3.6.2 – Car-parking is not located within the prima with landscaping and the building façade (where pa	ry street setback; and where car parking is located at ground of the building).	d level behind the street setback it is designed to integrate
43.6.3 – Upper level balconies and/or windows ove	rlook the street and public domain areas.	
A3.6.4 – Balustrading includes a mix of visually opa adjoining public domain areas.	aque and visually permeable materials to provide residents v	rith privacy while maintaining casual surveillance of
A3.6.5 – Changes in level between private terraces 1.2m.	, front gardens and the ground floor level of the building and	the street level average less than 1m and do not exceed
A3.6.6 - Front fencing includes visually permeable	materials above 1.2m and the average height of solid walls	or fences to the street does not exceed 1.2m.
A3.6.7 - Fencing, landscaping and other elements	on the frontage are designed to eliminate opportunities for c	oncealment.
A3.6.8 - Bins are not located within the primary stre	eet setback or in locations visible from the primary street.	
A3.6.9 - Services and utilities that are located in the risual appearance of the street frontage.1	e primary street setback are integrated into the design of the	development and do not detract from the amenity and
<ol> <li>Firefighting and access to services such as power and water integrated design solution.</li> </ol>	meters require careful consideration in the design of the front façade. Con-	sult early with relevant authorities to resolve functional requirements in a
LOCAL PLANNING FRAMEWORK	REQUIREMENT	



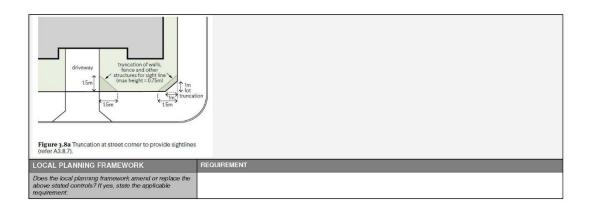
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

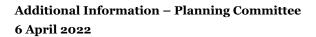
ELEMENT 3.7 PEDESTRIAN AC	CCESS AND ENTRIES		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.		
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	Access to the Class 2 units is directly off the street and without a change in gradient to facilitate universal access.	Considered satisfactory in accordance with applicant comments.	
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.		The design of the development is discussed further in the officer comment.	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a	performance solution is provided		
A3.7.1 – Pedestrian entries are connected via a le individual dwelling entries.	gible, well-defined, continuous path of travel to building acce	ess areas such as lift lobbies, stairs, accessways and	
A3.7.2 - Pedestrian entries are protected from the	weather.		
A3.7.3 – Pedestrian entries are well-lit for safety are of the entry from within the site.	nd amenity, visible from the public domain without opportunity	for concealment, and designed to enable casual surveilland	
A3.7.4 – Where pedestrian access is via a shared pedestrian and constrain vehicle speed.	zone with vehicles, the pedestrian path is clearly delineated	and/or measures are incorporated to prioritise the	
A3.7.5 - Services and utilities that are located at t	he pedestrian entry are integrated into the design and do not	detract from the amenity of the entry.	
A3.7.6 - Bins are not located at the primary pedes	strian entry.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT		
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			



FLEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	With only one boundary available for vehicle access entry widths have been reduced to the maximum allowable minimum dimension.	Considered satisfactory in accordance with applicant comments.			
O3.8.2 - Vehicle access points are designed and located to reduce visual impact on the streetscape.	Access control gates are setback 9.7m from the street boundary.	Considered satisfactory in accordance with applicant comments.			
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a per	formance solution is provided				
A3.8.1 – Vehicle access is limited to one opening pe	r 20m street frontage that is visible from the street.				
A3.8.2 - Vehicle entries are identifiable from the stre	eet, while being integrated with the overall façade design ar	nd/ or located behind the primary building line.			
A3.8.3 – Vehicle entries have adequate separation f	rom street intersections.				
A3.8.4 - Vehicle circulation areas avoid headlights s	hining into habitable rooms within the development and ad	joining properties.			
A3.8.5 - Driveway width is kept to a functional mining	num, relative to the traffic volumes and entry/egress require	ements.			
A3.8.6 – Driveways designed for two way access to the driveway serves more than 10 dwell the distance from an on-site car parking		х:			
	to the street is 15th of more OR				

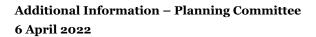








ELEMENT OBJECTIVES		APPLICANT CO	MMEN	Г		ASSESSOR COMMENT
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.					
03.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	Apartments w addition bike r	m allocated for us Il equipped with l akes will be provi rist use and also blic use.	oike rack ded with	devices. In the se	cure	Discussed in report and required as a condition of approval.
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good bublic transport or cycle networks and/or are close o employment centres.	Car parking provision is appropriate to ion, with reduced provision possible in at are highly walkable and/or have good insport or cycle networks and/or are close			while while ided stem. tly n, the	Discussed in report.	
	Parking Calculation					
	Residential	Rule	Req'd	Prop'd	Short	
	Apartments (Location A)	1.25 : 110m2 or > and/or 3 or	8	10	2	





Commercial Fast Food	Rule	Requi			
Fast Food		red	Propos ed	Short fall	
(Sandwich Bar -Tourists Only)	1: 15m2 (GLA)	4	0	-4	
Tourist Accommodat ion (Hotel & Short Stay)	1:1 Unit 1:admin	23	3	-20	
Delivery (Fast Food)	1: service	1	0	-1	
Disabled Bay	1 TOTALS	1 39	1 16	-25	
					Discussed in report and bay marking required as a condition of approval.
					Bays not readily visible from the street.
erformance solution i	s provided				
	Tourist Accommodat ion (Hotel & Short Stay) Delivery (Fast Food) Disabled Bay	Tourist Accommodat ion (Hotel & Short Stay) Delivery (Fast Food) Disabled Bay 1 TOTALS	1:1 Unit	Tourist	Tourist



Table 3.9 Parking ratio				
Parking types		Location A	Location B	
	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling	
Car parking <sup>1</sup>	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling	
On Parking	Visitor	1 bay per four dwellings up 1 bay per eight dwellings fo	to 12 dwellings r the 13th dwelling and above	
ANT - 9711 - 1870 W	Resident	0.5 space per dwelling		
Bicycle parking <sup>4</sup>	Visitor	1 space per 10 dwellings		
Motorcycle/ Scooter parking <sup>2</sup>	Developments exceedi	ng 20 dwellings provide 1 mot	orcycle/scooter space for every 10 car bays	
<sup>1</sup> Calculations of parking ratios shall is <sup>2</sup> For each five motorcycle/scooter p	be rounded up to the next who parking bays provided in accor	le number. dance with Table 3.9, car parl	king bays may be reduced by one bay.	
Definitions: Location A: within 800m walkable of within the defined boundaries of an Location B: not within Location A.		Vor 250m of a transit stop (bu	s or light rail) of a high-frequency route and/or	
13.9.2 – Parking is provi	ided for cars and mo	otorcycles in accor	dance with Table 3.9.	
N3.9.3 – Maximum park	ing provision does i	not exceed double	the minimum number of bays s	pecified in Table 3.9
13.9.4 – Car parking and	d vehicle circulation	areas are designe	d in accordance with AS2890.1	(as amended) or the requirements of applicable local planning instrume
<b>\3.9.5</b> – Car parking are	eas are not located t	vithin the street set	back and are not visually promi	nent from the street.
A3.9.6 - Car parking is o	designed, landscape	ed or screened to n	nitigate visual impacts when vie	wed from dwellings and private outdoor spaces.
3.9.7 - Visitor parking i	is clearly visible fror	n the driveway, is s	signed 'Visitor Parking' and is ac	cessible from the primary entry or entries.
N3.9.8 – Parking shade nto apartments.	structures, where us	sed, integrate with	and complement the overall bui	lding design and site aesthetics and have a low reflectance to avoid glar
13.9.9 – Uncovered at-g	rade parking is plar	ted with trees at a	minimum rate of one tree per fo	ur bays.
A3.9.10 - Basement par mpact on the streetscap		ide more than 1m	above ground, and where it prot	rudes above ground is designed or screened to prevent negative visual
OCAL PLANNING FR	AMEWORK	REQUIRE	MENT	
Does the local planning fra he above stated controls?				



# DESIGN



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
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 7 out of the 8 Class 2 apartments are located along the northern boundary to optimse winter sun penetration. This represents 87.5% of the total number of Class 2apartments.	Considered satisfactory in accordance with applicant comments.			
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.		Sunlight access maximised through location of apartments to northern boundary.			
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare:  - from mid-spring to autumn in climate zones 4, 5 and 6 AND  - year-round in climate zones 1 and 3.	The integration of perforated sheet metal artwork along both the northern and Western boundaries provides shading and glare control to minimise heat gain. Refer drawings DA103, DA113, DA203 & DA213	Eaves and roofs provided to balconies and windows north and east facing.			
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a					
hours direct sunlight between 9am and 3p	mised, with a minimum of 70 per cent of dwellings having livin m on 21 June <b>AND</b> a building receiving no direct sunlight between 9am and 3pm				
A4.1.2 – Every habitable room has at least one wi and comprising a minimum of 50 per cent of clear	ndow in an external wall, visible from all parts of the room, wi glazing.	th a glazed area not less than 10 per cent of the floor area			
A4.1.3 - Lightwells and/or skylights do not form th	e primary source of daylight to any habitable room.				
A4.1.4 – The building is oriented and incorporates  minimise direct sunlight to habitable re between late September and in all seasons in climate zone permit winter sun to habitable rooms i	ooms: early March in climate zones 4, 5 and 6 only <b>AND</b> s 1 and 3				
LOCAL PLANNING FRAMEWORK	REQUIREMENT				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					



ELEMENT 4.2 NATURAL VENTI	LATION				
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
<b>04.2.1</b> – Development maximises the number of apartments with natural ventilation.	Habitable rooms to apartments located on levels 1, 2 & 3 along the Northern boundary adjoin private open spaces and public open space along this boundary and adjoin an internal courtyard to the south.  This represents 88% of the total number of Class2 apartments provided.  Refer drawings DA103 & DA113	Considered satisfactory in accordance with applicant comments.			
04.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		Considered satisfactory in accordance submitted plans.			
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		Considered satisfactory in accordance submitted plans.			
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a p	erformance solution is provided				
A4.2.1 – Habitable rooms have openings on at leas	st two walls with a straight line distance between the centre of	of the openings of at least 2.1m.			
(b) Single aspect apartments included within the ventilation openings oriented between room depth no greater than 3 x ceiling	are capable of, being naturally cross ventilated in the first ni ne 60 per cent minimum at (a) above must have: 45° – 90° of the prevailing cooling wind direction <b>AND</b> height above, balconies incorporate high and low level ventilation of	•			
A4.2.3 - The depth of cross-over and cross-throug	h apartments with openings at either end and no openings of	n side walls does not exceed 20m.			
A4.2.4 - No habitable room relies on lightwells as t	he primary source of fresh-air.				
LOCAL PLANNING FRAMEWORK	REQUIREMENT				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT				
Development is to achieve the following Element Objec		Outline the rationale demonstrating that the proposal has met the Element Objectives, through alther a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.				
O4.3.1 – The internal size and layout of dive is functional with the ability to flexibly accommodate furniture settings and persona goods, appropriate to the expected househo size.	requirements as shown in table 4,3a	Considered satisfactory in accordance submitted plans.				
O4.3.2 — Ceiling heights and room dimensio provide for well-proportioned spaces that fac good natural ventilation and daylight access	ilitate	Considered satisfactory in accordance submitted plans.				
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable w	nere a performance solution is provided	··				
A4.3.1 – Dwellings have a minimum internal Table 4-3a Minimum floor areas for dwelling types	floor area in accordance with Table 4.3a					
Dwelling type Minimum internal						
Dwelling type Minimum Internal floor area	2					

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in a∞ordance with Table 4.3b.



Table 4-3b Minimum floor areas and dimensions for habitable

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	"3m
Other bedrooms	9m²	,3W
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:
 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:	



ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES			
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT	
	o following Element Objectives	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.		
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.		Private open spaces to Class 2 component exceed the minimum required for Studio Apartments. Refer drawings DA033, DA103 & DA113	Considered satisfactory in accordance submitted plans.	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.		The Class 2 component is oriented with outlook towards the adjacent public open space.	Considered satisfactory in accordance submitted plans.	
O4.4.3 – Private open s integrated into the overa detail of the building.	pace and balconies are all architectural form and	Artwork façade panels a strategically located to provide fixed screening of fixtures and services. Refer drawings DA103 & DA113	Considered satisfactory in accordance submitted plans.	

#### ACCEPTABLE OUTCOMES

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

Dwelling type	Minimum Area	Minimum Dimension
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

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



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

ELEMENT 4.5	CIRCULATION AN	CIRCULATION AND COMMON SPACES			
ELEMENT OBJECTIVE	· a	APPLICANT COMMENT	ASSESSOR COMMENT		
Development is to achieve the following Element Objectives		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.			
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.		All corridors achieve a minimum width of 1600mm. Refer drawings DA103 & DA113	Considered satisfactory in accordance submitted plans.		
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. Communal seating on the first level provides opportunity for social interaction. Refer drawings DA103 & DA113	Considered satisfactory in accordance submitted plans.		
ACCEPTABLE OUTCO Acceptable Outcome pathwa	OMES y may not be applicable where a pe	informance solution is provided			
A4.5.1 – Circulation cor	ridors are a minimum 1.5m	in width.			
A4.5.2 - Circulation and	d common spaces are desig	ned for universal access.			
A4.5.3 - Circulation and	d common spaces are capab	ole of passive surveillance, include good sightlines and avo	id opportunities for concealment.		
A4.5.4 - Circulation and	d common spaces can be illu	uminated at night without creating light spill into the habitab	le rooms of adjacent dwellings.		
A4.5.5 – Bedroom wind manage noise intrusion		living rooms do not open directly onto circulation or commo	n spaces and are designed to ensure visual privacy and		
LOCAL PLANNING FF	AMEWORK	REQUIREMENT			
	amework amend or replace If yes, state the applicable				



ELEMENT OBJECTIVES				PPLICANT COMMENT	ASSESSOR COMMENT
	evelopment is to achieve the following Element Objectives			e demonstrating that the proposal has met the Elen e Acceptable Outcomes. The Design Guidance pro	vided in the policy may be of assistance.
conveniently located storage is provided for each swelling.		floor and in exc all other Class 2	dio apartments are located at first so frequired minimum areas. Stores to omponents located within the esidence. Refer drawings DA033,	sidered satisfactory in accordance submi s.	
CCEPTABLE OUTCOME		la where a parf	ormance solution is		
Dwelling type	Storage area <sup>1</sup>	Minimum dimension			
Dwellingtype					
Studio dwelling	3m <sup>2</sup>				
otaalo aweiiiig	5-8/0	i.			
1 bedroom dwelling	3m²	15m	2.1m		
	3m² 4m²	1.5m	2.1m		
1 bedroom dwelling	paste 2	1.5m	2.1m		
1 bedroom dwelling 2 bedroom dwellings	4m² 5m²		2.1m		
1 bedroom dwelling 2 bedroom dwellings 3 bedroom dwellings ¹ Dimensions exclusive of	4m² 5m² services and	plant.		relling/private open space are located in areas	that are convenient, safe, well-lit, secure an
1 bedroom dwellings 2 bedroom dwellings 3 bedroom dwellings ¹ Dimensions exclusive of 14.6.2 – Bulky good stores passive surveillance.	4m² 5m² services and that are not desparately froice domain.	plant. ireally acces m dwellings	sible from the o	ent to private open space <sup>1</sup> , is integrated into the	



ELEMENT 4.7	MANAGING THE IMPACT OF NOISE		
ELEMENT OBJECTIVE	:s	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		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.	
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.		The Class 2 component exceeds the minimum requirements under the NCC and AAAC guidelines. Acoustic report pending.	Considered satisfactory in accordance with submitted plans due to the location of the site.
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 ground floor carpark. Vertical transport is located to minimise the impact on adjoining Class 2 components. Refer drawings DA103 & DA113	Considered satisfactory in accordance with applicant comments
ACCEPTABLE OUTCO	MES may not be applicable where a pe	rformance solution is provided	
A4.7.1 – Dwellings exce equivalent).	eed the minimum requiremen	nts of the NCC, such as a rating under the AAAC Guideline	for Apartment and Townhouse Acoustic Rating (or
A4.7.2 - Potential noise and refuse bins are not	sources such as garage do located adjacent to the exte	ors, driveways, service areas, plant rooms, building service rnal wall of habitable rooms or within 3m of a window to a be	s, mechanical equipment, active communal open space edroom.
A4.7.3 – Major opening	s to habitable rooms are orie	ented away or shielded from external noise sources.	
LOCAL PLANNING FR	AMEWORK	REQUIREMENT	
	amework amend or replace If yes, state the applicable		



ELEMENT 4.8	DWELLING MIX			
ELEMENT OBJECTIVES  Development is to achieve the following Element Objectives  O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.		APPLICANT COMMENT	ASSESSOR COMMENT	
		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.		
		numbers. Refer drawings DA103 & DA113	Considered satisfactory in accordance with submitted plans and applicant comments. Generally the provision of studio apartments is considered a development worthy of support rather than multiple	
ACCEPTABLE OUTCO Acceptable Outcome pathway	MES may not be applicable where a pe	rformance solution is provided	bedroom dwellings.	
		the objectives, proportions or targets specified in a local hosevelopments of greater than 10 dwellings include at least 20		
A4.8.2 – Different dwelli	ing types are well distributed	throughout the development, including a mix of dwelling type	pes on each floor.	
LOCAL PLANNING FR	AMEWORK	REQUIREMENT		
Does the local planning fra the above stated controls? requirement;	amework amend or replace If yes, state the applicable			



ELEMENT 4.9 UNIVERSAL DES	UNIVERSAL DESIGN				
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
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 Class 2 component provides 2 dedicated studio apartments (Suites 3 & 14) to facilitate universal access requirements.	Considered satisfactory in accordance with submitted plans and applicant comments.			
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a p					
Housing Australia) OR	of dwelling sizes, meet Silver Level requirements as defined				
<ul> <li>b) 5 per cent of dwellings are designed to Pla</li> </ul>	tinum Level as defined in the Liveable Housing Design Guide	elines (Liveable Housing Australia).			
LOCAL PLANNING FRAMEWORK	REQUIREMENT				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
Development is to achieve the following Element Objectives	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.		
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	elements drawing inspiration from the utilitarian		
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.			
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	erformance solution is provided		
	ailing at lower levels that reflect the scale, character and fun- a combination of building articulation, the composition of diffe		
A4.10.2 – In buildings with height greater than four	storeys, façades include a defined base, middle and top for t	he building.	
	at relate to key datum lines of adjacent buildings through upper	er level setbacks, parapets, cornices, awnings or	
colonnade heights.			
	n the design of the façade and are not visually intrusive from	the public realm.	
A4.10.4 – Building services fixtures are integrated in A4.10.5 – Development with a primary setback of 1	m or less to the street includes awnings that:	the public realm.	
A4.10.4 – Building services fixtures are integrated in A4.10.5 – Development with a primary setback of 1 define and provide weather protection t	m or less to the street includes awnings that:	the public realm.	
A4.10.4 – Building services fixtures are integrated in A4.10.5 – Development with a primary setback of 1	m or less to the street includes awnings that: o entries	the public realm.	
A4.10.5 – Development with a primary setback of 1 define and provide weather protection t are integrated into the façade design are consistent with the streetscape cha	m or less to the street includes awnings that: o entries		



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

ELEMENT 4.11 ROOF DESIGN	ROOF DESIGN				
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
<b>O4.11.1</b> – Roof forms are well integrated into the building design and respond positively to the street.	A flat roof configuration has been adopted and is set back from the street to comply with sightline and maximum building height requirements for the area.	Considered satisfactory in accordance with submitted plans and applicant comments.			
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.					
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	orformance solution is provided				
A4.11.1 – The roof form or top of building complem	ents 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 adjoining sites.	minimises overlooking and noise impacts on private open s	pace and habitable rooms within the development and on			
LOCAL PLANNING FRAMEWORK	REQUIREMENT				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					

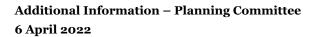


ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.		
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.	Refer landscape design drawings LD-MP-01, LD-MP-02, LD-MP-03.	Discussed further in report.	
O4.12.2 - Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	Refer landscape design drawings LD-MP-01, LD-MP-02, LD-MP-03.	Discussed further in report.	
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	Refer landscape design drawings LD-MP-01, LD-MP-02, LD-MP-03.	Discussed further in report.	
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.	Refer landscape design drawings LD-MP-01, LD-MP-02, LD-MP-03.	Discussed further in report.	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	orformance solution is provided		
A4.12.1 – Submission of a landscape plan prepared Waterwise design principles.	d by a competent landscape designer. This is to include a sp	pecies list and irrigation plan demonstrating achievement of	
A4.12.2 - Landscaped areas are located and designamenity to habitable rooms and open space areas.	ned to support mature, shade-providing trees to open space	and the public realm, and to improve the outlook and	
A4.12.3 - Planting on building structures meets the	requirements of Table 4.12.		



