



Meeting attachments - part 1

Planning Committee

Wednesday 5 July 2023, 6pm



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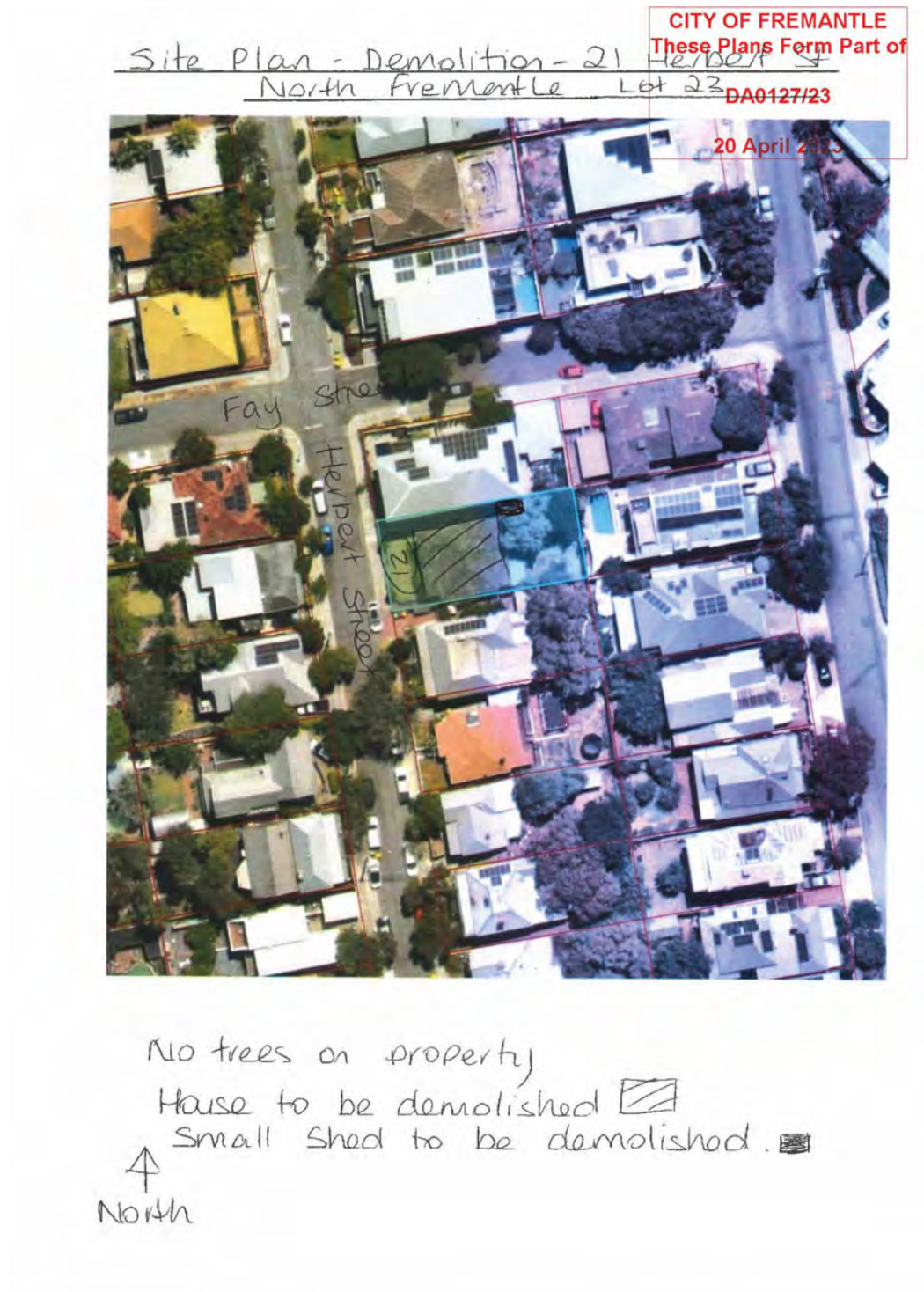
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**PC2307-1 HERBERT STREET, NO. 21 (LOT 23), NORTH FREMANTLE -
DEMOLITION OF EXISTING SINGLE HOUSE AND INCIDENTAL
STRUCTURES (JZ DA0127/23)**

Attachment 1 - Demolition Plan & Structural Engineer Report





INSTRUCTIONS:

As per e-mail instruction from Mrs Venera Milanja dated 16th February 2023, the Scope of Work requires the inspection of the above property and provide a detailed report outlining the Dilapidation and Condition of the residential structure situated on the above mentioned property.

INTRODUCTION:

Following an e-mail arrangement on 16th February 2023 with Mrs Venera Milanja, a site inspection was carried out by Fred Lunderstedt – Senior Structural Engineer and Riham Massoud – Structural Engineer on Thursday 2nd March 2023 at 13H00. Mrs Venera Milanja was in attendance at the time of the inspection.

CIRCUMSTANCES:

Precinct Management - North Fremantle This place is located within the boundaries of the North Fremantle precinct which has been included on the City of Fremantle's Municipal Heritage Inventory. Any proposed development must be carried out in accordance with the heritage conservation policies adopted for the precinct.

Heritage listing

The property as listed with the Heritage Council is known as "Limestone feature(s), 21 Herbert Street – Non extant" and falls within the District of the City of Fremantle:



The property was listed in the Statutory Heritage Listings as well as Heritage Council Decisions and Deliberations in March 2007. The current Heritage Council Decisions and Deliberations status does not warrant further assessment.(28th June 2019)



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Statutory Heritage Listings				
TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
Heritage List	YES	08 Mar 2007		
Heritage Area	YES	08 Mar 2007		

Heritage Council Decisions and Deliberations				
TYPE	STATUS	DATE	DOCUMENTS	MORE INFORMATION
RHP - Does not warrant assessment	Current	23 Jun 2010		

Other Heritage Listings and Surveys				
TYPE	STATUS	DATE	CATEGORY	DESCRIPTION
Municipal Inventory	YES	14 Oct 2000	North Fremantle Precinct	more

2088 LIMESTONE FEATURE(S) 21 HERBERT STREET - NOT EXTANT

22122 HOUSE 114 STIRLING HIGHWAY

22445 HOUSE (DEMOLISHED) 4 HEVRON STREET

Statement of Significance

North Fremantle is significant as an area located to the north of the Swan River and the Port of Fremantle with a history of settlement dating back to the Pensioner Guards in the mid nineteenth century. The area is significant for:

Physical Description

The North Fremantle Study Area comprises the northern portion of the Fremantle Municipality including the North Ward and the area under the care of the Fremantle Port Authority; that is, the area north of Swan River to the northern most boundary of the Fremantle Municipality.

History

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

[Show categories](#)

Creation Date: 20 Jul 2011 Last Update: 25 Jun 2021 Publish place record online (inHert): Approved

[Disclaimer](#)

"Other" Heritage Listings include a Municipal Inventory survey carried out and adopted in December 2016 for historical Records only. The City of Fremantle has identified this place as being of historical interest only. The information is retained in the database purely for historical record keeping.

To date, the property is still to be nominated to the State Register of Heritage Places for Heritage status and will include necessary visitations and communications indicating that the property meets the threshold for entry on the State Register of Heritage Places.

Demolition

A Demolition Application is still to be lodged with the Fremantle Council in accordance with the City's Planning – **Heritage and Conservation and Development and the City's Heritage List**, which is a policy that comes under the provisions of the No. 2 Scheme Text Section 4.2, the property is identified as having considerable heritage and cultural significance.

Development Control Principles

(Refer [clause 4.2 Planning policy 3.3.31](#) – Heritage and Conservation and Development.

Demolition of a heritage building:-

- (i) Demolition of a heritage place with exceptional or considerable significance is rarely appropriate and should require the strongest justification. Demolition of a heritage place with moderate or low significance should be avoided wherever possible, although there may be circumstances where demolition is justified. The onus rests with the applicant to provide a clear justification.
- (ii) Demolition approval should not be expected simply because redevelopment is a more attractive economic proposition, or because a building has been neglected.



Consideration of a demolition proposal should be based upon the significance of the building or place; the feasibility of restoring or adapting it, or incorporating it into new development; and the extent to which the community would benefit from the proposed redevelopment.

Structural condition assessment in the case of demolition:-

If structural failure is cited as a justification for the demolition of a place in the Heritage List, evidence should be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.

Within the Scheme Text, there is a section that deals with Heritage listed properties. Also, there is *Local Planning Policy 3.3.21 Heritage Conservation and Development*, which is a policy that comes under the provisions of the No. 2 Scheme Text. Section 4.2 deals with demolition and the matter of "**demolition by neglect**".

A Demolition Application is still to be lodged with the Fremantle Council in accordance with the City's Planning – **Heritage and Conservation and Development and the City's Heritage List**, which is a policy that comes under the provisions of the No. 2 Scheme Text Section 4.2, the property is identified as having considerable heritage and cultural significance.

Demolition Control All extant buildings and structures located in the precinct and identified on the MI or on any other heritage register should not be demolished. They should be conserved in accordance with the principles of the Burra Charter (The Australia ICOMOS for the conservation of places of cultural significance). Conservation of Significant Streetscapes The conservation of all individual places in the precinct should be considered in the context of the character of the surrounding heritage precinct and significant streetscapes should be conserved and protected.

Original significant buildings which contribute to the streetscape should be retained and restored. New buildings should be sympathetic to the traditional street pattern in terms of form, scale and proportion.

Conservation of Significant Buildings Significant buildings or places may be extended or adapted, however the original significant building or place should remain the dominant feature on the site when viewed from the street. Significant or original fabric should be retained and conserved wherever possible. In the event of a change of use, the new use should be appropriate to the significance of the place.

Conservation of Significant Landscape Significant landscape areas or elements should be retained and conserved. Traditional gardens and trees should be retained wherever possible and new landscape elements should reinforce the traditional planting patterns of the area wherever possible. Where new development is permitted to occur, mature trees should be retained wherever possible.

A municipal inventory was conducted in October 2000.



PRESENT SITUATION:

North Fremantle began to develop as a residential area after 1900. A large number of houses in Herbert Street display typical 1920 type architecture. As the original date of construction is unknown and based on similar style of house construction, the suspected date of construction would be approximately 1920.

Herbert Street is made up largely of heritage-protected residences with Block No. 21 being elevated with the potential for ocean views.

The house was a deceased estate and upgraded to the point of sale in 2022.

The house consists of a lounge, dining room, three bedrooms and one bathroom. Land size 412m².