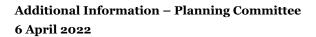
Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m×3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m × 2m
Shrubs		=	500-600mm	-
Ground cover	200	me)	300-450mm	-
Turf		221	200mm	-

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





ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	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.	
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.		N/A - new building
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.		N/A - new building
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	ortormance solution is provided	
A4.13.1 - New additions to buildings that have heri	tage value do not mimic the existing form and are clearly ide	ntifiable from the original building.
A4.13.2 - New additions complement the existing b	uilding by referencing and interpreting the scale, rhythm and	materiality of the building.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		





ELEMENT 4.14 MIXED USE					
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
<b>04.14.1</b> – Mixed use development enhances the streetscape and activates the street.	There are no ground floor units however, the development has elected to develop the allocated 5m landscaping zone adjoining and part of Queens Park.  This zone will incorporate fixed bench seating with additional deep soil shade trees for the public and covered area to facilitate intermittent outdoor private functions.  Refer drawings LD-MP-01, DA023	The design of the development is considered to positively interact with the adjoining park and street.  The modifications to the park are not approved through this development application process.			
04.14.2 – A safe and secure living environment or residents is maintained through the design and nanagement of the impacts of non-residential see such as noise, light, odour, traffic and waste.					
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a p	erformance solution is provided				
A4.14.1 – Where development is located within a non-residential uses.	nixed use area designated within the local planning framewo	rk, ground floor units are designed for future adaption to			
A4.14.2 – Ground floor uses including non-commer dwellings, address, enhance and activate the stree	cial uses, such as communal open space, habitable rooms,	verandahs and courtyards associated with ground floor			
A4.14.3 – Non-residential space in mixed use deve	lopment is accessed via the street frontage and/or primary e	ntry as applicable.			
A4.14.4 – Non-residential floor areas provided in more retail and commercial uses in accordance with the	ixed use development has sufficient provision for parking, we e requirements	aste management, and amenities to accommodate a rang			
A4.14.5 - Mixed use development is designed to m	itigate the impacts of non-residential uses on residential dwe	ellings, and to maintain a secure environment for resident			
LOCAL PLANNING FRAMEWORK	REQUIREMENT				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
<b>04.15.1</b> - Reduce energy consumption and greenhouse gas emissions from the development.	The development in general will be adopting solar panel technology.	Noted and worthy of support. The building is not required to achieve a green star requirement as it involves a residential component.			
мосернале осностте рантукау ттау тог де аррисарте мпете а р	erformance solution is provided				
A4.15.1 –  a) Incorporate at least one significant ene	rgy efficiency initiative within the development that exceeds in HERS requirement for apartments by 0.5 stars.	minimum practice (refer Design Guidance) <b>OR</b>			
A4.15.1 –  a) Incorporate at least one significant ene b) All dwellings exceed the minimum NAT  Compliance with the NCC requires that development shall achie	rgy efficiency initiative within the development that exceeds				
<ul> <li>All dwellings exceed the minimum NAT</li> <li>Compliance with the NCC requires that development shall achie</li> </ul>	rgy efficiency initiative within the development that exceeds in HERS requirement for apartments by 0.5 stars.*  ve an average star-rating across all dwellings that meets or exceeds a nome				



		APPLICANT COMMENT	ACCECCO COMMENT	
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT	
		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.		
O4.16.1 – Minimise pota throughout the develop	able water consumption ment.	The development in general will be adopting fittings and appliances within one level of the highest level available under the WELS system.	Noted and supported.	
<b>O4.16.2</b> – 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.	Noted and supported, a condition to this effect is recommended.	
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.	Noted and supported, a condition to this effect is recommended.	
ACCEPTABLE OUTCO Acceptable Outcome pathway	MES may not be applicable where a po	erformance solution is provided		
A4.16.1 – Dwellings are	individually metered for wa	ter usage.		
A4.16.2 – Stormwater r	unoff generated from small	rainfall events is managed on-site.		
A4.16.3 – Provision of a	n overland flow path for saf	e conveyance of runoff from major rainfall events to the loca	al stormwater drainage system.	
LOCAL PLANNING FR	AMEWORK	REQUIREMENT		
	amework amend or replace If yes, state the applicable			



ELEMENT 4.17 WASTE MANAG	EMENT			
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT		
Development is to achieve the following Element Objectives	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.			
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	Refer Waste Management Report RevB	Waste management plan is supported and enforced through condition.		
O4.17.2 – Waste to landfill is minimised by oroviding safe and convenient bins and nformation for the separation and recycling of waste.	Refer Waste Management Report RevB	Waste management plan is supported and enforced through condition.		
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a	performance solution is provided			
A4.17.1 – Waste storage facilities are provided in Guidelines (or local government requirements when the control of the contr	accordance with the Better Practice considerations of the Water applicable).	ALGA Multiple Dwelling Waste Management Plan		
<b>A4.17.2</b> – A Level 1 Waste Management Plan (D Appendix 4A (or equivalent local government req	esign Phase) is provided in accordance with the WALGA Muli uirements).	tiple Dwelling Waste Management Plan Guidelines -		
	odate the required number of bins for the separate storage of ement Plan Guidelines - Level 1 Waste Management Plan (Do			
A4.17.4 - Communal waste storage is sited and	designed to be screened from view from the street, open space	e and private dwellings.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT			
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:				



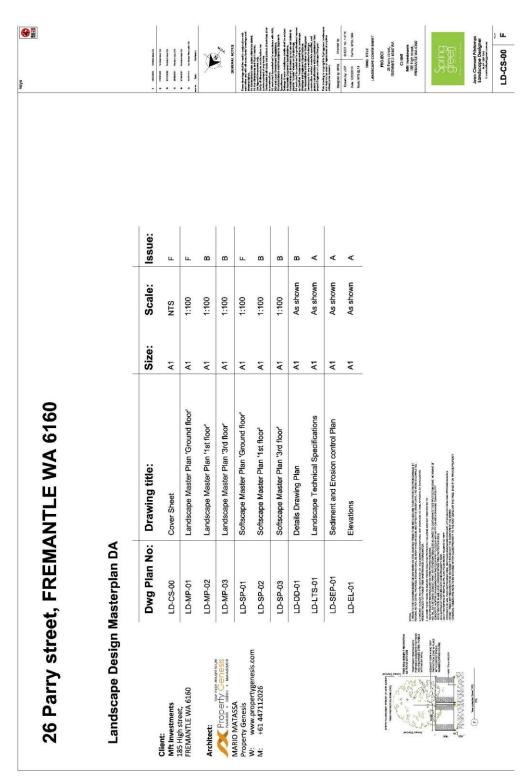
ELEMENT 4.17 WASTE MANAGE	MENT				
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.				
O4.18.1 – The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	Plant room facilities are located on the roof level, with dedicated access and within public sightline requirements. Refer drawing DA113 and DA123	Condition requiring screening of plant and equipment tecommended.			
O4.18.2 - All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	The development will be NBN ready with statutory meters, indicator panels and the like located at ground and within Australian Standard requirements.	Noted and supported.			
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	Air conditioning units, Cloths lines and the like for the Class 2 component are located on private balconies and being fixed screen panels. Refer Drawings DA103,DA113,DA203,DA213	Noted and supported, a condition of approval to this effect is recommended. ,			
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	The Class 2 component will be serviced from the laundry facilities provided for the Hotel. Refer drawings DA103	Noted and supported.			
ACCEPTABLE OUTCOMES  Acceptable Outcome pathway may not be applicable where a pe	erformance solution is provided				
	ont setback, adjacent to the building entry or on visible parts sible for servicing requirements but not visually obtrusive.	of the roof are integrated into the design of the building,			
A4.18.2 - Developments are fibre-to-premises read	ly, including provision for installation of fibre throughout the	site and to every dwelling.			
A4.18.3 – Hot water units, air-conditioning condens and do not impact on functionality of outdoor living	er units and clotheslines are located such that they can be sareas or internal storage.	safely maintained, are not visually obtrusive from the street			
A4.18.4 – Laundries are designed and located to be appropriate to the size of the dwelling.	e convenient to use, secure, weather-protected and well-ver	nted; and are of an overall size and dimension that is			
LOCAL PLANNING FRAMEWORK	REQUIREMENT				
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:					



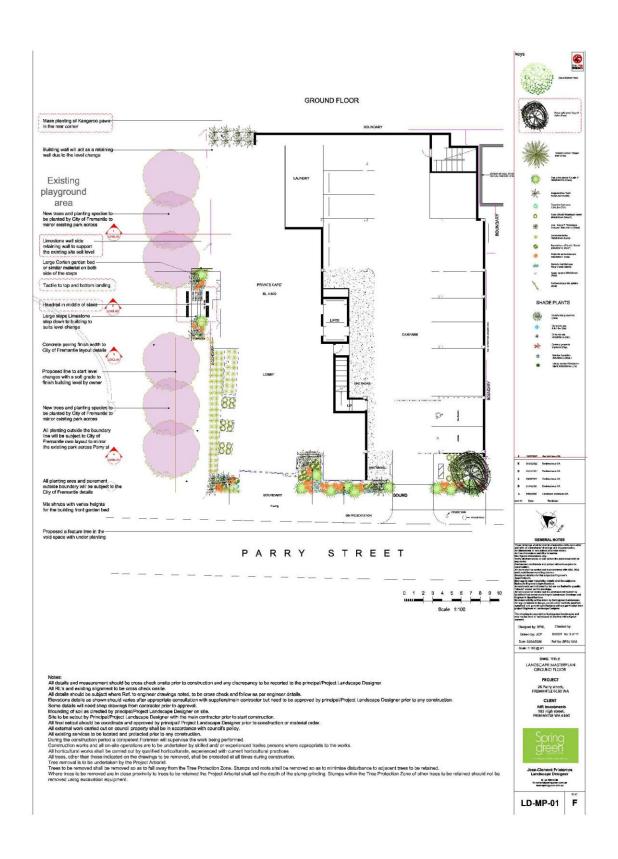
# CONTEXT & CHARACTER



#### Additional Information 4 –Landscaping



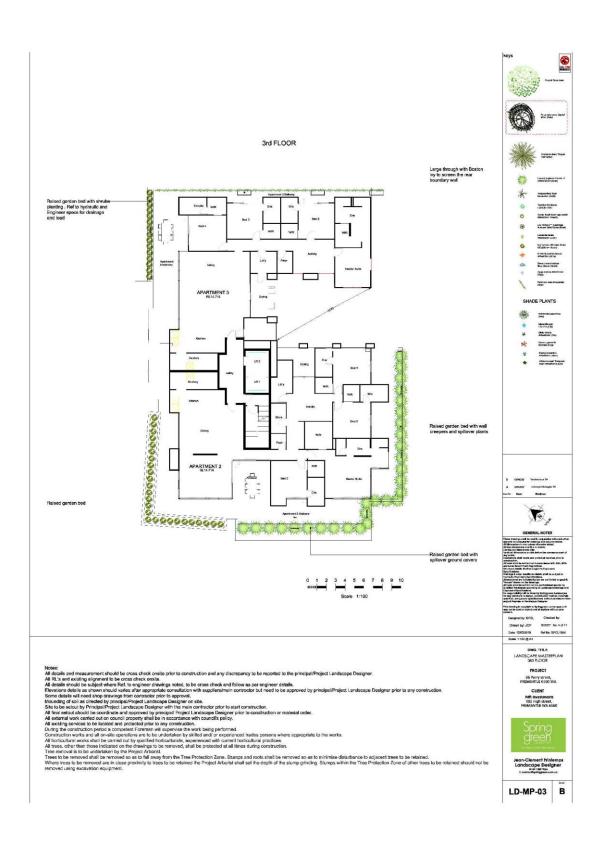




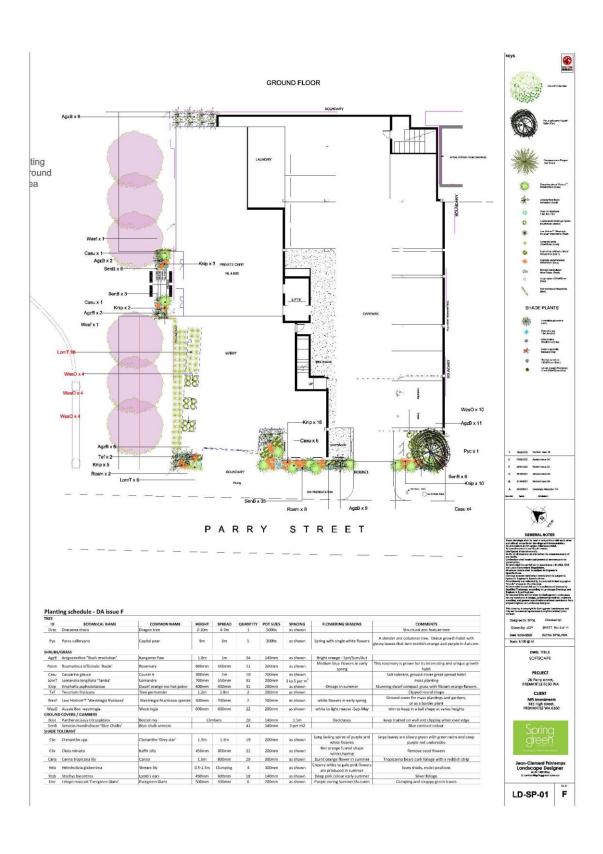
















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CLIENT MR Investments 185 High street, FREMANTLE WA 6160
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Рус	Pyrus calleryana	Capital pear	9m	3m	1	200its	as shown	Spring with single white flowers	A slender and columnar tree. Dense growth habit with glossy leaves that turn reddish-orange and purple in Autumn
SHRUBS/	GRASS								
AgzB	Anigozanthos "Bush revolution"	Kangaroo Paw	1.8m	1m	34	140mm	as shown	Bright orange - Spri/Sum/Au1	
Rosm	Rosmarinus officinalis 'Boule'	Rosemary	600mm	600mm	51	200mm	as shown	Medium blue flowers in early spring	This rosemary is grown for its interesting and unique growth habit
Casu	Casuarina glauca	Cousin it	300mm	2m	10	200mm	as shown		Salt tolerant, ground cover great spread habit
LomT	Lomandra longifolia "Tanika"	Lomandra	700mm	650mm	92	200mm	3 to 5 per m		mass planting
Knip	Kniphofia asphodelaceae	Dwarf grange red hot poker	400mm	400mm	31	200mm	as shown	Ornage in summer	Stunning dwarf compact grass with fibrant orange flowers
Tef	Teucrium fruticans	Tree germander	1.2m	1.8m	2	200mm	as shown		Clipped round shape
Wesf	Low Horizon <sup>ra</sup> 'Westringia fruticosa'	Westringia fructicosa species	300mm	700mm	2	200mm	as shown	white flowers in early spring	Ground cover for mass plantings and gardens, or as a border plant
WesO	Aussie Box westringia	Westringia	600mm	600mm	22	200mm	as shown	white to light mauve -Sep-May	trim to keep in a ball shape at varies heights
GROUND	COVERS / CLIMBERS								
Bost	Parthenocissus tricuspidata	Boston Ivy	Clin	mbers	20	140mm	1.5m	Deciduous	keep trained on wall and clipping when over edge
SenB	Senecio mandraliscae 'Blue Chalks'	Blue chalk senecio			41	140mm	3 ner m2		Blue contrast colour