The foundations to the house are timber piers with termite guards supporting the timber floor flooring, beams and joists.

The main structure of the house is composed of timber frames with a brick veneer cover on the outside and plaster board on the inside.

The roof to the house is a clay tile supported on timber trusses spaced at 600mm centers.

The chimney serving the lounge is made of face brick. The external brickwork surface at the rear end of the chimney is loose and in a state of collapse.

It has been reported that there is asbestos lining in the ceiling and walls to the house.

The toilet is situated outside the house but has since been incorporated into the house by extending the lean-to structure at the rear. The roof to this extension is steel Colorbond

The house is serviced with gas and electricity with sewer connections to the main Fremantle sewer system. The existing septic tank has been made redundant and filled.

The timber outbuilding forming the garage is obsolete and redundant

The brick retaining walls to the walkways at the rear of the house are cracked in several places and do not meet Building Standards.





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OBSERVATIONS: The building is showing signs of dilapidation.

MAIN BUILDING:

Poor Rain water system

Damaged Brick veneer cladding



WEST ELEVATION

Boundary brick walls in disrepair



WEST ELEVATION



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HEATING SYSTEM - NORTH WALL

Copper heating system
Fixed into cladding



HEATING SYSTEM - NORTH WALL

Damaged roof trusses

Damaged brick veneer
cladding



Missing barge
boards

NORTH WEST CORNER OF HOUSE



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Damaged brick veneer
cladding



NORTH WEST CORNER OF HOUSE

Cracked brick veneer
cladding



NORTH WEST CORNER OF HOUSE

Damaged and loose
Brick veneer cladding



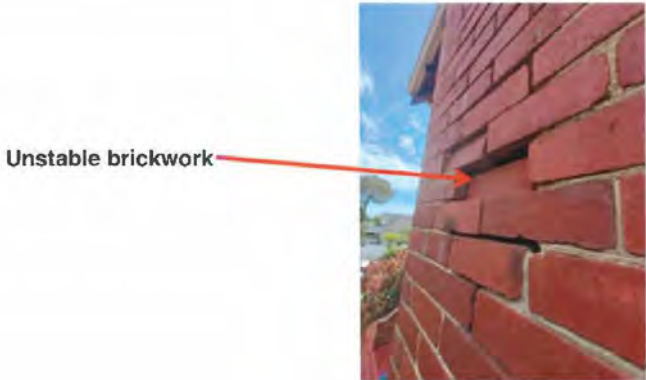
NORTH WEST CORNER OF HOUSE



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CHIMNEY - SOUTH WALL



CHIMNEY - SOUTH WALL



SOUTH WALL



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Miss-aligned roof sheeting and flashing



Chimney to Kitchen

Lean-to

Cracked paving

EAST WALL - BACK YARD



Damaged rafters

Cracked and miss-align retaining walls

EAST WALL - BACK YARD



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INTERIOR

Worn floor lining



ENTRANCE – VERANDA TO HOUSE

Sewage vent pipe
under enclosed area



KITCHEN – LEAN-TO



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ACCESSWAYS



Restricted entrance to laundry

ENTRANCE TO LAUNDRY



Restricted entrance to playroom

ENTRANCE TO PLAY ROOM



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LAUNDRY



LAUNDRY



LAUNDRY – LEAN-TO



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BATHROOM

Buckled & lifting
floor tiles



BATHROOM FLOOR

Damaged & replaced wall tiles



SHOWER CUBICAL

Poor fitting wall & ceiling
panels



BATHROOM CEILING



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Cracked and sagging
ceiling panels



ENCLOSED VERANDA - ENTRANCE

Cracked and sagging
ceiling panels



ENCLOSED VERANDA - ENTRANCE

MAIN BEDROOM

Poor fitting wall
panels



MAIN BEDROOM



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Poor fitting wall panels



MAIN BEDROOM

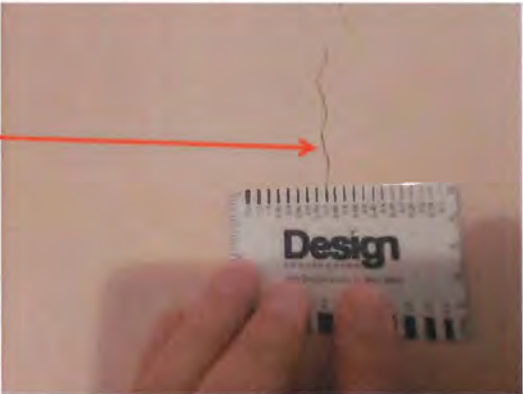
Poor fitting wall panels



Cracked ceiling panel

MAIN BEDROOM

Crack measure



MAIN BEDROOM



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Depressed ceiling



Panel cracks

Poor fitting
ceiling & wall
panels

LOUNGE – CEILING



Panel crack

LOUNGE – CEILING



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Sagging ceiling

LEAN-TO – SPARE ROOM AFTER KITCHEN



Sagging ceiling

LEAN-TO – SPARE ROOM AFTER KITCHEN

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Missing cross vent inside cubicle



Enclosed cross
ventilation

Missing sewer
vent

Restricted
access

Enclosed gulley

TOILET

The toilet chamber is missing cross ventilation leading to outside air

The enclosure of the gulley and missing vent pipe may prove to be a health hazard.