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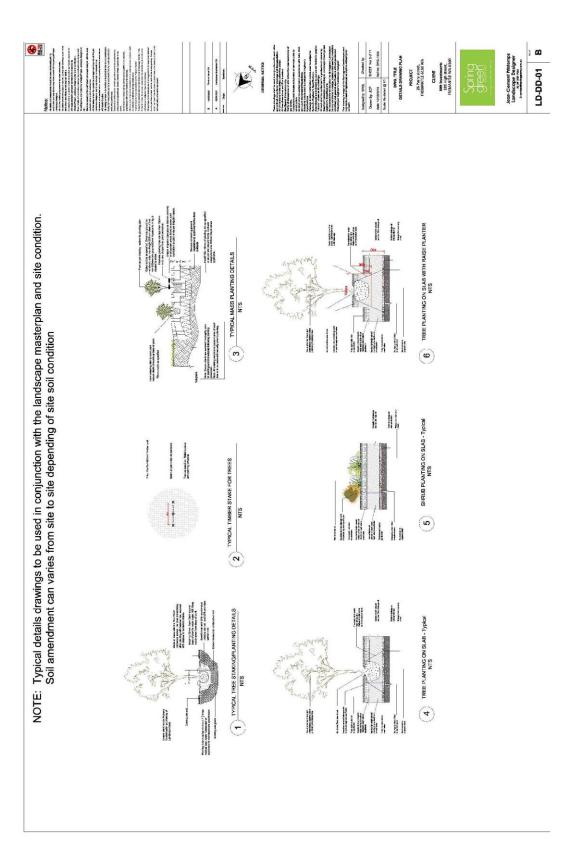
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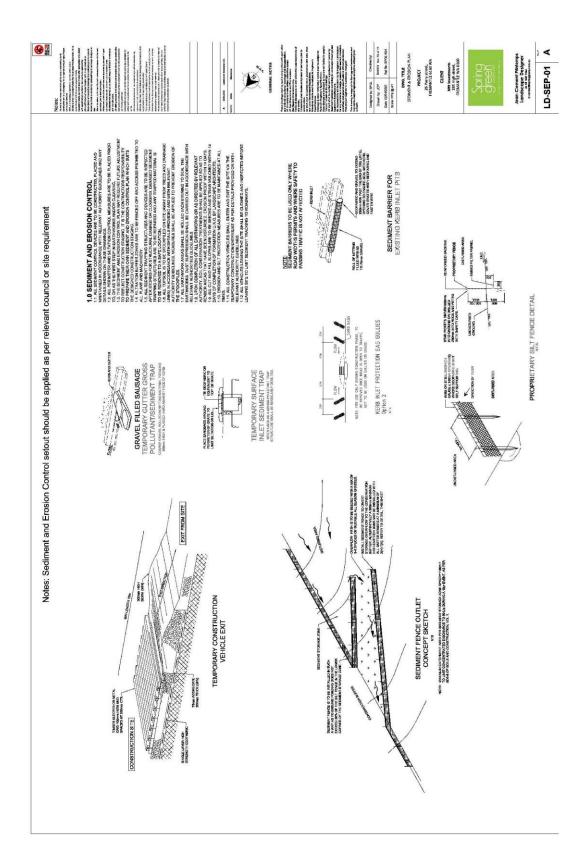




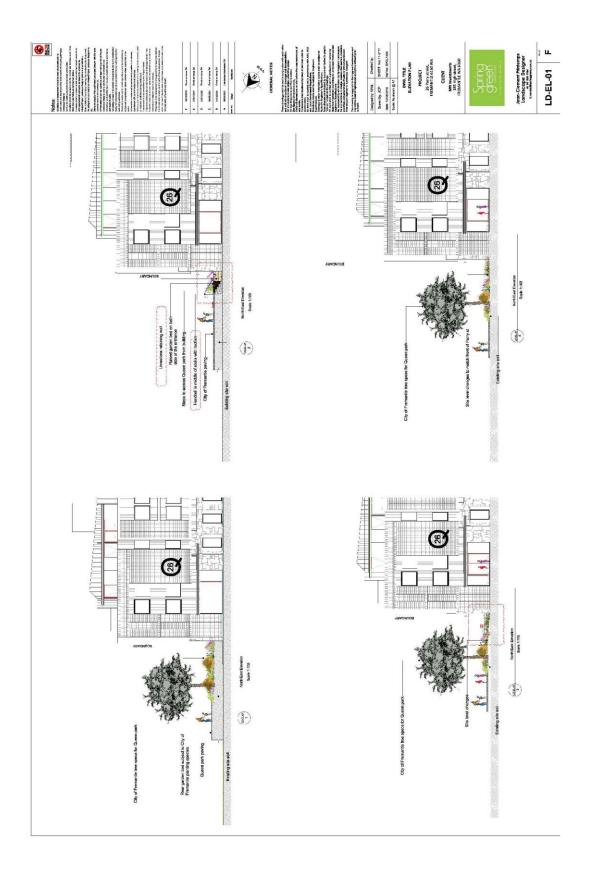


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## PC2204-5 HIGH STREET, NO. 81 (LOT 1), FREMANTLE – CHANGE OF USE TO TAVERN AND INTERNAL FITOUT OF EXISTING BUILDING (ED DA0501/21)

#### Additional Information 1 - Site Photos



Photo 1: Subject site as viewed from High Street





Photo 2: View of rear dog-leg end of site via laneway from Bannister Street



Photos 3 & 4: View of adjacent rear car parking area and adjacent buildings from atop stairs at rear of subject site









**Photo 5**: view of rear dog led end of subject site from rear laneway from Bannister Street



#### Additional Information 2 - Acoustic Report (Prepared by Herring Storer)



CITY OF FREMANTLE These Plans Form Part of

DA0501/21

24 Nov 2021

Our ref: 28286-3-20345

31 August 2021

Henry Hospitality Pty Ltd 59 High Street Fremantle WA 6160

Attention: Elvin Heng

Address: elvin heng@yahoo.com.au

Dear Elvin,

81 HIGH STREET, FREMANTLE – PROPOSED LIVE MUSIC VENUE ACOUSTIC CONSULTANCY

#### **SUMMARY**

In the current condition of the venue, proposed noise emissions associated with live music would meet the *Environmental Protection (Noise) Regulations 1997*, given the implementation of the proposed noise control.

#### **CRITERIA**

The allowable noise level at the surrounding locales is prescribed by the *Environmental Protection (Noise) Regulations 1997.* Regulations 7 & 8 stipulate maximum allowable external noise levels determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern.

Rodndale Holdings Psy Ltd A.B.N. 85 009 049 067 trading as: HERRING STORER ACOUSTICS P.O. Box 219, Comp, W.A. 6952 (08) 9367 6200 hsa@hsacoustics.com.au





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Herring Storer Acoustics Our Ref: 28286-3-20345

	TABLE 1 - BASELINE ASSIGNED OUTDOOR NOIS	E LEVE	L	D	A0501/21
Premises Receiving Noise	Time of Day	As:		ssigned Level (dB)	
	Time of Day		0	LAI24	Nov-2021
	0700 - 1900 hours Monday to Saturday (Day)	45 +	IF	55 + IF	65 + IF
Noise sensitive premises	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day Period)	40 +	40 + IF 50 +		65 + IF
	1900 - 2200 hours all days (Evening)	40 +	IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 +	IF	45 + IF	55 + IF
Commercial premises	All Hours	60	)	75	80

lote: L<sub>A10</sub> is the noise level exceeded for 10% of the time.

L<sub>A1</sub> is the noise level exceeded for 1% of the time.

 $L_{\text{Am ax}}$  is the maximum noise level. IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

#### "impulsiveness"

means a variation in the emission of a noise where the difference between  $L_{Apeak}$  and  $L_{Amax\,Slow}$  is more than 15 dB when determined for a single representative event;

#### "modulation"

means a variation in the emission of noise that -

- (a) is more than 3dB  $L_{A\,Fast}$  or is more than 3 dB  $L_{A\,Fast}$  in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

#### "tonality"

means the presence in the noise emission of tonal characteristics where the difference between –

- the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3dB when the sound pressure levels are determined as  $L_{\mbox{\scriptsize Aeq,T}}$  levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as  $L_{\mbox{\scriptsize A Slow}}$  levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 2 below.



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TABLE 2 – ADJUSTMENTS TO MEASURED NOISE LEVELS

Where tonality is present

+5 dB(A)

DA0501/21

Where impulsiveness is present

+10 dB(A)

+10 dB(A)

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DA0501/21

Where impulsiveness is present

+10 dB(A)

+10 dB(A)

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TABLE 2 – ADJUSTMENTS TO MEASURED NOISE LEVELS

DA0501/21

Where impulsiveness is present

+5 dB(A)

+10 dB(A)

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Where the noise emission is music, then any measured level is adjusted to Table 3 below.

TABLE 3 - ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS

Where impulsiveness is not present	Where impulsiveness is present	
+10 dB(A)	+15 dB(A)	

The influencing factor at the residential premises has been conservatively estimated at + 8 dB as follows:

Commercial Premises within the Inner Circle	80%	+4
Commercial Premises within the OuterCircle	60%	+3
Industrial Premises within the Inner Circle	10%	+1



FIGURE 1 - AREA MAP

Six locations were identified as being potentially impacted by the use the proposed venue in Figure 1 above, additionally a seventh commercial location 'above' the venue has been identified as potentially impacted.

Accordingly, the Assigned Noise Levels are as per Table 4 below.



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Herring Storer Acoustics Our Ref: 28286-3-20345

	TABLE 4 - ASSIGNED OUTDOOR NOISE LEVEL		D	40501/21			
	es Receiving Noise Time of Day		Assigned Level (dB)				
Premises Receiving Noise			ι24	Nov-2021			
	0700 – 1900 hours Monday to Saturday	53	63	73			
	0900 - 1900 hours Sunday and Public Holidays	48	58	73			
Residential Premises	1900 – 2200 hours all days	48	58	63			
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	43	53	63			
Commercial Premises	All Hours	60	75	80			

Notes: LA10 is the noise level exceeded for 10% of the time.

 $L_{\rm Al}$  is the noise level exceeded for 1% of the time.

 $L_{\mbox{\scriptsize Am ax}}$  is the maximum noise level.

IF is the influencing factor.

#### CALCULATED NOISE LEVELS

Previously, 81 High Street, Fremantle was attended on 18 November 2020 and existing construction was tested to ascertain the current level of amelioration (detailed in the Herring Storer Acoustics Report: 26957-1-20345).

Given the results of the above report, the following noise control:

- External Walls and Windows: Replacement or removal of windows, with seals where openable as
  well as ensuring that the construction is continuous with no gaps.
- Ceiling: Implementation of either a:

200mm suspended ceiling grid with 13mm High Density Plasterboard and insulation,

Or

400mm suspended ceiling grid with 10mm Standard Plasterboard and insulation,

Or

Equivalent.

- Music Level: General use of music, played at approximately 88 dB(A) at the mixing desk.
- Operational parameters: Doors and Window shut when possible and practicable.

As per the previous report, as tested noise levels were not audible in commercial premises 1-5 dB(A), it is assumed that during use and music playing that it would be inaudible at these premises, as the noise level from music is less than that when testing was conducted.

TABLE 5 - CALCULATED NOISE LEVELS

TABLE 5 CALCOLATED HOUSE LEVELS	
Location	Noise Level L <sub>A10</sub> dB(A)
Commercial 1-5	Inaudible (Less than 25 dB(A))
Inside Commercial 6 (Above Venue)	32
Outside Residential	33



Herring Storer Acoustics
Our Ref: 28286-3-20345

ASSESSMENT

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DA0501/21

24 Nov 2021

As the noise emissions would be considered music the calculated noise levels were inspected for annoying characteristics, with the adjustments in Table 6 below are applicable.

TABLE 6 - APPLICABLE ADJUSTMENTS AND ADJUSTED LA10 NOISE LEVELS, dB(A)

		Applicable Adjustments to Measured Noise Lev dB(A)			
Measurement Location	Calculated Noise Level, dB(A)	Where Noise Er	Adjusted Noise Level, dB(A)		
	Level, db(A)	Where <b>impulsiveness</b> is not present	Where <b>impulsiveness</b> is present	Level, dB(A)	
Residential 1	33	+ 10	-	43	
Commercial 6 (Above)	32	+10		42	

Table 7 shows the applicable adjustments from measuring inside.

TABLE 7 - ASSESSABLE LA10 NOISE LEVELS, dB(A)

Measurement Location	Adjusted Noise Level, dB(A)	Measured Inside With Doors and Windows Closed	Assesable L <sub>A10</sub> Level (dB)		
Residential 1	43	9	43		
ommercial 6 (Above)	42	+15	57		

Table 8 shows the applicable Assigned Noise Levels, and assessable noise level emissions associated for the scenario associated with the operation.

TABLE 8 – ASSESSMENT OF NOISE LEVEL EMISSIONS

Measurement Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L <sub>A10</sub> Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)	
Residential 1	43	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays		Complies	
Commercial 6 (Above)	57	All Hours	60	Complies	

#### **CONCLUSIONS**

Noise from the proposed venue to the adjacent premises would comply with the *Environmental Protection (Noise) Regulations 1997* given implemented noise control.

We trust the above meets your requirements on this matter. Should you have any queries, please do not hesitate to contact this office.

Yours faithfully, For HERRING STORER ACOUSTICS

Geoffrey Harris



### **Additional Information 3 –** Revised Noise Management Plan

HONKY TONK

NOISE MANAGEMENT PLAN

DATED: 14 FEBRUARY 2022



#### **TERMS USED**

- 1. In this document reference to:
  - a. Act means the Liquor Control Act 1988;
  - b. Licence means tavern restricted licence pursuant to s.41(1)(a) of the Act;
  - c. Licensee means Roadside Promotions Pty Ltd; and
  - Premises means the land and buildings at 81 High Street, WA which are subject to the Licence; and
  - e. **Venue** means the business operated under the Licence trading as 'Honky Tonk'.

#### INTRODUCTION

- 2. The Venue is a contemporary tavern offering patrons a mix of live music, dining and function services.
- 3. The Venue is located in an mixed use, inner city precinct containing residential and commercial premises.
- 4. The ethos of the Licensee is to operate the Venue as a positive addition to the local community in manner that satisfies the hospitality requirements of consumers and the reasonable expectations of community stakeholders.
- All aspects of the Venue and its operation have been formulated to minimise the risk of the Venue causing:
  - noise or disturbance to persons living and working in the surrounding neighbourhood;
  - b. any detrimental impact on the amenity of the local neighbourhood; and



c. any increase in the level of alcohol related harm and ill-health in the community.

#### **OPENING HOURS / OPERATIONS**

- The permitted trading hours of the Venue are:
  - (a) Sunday, Monday & Tuesday evenings: 10.00am to midnight;
  - (b) Wednesday & Thursday evenings: 10.00am to 1.00am;
  - (c) Friday & Saturday evenings: 10.00am to 2.00am;
  - (d) New Year's Day: from immediately after midnight on New Year's Eve to 2.00am and then in accordance with paragraph (a), (b), or (c) as applicable;
  - Good Friday & Christmas Day: noon to 10.00pm, but only for liquor sold ancillary to a meal supplied by the licensee; and
  - (f) ANZAC Day: noon to 12 midnight.

#### **AMPLIFIED MUSIC**

- Amplified music will be provided by way of the in-house sound system of the Venue for live performances and background (ambient) music.
- 4. At all times sound levels will be limited to volumes that comply with the terms of this Noise Management Plan and the relevant assigned noise levels prescribed by the Environmental Protection (Noise) Regulations to prevent the emission of noise into the surrounding neighbourhood at levels that would impact on reasonable amenity or that would cause an undue level of disturbance to neighbours.
- 5. In the case of private functions and/or special events held on the premises, the following operational procedures must be followed at all times in compliance with conditions of planning approval for the Venue:
  - a. The use of external amplifiers or speakers brought onto the site is not permitted.
  - b. Music and speeches must be broadcast only through the in-house sound amplification system of the Venue with an integrated compressor fully calibrated so that the average sound pressure level is 90 dB(A) at 1.0 metre from the speaker, calibrated to the satisfaction of the City of Swan.



- c. All amplified music and speech must occur within the reception venue.
- d. All external doors and operable glazing are to be kept closed when not in use, with the exception of the southernmost two operable walls located on the east facade of the tavern building, to the satisfaction of the City of Swan.
- Management is to actively monitor sound levels at all times, particularly in the case of private functions and special events, to ensure compliance with this Noise Management Plan.

#### **STAFF RESPONSIBILITIES & TRAINING**

- 6. As an integral part of staff induction training, all employees and contract staff are to be made aware of requirements of this Noise Management Plan.
- The senior approved manager on duty at the Venue is be deemed to be the "Venue Noise Officer' and will be required to be present and contactable during all operating hours.
- If the Venue Noise Officer is required to temporarily leave the Venue, he or she will appoint an interim Venue Noise Officer to perform that role for the period required.
- 9. The Venue Noise Officer will be charged with the following responsibilities:
  - a. monitoring and controlling all issues relating to noise including the volume of amplified music played in the Venue;
  - responding in the first instance to any noise complaints in compliance with the procedures set out in this Noise Management Plan; and
  - c. undertaking noise level measurements as may be appropriate.

#### NOISE MEASUREMENTS

 Management will be provided with appropriate sound measurement equipment calibrated to ensure accuracy.



- 8. Training of management staff will include instructions on the proper use of sound testing equipment.
- When conducting sound testing, staff members are to take measurements based on L<sub>eq</sub>
   minute sound pressure measurements using the sound meter. Measurements to be undertaken in both "A" and "C" weightings; and over a period of 2 minutes.
- 10. When conducting sound testing:
  - inside the Venue, sound levels are to be measured 5m from the source of the relevant amplified music; and
  - outside the Venue, sound levels are to be measured at the nearest boundary of the relevant noise sensitive premises (e.g. the residence of a neighbour affected by sound emitted from the Venue).
- 11. When sound measurement indicates an excessive volume, the relevant manger is to take immediate steps to reduce the volume to the appropriate level and to maintain ongoing assessment of volume for the remainder of the day's trade.
- 10. The Venue Noise officer is to record the results of sound testing in the Incident Register for the Venue and/or report the matter to a representative of the Licensee as appropriate.

#### **OPERATIONAL NOISE MITIGATION**

- 11. Delivery of goods and general waste collection will be restricted to the following hours:
  - a. Monday to Saturday 7.00am to 7.00pm,
  - b. Sundays and Public Holidays 9.00am to 7.00pm
- 12. Glass waste will be handled during general operating hours in internal parts of the Premises. Glass waste shall only be emptied in outside bins during the following hours:
  - a. Monday to Saturday 7.00am to 7.00pm,
  - b. Sundays and Public Holidays 9.00am to 7.00pm



- 13. Venue staff members and contract security staff are to remind patrons to be respectful of nearby residents and businesses and leave the area quietly.
- Signage will be placed at all exit points of the Venue reminding patrons to be respectful of nearby residents and businesses and to leave the area quietly.

#### COMPLAINT RESPONSE PROCEDURE

- The Licensee will maintain an active complaint response service during every evening that the Venue is open for trade.
- 14. The occupants of all business and residential premises located within a 200m radius of the Venue will be provided with the mobile telephone number and email address of an appointed representative of the Licensee appointed to liaise with neighbours. That person will ensure that he or she is contactable during all hours of operation of the Venue.
- 15. If any communication is received from a neighbour regarding the operation of the Venue, the Venue Noise Officer will:
  - take immediate steps to investigate the issue and, in the case of a noise complaint, to ascertain the level of noise and its source;
  - if the noise is sourced from within the Venue and the level of noise is considered to be undue, to take immediate steps to reduce the noise impact on the external environment;
  - c. immediately liaise with relevant neighbour to advise him or her:
    - i. that the communication has been received;
    - ii. that the matter is being investigated and any responsive measures required will be undertaken promptly; and
    - iii. to make contact again if the issue is not resolved to their satisfaction.
  - d. monitor the situation to gauge the effectiveness of any measures implemented;
  - e. record the details of the complaint in the venue Incident Register, including:
    - i. date & time of the complaint;



- ii. nature of the issue raised;
- iii. name, telephone number and address of the neighbour(s) if known;
- iv. results of investigations into the complaint and measures taken;
- v. feedback from the neighbour(s) regarding the effectiveness of any measures taken;
- f. advise a representative of the Licensee as soon as practicable.
- 16. The Venue Noise Officer and all managers and employees will deal with complaints in a polite and respectful manner. Any noise complaint is to be taken seriously and steps will be taken to investigate all complaints and address any concerns raised.



#### Additional Information 4 - Waste Management Plan



#### **WASTE MANAGEMENT PLAN**

HONKY TONK BLUES – 81 High Street, Fremantle WA 6160

Prepared By: Roadhouse Promotions Pty Ltd, in consultation with Write Solutions Pty Ltd

Rev 1 – 06 January 2022, updated with City of Fremantle comments



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Table 2: Waste Categories

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Figure 1: Proposed location of Bin Store at the Premises and 8t Rear Lift Truck



#### 1. Introduction

This Waste Management Plan has been prepared in support of the Development Application – Use and Works (Plan Package) lodged with the City of Fremantle by Roadhouse Promotions Pty Ltd (ACN 648 589 959), for the development of the proposed Tavern Restricted License venue "Honky Tonk Blues" ("Development Application").

The proposed facility is a 472m2 hospitality venue located at 81 High Street, Fremantle WA 6160 (the "Premises"). Roadhouse Promotions has achieved better practice by consulting with Local Government and waste service providers during the venue planning and development stage, including key learnings from its strata venue experience and with sustainable waste management practices at its sister venue Jungle Bird with Write Solutions Pty Ltd.

The development application for subject land proposes the internal fit out of the premises with the following configuration:

- Licensed indoor and outdoor bar areas serving food and beverage for mid-range capacity of 200-250 capacity+ within the existing building lettable area;
- Associated back of house, front of house, administrative and ancillary spaces; and
- Strata right of way and designated bin areas on site.

#### 2. Purpose of Plan

The Waste Management Plan has been submitted in support of the application currently being considered by the City of Fremantle for the Development Application on the subject land.

The aim of this Plan is to comply with the City of Fremantle Waste Plan by addressing the following:

- 1. Use of the WA Waste Avoidance & Resource Recovery Strategy 2030 to estimate waste generation rates and corresponding indicative volumes of waste.
- 2. Identify the nominated collection point on site.
- 3. Demonstrate that the proposed allocated storage space is sufficient for the expected volume of waste and also highlighted on the site plans.
- Provide for adequate access for both users and collections vehicles while not compromising access within the strata area, and also traffic safety along Bannister Street.
- Address City of Fremantle specific concerns in relation to disposal of glass and associated noise generation and smell/hygiene management for waste handling and disposal.

#### 3. Key Reference Material

The key references are:

- City of Fremantle Waste Plan focus on 10% reduction in Municipal Solid Waste Generation, 70% recourse recovery rate, zero littering and illegal dumping
- Waste Avoidance & Resource Recovery Strategy 2030 (WA Waste Authority)
- Landfill Waste Classification and Water Definitions 1996 (as amended 2019)
- Waste Avoidance and Resource Recovery Regulations 2008



#### 4. Estimated Volumes, Waste types and Bin Type

#### 4.1.1 Volume

The proposed development on the subject land consists of the following waste generating activities:

- Normal operation 4 days/week Thu to Sun 4pm to late; and up to 5/6 days/week on festival and special event weeks to encourage street activation (for example without limitation: Hidden Treasures, Festival Week, University of Notra-Dame Orientation Week, Fremantle Art Festival, Fremantle Music Festival, Christmas in July, Fremantle Biennale, Fremantle Beer Festival);
- Indoor & outdoor bar area totalling 472m2 for 200 up to 250 patrons capacity subject to Department of Racing, Gaming and Liquor capacity approvals;
- Full meal service from 5pm to 10pm, hot food available until 1hr before close during operating days.

Normal operation 4 days/week Thu to Sun 4pm to late; and up to 5/6 days/week

#### 4.1.1.1 Waste-conscious Operating Philosophy

The food and beverage offerings and their customer deployment methodology have been designed to minimize the use of single use containers and items wherever possible, in order to foster and contribute to the City of Fremantle Waste Plan through reducing solid waste generation and increasing the refuse recovery rate.

The following strategies were adopted towards achieving this goal:

- Maximise the use of post-mix systems and glassware for carbonated soft-drink beverages and mixed alcoholic drinks, so as to reduce waste generation from cans, bottles, stubbies, PET bottles, and the associated ringtops, bottle caps, lids;
- Include speciality tap lines for locally brewed alcoholic ginger beer kegs and packaged wine on tap (2x options, a white and a red), to further reduce bottle generation;
- Serve food on plates with cutlery which is ultimately returned by the customer to a central collection point and washed in an industrial dishwasher,;
- All napkins, straws, and coasters where required are sustainable green print
  compostable items, and patrons will be encouraged to consider the impact on the
  environment of their use and to manage accordingly;
- The Operations will be reviewed from time to time as new products, strategies, and waste management solutions are provided by our nominated waste providers Write Solutions Pty Ltd.
- Food is purchased, delivered, and prepared as close to delivery as reasonably possible, to maximise freshness and minimise risk of waste and disposal.

#### 4.1.1.2 Waste Generation Volumes (Weekly)

For an equivalent small bar venue on High Street with capacity 120 pax up to 3,600L/week of waste is generated according to the following waste streams (Note: reference invoices documenting waste streams listed hereafter for 59 High Street, Fremantle WA 6160 Jungle Bird available upon request):

• 2x 660L of general rubbish, landfill (red bin), per week



- 2x 660L + 2x 240L of sorted recycling (yellow bin), per week
- 1x 240L of organic / food waste (green bin), per week
- 1x 240L of 10c return cans, bottles, per week

Considering the operating hours and equivalent capacities, the following factors are applied (Table 1: Estimated Weekly Waste Generation Volume):

Venue	Normal Operating Capacity (Max)	Normal Operating (Days/Week)	Normal Operating (Hours/day)	Waste Generated Per Week
Jungle Bird	120	7-days	10	3,600L
Honky Tonk Blues	200	4-days	11	= 4 x 11 x 200 x 3,600L 7 x 10 x 120
	Estimated \	3,800L/wk +10%		
		4,200L/wk		

In view of the above requirements, it is estimated that the proposed development on the subject land will generate the following demand per week (4,200L/Wk):

- General refuse (landfill) 1,320L/Wk +10%
   = 1,450 L/Wk
- Recycle refuse (recycle/compost/returns) 2,680L/Wk + growth% = 2,750 L/Wk

The waste bins allocated to managed these waste streams for disposal are:

- 1x 660L landfill (red bin), 2-3x pick-ups per week (Mon/Wed/Fri)
- 1x 660L + 1x 240L recycling (yellow bin), 2-3x per week (Mon/Wed/Fri)
- 1x 240L organic (green bin), 1x service per week (Mon)
- 1x 240L standard 240L wheelie bin for 10c return units, 1x per week (Mon)

Details of each waste stream is briefly described hereafter.

#### 4.1.2 General Waste

General refuse is waste that has been directly produced by each patron and collected in bin liners provided throughout the venue. The venue staff will then collect the bin liners and either deposit them within the general (red) waste disposal bins in the bin storage area at the end of each shift. The staff will be appropriately trained and fitted with adequate personal protective equipment to handle the waste, and to minimize noise when accessing bins after 10pm.

#### 4.1.3 Recycling

Recyclable material includes items such as cardboard, paper, plastic and aluminium cans, these items will be collected and stored in the yellow 660L or 240L wheelie bins. The staff will follow the same collection and transfer procedures as per the other waste streams.

#### 4.1.4 Organic / food waste

Organic / food waste will be primarily generated by the kitchen during food preparation. After food has been served, the return food waste generated will typically be returned to the kitchen by customers or bar area staff, consolidated by the kitchen staff, then disposed in the organic / food waste bins for disposal. The bin storage area has been designed to

5



accommodate growth and the additional bins that may be required. Through innovation and engagement with our services providers Write Solutions Pty Ltd, the diversion of organic material away from landfill will be achieved by utilising options such as composting recovery processes.

#### 4.1.5 Grease Trap Waste

The Facility has included the construction of a grease trap (Britex Wall Mounted 100L+ or equivalent), which will be managed through a DWER licenced and registered service provider (Suez, Veolia, or equivalent). Roadhouse Promotions will engage with Write Solutions Pty Ltd for other strategies to further divert organic material from treatment facilities and potential landfill for grease management in the facility.

#### 4.1.6 Hazardous (Not Anticipated) and Other Wastes

The Premises does not anticipate to generate any hazardous waste. However, as a precaution, our waste management contractors Write Solutions Pty Ltd are licensed to offer packaged liquid and solid waste removal, recovery and disposal services on hazardous and other wastes not typically generated on the Premises.

Any hazardous waste produced on site will be manifested, packaged and transported to a relevant and appropriately DWER licenced facility for recovery or disposal. Controlled Waste Tracking Forms will be utilised as required in compliance with the relevant regulations.

Examples of this type of waste include;

- Batteries
- · Fluorescent tubes and lamps
- Cleaning products
- · Expired fire extinguishers

As part of the waste management service, employee education includes on demand advice on how to handle, package and store the hazardous waste prior to collection. Timely and relevant advice will mitigate the risks associated with the specific types of hazardous waste and therefore create a safer working environment. Hazardous waste collection would be an 'as required' service and would be executed within an agreed, acceptable timeframe that will reduce any associated risks further.

#### 4.1.7 Pre-commencement Waste Management Audit

Similar to Roadhouse Promotions Director's previous experience, the Directors and Senior Management of Roadhouse Promotions will undertake a desktop audit of Waste Management practices at the Premises for the Operations with Write Solutions Pty Ltd Sasha Brompton or Darah Maher. Regular annual reviews, increasing in frequency as required, will be carried out to ensure the waste management goals for the Operations are achieved.



5. Waste Categories (Table 2: Waste Categories)

Waste Type	Waste Form	CW Code	Waste Stream	Waste Destination
General Waste	S/L	Class II	Landfill	Licenced facility – Write Solutions or equivalent
Comingled	S	Class II	Recycling	Licenced facility – Write Solutions or equivalent
Organic / Food Waste	S/L	Class II	Recovery	Compost Facility – Write Solutions or equivalent
Grease Trap Waste	L	K210	Recovery	Compost Facility – Suez or equivalent

Legend: Solid (S); Liquid (L); Gas (G);

#### 6. Bin Type

Following existing the City of Fremantle guidelines, the Premises is advised to adopt the use of 660L and 240L bins for the development that will be collected on-site by Roadhouse Promotions' preferred waste management provider (i.e. rear lift truck).

In view of the volume of waste generated during normal operations, it is proposed as part of this application that the development be supplied:

- 1x 660L landfill (red bin)
- 1x 660L recycling (yellow bin)
- 1x 240L recycling (yellow bin)
- 1x 240L organic (green bin)
- 1x 240L standard wheelie bin for 10c return units

This will provide for the total weekly capacity of 4,200L/wk being 1,450L for general refuse and 2,750L for recycling (weekly), which is sufficient to accommodate the total weekly volume of rubbish/recycling generated by the operating capacity of the venue.

#### 7. Standard MGB dimensions

Bin Capacity	660L	240L
Height (mm)	1200	1060
Depth (mm)	780	730
Width (mm)	1260	585
Approximate footprint (m2)	0.983	0.427

#### 8. Collection Frequency and Provider

Write Solutions Pty Ltd is the rubbish collection service provider of choice for Roadhouse Promotions. Write Solutions currently provide waste management services across the majority of Fremantle sustainability-focused hospitality businesses and sites, and to members of Roadhouse Promotions' Directors business at Jungle Bird 59 High Street, Fremantle.

Write Solutions Pty Ltd advises that all bins will be collected on-site, with the rubbish truck accessing the site with a rear lift vehicle that would drive onto the property, via Bannister

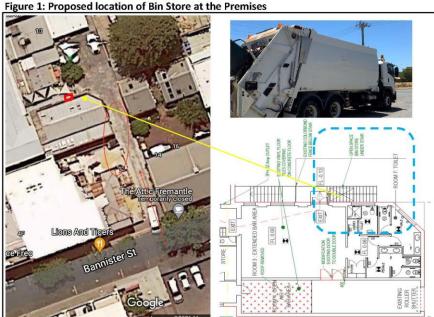


Street access to the courtyard to the rear of the 81 High Street Premises, and park at the bin storage area to service the bins. The collection service will be undertaken two to three times a week on a Monday, Wednesday and Friday for the general refuse and recycle streams, and once a week on Monday for organics and 10c return items to the City of Fremantle.

Write Solutions visited the site on 22 Dec 2021 and confirmed "there should be room for the bins to be placed within the first half of the alleyway on the night before service for pickup," per attached map. The largest truck to service the site would be an 8 tonne rear lift waste truck, picture is provided within Figure 1.

#### 9. Location, size and features of bin storage area

Bin storage area will be located at the rear of the facility as marked. The bin store will also be located within the common rear driveway area to facilitate Write Solutions Pty Ltd rubbish truck that will access the site by driving into the late. This location will allow for a buffer between the bin store area, the residents and the adjoining properties. It is significant to note that the truck driver will have clear access the bin storage area in the common driveway at all times to gain access to the bins.



The proposed location and type of bin specified within the storage area will:

- Minimise odour levels impacting on the adjoining properties and the occupants of the new development;
- Provide easy access to all future occupants of the development; and
- Accommodate Write Solutions Pty Ltd rubbish truck access.



#### 10. Noise, odour and minimizing landfill

It is anticipated that the location of the bin storage area within the development will provide easy access by the facility staff to minimize disruption to strata occupants, and surrounding residents and businesses.

#### 11. Noise

The bin storage area is located at the rear of the facility, and faces commercial business and not the adjoining properties to the north of the Premises. Furthermore, waste collection will be during regular business hours during each work week, and not before 0700hrs of any of those days.

It is expected that the storage area will generate minimal vertical and horizontal noise transfer during use, and if required a sound mitigating barrier can be erected attached to the staircase overhead to attenuate any noise generated. As such, it is contended that the noise generated from the bin storage area will not result in any undue noise that would not be consistent with that generated by the adjoining properties hosting cafes, restaurants, and retail facilities.

The plan will be further informed by a recommendation from Roadhouse Promotions' Acoustic Consultants Herring Storer Acoustics, and amended if required to take into account any recommendations to further improve the plan. This is scheduled to be completed on or around end-January 2022, and the results amended to this Waste Management Plan.

In light of the above, it is contended at the time of writing that there will be no notable impacts on the adjoining properties from the development on the subject land in terms of waste management.

#### 12. Odour

Strategies to minimize odour are:

- Locating the bin storage area as accessed by the rear driveway of the Premises and away from the adjoining residential properties;
- · Natural ventilation at the storage location will further mitigate odours; and
- · Regular washing of the bins and storage area.

#### 13. Minimising landfill

The City of Fremantle focus is source separation (i.e. general waste & recycling), and our Operations plan is to ensure our staff sort rubbish accordingly at source. The provision of recycling bins will enable staff to place the following items for recycle collection:

- Glass bottles and jars (excluding broken glass, plates, crockery);
- · All plastic bottles;
- · Newspapers and glossy magazines, paper, envelopes;
- Cardboard boxes, egg cartons, packaged beverage materials;
- · Cans steel and aluminium, including aerosols cans (if any); and
- Milk and juice cartons (where not already supplied in bulk).

Write Solutions Pty Ltd also conduct regular bin audits to ensure compliance, including to notify Customers when foreign objects not permitted are found and setting in place a plan to



remedy with its Customers.

#### 14. Hygiene and Vermin

All waste will be stored in bin liners and placed in the available bins prior to collection. Housekeeping within the kitchen area and storage room will be maintained to ensure there is no build-up of waste. Bin and storage area cleaning will be scheduled with the frequency increased to reflect seasonal conditions (i.e. summer). The bins will be cleaned by the staff, in an area where the liquid is captured appropriately.

#### 15. Health, Safety and Environment Risks

The bin storage area, kitchen and waste collection areas, pathways and roadways have been designed to minimise any potential risk of injury or illness that could be associated with the storage and transfer of bins around the site.

#### 16. Impact on adjacent properties

Furthermore, the bin store will be located at the rear of the facility on the subject land, therefore providing natural screening and buffer with the adjoining lots. It is contended that the bin storage area is consistent with bin storage areas of similar businesses adjacent to the proposed business of Honky Tonk Blues (e.g. Breaks, Lions and Tigers, The Attic Fremantle). Notwithstanding this fact, it is significant to note that the bin store for the proposed development on the subject land is located well within the property boundaries (along the common driveway), therefore it does not impact the dwellings on the adjoining properties. As such, it is contended that the proposed bin storage area will not have an adverse impact on the amenity of the adjoining properties.

#### 17. Signage and Education

All bins will be provided with appropriate stickers that will designate the type of waste to be contained within each bin. The bin storage area will have signage against the wall that will identify it as the bin storage area. A waste management procedure will be developed to assist with the training of staff on how to contain the waste in the bin liners, how to exchange the bins and their frequency, how to transport the bins to the bin storage area for disposal, and how to the position the bins in the storage area and also the process for the correct positioning for the rubbish truck. Other items that will be addressed will be the identified hazards, such as handling waste and moving each bin-type around the site safely.

#### 18. Auditing / Monitoring

Write Solutions Pty Ltd perform service suitability and innovation audits on all contracts to ensure that all of the current needs of the business are being fulfilled, these audits will be scheduled annually for Honky Tonk Blues. In parallel, the Operations undertakes regular servicing of its kitchen food preparation and cleaning equipment including fridges, to ensure the entire food is adequately stored to maximise its life and minimise waste generated.



#### 19. Facility Requirements - Waste Management

Roadhouse Promotions will be responsible to:

- Appoint a site manager to be responsible for coordinating the housekeeping of the Premises and to arrange cleaning of the bins and bin storage areas every three
   to four (4) weeks;
- 2. Ensure litter is cleaned up through regular landscape maintenance within the Premises and the common strata areas; and
- 3. Deal promptly with any issues or complaints relating to hygiene, noise, odour or other inconvenience.