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FOUNDATIONS



FOUNDATIONS



FOUNDATIONS



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RETAINING WALL

Cracked paving

Out of plumb wall



RETAINING WALL – BACK YARD

Damaged wall



RETAINING WALL – BACK YARD



RETAINING WALL – BACK YARD

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GARAGE - REDUNDANT

FOUNDATIONS:

FOUNDATION SUBSIDENCE

Subsidence of foundation occurs when there is a difference or a change in the ground conditions or capacity, on which the building is constructed. Recently the most popular cause of reported subsidence has been the dry summers that have caused the underlying clay subsoil to lose moisture, become desiccated and shrink. However, subsidence could just as easily be caused by the construction having been carried out in an area where there is a geological fault, or previous unknown hazards such as fill.

The foundations to the house are **not** showing any signs of subsiding. There are cracks in the wall and ceiling panels around doorways and where extensions to the house have been carried out.

The foundations for the lounge and kitchen chimney look fairly study.

SOAKAGE PIT

Indications are that the soakage pit has been positioned in the front yard on the street front.

SOILS REPORT

A soils report is also not available in order to analyse the foundation bearing pressures.

HISTORICAL DATA - ASBESTOS

The probability of having asbestos on site cannot be ruled out and will only become evident once the roof sheeting and side cladding is removed.

No Dilapidation or House Inspection Reports have been prepared on the present condition of the house



DISCUSSION:

At the site inspection and considering the Historical signification of the house, property and location, the question was raised :-

- a) Upgrading the present house
- b) Demolish the house and re-develop
- c) Cost of new housing

COSTS: An estimated cost for the upgrading of the present house :

NOTE Final Cost estimate to be finalised by a Quantity Surveyor at a later stage.

OPINIONS.

It is my opinion that the house in it's present state is **SAFE** and **STABLE**. Considering the age of the building, some structural elements are deteriorating and will need to be replaced.

In the event that the house is retained and restored to its former glory in order to preserve the historic character of the property, there are a number of schemes, Rates Concessions and Heritage Grants available for financial contribution towards maintenance and preservation.



The City acknowledges the value heritage properties bring to our community and as such, may contribute 50% to general residential rates to encourage and support owners who maintain their buildings. Concessions must be applied for on an annual basis. Visit the heritage rate concession application page, when open, for information on eligibility and requirements.

In the event that the house is demolished to make way for another housing development, the costs of demolition and the development of a new dwelling will be far less than restoring the present house.

RECOMMENDATIONS:

As the present house has not been declared a Heritage Site even though it sits in a row of Heritage Declared homes and providing finances are available, it is recommended that the house be demolished and suitable materials be salvaged.

Should you have any further enquiries regarding this matter, do not hesitate to contact me.

I am qualified as a Professional Engineer as defined in Building Code of Australia 2013 Clause A1.1

(Volume 1) or Clause 1.1.1.2 (Volume 2) and that I have the appropriate experience and competence to certify all of the matters covered by this certification.

My details are listed below:-

Relevant qualifications: CPEng., MIE Aust., NER.

For and on behalf of (name of practice): Design Engineering Pty Ltd

A handwritten signature in black ink, appearing to read 'F.C. Lunderstedt'.

SIGNED: F.C. Lunderstedt

DATE: 24th March 2023



HISTORICAL DATA

Municipal Inventory Adopted 14 Dec 2016 (City of Fremantle)

SUPPORTING CORRESPONDENCE

Is demolition prohibited?

Where a place is entered on the Heritage List under the City's Town Planning Scheme, development approval is required for demolition of a building. The City's Heritage Conservation and Development Policy provides further information and guidance on the demolition of heritage-listed places.

How do I know if my property is listed in a Municipal Heritage Inventory or other lists?

The City will keep a copy of the Municipal Heritage Inventory and Heritage List for public access. You can also search the Heritage Council's Places Database on its website at www.heritage.wa.gov.au. This provides information on places entered in the State Register of Heritage Places, Municipal Inventories, the National Trust's List of Classified Places and other heritage lists.

Archival recording in the case of demolition

If a proposal is for the demolition of a place entered in the Heritage List, or entered in the Municipal Heritage Inventory, the Council may require the applicant as a condition of approval to submit an archival record of the place, prior to the commencement of development.

The archival record is to be in accordance with the Heritage Council's standard for archival recording, and lodged with the City and the Rockingham District Historical Society.

(e) The payment of an Administration Fee as detailed in the City's Scale of Fees for Planning Services.

DELEGATION

Unless otherwise determined by the Manager of Statutory Planning, applications for Development Approval for development of a place on a Heritage List under the Scheme with a Management Category of "B", "C" or "D" and demolition of a place with a Management Category of "D", which comply in all respects with the objectives and provisions of this Planning Policy will be dealt with under delegated authority, pursuant to Clause 83 of the deemed provisions of Town Planning Scheme No.2 and Planning Procedure 1.1 - Delegated Authority.



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Results

Property

Showing 1 item of 1

HERITAGE DETAILS - CITY OF FREMANTLE

Property No	12915
Address	21 Herbert Street NORTH FREMANTLE WA 6159
Place number - Shire	20888.00
Heritage place name	LIMESTONE FEATURE(S), 21 HERBERT STREET - NOT EXTANT
More info place	More info
Adjacent to a property listed on the state register of heritage place	NO
In an aboriginal heritage area?	NO
Heritage area	North Fremantle Heritage Area
State heritage registered	NO
Within world heritage zone	NO
Heritage listed	NO

Responsibility and review information	
Responsible officer:	Manger Strategic Planning and City Design
Document adoption/approval details	27 August 2008 – PSC0808-225
Document amendment details	28 September 2011 – PSC1109-167 22 October 2014 – PSC1410-160 14 December 2016 – PC1612-14 24 January 2018 – PC1801-8 23 May 2018 – SPT1805-4 27 February 2019 – SPD1902-3 24 July 2019 – SPT1907-2 16 September 2020 – SPT2009-1 23 February 2022 – PC2202-12 27 April 2022 – PC2204-3 27 July 2022 – PC2207-8
Next review date	27 July 2023



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BEFORE YOU BUY
BEFORE YOU BUILD

Asbestos Inspection and Condition Report (Sampling)

Inspection Date: Tue, 4 Apr 2023

Property Address: 21 Herbert St, North Fremantle WA 6159,
Australia





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Contents

	The Parties
Section A	Results of inspection - summary
Section B	General
Section C	Accessibility
Section D	Significant Items
Section E	Additional comments
Section F	Annexures to this report
	Definitions to help you better understand this report
	Terms on which this report was prepared
	Special conditions or instructions
	If you have any queries with this report or require further information, please do not hesitate to contact the person who carried out the inspection.
	This Report has been prepared in accordance with the pre-inspection agreement in place between the parties set out below, which set out the purpose and scope of the inspection, and the significant items that will be reported on. This Report reflects the opinion of the inspector based on the documents that have been provided. This Report should be read in its entirety and in the context of the agreed scope of Services. If there is a discrepancy between the summary findings and the body of the Report, the body of the Report will prevail. We recommend that you should promptly implement any recommendation or advice in this Report, including recommendations of further inspections by another specialist. If you have any queries with this Report or require further information, please do not hesitate to contact the person who carried out the inspection. This Report contains reference to material that is the copyright of Standards Australia reproduced under agreement with SAI Global to Jim's Building Inspections (Australia).

Original Inspection Date: Tue, 4 Apr 2023
Modified Date: Sat, 8 Apr 2023





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Section A Results of Inspection - summary

A summary of your inspection is outlined below; please also refer to the Report.

	Found	Not Found
ACM - Urgent and Hazardous Condition		✓
ACM - High Risk Condition		✓
ACM - Low Risk Condition		✓
ACM Confirmed in Samples	✓	
ACM Samples Negative		✓

Overall Condition

In summary, the building, compared to others of similar age and construction is in average condition with Asbestos (ACM or ACD) present in varying conditions requiring client action.





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Section B General

General description of the property

Building Type	Detached, Residential
Company or Strata title	No
Floor	Suspended Timber Frame
Furnished	Furnished
No. of bedrooms	3
Occupied	Occupied
Orientation	West
Other Building Elements	Footpath, Driveway, Shed
Other Timber Bldg Elements	Internal Joinery, Doors, Door Frames, Skirting Boards, Floorboards, Window Frames
Roof	Timber Framed, Pitched, Tiled
Storeys	Single
Walls	Timber Framed and Clad
Weather	Fine





Section C Accessibility

Areas Inspected

The following areas were inspected. As documented in your Pre-Inspection Agreement, obstructions and limitations to the accessible areas for inspection are to be expected in any inspection. Refer also to our listing of obstructions and limitations.

- Wall Exterior
- Interior
- Exterior
- Roof Void - Part

The inspection excludes areas which are affected by obstructions or where access is limited or unsafe. We do not move obstructions and the presence of Asbestos or Asbestos Containing Materials or Dust may not be obvious until removed or access provided.

Inaccessible Areas

The following areas were inaccessible:

- Ceiling Cavity - Part.
- Roof Exterior - Part

Inaccessible areas were excluded from this inspection. Inaccessible areas have not been assessed for the presence of Asbestos or Asbestos Containing Materials Dust. The client is strongly advised to make these areas accessible wherever possible for re-inspection.

Obstructions and Limitations

Asbestos, Asbestos Containing Materials and / or Asbestos Containing Dust may be concealed by the following obstructions which prevented full inspection:

- Areas of low roof pitch preventing full inspection
- Appliances and equipment
- Above safe working height
- External concrete or paving
- Floor coverings
- Furniture





- Fixed Furniture - Built-in Cabinetry
- Insulation
- Stored items

The presence of obstructions increases the risk of undetected Asbestos, Asbestos Containing Materials and Dust. The client should make arrangement to remove obstructions where ever possible and re-inspect these areas as a matter of urgency.

Undetected defect risk

A risk rating is provided to help you understand the degree to which accessibility issues and the presence of obstructions have limited the scope of the inspection

The risk of undetected defects is: **Medium**

When the risk of undetected defects medium or high we strongly recommend further inspection once access is provided or if the obstruction can be removed. Contact us for further advice.