The Waste Management Plan will also be incorporated or referred to in any other Management Plan prepared for the development.

#### 20. Contact Details

Please contact the undersigned in relation to any queries, suggestions or clarifications associated with this plan:

#### (a) Roadhouse Promotions Pty Ltd (ACN 648 589 959)

Address: 1/982 Wellington Street, West Perth, WA 6005

Postal Address: PO Box 1270, WA 6872 Email address: honkytonkfreo@gmail.com

Attention: Joshua Paparo, Director Mobile: +61 452 607 190

Attention: Elvin Heng, Director Mobile: +61 420 667 007

End of document.



# PC2204-6 STIRLING HIGHWAY, NO.108 (LOT 1) NORTH FREMANTLE - CHANGE OF USE TO MULIPLE DWELLING AND A TWO STOREY ADDITION TO EXISTING MIXED-USE DEVELOPMENT (JL DA 0521/21)

#### Additional Information 1 - Site Photos



Photo 1: Subject site as viewed from Stirling Highway looking east





Photo 2: Subject site as viewed from Stirling Highway looking south east



Photo 3: Subject site as viewed from Stirling Highway looking north east





**Photo 4:** No.107 Stirling Highway, property





Photo 5: No.110 Stirling Highway, property



### Additional Information 2 - R- Codes Volume 2 assessment

ELEMENT 2.2 BUILDING HEIGH	iτ					
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT				
Development is to achieve the following Element Objectives	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.					
<b>O2.2.1</b> – 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.	The proposed height of the extended building is 10m which is in accordance with Table 3, Category B as confirmed by the City.  The height of the proposed building also responds to the proposed 3-storey mixed use development located immediately to the North of our development site (110 Stirling Highway) and also the existing 3-storey residential dwelling located to the east (7 Leslie Road).	Desired future character: low-mid rise, mixed use development. LPS4 stipulate sin Schedule 7 a max wall height of 7.5m for a Mixed use zone. The City considers the maximum wall height to be 8.57m, therefore discretion is sought under cl 4.8.1 of LPS4. See assessment of this matter in the Planning Discussion section of the report.				
	The height of the proposed development helps to transition from the medium rise Dingo Flour Factory building to the north and the lower rise buildings to the south.	Proposal generally responds to this desired future character and scale given it transitions the height from the Dingo Flour Mill (highly unlikely to change) to the southern neighbouring property (currently two storey).				
O2.2.2 – The height of buildings within a development responds to changes in topography.	The proposed development site is generally level with only relatively minor changes in levels. The surrounding lots to the north, east and south are elevated between 0.5m and 1m above our site, which provides further justification for increasing the building height.  Provision of an additional level (above the existing first	There is minimal change in topography across the site and the development includes the retention of the ground floor and partial upper floor area of the current building.				
	floor residential unit) creates new views towards the ocean which are currently not available as a result of the apartment building located on the western side of Stirling Highway.					
<b>O2.2.3</b> – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The proposed articulated hipped roof reflects the style of the existing roof and also the roof style of existing adjacent buildings (including the proposed development at 110 Stirling Highway).	The roof design contains a simple pitched rooves – no communal roof top open spaces are proposed.				
	The existing dwelling has no open space or outside living areas available. The proposed design introduces generous west facing outside living areas at first floor and second floor levels. These outside spaces significantly					



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.

enhance the amenity as well providing activation and interest when viewed from the streetscape.

The building design aims to mitigate as much as possible the significant overshadowing which will be created by the proposed development at 110 Stirling Highway (if permission granted).

permission granted).

The shadow diagrams included in the DA application demonstrate that the overshadowing of the proposed development is significantly less that the DtC requirements of the R-Codes. Overshadowing predominantly occurs to parking areas (which helps to shade vehicles in hot summer months) and does not impact on any habitable or private open space.

It is considered that the proposed development doesn't adversely impact the solar access of the southern neighbouring property at No. 108 Stirling Highway. The shadow falls solely on hardstand car parking and vehicle access are of this property.

#### ACCEPTABLE OUTCOMES

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

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)

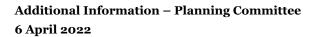
Streetscape contexts and character refer A2	Low	r-rise	Mediu	m-rise	Higher resid	density ential	Neighbourhood centre	Mid-rise urban centres		density centres	Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) refer 2.2	2	3	3	4	4	5	3	6	7	9	

LOCAL PLANNING FRAMEWORK

REQUIREMENT

loes the local planning framework amend or replace ne above stated controls? If yes, state the applicable Yes – LPA 3 (North Fremantle) – provides a 7.5m maximum wall height for mixed use zone

The proposed development provides a maximum wall height of 8.57m (representing 1070mm variation over provisions of LPA 3). Clause 4.8.1.1 of the LPS4 does provide scope to vary the building height where a building graduates the scale between building of varying heights within the locality and given the site is neighbouring the much taller Dingo Flour Mill this is true of the proposal. Notwithstanding, the council must be satisfied the variation would not be detrimental to the amenity of the adjoining properties – refer to discussion contained in the body of the report.

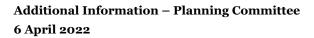




ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT				
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.					
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 existing 2-storey building is extended towards the street boundary at first floor level to create generous private outside living areas (which currently do not exist). The inclusion of a second storey extension provides architectural interest, articulation, and activation to the Stirling Highway streetscape. The 3D renders demonstrate that the proposed palette of high-quality, contemporary materials are in-keeping with the local character of the street and surrounding buildings and will not only complement the existing streetscape but enhance it.	Primary street Ground floor: Following comment from MRWA, the street setback from Stirling Hwy is to be outside of the future road reserve (3.2m to primary street lot boundary)  Primary street Upper floor: setback 11.3 -12.6m to upper floor.  The ground floor setback is considered to be consistent with the desired future urban form, which includes built form to the street, with parking at the rear.  The upper floor setback is greater, resulting in a reduced building bulk impact onto the street.				
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The street setback at ground floor level remains as existing and currently does not provide a clear transition between public and private realms. The proposals address this transition, by providing clear separation between public and private areas.	Agree with applicant comments.				
<b>02.3.3</b> – The street setback assists in achieving visual privacy to apartments from the street.	The proposed west facing first floor outside living area is setback approx 13m from the Stirling Highway boundary, providing ample privacy. Sliding shutters are proposed to the first-floor balcony to provide additional privacy when required and to provide protection from the elements.	The setback of the apartment from the streets is such that privacy is allowed, whilst maintaining presentation to the street and allowing for passive surveillance to be provided. Agree with applicant comments.				
<b>02.3.4</b> – The setback of the development enables passive surveillance and outlook to the street.	Passive surveillance is current extremely limited. The activation of the western aspect at first and second floor levels enables high levels of passive surveillance as well as providing visual interest from the streetscape.	The apartment two balconies and several major opening that overlook the street frontages providing passive surveillance.				



Excerpt from	table	2.1)									
Streetscape contexts and character refer A2	Lov	v-rise	Mediu	m-rise	Higher resid		Neighbourhood centre	Mid-rise urban centres		density 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	2	'm	2	m	2m or Nil <sup>5</sup>	2m or Nil <sup>5</sup>	2m o	r Nil š	
) Minimum secor ) Nil setback app OCAL PLANI	licable if	commer	cial use	at groun	d floor	l ne	EQUIREMENT				





ELEMENT 2.4							
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT				
Development is to achieve the		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.					
O2.4.1 – Building bounda adequate separation bety properties.		Setbacks at ground level remain as existing (nil setback to the north and partial nil setback to the east) Setbacks at First floor level have been reduced. A nil setback and has been introduced to the northern and eastern boundaries boundary at First Floor level to respond to and mitigate any negative impacts of the proposed mixed-use development at 110 Stirling Highway.  A nil setback has been introduced to the South façade at first floor level which creates a protected, covered walkway below along the southern side of the ground floor retail unit. This arrangement does not create any negative impact on the adjacent lot to the south, which is predominantly car parking.  Nil setbacks are also proposed to the second-floor level along the northern and southern boundaries, which does not have any adverse impacts on neighbouring properties.	Boundary walls are proposed along the northern, partial eastern and southern boundaries. The existing building currently have ground floor boundary walls to the north and south boundaries and the design includes extending upwards to the 8.56m level for these walls to allow for the upper development additions.  See body of report for further discussion relating to the above points.				
O2.4.2 – Building bounds consistent with the existing the desired streetscape of	ng streetscape pattern or	Boundary setbacks respond to the proposed mixed-use development at 110 Stirling Highway and are consistent with the existing industrial/commercial/mixed use nature of the surrounding area.	Walls are built to lot boundaries to No. 106, 107 Stirling Highway (south), and No. 7 Leslie Street (east) predominantly along existing boundary walls – which is a relatively common feature of the locality.  See body of report for further discussion relating to the above point.				
O2.4.3 – The setback of and rear boundaries enal trees and provision of dereinforce the landscape c support tree canopy and management.	bles retention of existing ep soil areas that character of the area,	There is no landscaping within the site boundary as existing. There is an existing tree located on the adjacent lot to the south which will not be impacted.  The proposals provide provision for planters and vegetation (including a tree) at first floor and second floor levels, which significantly increase the landscaping	No vegetation on site to be retained as the site is currently vacant. Proposed landscaping is supported (see body of report).				



amenity and help to soften the front façade and enhance the streetscape.

**02.4.4** –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.

Boundary setbacks respond to the proposed 3-storey development at 110 Stirling Highway, which in turn aids the transitions from the medium rise Dingo Flour Factory building to the north to the lower rise development to the south. The proposed setbacks are appropriate for this mixed-use zone.

The scale/height of the development is generally similar to that of the neighbouring properties — therefore the setbacks are considered to provide a suitable transition from the site to neighbouring sites.

- 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 refer A2	ntexts and haracter		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) <sup>1,2</sup> refer 2.4	)s.2   13		11	2 3	21		2	3		4	
Minimum side setbacks <sup>4</sup> refer 2.4			3m		3m		Nil				
Minimum rear setback refer 2.4	3	m	3	m	6m		6m	Nil	1	Nil	
Average side setback where building length exceeds 16m refer 2.4	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



	not exceed 2/3 length. or building separation and visual privacy within this SPP and building separation provisions of the NCC.  ry in order to achieve the Objectives outlined in 2.7 Building separation, 3.3 Tree canopy and deep soil areas, 3.5 Visual
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Clause 4.2.5 of LPS4 allows the residential density in mixed use zone to be increased to R60 where part of a mixed- use development (which is the case here) where in the opinion of council the proposal is not detrimental to the amenity of the area. As such, the required minimum side and rear setbacks are 3m as per table 2.1 above.
	Generally, the setbacks to northern, eastern and southern neighbours at No 107 and No. 110 Stirling Highway and No.5 Lesley are acceptable as discussed in the body of the report above. Please see additional relevant discussion in the body of the report.

ELEMENT 2.5 PLOT RATIO					
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The ground floor building footprint remains as existing and therefore the plot ratio is not impacted.  The overall bulk and scale of the development is appropriate for the character of the existing locality and responds to the scales of the proposed 3-storey mixeduse development at 110 Stirling Highway (north), and the 3-storey residential dwelling at 7 Leslie Road (east).  The proposed scale of the building also helps to transition from the medium rise Dingo Flour Factory building to the north, to the lower rise buildings to the south.	The overall scale and proportions of the proposed development are considered appropriate, given its 3 storey height within the context of surrounding development, which includes the following:  Dingo Flour Mill to the north of the site (with an external wall height of approximately 14m, and roof ridge height of 16m);  No. 107 Stirling Highway to the south of the site (with an external wall height of approximately 4.9m to 6.2m at the top of the pitched roof);  No. 7 Leslie Street to the east of the site (with an external wall height of approximately 3.9m at the western wall of the front courtpard to 6.8m to the western wall of the front courtpard to 6.8m to the			



					hel	The use of a small palette of contemporary materials helps to ground the building and complements and enhances the character of the streetscape.						western boundary wall. The top of the roof has 9.5m height, which includes a dormer-style balcony); and Proposed 7.5m and two storey with loft Mixed use development at 110 Stirling highway and 5 Lesley Street.		
												y's definition of plot ratio area doesn't provide all lusions listed in the applicant comment.		
											addition impact conside	y includes the plot ratio area of the Shop in to that of the Multiple dwelling to ensure the of the overall development is adequately ered. Notwithstanding, the combined plot ratio as (see body of report).		
	ment co	mplies	with the	plot rat	io requi	rements		e 2.1, exce	pt where	modified	by the local p	planning framework, in which case development		
A2.5.1 – Develop complies with the Excerpt from to Streetscape contexts and character refer A2	ment co plot rati	mplies v	with the	plot rat applica	io requii ble loca	rements I plannii density	set out in Tabl	e 2.1, exce Mid-rise urban centres	High	modified density centres	by the local   Planned areas	olanning framework, in which case development		
Excerpt from to Streetscape contexts and character	ment co plot rati	mplies v io set ou )	with the it in the	plot rat applica	io requii ble loca	rements I plannii density	s set out in Tabl ng instrument.	Mid-rise urban	High	density	Planned	olanning framework, in which case development		
omplies with the Excerpt from te Streetscape contexts and character refer A2	plot rationable 2.1	omplies v io set ou ) v-rise	with the it in the	plot rat applica m-rise	io requii ble loca Higher resid	rements I plannii density ential	s set out in Tabl ng instrument. Neighbourhood centre	Mid-rise urban centres	High urban	density centres	Planned areas	olanning framework, in which case development		
omplies with the  Excerpt from te  Streetscape contexts and character refer A2  Site R-Coding	nment co plot rati ble 2.1 Low R40	properties violet out out of the country of the cou	Medius R60	plot rat applica m-rise R80	Higher resid	rements I plannii density ential R160	s set out in Tabl ng instrument.  Neighbourhood centre  R-AC4	Mid-rise urban centres	High urban R-AC2	density centres R-AC1	Planned areas	olanning framework, in which case development		
omplies with the Excerpt from te Streetscape contexts and character refer A2 Site R-Coding  Plot ratio 7 refer 2.5	pment co plot rational plot and plot an	mplies vio set ou ) v-rise  R50  0.7	Medius R60 0.8	plot rat applica m-rise R80	Higher resid	rements I plannii density ential R160	s set out in Tabl ng instrument.  Neighbourhood centre  R-AC4	Mid-rise urban centres	High urban R-AC2	density centres R-AC1	Planned areas	olanning framework, in which case development		

ELEMENT 2.6 BUILDING DEPTH



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT				
Development is to achieve the following Element Objectives	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.					
<b>O2.6.1</b> – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	The existing first floor dwelling has very limited access to solar, natural ventilation and daylight. The open plan nature of the proposed layouts and the incorporation of generous glazing and openings to the western and eastern aspects significantly enhances the provision of optimised daylight, solar access and natural ventilation. Provision of skylights also assist in providing generous levels of daylighting to internal spaces.  The current amenity levels will be considerably improved.	Complies – depth is less than 20m – balconies and major openings face west and east to provide access to daylight throughout the day.				
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	See comment above. Provision of sliding & bi-fold doors and automated glass louvres (on a west to east axis) and the stepping and articulation of the floor plans maximises natural ventilation and access to daylight throughout the building.	Generous articulation and varied façade materials utilised present.				
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	'Communal' habitable rooms are generally open plan in order to maximise passive solar design initiatives. The dwelling has triple aspects.  Ceiling heights are maximised as much as possible within the constraints of the overall building height.	Complies - balconies and major openings face east and west to provide access to daylight – northern aspect maximised given the limited ability of the site to gain northern exposure and recent approvals for development on No,110 Stirling highway.				
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a p	erformance solution is provided					
	t apartments on each side of a central circulation corridor sha icular consideration to 4.1 Solar and daylight access and 4.2					
LOCAL PLANNING FRAMEWORK	REQUIREMENT					
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Depth of apartments is less than 20m					

ELEMENT 2.7 BUILDING SEPARATION





ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
<b>O2.7.1</b> – New development supports the desired future streetscape character with spaces between buildings.	N/A. Single extended dwelling proposed.	With reference to the reduced lot boundary setbacks to the north, east and south above, the reduced setbacks will somewhat limit building separation between the respective sites as similar mass developments are in situ or have been approved in the respective properties, however the extent of limitation is considered minor and thereby supportable.			
<b>02.7.2</b> – Building separation is in proportion to building height.	N/A. Single extended dwelling proposed.	As above.			
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.	N/A. Single extended dwelling proposed.	N/A – Singular building proposed onsite			
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	N/A. Single extended dwelling proposed.	Landscaping to the front of site has been improved after multiple discussion with the applicant. Also landscaping to the balconies has been incorporated to help soften the built form elements of the proposal to the area and surrounding properties.			
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a per	erformance solution is provided				
A2.7.1 – Development complies with the separation					

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		Building height				
	Separation between:	≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)		
	Habitable rooms/balconies	12m	18m	24m		
Within site boundary	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		
	from mejor openings of rooms, or the inside of ball ions may be applied subject to major openings me		aylight and the like.			
OCAL PLA	ANNING FRAMEWORK	REQUIREME	REQUIREMENT			
ones the loca	al planning framework amend or r	replace N/A -singula	REQUIREMENT  N/A -singular building proposed			

ELEMENT 3.2 ORIENTATION					
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The orientation of the building layouts on the site is constrained to the position of the existing building. The proposed layout of the extended dwelling responds to the approved development at 110 Stirling Highway and is designed to take advantage of the views available towards the ocean as well as maximising passive solar design initiatives.  The west-east orientation of the extended dwelling maximises passive solar design initiatives, providing high levels of solar and daylight access within the development.  The west facing outside living areas are orientated towards the public realm and street boundary.	Building layout generally responds sympathetically to the streetscape with respect to its scale and architectural appearance.  Western and eastern aspects maximised with balconies and most major openings to maximise natural light.			



O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter. The building design aims to mitigate as much as possible the significant overshadowing which will be created from the proposed development at 110 Stirling Highway (if permitted). Increasing the building height and introducing a nil setback to the north boundary (at upper levels) helps to mitigate the impact from this building which introduces non-compliant overshadowing.

The shadow diagrams included in our DA application demonstrate that the proposed overshadowing is significantly less that the DtC requirements of the R-Codes and that overshadowing predominantly occurs to parking areas on the adjacent southern lot, which helps to shade parked vehicles in hot summer months. It is therefore considered that the overshadowing on the adjacent car park is a positive outcome for the neighbouring property.