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Section D Significant Items

ACM - Urgent and Hazardous Condition

No evidence was found

ACM - High Risk Condition

No evidence was found

ACM - Low Risk Condition

No evidence was found

ACM Confirmed in Samples

Asbestos, Asbestos Containing Materials and Asbestos Dust 4.01

Building: Main Building
Location: Kitchen
Finding: ACM Suspected Wall Sheets - Sample# 001
Information: The bottom wall panel under the shelf to the left of the entrance to the kitchen (from the main entrance) are suspected to have been constructed with the use of asbestos-containing materials (ACM). The observable area of wall sheeting appear to have no obvious signs of damage or deterioration, indicating that the asbestos is currently encapsulated and contained. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.

Sample# 001 was taken from the bottom corner of the wall panel for lab analysis to confirm the presence of asbestos. See associated photos for more details. The results from the lab tested positive for asbestos. Chrysotile Asbestos was detected.

When the client want to remove the panel for what ever reason removal by a Licensed Asbestos Removal firm would be advised.

Where the client elects to retain the ACM, the client should regularly monitor the condition of the wall sheets to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.

No works should be carried out to the ACM or associated building elements without further specialist advice.





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Asbestos, Asbestos Containing Materials and Asbestos Dust 4.02

Building: Main Building
Location: Toilet
Finding: ACM Suspected Wall Sheets - Sample# 002
Information: Walls throughout the toilet outside the kitchen towards the rear of the building are suspected to have been constructed with the use of asbestos-containing materials (ACM). Sections of the wall sheets appear to be in poor condition, showing evidence of damage and deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.

Sample# 002 was taken from the top righthand corner of the wall panel for lab analysis to confirm the presence of asbestos. See associated photos for more details. The results from the lab tested positive for asbestos. Chrysotile Asbestos and Crocidolite Asbestos were detected.

When the client want to remove the panel for what ever reason removal by a Licensed Asbestos Removal firm would be advised.

Where the client elects to retain the ACM, the client should regularly monitor the condition of the wall sheets to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.





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No works should be carried out to the ACM or associated building elements without further specialist advice.



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.03

Building:	Main Building
Location:	All External Areas
Finding:	ACM Suspected Artificial or Fake Brick Cladding - Sample# 003
Information:	<p>Several forms of artificial or fake brick 'look' cladding materials contain Asbestos. At the time of the inspection, the observable areas of the cladding appear to subject to damage and deterioration and/or points of attachment or fixings appear to be in an unsealed condition.</p> <p>Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres creating a significant health safety risk.</p> <p>Sample# 003 was taken from the fake brick cladding for lab analysis to confirm the presence of asbestos. See associated photos for more details. The results from the lab tested positive for asbestos. Chrysotile Asbestos and Amosite Asbestos were detected.</p> <p>In the interim, any damaged or deteriorated areas should be isolated, with consideration given to potential interim remedial works, such as the application of</p>



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sealants to limit the release of airborne fibres by appropriately qualified tradespeople.
Removal by a Licensed Asbestos Removal firm would be advised.

No works should be carried out to the ACM or associated building elements without further specialist advice.



Asbestos, Asbestos Containing Materials and Asbestos Dust 4.04

Building:	Main Building
Location:	Toilet outside room
Finding:	ACM Suspected Wall Sheets - Sample# 004
Information:	<p>Walls throughout the toilet outside the kitchen towards the rear of the building are suspected to have been constructed with the use of asbestos-containing materials (ACM). Sections of the wall sheets appear to be in poor condition, showing evidence of damage and deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.</p> <p>Sample# 004 was taken from the bottom right corner of the wall panel for lab analysis to confirm the presence of asbestos. See associated photos for more detail. The results from the lab tested positive for asbestos. Chrysotile Asbestos and Crocidolite Asbestos were detected.</p> <p>When the client want to remove the panel for what ever reason removal by a Licensed Asbestos Removal firm would be advised.</p>



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Where the client elects to retain the ACM, the client should regularly monitor the condition of the wall sheets to identify any further damage or deterioration. Such monitoring should be conducted at least annually, but more frequently should damage or evidence of deterioration occur.

No works should be carried out to the ACM or associated building elements without further specialist advice.





Section D Significant Items

D4 Further Inspections

We advise that you seek additional specialist inspections from a qualified and, where appropriate, licensed

- Not Applicable

Jim's Building Inspections can put you in contact with qualified and licensed providers of these and other trades services. Please contact your inspector for recommendations, or visit www.jims.net.

D5 Conclusion - Assessment of overall condition of property

- In summary, the building compared to others of similar age and construction was found comparable at the time of the inspection.

Samples of the wall panels in the kitchen and bathroom as well as external fake brick cladding were sent for laboratory testing.

All the samples returned Positive for Asbestos. Refer to report from the Lifetree Environmental (NATA accredited lab).

The external fake brick cladding and the wall panel in the toilet do show signs and damage and deterioration to the material. This will increase the risk of airborne fibres. The client is advised to act with caution around these areas and seal exposed areas where possible.

Client should always consider that some Asbestos could easily be missed from a visual inspection. Always contact your building inspector should you suspect an item containing asbestos.

For further information, advice and clarification please contact Pieter Jansen on: 0492 487 855





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Section D Significant Items

The following items were noted as - For your information

Noted Item

Building: Main Building
Location: All Areas
Finding: Areas inspected - Suspected ACM - no samples taken
Information: These photographs are an indication of the areas inspected for potential ACM. No samples were taken from these areas.

The client is advised to assume that the affected areas and construction material in the associated photos contains Asbestos.

Vinyl floor covering may have several asbestos containing materials (ACM), including within the vinyl body of the tiles/sheeting, as a fibrous backing to the tiles, or as an asbestos-based adhesive used to fix the tiles to the adjoining floor. At the time of the inspection, the observable areas of vinyl flooring appear to be free of damage or deterioration. Damaged and deteriorated ACMs have a higher probability of releasing airborne asbestos fibres, creating a significant health safety risk.

The panel at the main entrance indicated by the photos should also be considered to contain asbestos.





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Tiles, underlay and glue



Shed



Fence



Gapping



Panel at entryway





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Definitions to help you better understand this report

Access hole (cover)	An opening in flooring or ceiling or other parts of a structure (such as service hatch, removable panel) to allow for entry to carry out an inspection, maintenance or repair.
Accessible area	An area of the site where sufficient, safe and reasonable access is available to allow inspection within the scope of the inspection.
Appearance defect	Fault or deviation from the intended appearance of a building element.
Asbestos	Asbestos means the asbestiform varieties of mineral silicates belonging to the serpentine or amphibole groups of rock-forming minerals including the following: (a) actinolite asbestos (b) grunerite (or amosite) asbestos (brown) (c) anthophyllite asbestos (d) chrysotile asbestos (white) (e) crocidolite asbestos (blue) (f) tremolite asbestos (g) a mixture that contains 1 or more of the minerals referred to in paragraphs (a) to (f).
Asbestos Removal Licence	Asbestos removal licence means a Class A asbestos removal licence or a Class B asbestos removal licence under WHS Regulations Chapter 8.
Asbestos Removal Work	Asbestos removal work means: (a) work involving the removal of asbestos or ACM or (b) in Part 8.10, Class A asbestos removal work or Class B asbestos removal work.
Asbestos Removalist	Asbestos removalist means a person conducting a business or undertaking who carries out asbestos removal work.
Asbestos Waste	Asbestos waste means asbestos or ACM removed and disposable items used during asbestos removal work including plastic sheeting and disposable tools.
Asbestos-Containing Dust or Debris (ACD)	Asbestos-contaminated dust or debris (ACD) means dust or debris that has settled within a workplace and is, or is assumed to be, contaminated with asbestos.
Asbestos-Containing Material (ACM)	Asbestos-containing material (ACM) means any material or thing that, as part of its design, contains asbestos.
Asbestos-Related Work	Asbestos-related work means work involving asbestos (other than asbestos removal work) that is permitted under the exceptions set out in regulation 419(3), (4) and (5).
Building and Site	The main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).





Building element	A portion of a building that, by itself or in combination with other such parts, fulfils a characteristic function. NOTE: For example supporting enclosing, furnishing or servicing building space.
Clearance Certificate	A clearance certificate is issued in accordance with Regulations. The licensed asbestos assessor or competent person must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.
Clearance Inspection	Clearance Inspections are carried out by a licensed asbestos assessor after asbestos removal has been commissioned at a workplace. The licensed assessor must ensure that the asbestos removal area does not pose a risk to health and safety from exposure to asbestos.
Client	The person or other entity for whom the inspection is being carried out.
Competent Person	A competent person means: (f) for a clearance inspection, a person who has acquired through training or experience the knowledge and skills of relevant asbestos removal industry practice and holds: (i) a certification in relation to the specified VET course for asbestos assessor work or (ii) a tertiary qualification in occupational health and safety, occupational hygiene, science, building, construction or environmental health (g) for any other case, a person who has acquired through training, qualification or experience the knowledge and skills to carry out the task.
Defect	Fault or deviation from the intended condition of a material, assembly, or component.
Encapsulation (Asbestos)	Encapsulation of Asbestos Containing Materials is a general term for management strategies which may be advised. Depending on the product and location of it encapsulation will usually involve the application of a sealant product. Encapsulation by the use of partitions is not advised or generally allowable. Refer to your Inspector for more advice, encapsulation should always be undertaken by a trained and experienced and where required licensed technician.
Friable Asbestos	Friable asbestos means material that: (a) is in a powder form or that can be crumbled, pulverised or reduced to a powder by hand pressure when dry and (b) contains asbestos.
In-Situ Asbestos	In situ asbestos means asbestos or ACM fixed or installed in a structure, equipment or plant, but does not include naturally occurring asbestos.
Inspection	Close and careful scrutiny of a building carried out without dismantling, in order to arrive at a reliable conclusion as to the condition of the building.
Inspector	Person or organisation responsible for carrying out the inspection.