As discussed above, the shadow of the development (at will cover 30.6% [205m²] of the 670m² (this sites proportion of shared allowed 50%) being 31% portion due to the sharded northern boundary of the southern site with 3 additional properties along Lesley Street . Complies

#### ACCEPTABLE OUTCOMES

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

A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.

A3.2.2 - Buildings 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:

- adjoining properties coded R25 and lower 25% of the site area<sup>1</sup>
- adjoining properties coded R30 R40 35% of the site area<sup>1</sup>
- adjoining properties coded R50 R60 50% of the site area1
- adjoining properties coded R80 or higher Nil requirements.

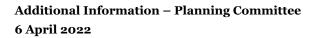
(1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 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

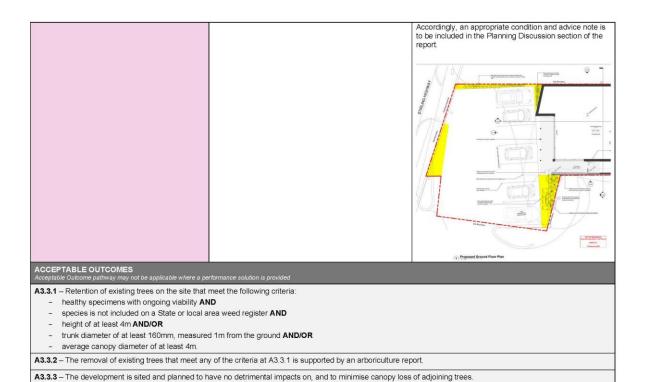
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:





ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
<b>03.3.1</b> – Site planning maximises retention of existing healthy and appropriate and protects the riability of adjoining trees.	There is currently no landscaping within the site boundary as existing, therefore no trees are proposed to be removed. No adjacent trees are impacted by the development.	The subject site is cleared of any existing trees.  No neighbouring trees appear to be likely adversely impacted by the development.			
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	A small tree is proposed at first floor level to the western aspect. The tree canopy provision is therefore increased and not reduced.	Revised plans and Landscaping Plan have been provided which does marginally improve landscaping of the street setback areas and provisions of deep soil areas of 2 small trees to the first floor balcony and rear courtyard			
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.	The proposals provide provision for planters and vegetation at first floor and second floor levels, which significantly increase the landscaping amenity and help to soften the street fagade and in turn enhance the streetscape. This is demonstrated on the 3D renders submitted with this application.	Revised plans demonstrate improved landscaping of the street setback areas and provisions of DSA and 2 small trees to the first floor portion of the building and south western carpark area onsite.  The Landscaping Plan claims approx. 6% of total parent site is DSA. The City's calculation (incorporating the 2m dimensions) indicates that 3% of total parent lot is DSA.  The City notes the comments provided by the applicant relating to the size of the balconies and its ability to facilitate on-structure and small plant growth. However still considers that the front carpark area (see image below) could easily incorporate and landscaping strip of low-lying shrubbery along Stirling highway and deletion laydown bin storage area, which doesn't impact car manoeuvring, existing car parking onsite.			







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.

**Table 3.3a** Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees 1
Less than 700m²		1 medium tree and small trees to suit area
700 – 1,000m²	10% OR	2 medium trees OR 1 large tree and small trees to suit area
>1,000m²	7% if existing tree(s) retained on site (% site area)	1 large tree and 1 medium tree for each additional 400m² in excess of 1000m OR 1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area

A3.3.5 - Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

#### Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	∋12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.



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



ELEMENT OBJECTIVES Development is to achieve the following Element Objectives			APPLICANT COMMENT		ASSESSOR COMMENT	
		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.				
space that enhances re	s resident amenity and space or of the proposition of the soil areas.  space or of the proposition of the proposition of the proving the space or of the proposition of the proving the pr		Existing dwelling has no usable communal open be or outside living areas available. proposed design introduces generous west facing ide living areas at first floor and second floor levels, se outside spaces significantly enhance the amenity provide opportunity for vegetation as indicated on the osed plans.		No communal open space provided, not strictly required as per Table 3.4 below as small quantum of developme (1 unit). Additional balcony area provided and as applicant notes, abundance of high quality public open space within a reasonable (400m) proximity of development.	
<b>03.4.2</b> – Communal or universally accessible a amenity for residents.	pen space is safe, and provides a high level of	balustradir	sed outside living areas are bounde ig and accessible from internal livin nolds to ensure safe, universal acce	g areas via	N/A	
priented to minimise im	en space is designed and ipacts on the habitable in space within the site and ties.	create a ne Bedrooms portion of t	sed west facing outdoor living areas egative impact on any neighbouring have been located on the eastern/s he extended dwelling, with separat n outside living areas to minimise a ues.	properties. southern ion between	N/A	
ACCEPTABLE OUTC	OMES by may not be applicable where a pe	rformance solu	tion is provided			
A3.4.1 — Developments Table 3.4 Provision of c	s include communal open spa communal open space	ace in accor	dance with Table 3.4			
Development size	Overall communal open space requirement		Minimum accessible / hard landscape area (included in overall area requirement)	Minimum space dim		
Up to 10 dwellings	Informal seating associated with other landscaped areas	deep soil or	NA	NA		
More than 10 dwellings			At least 2m² per dwelling up to 100m²	4m		



A3.4.3 - There is 50 per cent direct sunlight to at le	east 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 so areas.	creened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation
A3.4.6 - Communal open space is well-lit, minimis	es 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 of spaces within the site and of neighbouring properties.	priented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open es.
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.5	VISUAL PRIVACY		
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT
		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.	
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.		The proposed west facing outdoor living areas/balconies do not create a negative impact on neighbouring properties and do not allow for overlooking of habitable rooms and private outdoor living areas of neighbouring properties.  The design of the building aims to mitigate any negative impacts from the proposed adjacent development at 110 Stirling Highway.  There are no openings proposed to the northern and southern boundary facades.	Visual privacy issues posed for the eastern elevation first and second floor bedroom windows. The applicant states these windows are to be fitted with obscure glazing, but the plans remain silent on this treatment. As such a condition is to be imposed ensuring compliance with Volume 2 Visual privacy objectives.
ACCEPTABLE OUTCO	OMES / may not be applicable where a pe	erformance solution is provided	
A3.5.1 – Visual privacy	setbacks to side and rear bo	oundaries are provided in accordance with Table 3.5.	



	First 4		
Cone of vision from unscreened:	Adjoining sites coded R50 or lower		5th storey and above
Major opening to bedroom, study and open access walkways	4.5m	3m	
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	Refer Table 2.7
Unenclosed private outdoor spaces	7.5m	6m	

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

of willdows and balcornes.	of will down and parcolles.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT		
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:			

ELEMENT 3.6 PUBLIC DOMAIN INTERFACE					
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT			
Development is to achieve the following Element Objectives	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.				
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	Current access to the private residential zone is currently very compromised. The proposals include rebuilding the existing (dilapidated) low level limestone wall on the southern boundary in order to increase the width of the passageway running along the southern side of the building at ground floor level, which provides access to the first-floor dwelling. It is proposed that a decorative screen fence is built on top of the relocated low-level wall to provide separation and security between the adjacent lot to the south and the private passageway.	Complies – sufficient surveillance of the public realm provided by the apartment, whilst allowing for privacy to be maintained given the balconies are raised above eye level.			



	The extended building to the South at First Floor level provides a covered passageway from the existing parking area to the west, leading to the dwelling entrance located on the rear eastern aspect of the building.  The above provision significantly provides enhanced security, privacy and safety when compared to the current condition.	
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The proposed alterations including the first and second floor outdoor living areas, provides enhanced passive surveillance which in turn improves safety of the adjoining public realm. By extended the first floor toward the western and southern boundary provides additional shading over the adjacent parking spaces (to the west and south) and also shading and weather protection for patrons accessing the ground floor pharmacy retail tenancy.  The proposed upper level balconies are orientated towards the street and public domain areas and introduce a combination of balustrading/shutter styles to provide interest and flexibility of internal/external spaces.  Car parking will remain as existing.	Revised plans and Landscaping Plan improve the street setback areas and enhances interface with public domain and footpaths but additional landscaping is conditioned.

- A3.6.1 The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or countyard.
- A3.6.2 Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).
- A3.6.3 Upper level balconies and/or windows overlook the street and public domain areas.
- A3.6.4 Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.
- A3.6.5 Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed
- A3.6.6 Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.
- $\textbf{A3.6.7}-\textbf{Fencing}, \ \textbf{landscaping} \ \textbf{and} \ \textbf{other} \ \textbf{elements} \ \textbf{on} \ \textbf{the} \ \textbf{frontage} \ \textbf{are} \ \textbf{designed} \ \textbf{to} \ \textbf{eliminate} \ \textbf{opportunities} \ \textbf{for} \ \textbf{concealment}.$
- A3.6.8 Bins are not located within the primary street setback or in locations visible from the primary street.



A3.6.9 — Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.¹

(1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.

LOCAL PLANNING FRAMEWORK

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



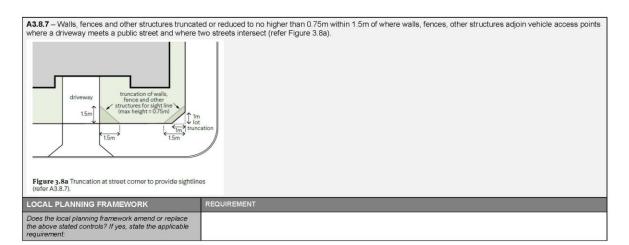
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT		
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.			
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	Current access to the private residential zone is currently very compromised. As mentioned above, the proposals include rebuilding the existing low level limestone wall on the southern boundary in order to increase the width of the passageway running along the southern side of the building at ground floor level. It is proposed that a decorative screen fence is built on top of the relocated low-level wall to provide separation and security between the adjacent lot to the south.  The extended first floor provides a protected, covered passageway along the south of the building to provide safe and secure access to the dwelling.	Agree with applicant comment.  Access to Shop clear for customers – access for residential portions clear for residents and visitors due to presence of letter boxes and signage.		
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	The high-quality articulated and activated building design along with the use of complimentary materials provide for a significantly enhanced streetscape and will positively add to the local character of the neighbourhood.	Agree with applicant comment.		
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a p	erformance solution is provided			
A3.7.1 – Pedestrian entries are connected via a legindividual dwelling entries.	gible, well-defined, continuous path of travel to building access	s areas such as lift lobbies, stairs, accessways and		
A3.7.2 – Pedestrian entries are protected from the	weather.			
A3.7.3 – Pedestrian entries are well-lit for safety an of the entry from within the site.	d amenity, visible from the public domain without opportunity for	or concealment, and designed to enable casual surveilland		
A3.7.4 – Where pedestrian access is via a shared a pedestrian and constrain vehicle speed.	zone with vehicles, the pedestrian path is clearly delineated a	and/or measures are incorporated to prioritise the		
A3.7.5 - Services and utilities that are located at th	e pedestrian entry are integrated into the design and do not o	detract from the amenity of the entry.		



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

.EMENT OBJECTIVES velopment is to achieve the following Element Objectives			
	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.		
3.8.1 – Vehicle access points are designed and atted to provide safe access and egress for hicles and to avoid conflict with pedestrians, clists and other vehicles.	Vehicle access points and car parking provision as existing.	Compliant – access provided a sufficient distance from Stirling Highway	
3.8.2 – Vehicle access points are designed and ated to reduce visual impact on the eetscape.	Vehicle access points and car parking provision as existing.	Compliant – The residential apartment slightly cantilevers over the carparking area, thereby ensuring that it blends into the streetscape, and is not a stark contrast to the streetscape.	
CCEPTABLE OUTCOMES ceptable Outcome pathway may not be applicable where a	performance solution is provided		
3.8.1 – Vehicle access is limited to one opening	per 20m street frontage that is visible from the street.		
3.8.2 – Vehicle entries are identifiable from the s	treet, while being integrated with the overall façade design a	and/ or located behind the primary building line.	
3.8.3 – Vehicle entries have adequate separatio	from street intersections.		
3.8.4 – Vehicle circulation areas avoid headlight	s shining into habitable rooms within the development and a	djoining properties.	
3.8.5 – Driveway width is kept to a functional min	nimum, relative to the traffic volumes and entry/egress requir	ements.	
<ul> <li>the driveway serves more than 10 dw</li> <li>the distance from an on-site car parking</li> </ul>	o .		





ELEMENT 3.9	CAR AND BICYCLE PARKING		
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT
		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.	
<b>03.9.1</b> – Parking and facyclists and other modes		Car parking provision as existing.	Bicycle parking Shop: Existing Apartment: 0.5 racks per dwelling + 1 per 10 dwellings – (1) - 1 racks required (Nil provided) To be conditioned





O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	Car parking provision as existing.	Car parking Shop: requirement: 1:20m² NLA (min 2 bays) – 131m² NLA proposed – (7 bays required, 6 provided Shortfall 1 bay  Apartment: 1 bay required, Nil resident bays provided – Complies  Technically no visitor parking required due to only 1 unit being proposed, none provided.  Due to highly accessible location of site (high frequency bus routes, train station all within close proximity) reduced car parking considered acceptable – site also benefits from street parking available on Leslie Street.			
O3.9.3 – Car parking is designed to be safe and accessible.	Car parking provision as existing.	Car parking – generally safe and workable –. It is considered that the existing configuration is acceptable.			
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	Car parking provision as existing.	Car parking area is highly visible from the streetscape.			
ACCEPTABLE OUTCOMES  Acceptable Outcome pathway may not be applicable where a per	ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided				
A3.9.1 – Secure, undercover bicycle parking is pro-	vided in accordance with Table 3.9 and accessed	d via a continuous path of travel from the vehicle or cycle entry point.			

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arking types		Location A	Location B	
	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling	
Car parking <sup>4</sup>	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling	
Car parking.	Visitor	1 bay per four dwellings up	to 12 dwellings	
		1 bay per eight dwellings fo	r the 13th dwelling and above	
Bicycle parking <sup>1</sup>	Resident	0.5 space per dwelling		
Stoyons porting	Visitor	1 space per 10 dwellings		
Motorcycle/ Scooter parking <sup>2</sup>	Developments exceedi	ng 20 dwellings provide 1 mo	torcycle/scooter space for every 10 car bays	
Definitions:	parking bays provided in accordance catchment of a train station and	dance with Table 3.9, car par	king bays may be reduced by one bay.	
A3.9.3 – Maximum pari	king provision does i	not exceed double	the minimum number of bays	specified in Table 3.9
A3.9.4 – Car parking an	nd vehicle circulation	areas are designe	d in accordance with AS2890	1 (as amended) or the requirements of applicable local planning ins
			d in accordance with AS2890 tback and are not visually pro	
N3.9.5 – Car parking an	eas are not located v	vithin the street se	tback and are not visually pro	(as amended) or the requirements of applicable local planning instinent from the street.      ewed from dwellings and private outdoor spaces.
A3.9.5 – Car parking an	eas are not located v	within the street se	tback and are not visually pro nitigate visual impacts when v	ninent from the street.
3.9.5 – Car parking and 3.9.6 – Car parking is 3.9.7 – Visitor parking shade	eas are not located v designed, landscape is clearly visible fron	vithin the street se ed or screened to n n the driveway, is s	tback and are not visually pro nitigate visual impacts when v signed 'Visitor Parking' and is	ninent from the street.  ewed from dwellings and private outdoor spaces.  accessible from the primary entry or entries.
A3.9.5 – Car parking arr A3.9.6 – Car parking is A3.9.7 – Visitor parking A3.9.8 – Parking shade nto apartments.	eas are not located videsigned, landscape is clearly visible from structures, where us	within the street seed or screened to not the driveway, is seed, integrate with	tback and are not visually pro nitigate visual impacts when v signed 'Visitor Parking' and is	ninent from the street.  ewed from dwellings and private outdoor spaces.  accessible from the primary entry or entries.  uilding design and site aesthetics and have a low reflectance to avo
13.9.5 – Car parking an 13.9.6 – Car parking is 13.9.7 – Visitor parking 13.9.8 – Parking shade to apartments. 13.9.9 – Uncovered at- 13.9.10 – Basement pa	eas are not located of designed, landscape is clearly visible fror structures, where us grade parking is plar rking does not protru	within the street seed or screened to non the driveway, is seed, integrate with	tback and are not visually pro nitigate visual impacts when v signed 'Visitor Parking' and is and complement the overall t minimum rate of one tree per	ninent from the street.  ewed from dwellings and private outdoor spaces.  accessible from the primary entry or entries.  uilding design and site aesthetics and have a low reflectance to avo
A3.9.5 – Car parking ark A3.9.6 – Car parking is A3.9.7 – Visitor parking A3.9.8 – Parking shade Into apartments. A3.9.9 – Uncovered at-	eas are not located of designed, landscape is clearly visible from structures, where us grade parking is plan riking does not protrupe.	within the street seed or screened to non the driveway, is seed, integrate with	tback and are not visually pro nitigate visual impacts when v signed 'Visitor Parking' and is and complement the overall t minimum rate of one tree per above ground, and where it p	ninent from the street.  ewed from dwellings and private outdoor spaces.  accessible from the primary entry or entries.  uilding design and site aesthetics and have a low reflectance to avo

ELEMENT 4.1 SOLAR AND DAYLIGHT ACCESS



Element Objectives, through either a performance based e provided in the policy may be of assistance.  Complies - Apartments have good sunlight access given the balconies and habitable rooms face (or have access to) the west and east aspect of the site  Complies - as noted below, the presence of the fins at the western windows allows for adequate winter sunlight access, whilst minimising summer afternoon sunlight incursion.
the balconies and habitable rooms face (or have access to) the west and east aspect of the site  Complies – as noted below, the presence of the fins at the western windows allows for adequate winter sunlight access, whilst minimising summer afternoon sunlight
the western windows allows for adequate winter sunlight access, whilst minimising summer afternoon sunlight
Complies - Balconies and major openings include acoustic rated window systems and 0.3m feature fins to north facing windows – Complies
g rooms and private open space that obtain at least 2
h a glazed area not less than 10 per cent of the floor area
c



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

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

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT		
Development is to achieve the following Element Objectives	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.			
O4.2.1 – Development maximises the number of apartments with natural ventilation.	All habitable rooms have access to openable windows.	The apartment has plenty of ventilation ability. Dual aspect - complies with Acceptable Outcomes.		
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	All habitable rooms have access to openable windows. The open plan nature of the design optimises opportunities for natural ventilation through the building on both levels.	Agreed		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	All habitable rooms have access to openable windows.	Agreed		
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	erformance solution is provided			
A4.2.1 – Habitable rooms have openings on at leas	st 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 × ceiling height  (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.				



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

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	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.	
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.	The internal programme meets with the current and future needs of the client.  Th open plan nature of the layout provides flexibility for future changes of living needs and requirements.	Apartment is suitable in size to allow for furniture to be placed effectively – complies with Acceptable Outcomes.
O4.3.2 — Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	Room dimensions and ceiling heights are generous in size, well-proportioned and facilitates high levels of natural ventilation and daylight access.  The ceiling to the second floor is raked to follow the pitch of the roof, which maximises ceiling heights and creates open and airy, well-ventilated spaces.	Negligible variation to apartment ceiling heights (2.4m (bedroom to 2.9m of raked living room areas, in lieu of 2.7m). The minim ceiling heights of 2.4m for the bedrooms meets NCC requirements.  Proportion of rooms is sufficient to allow for good sunligh access and ventilation to occur.



Table 4-3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m²
l bed	47m²
2 bed × 1 bath!	67m²
3 bed × 1 bath <sup>1</sup>	90m²

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

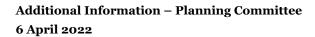
Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	'am
Other bedrooms	9m²	'am
Living room – studio and 1 bed apartments	N/A	3.6m
Living room - other dwelling types	N/A	4m

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are

- Habitable rooms 2.7mNon-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:	





ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES		
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT
		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.	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.		Existing dwelling has no usable private open space or outside living areas available. The proposed design introduces generous west facing private outside living areas at first floor and second floor levels. These outside spaces significantly enhance the private amenity and provide opportunity for vegetation as indicated on the proposed plans.	All balconies achieve and/or exceed acceptable outcomes of table 4.4 below - <b>Complies</b>
<b>04.4.2</b> – Private open space is sited, oriented and designed to enhance liveability for residents.		The generous private outside living areas situated along the western aspect of the building to maximise the views towards the ocean. The main indoor living areas are connected directly to the outdoor spaces which provides direct connection between internal and external spaces which in turn enhances the liveability for the residents.	Each balcony is oriented/sited/Designed to enhance liveability for residents and maximise eastern and western aspects.
<b>04.4.3</b> – Private open space and balconies are integrated into the overall architectural form and detail of the building.		The 3D renders demonstrate that the design of the outdoor living are well integrated into the overall building form and inform the architectural design.	Balconies are integrated into the overall design of the building.
ACCEPTABLE OUTCO	OMES y may not be applicable where a pe	rformance solution is provided	

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

Dwelling type	Minimum Area <sup>1</sup>	Minimum Dimension
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m



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

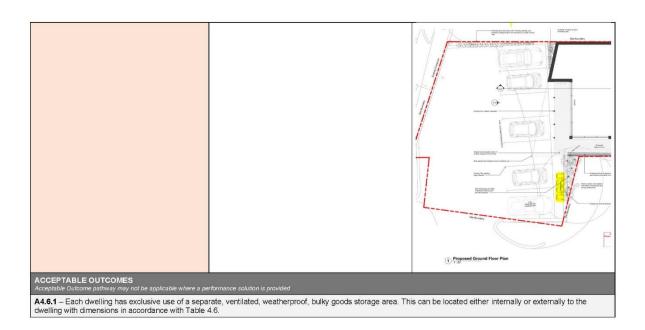
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.		
<b>04.5.1</b> – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	Internal circulation corridors and spaces are generous. The open plan nature of the building enhances circulation between different spaces and provides for universal access. Locations of windows and openings to living rooms ensure visual privacy is maintained.	Internal corridor widths are 1.6m to achieve Acceptable Outcomes – no lift access so not universal but given the singular unit nature of development, this is considered acceptable	
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	N/A/ Single dwelling.	Corridor is basic with windows facing east and west dua aspect – therefore light penetration to this area is acceptable	
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a	performance solution is provided		
A4.5.1 – Circulation corridors are a minimum 1.5r	n in width.		
A4.5.2 - Circulation and common spaces are des	igned for universal access.		
A4.5.3 - Circulation and common spaces are cap	able 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.	



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

ELEMENT 4.6	STORAGE		
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT
		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.	
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.		A new 'external' store room located under the existing external staircase is proposed at ground floor level.  The design achieves generous internal storage provision.	Complies – Apartment -external storage units provided internal to the building (underneath rear stainwell) and is easily accessible for residential unit.
			Not Supported – Commercial - The Commercial bin storage is not optimal as its clearly visible from Stirling Highway and could easily be relocated and/ or screened from the public domain resulting in a superior outcome. To be conditioned.







Dwelling type	Storage area <sup>1</sup>	Minimum dimension <sup>1</sup>	Minimum height <sup>1</sup>	
Studio dwelling	3m²			
1 bedroom dwelling	3m²	1.5m	1.5m 2.1m	
2 bedroom dwellings	4m²			m 2.un
3 bedroom dwellings	5m²			
Dimensions exclusive of s	services and	plant.		

ng or open space and is not A4.6.3 — Storage provided separately from dwellings or within or adjacent to private or 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

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

ELEMENT 4.7	MANAGING THE IMPACT OF NOISE			
ELEMENT OBJECTIVE		APPLICANT COMMENT	ASSESSOR COMMENT	
	following Element Objectives	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.		
O4.7.1 – The siting and minimises the impact of and provides appropriat dwellings and on-site op	external noise sources e acoustic privacy to	The proposed west facing outdoor living areas are well setback from the street boundary which minimises any significant noise impacts from the adjacent street/railway. The outdoors living areas provide a buffer between the external noise sources and the internal living areas.	Applicants Acoustic Impact assessment provided stating some recommended changes need to occur to the proposed window openings to ensure this element is acceptable and complaint with SPP5.4 – Accordingly, a condition is to be imposed and revised plans will be	



	Operable shutters are provided to the first-floor balcony to provide additional acoustic privacy as required. High performance glazing will also mitigate any potential noise issues.	required to demonstrate acoustic rated windows systems employed – further details to be secured by appropriate condition to ensure compliance due to provided SPP5.4 noise impact assessment.
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	N/A. Single dwelling. Internal/external walls will achieve high levels of insulation to mitigate noise transmission between spaces.	N/A - Agreed
ACCEPTABLE OUTCOMES  Acceptable Outcome pathway may not be applicable where a pe	erformance solution is provided	
A4.7.1 – Dwellings exceed the minimum requireme equivalent).	nts of the NCC, such as a rating under the AAAC Guideline	for Apartment and Townhouse Acoustic Rating (or
	oors, driveways, service areas, plant rooms, building service rnal wall of habitable rooms or within 3m of a window to a be	
A4.7.3 – Major openings to habitable rooms are ori	ented away or shielded from external noise sources.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace		



ELEMENT 4.8	DWELLING MIX		
ELEMENT OBJECTIVES Development is to achieve the following Element Objectives		APPLICANT COMMENT	ASSESSOR COMMENT
		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.	
O4.8.1 – A range of dwe configurations is provide household types and ch demographics.	ed that caters for diverse	N/A. Single Dwelling.	The proposal includes a larger style apartment which will provide for the larger style household demands of the greater community
ACCEPTABLE OUTCO	MES  may not be applicable where a pe	erformance solution is provided	
		n the objectives, proportions or targets specified in a local hou evelopments of greater than 10 dwellings include at least 20	
A4.8.2 – Different dwelli	ing types are well distributed	d throughout the development, including a mix of dwelling type	pes on each floor.
LOCAL PLANNING FR	AMEWORK	REQUIREMENT	
	amework amend or replace I If yes, state the applicable		



ELEMENT 4.9	UNIVERSAL DESIGN			
ELEMENT OBJECTIVE	s	APPLICANT COMMENT	ASSESSOR COMMENT	
Development is to achieve the following Element Objectives		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.		
O4.9.1 – Development universal design feature options for people living mobility and/or to facilitation.	es providing dwelling g with disabilities or limited	N/A. Single 'extended' dwelling.	Non-compliant – access to dwellings provided by stair only – may be supportable given singular nature of the dwelling. Existing Ground floor commercial unit and car parking areas fully accessible	
ACCEPTABLE OUTCO Acceptable Outcome pathway	DMES y may not be applicable where a pe	rformance solution is provided		
A4.9.1 –	100			
<ul> <li>a) 20 per cent of a Housing Austra</li> </ul>		of dwelling sizes, meet Silver Level requirements as defined	I in the Liveable Housing Design Guidelines (Liveable	
<li>b) 5 per cent of dv</li>	vellings are designed to Plat	inum Level as defined in the Liveable Housing Design Guide	elines (Liveable Housing Australia).	
LOCAL PLANNING FR	RAMEWORK	REQUIREMENT		
	amework amend or replace ? If yes, state the applicable			

ELEMENT 4.10 FAÇADE DESIGN				
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT		
Development is to achieve the following Element Objectives	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.			
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	The 3D renders demonstrate that building proportions, articulation, materiality and design elements respect and reference the local character of the street and surrounding area.	Compliant – building facades are consistent with the design/proportions/roof forms and scale of surrounding development context.		
<b>O4.10.2</b> – Building façades express internal functions and provide visual interest when viewed from the public realm.	The proposed building design and specifically the siting of the outdoor living areas on the street façade provides visual interest and activation when viewed from the public	Compliant – the apartments include a high degree of articulation and visual interest.		



realm. The small palette of materials is sympathetic and complimentary to the surrounding environment.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be app

#### 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

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

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the solution or using the Acceptable Outcomes. The Design Guidance	
<b>04.11.1</b> – Roof forms are well integrated into the building design and respond positively to the street.	The proposed articulated hipped roof reflects the style of the existing roof and also compliments the roof style and character of adjacent buildings (including the proposed development at 110 Stirling Highway).	Compliant



O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	Roof mounted skylights are proposed to enhance daylighting to internal areas.  Solar panels are proposed to be installed on the north facing portion of the roof.	No communal space provided at roof level nor required (see above) – Plans demonstrate ability to provide solar PV across east and west roof pitch and multiple solar / velux sky lights are proposed to improve internal amenity of the unit. – <b>complies</b> .
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a p	erformance solution is provided	
A4.11.1 – The roof form or top of building complem	ents 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 adjoining sites.	minimises overlooking and noise impacts on private open	space and habitable rooms within the development and on
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	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.	
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.	There is no landscaping within the site boundary as existing.  The proposals provide provision for planters and vegetation at first floor and second floor levels, which significantly increase the landscaping amenity and help to soften the front façade which is demonstrated on the 3D renders.	Revised plans and Landscaping Plan demonstrate improved landscaping of the street setback areas and site but some further amendments and new landscaping areas could be introduced to improve this element of the proposal.
<b>O4.12.2</b> – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	All planting (to balcony areas) will be selected to suit the specific site conditions and location.	Landscaping plan doesn't address species etc and as such a condition of approval is required
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate	Appropriate irrigation will be provided to the planting areas.	Details required at building permit, secured by condition



incorporates water harvesting or water re-use technologies.

**04.12.4** – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.

Vegetation is limited to the western outside living areas, however, will be visible from the streetscape which will enhance the appearance of the building and provide further interest.

As above

ACCEPTABLE OUTCOMES

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

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m <sup>2</sup> with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m <sup>2</sup> 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	S=-
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 OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	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.	
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.	New additions to the existing building are contemporary and complimentary to the exiting building and character of the local environment.  All new brickwork will be built in reclaimed brick to match the existing. The upper walls and roofing are proposed to be profiled aluminium standing seam cladding which references the existing awning above the Pharmacy entrance and also the industrial nature of the Dingo Flour factory building and other buildings in the locality.	Agreed with applicant's comments
04.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of his policy.	The proposed levels of amenity will be significantly enhanced when compared to the existing dwelling, which has very limited amenity.	Agreed with applicant's comments
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a pe	erformance solution is provided	
A4.13.1 – New additions to buildings that have herit	tage value do not mimic the existing form and are clearly ide	ntifiable from the original building.
A4.13.2 – New additions complement the existing b	ouilding by referencing and interpreting the scale, rhythm and	I materiality of the building.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 4.14 MIXED USE		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	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.	



54444 UE-1		
<b>Q4.14.1</b> – Mixed use development enhances the streetscape and activates the street.	The existing ground floor retail unit remains as existing and has a separate identity to the proposed dwellings above.  The proposed building design significantly enhances the streetscape and activation along Stirling Highway.	Significant glazing across street frontage from shop and footpath entry to provide activation of frontages.
<b>04.14.2</b> – 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.	The existing access to the first-floor residential dwelling is maintained, however the proposals aim to enhance the accessibility, privacy and safety as described previously.	Agree with applicant comment.  It is further considered that the car parking areas are safe due to the proposed upper floor balcony protruding over the vehicle entrance, which provides a degree of passive surveillance.
ACCEPTABLE OUTCOMES  Acceptable Outcome pathway may not be applicable where a per	erformance solution is provided	
A4.14.1 – Where development is located within a mon-residential uses.	nixed use area designated within the local planning framewor	k, ground floor units are designed for future adaption to
A4.14.2 – Ground floor uses including non-commer dwellings, address, enhance and activate the street	cial uses, such as communal open space, habitable rooms,	verandahs and courtyards associated with ground floor
A4.14.3 – Non-residential space in mixed use deve	lopment is accessed via the street frontage and/or primary en	ntry as applicable.
	ixed use development has sufficient provision for parking, wa	ste management, and amenities to accommodate a range
of retail and commercial uses in accordance with the	e requirements	
	itigate the impacts of non-residential uses on residential dwe	Illings, and to maintain a secure environment for residents.
		Illings, and to maintain a secure environment for residents.

ELEMENT 4.15 ENERGY EFFICIENCY		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		
<b>O4.15.1</b> – Reduce energy consumption and greenhouse gas emissions from the development.	Solar panels, high performance glazing and high levels of insulation will be specified.	Re-using the ground floor of the building and not demolition the structure is a positive environment attribute given it limits land fill from this development. In



ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a particular of the supplicable where of the supplicable where a particular of the supplicable where a partic	A noise assessment confirms some amendments to glazing to the façade of the development is required for compliance with SPP5.4.  An energy assessment will be carried out and submitted as part of the Building Permit application which will demonstrate compliance with the NCC.  A minimum 6 Stars NATHER rating will be achieved.	terms of future abilities to incorporate solar PV this is also another well considered option.
	rgy efficiency initiative within the development that exceeds	minimum practice (refer Design Guidance) OR
	HERS requirement for apartments by 0.5 stars.1	minimum practice (refer Design Guidance) OR
	eve an average star-rating across all dwellings that meets or exceeds a non	ninated henchmark, and that each unit meets or exceeds a slightly lower
	that each unit exceeds that lower benchmark by at least half a star.	minuted perconnais, and that each drift freets of exceeds a slightly lower
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable		



ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	Outline the rationale demonstrating that the proposal has met the solution or using the Acceptable Outcomes. The Design Guidance	
<b>04.16.1</b> – Minimise potable water consumption hroughout the development.	All existing fixtures and fittings to the residential unit will be removed and replaced with new water-efficient taps, showerheads, toilets, and appliances to minimise water usage.	Generally compliant – further details at building permit
	All tap fittings (other than outlets and garden taps will be minimum WELS 4-Star Rated.	
	All showerheads will be minimum WELS 3-Star Rated.	
	All sanitary flushing systems will be minimum dual-flush, WELS 4-Star Rated.	
	All internal hot water outlets will be connected to a hot water system or a re-circulating hot water system with pipes installed and insulated in accordance with AS/NZS 3500: Plumbing and Drainage, part 4Heated Water Service.	
	Due to the minimal opportunities for garden areas/landscaping, less water consumption will be required for outdoor watering.	
	Australian native/waterwise vegetation will be specified in landscaped areas in order to reduce water use.	
	The existing extended dwelling will have a new water meter.	



<b>O4.16.2</b> – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	As this development is an existing mixed-use building, the increase is residential area on the upper levels will have a negligible impact on the existing Stormwater infrastructure.  All water draining from roofs and other impermeable surfaces shall be directed to garden areas wherever possible.  The increase in landscaping areas will reduce water runoff onto impervious surfaces.	Generally compliant – further details at building permit.  Condition of approval
<b>04.16.3</b> – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	As this development is an existing mixed-use building, the increase is residential area on the upper levels will have a negligible impact on flooding.	Generally compliant – further details at building permit
ACCEPTABLE OUTCOMES  Acceptable Outcome pathway may not be applicable where a pe	rformance solution is provided	
A4.16.1 – Dwellings are individually metered for wat	ter usage.	
A4.16.2 – Stormwater runoff generated from small r	ainfall events is managed on-site.	
A4.16.3 – Provision of an overland flow path for safe	e conveyance of runoff from major rainfall events to the loca	l stormwater drainage system.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives	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.	
<b>04.17.1</b> – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	N/A. Existing single dwelling extended.	Condition to be imposed seeking relocation of the Commercial bin storage away from streetscape and screened from clear view— waste management plans provided with revised plans (see comment from internal



		Waste team). Waste management plan provided with application and been reviewed by the City's Waste Team.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	N/A. Existing single dwelling extended.	Waste management plans provided with revised plans – see comment from internal Waste team
ACCEPTABLE OUTCOMES  Acceptable Outcome pathway may not be applicable where a p	erformance solution is provided	
A4.17.1 – Waste storage facilities are provided in a Guidelines (or local government requirements whe		s of the WALGA Multiple Dwelling Waste Management Plan
A4.17.2 – A Level 1 Waste Management Plan (Des Appendix 4A (or equivalent local government requi		ALGA Multiple Dwelling Waste Management Plan Guidelines -
		torage of green waste, recycling and general waste in accordance nt Plan (Design Phase) (or local government requirements where
A4.17.4 – Communal waste storage is sited and de	signed to be screened from view from the street,	open space and private dwellings.
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable		

ELEMENT 4.18 UTILITIES			
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
Development is to achieve the following Element Objectives	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.		
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	N/A. Existing single dwelling extended.	Development capable of having this provision.	
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	N/A. Existing single dwelling extended.	Complies	

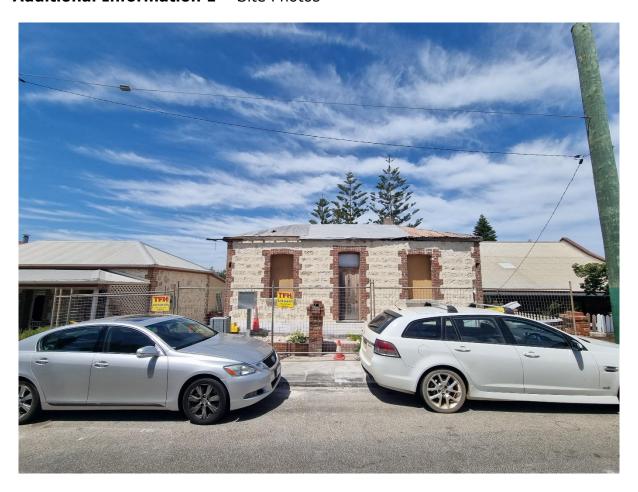


O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	N/A. Existing single dwelling extended.	Complies		
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	N/A. Existing single dwelling extended.	Air-conditioners and similar external fixtures have not been shown on the plans but are capable of being located to reduce impacts on amenity for the streetscape and or the unit - condition relating to external fixtures is included.		
ACCEPTABLE OUTCOMES Acceptable Outcome pathway may not be applicable where a performance solution is provided				
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.				
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.				
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.				
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.				
LOCAL PLANNING FRAMEWORK	REQUIREMENT			
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:				



# PC2204-7 STAPLES STREET, NO. 18 (LOT 4), NORTH FREMANTLE - TWO STOREY REAR ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (ED DA0020/22)

#### Additional Information 1 - Site Photos



**Photo 1:** Subject site as viewed from Staples Street.





Photo 2: Subject Site as viewed from rear southern site (church carpark).





**Photo 3:** Two storey building on adjoining eastern site (17 Staples Street) built up to shared boundary with subject site (taken from rear (south) of subject site.





**Photo 4:** Adjoining western site (19 Staples Street) as view from rear (south) of subject site



## Additional Information 2 - City of Fremantle Heritage Assessment



### **Heritage Impact Assessment**

Address: 18 Staples Street, North Fremantle

Application number: DA0020/22

Proposal: Two storey rear addition

Requesting officer: Erik Dybdahl

Date: 10/03/2022



18 Staples Street, North Fremantle Aerial photograph from CoF ESRI, September 2021. Note: since this photo the rear of the building has been demolished (work approved under DA0400/21)

#### INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in revised drawings for DA0020/22, received on 24 February 2022, and the affect that they will have upon the heritage values of 18 Staples Street and the North Fremantle Heritage Area. The proposed changes include:

- · Reinstating the original bullnose front verandah
- Two Storey addition connected to the rear of the existing house with a single storey link room
- Remove plaster from rear wall of limestone house to expose limestone substrate
- Renovate interior of limestone house

#### **HERITAGE LISTINGS**

#### State Register of Heritage Places

The place is NOT on State Register - referral to DPLH not required

Heritage Impact assessment, 18 Staples Street - DA0020/22





#### Inherit

Inherit Database number - 22070

#### **Heritage List**

The place is included on the City of Fremantle's Heritage List.

#### Heritage Area

The place is included in the North Fremantle Heritage Area which was designated in accordance with clauses 7.2.1 and 7.2.9 of Local Planning Scheme No. 4.

#### **Local Heritage Survey**

The place is included in the Local Heritage Survey. The Management Category is Level 3

## RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

 The applicant revised the original plans following discussions with the Heritage Officer regarding the need for the proposal to comply with LPP2.9 Residential Streetscape Policy.

Previous relevant DAs:

• DA0400/21 demolition of timber section to rear of house

Previous relevant legal dealings:

N/A

#### BACKGROUND

#### Historical Information

The North Fremantle area proper did not develop until after the arrival of the convicts in 1850. In 1851, Captain J. Bruce, commanding officer of the pensioner guards, was granted 150 acres in the area and allotments were surveyed and allocated to the pensioner guards, who accompanied the convicts. Other places associated with the Convict Establishment period include the North Fremantle Convict Depot (on site of fmr North Fremantle School, and North Fremantle Railway Station) and the construction of the Fremantle-Perth Road.

With the impact of the goldrushes in the 1890s and 1900s, in particular the huge growth in population and the increase in prosperity, North Fremantle began to develop as a residential area. However, with the construction of the Rocky Bay Quarries in 1892 and the completion of the Inner Harbour in 1897, there were also opportunities for the development of industry, trade and commercial businesses in North Fremantle. Since the first decades of the twentieth century, North Fremantle has functioned as a mixed residential and medium to light industrial area.<sup>1</sup>

Heritage Impact assessment, 18 Staples Street - DA0020/22

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North Fremantle Heritage Study, 1993





The railway corridor created a separation of the more coastal parts of the peninsula from the more estuarine land. Relatively large portions of land were taken up for Railway uses; stores, works, future expansion, etc. Most of this was on the ocean side of the main railway line. Harbour works also consumed large portions of land and the originally settled lots between Lilburn Road and Lukin Road were resumed for intended Harbour works.

The impact of the railway initially was to provide better communication and accessibility for people and goods however its location ultimately became a divisive element with a predominately industrial character established to the west on the sand dune topography of the coast. A predominately residential character was established to the east by subdivision of the original Pensioner Lots on the limestone hills and alluvial flats. The rapid residential and industrial development coupled with the establishment of local government established a strong sense of local community and identity.

In the Gold-rush era industry developed with the establishment of the Fremantle Steam Laundry (1897), Burfords Soap factory (1905), Fergusons Timber Yard, Pearse Bros., yard, Victorian Galvanizing Iron Co., the Government Abattoirs at Port Beach (1907), Mount Lyall Mining Railway Company (later CSBP) and the State Engineering Works at Rocky Bay (1913). In the Inter-War era industrial development in North Fremantle was reflected in such landmark buildings as; The Great Southern Flour Mills (Dingo Flour), the Weeties factory, the Ford Factory, the Vacuum Oil Company, and the long corrugated iron sheds along North Quay, Port Beach and Leighton Beach.

The industrial development of North Fremantle, particularly west of the railway line and north of the Dingo Flour Mill intensified in the Inter-War period. The redevelopment of residential areas combined with the impact of the Great Depression led to the decline of North Fremantle as a residential suburb. By 1939 sixty-six per cent of the council's rates collections were from industrial concerns.<sup>2</sup>

Between 1950 and 1965 Fremantle Port was modernised and upgraded under a new General Manager of the Fremantle Harbour Trust, F. W. E. Tydeman. Tydeman implemented a program of mechanisation, containerisation and expansion of the port. Works in the Inner Harbour were focused on North Quay which was developed for handling general cargo with the construction of the North Quay Transit Sheds, improved methods for handling grain, modification of berths for roll on roll off ships and the installation of seven new quay cranes.<sup>3</sup>

Port Beach Road was constructed in 1960 and land was acquired in North Fremantle to expand the port and to upgrade railway facilities. In 1959 the Leighton Marshalling Yards were constructed and in 1961 work commenced on the realignment of the railway and construction of a new rail bridge to allow the north quay to be extended further eastward. Tydeman Road was constructed in the 1970s linking Port Beach Road to the new traffic bridge further upstream. These works gradually removed residential development east of the railway and by 1971 only one house left to the west of the railway line.<sup>4</sup>

North Fremantle Heritage Study, 1993

<sup>3</sup> HCWA Register Entry, Victoria Quay, Fremantle, March 202

North Fremantle Heritage Study, 1993





The long period of port expansion and modernisation triggered by the agricultural and mineral booms of the 50s and 60s ended in the 1970s. In the 1980s and 1990s industry began to leave North Fremantle for industrial estates on the outskirts of the metropolitan area. The State Engineering works closed in 1987 followed by other businesses such as the Ford Motor Company, Harvest Road Iceworks, the Weeties factory, Bradford Insulation, Dillingham Shipyards, Precision Marine, Phillips and Joinery Works.<sup>5</sup>

The deindustrialisation of the suburb coincided with renewed interest in the place and its heritage values. This led to the redevelopment of post-industrial sites and the adaptive reuse of industrial buildings and warehouses.

#### Individual property history

The following information is taken from the heritage listing for the place on the Inherit Database:

Bounded in the west by Stirling Highway and in the east by Rule Street, Staples Street is divided by Thompson Road. The area forms part of an original land grant to the Pensioner Guards (lots P57 and P66). On 31 May 1895, Lot P66 was subdivided, while Lot P57 was not subdivided until 26 February 1897.

The street was listed as Davis Street in the Post Office directories between 1898 and c. 1915, and then as Davies Road until 1962. The street name was officially changed in June 1962 in honour of Ronald John Staples who served on the North Fremantle (1940-61) and Fremantle (1961-73) councils. Staples was born in Harvest Road, North Fremantle, in 1910; attended North Fremantle Primary School and Fremantle Boy's School and worked in clerical occupations.

Staples Street was developed between 1904 and 1920, although some lots remained vacant until the 1940s. The street was predominantly working class, with many male occupants employed on the nearby waterfront, the railways or in the construction industry as sawyers or bricklayers. Buildings in the street are characterised by small, modest cottages on small lots, with building materials ranging from weatherboard and asbestos or fibro cement to brick.

House, 18 Staples Street was built between 1911 and 1917. By 1923, the house was owned and occupied by Isabella Fettes. At this time, it was described as a timber house of four rooms. Isabella Fettes sold the property to Annie Green in 1927, when it was described as being a four roomed stone house. By the mid-1950s, the property was owned by George Jacob and has had a number of owners since Mr Jacob died in the mid-1960s.

This place was included in the 'North Fremantle Heritage Study' (1994) as a place contributing to the development and heritage of North Fremantle. It was also included in the list of heritage places in the City of Fremantle identified by the Fremantle Society (1979/80) - RED -significant for contributing to the unique character of Fremantle.

In 2000, 18 Staples Street was included on the Fremantle Municipal Heritage Inventory. A photograph of the place taken in 2003 shows it had a hipped bullnose verandah roof with timber posts, but this was removed sometime between 2014 and 2016.

Heritage Impact assessment, 18 Staples Street - DA0020/22

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North Fremantle Heritage Study, 1993





In 2021 planning approval was given to demolish the rear timber framed section of the house due to the advanced state of its deterioration. At this time the timber section was collapsing and there was little or no fabric which could be retained. The limestone section was also in extremely poor condition as leaking roofs had led to the partial collapse of lath and plaster ceilings and external joinery was falling apart and beyond repair.

The timber section has since been removed and some stabilization works carried out to the two roomed limestone section which was retained including replacement of roof cladding and rainwater goods. The interior of the limestone section was very poor at t



18 Staples Street, City of Fremantle 2003



18 Staples Street, City of Fremantle 28 June 2021

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#### **Physical Description**

The North Fremantle Precinct Heritage Area is bounded by McCabe Street (northern boundary), the Indian Ocean shoreline (western boundary), the Inner Harbour (southern boundary) and the Swan River (eastern boundary). This area includes North Ward, the northernmost portion of the City of Fremantle and the area under the care of the Fremantle Port Authority.

Staples Street comprises of a relatively intact streetscape of heritage significance with most places dating from the early 1900s and some more recent development.

House, 18 Staples Street, is a late example of the Victorian Georgian style of architecture. The front elevation is symmetrical with two timber sash windows and a central front door with top light. Existing joinery is in extremely poor condition. Scars on the façade show the shape of the original hipped bullnose verandah roof and sections of render have fallen off to reveal the original coursed random rubble limestone wall surface and tuck-pointed brick quoins. The house has a face brick chimney, and the hipped roof has recently been reclad with corrugated zincalume sheeting. The cement verandah floor is elevated above natural ground level and has a brick retaining wall and steps which match the low brick front fence. The verandah floor, steps and fence all appear to date from the late 20<sup>th</sup> century and have little significance.

Internally the limestone house has two rooms flanking a central corridor. The walls are plastered but there are several substantial cracks. The lath and plaster ceilings have collapsed in places due to ongoing water damage. The timber floors and skirtings are in reasonable condition.

#### IMPACT ASSESSMENT

#### Statement of Significance for the place

The proposed development was assessed against the following values identified in the statement of significance for the place included in the Local Heritage Survey:

statement of significance for the place included in the Local Fier	itage our vey.
The place has aesthetic value for its contribution to the streetscape	Positive impact
and the surrounding area.	8
It is representative of the typical building stock located within the residential areas of North Fremantle.	Minor impact
Historically significant as a representation of typical workers' houses in the North Fremantle area.	Minor impact
The place is a late example of the Victorian Georgian style of architecture.	Positive impact

#### Heritage values

The impact of the proposed development of the place was assessed using the heritage values from the ICOMOS Burra Charter, 2013:

Aesthetic value	Positive impact	Condition	Positive impact
Historic value	No discernible impact	Integrity	No discernible impact
Scientific value	No discernible impact	Authenticity	Minor impact
Social value	No discernible impact	Historical evolution	No discernible impact
Rarity	No discernible impact	Streetscape	Minor impact
Representativene	ss Minor impact	•	**************************************

Heritage Impact assessment, 18 Staples Street - DA0020/22

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#### Statement of Significance for the North Fremantle Heritage Area

North Fremantle is significant as a mixed residential and industrial area located to the north of the Swan River and the Port of Fremantle with a history of European settlement dating back to the Pensioner Guards in the mid nineteenth century. The proposed development of the place was assessed against the following values identified in the statement of significance for the North Fremantle Heritage Area:

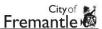
Its connection with the Convict Establishment, convict built public works and the Pensioner Guards whose former Barracks and	No discernible impact
settlement were located in the area;	
its unique topography located between the river and the ocean which contributes to its unique character;	No discernible impact
its role in World War II defences with the establishment of the Leighton Battery;	No discernible impact
its concentration of mainly modest workers accommodation dating from the Federation and Inter-War periods together with some pockets of more substantial development around areas such as Brucetown;	Minor impact
its focus on the industries relating to the Port of Fremantle, the railways and associated industries established in the area;	No discernible impact
its former industrial character resulting from the former Leighton Marshalling Yards, State Engineering Workshops and other industries such as the Dingo Flour Mill, the Ford Motor Factory etc;	No discernible impact
because of its association with boat building and the marine industry.	No discernible impact
its cultural diversity resulting from successive periods of migrant settlement in the area;	No discernible impact
its long connection with places of recreation including Leighton and Port Beaches together with the Swan River banks and beaches and the Gill Fraser Oval	No discernible impact
surviving natural landforms located at Cypress Hill and the cliffs and cave limestone formations of Rocky Bay together with remnant indigenous flora in these areas	No discernible impact

#### **Heritage Impact Comments**

The proposed conservation of the two roomed limestone house at 18 Staples Street, including the removal of render from the limestone walls and the like for like reinstatement of the hipped bullnose front verandah and timber doors and windows, will make a positive contribution to the heritage value of this house, the streetscape value of Staples Street and the heritage value of the wider North Fremantle Heritage Area.

Further information will need to be provided at Building Licence stage to demonstrate that the work to the limestone walls will be in accordance with good conservation practice as outlined in the City of Fremantle Technical Advice Sheets for the care of limestone buildings. This information should include a description of the proposed techniques for conservation and the lime mortar mixes (without cement) which will be used in the work. To ensure the long-term survival of the limestone walls, internal and external face limestone surfaces should not be sealed as this will prevent the walls from 'breathing' and





expelling damaging moisture leading to the degradation of the stone. Information on the reconstruction of the verandah floor will also need to be provided to demonstrate that the new floor will allow ventilation of the lower section of the wall.

From the perspective of good conservation practice, the proposed two storey extension to the rear of the building is acceptable as it will have minimal impact on the significant limestone house and the streetscape of Staples Street:

- The two storey section of the house is set back 4 metres behind the ridge of the roof to the limestone house
- a single storey link has been used to create a visual separation between the old and new sections of the house. The linking section is set in from the side walls of the limestone house so that the form of the original building, including the roof form, can be clearly identified.
- The natural topography of the site slopes downward from Staples Street to the rear of the property. This has allowed the rear extension to be set lower than the ground floor of the heritage house and reduces the visibility of the extension from Staples Street. The extension will not overwhelm the heritage house and will have minimal impact on the heritage streetscape.

#### CONCLUSION:

The proposed conservation of the original limestone house will enhance the heritage value of the place and the Staples Street streetscape, and the construction of the rear extension will have minimal impact on the heritage values of the house, streetscape or heritage area. These works are acceptable from a heritage perspective on the condition that the following information is provided at building licence stage:

- Methodology for render removal, limestone conservation and lime mortar mixes for bedding and repointing
- Detail on the new front verandah floor to show how the base of the façade wall under the floor will be ventilated
- Confirmation that limestone surfaces will not be sealed
- Detail showing wall vents to underfloor spaces of limestone house



## GIRTON LANE, NO. 3-5 (LOT 8) FREMANTLE - ADDITIONS (TWO STOREY) AND ALTERATIONS TO EXISTING SINGLE PC2204-8 **HOUSE (TG DA00547/21)**



Photo 1: Subject site as viewed from Girton lane





Photo 2: Area of site where additions are proposed to be constructed





Photo 3: Area of additions facing north.





Photo 4: Area of rear additions



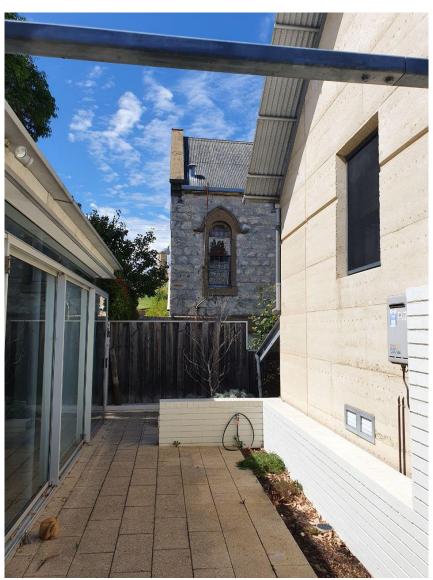


Photo 5: Area of additions





Photo 6: view towards adjoining property at 7 Girton lane



# PC2204-9 SOLOMON STREET, NO. 45 (LOT 40) FREMANTLE – ADDITIONS (THREE STOREY) AND ALTERATIONS TO EXISTING SINGLE HOUSE (TG DA0553/21)

## Additional Information 1 - Site Photos



Photo 1: Subject site as viewed from Solomon Street





Photo 2: Rear of existing dwelling as viewed from 47 Solomon Street





Photo 3: Rear yard of 45 Solomon Street





**Photo 4:** Rear of 45 Solomon Street as viewed from existing rear deck of 47 Solomon Street



# PC2204-10 SEAVIEW STREET, NO. 7 (LOT 1) BEACONSFIELD - CARPORT ADDITION TO EXISTING GROUPED DWELLING (JCL DA 0472/21)

Additional Information 1 - Site Photos



Photo 1: Subject site as viewed from Seaview Street looking north-west





**Photo 2:** Subject site as viewed from Seaview Street looking north-west with view of battle-axe access leg and existing crossover.



Photo 3: Subject site as viewed from Seaview Street looking west





Photo 4: Streetscape looking north-west as viewed from opposite side of street.



**Photo 5:** Streetscape looking south-west as viewed from opposite side of street (noting vegetation and vehicles prohibit clear views to the properties from this perspective).