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Licensed Asbestos Assessor	Licensed asbestos assessor means a person who holds an asbestos assessor licence.
Licensed Asbestos Removal Work	Licensed asbestos removal work means asbestos removal work for which a Class A asbestos removal licence or Class B asbestos removal licence is required.
Licensed Asbestos Removalist	Means a person conducting a business or undertaking who is licensed under these Regulations to carry out Class A asbestos removal work or Class B asbestos removal work.
Limitation	Any factor that prevents full or proper inspection of the building.
Major - Asbestos	A Major Defect in the context of an Asbestos Inspection and Condition Report is any Asbestos or ACM which is present in the building, in a poor condition or in a high-risk situation. This may include but is not limited to Asbestos or ACM which has a higher probability of airborne fibre release due to the age of materials, material deterioration, damage or probability of damage and degree of human interaction with or access to the element.
Membrane Filter Method	The membrane filter method means the membrane filter method described in the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC:3003 (2005)].
Minor - Asbestos	Minor in the context of an Asbestos Inspection relates to Asbestos which is found to be present in the building or on the site but that is in comparatively good condition with a low probability of fibre release. For example, the Asbestos or ACM could be in a low traffic area, with little probability of interaction or use and is in good, encapsulated or sealed condition.
NATA	NATA means the National Association of Testing Authorities, Australia.
NATA Accredited Laboratory	NATA-accredited laboratory means a testing laboratory accredited by NATA or recognised by NATA either solely or with someone else.
Naturally Occurring Asbestos	Naturally occurring asbestos means the natural geological occurrence of asbestos minerals found in association with geological deposits including rock, sediment or soil.
Non-Friable Asbestos	Non-friable asbestos means material containing asbestos that is not friable asbestos, including material containing asbestos fibres reinforced with a bonding compound. Note: Non-friable asbestos may become friable asbestos through deterioration (see definition of friable asbestos).
Readily Accessible Areas	Areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces or subfloors where the minimum area of accessibility is not less than 400 mm high by 500 mm wide for manholes, and crawl space





access is not less than 600 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide) and
- (b) areas at the eaves of accessible roof spaces, that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Reasonably Practicable	In most acts and regulations, 'reasonably practicable', in relation to a duty to ensure health and safety, means that which is, or was at a particular time, reasonably able to be done in relation to ensuring health and safety, taking into account and weighing up all relevant matters including: (a) the likelihood of the hazard or the risk concerned occurring and (b) the degree of harm that might result from the hazard or the risk and (c) what the person concerned knows, or ought reasonably to know, about: (i) the hazard or the risk and (ii) ways of eliminating or minimising the risk and (d) the availability and suitability of ways to eliminate or minimise the risk and (e) after assessing the extent of the risk and the available ways of eliminating or minimising the risk, the cost associated with available ways of eliminating or minimising the risk, including whether the cost is grossly disproportionate to the risk.
Respirable Asbestos Fibre	Respirable asbestos fibre means an asbestos fibre that: (a) is less than 3 micrometres wide and (b) more than 5 micrometres long and (c) has a length to width ratio of more than 3:1.
Roof space/Roof void	Space between the roof covering and the ceiling immediately below the roof covering.
Safety Hazard - Asbestos	Asbestos categorised as a safety hazard within the context of an Asbestos Inspection and Condition Report is Asbestos which due to its degraded condition, damage or any other factor in the opinion of the inspector requires immediate and urgent application of management strategies to minimise risk of further airborne fibre release until a more suitable strategy for its removal or encapsulation is made.
Significant item	An item that is to be reported in accordance with the scope of the inspection.
Structural defect	Fault or deviation from the intended structural performance of a building element.
Structural element	Physically distinguishable part of a structure. NOTE: For example wall, columns, beam, connection.





Terms on which this report was prepared

This report has been prepared in accordance with and subject to the pre-inspection agreement in place between the parties, which forms part of this Report.

This Report is prepared for the client identified above and may not be relied on by any other person without our express permission or by the purchase of this Report on our website.

SPECIAL ATTENTION SHOULD BE GIVEN TO THE SCOPE, LIMITATIONS AND EXCLUSIONS IN YOUR PRE-INSPECTION AGREEMENT AND THIS REPORT

Any of the exclusions or limitations identified for this Report may be the subject of a special-purpose inspection which we recommend being undertaken by an appropriately qualified inspector

RELIANCE AND DISCLOSURE

This report has been prepared based on conditions at the time of the report.

We own the copyright in this report and may make it available to third parties.

If your Property is in the Australian Capital Territory, you acknowledge we will make certain information about this Report available to the ACT Government for inclusion in the building and pest inspections public register if required under the *Civil Law (Sale of Residential Property) Act 2003*. This will include the fact the report has been prepared, the Property street address, date of the inspection, the name of the person who prepared the report and (if applicable) the entity that employs them.

UNDETECTED DEFECT RISK RATING

If this Report has identified a medium or high-risk of undetected defects, we strongly recommend a further inspection of areas that were inaccessible. This may include an invasive inspection that requires the removal or cutting of walls, floors or ceilings.

IMPORTANT SAFETY INFORMATION:

This is not a report by a licensed plumber or electrician. We recommend a special-purpose report to detect substandard or illegal plumbing and electrical work at the Property

This is not a smoke alarm report. We recommend all existing detectors in the Property be tested and advice sought as to the suitability of number, placement and operation.

This is not a pest report. As termites are widespread throughout mainland Australia we recommend annual timber pest inspections.

This is not a building or structural report. Other than in relation to asbestos, this report does not address any health and safety risks relating to the Property, including its structure.

This is not a report on safety glass. Glazing in older homes may not reflect current standards and





may cause significant injury if damaged. Exercise caution around the glass in older homes.

This is not a report on window opening restrictions. We have not inspected window opening restrictors. Window openings in older buildings may not reflect current standards and can be a potential risk. Window opening restrictors are advised for all second story or above windows with sill heights below 900mm. Some states make this a mandatory requirement. Owners should enquire of their local and state requirements to ensure compliance.

This is not a report on pool safety. If a swimming pool is present it should be the subject of a special purpose pool inspection.

This is not a Group Titled Property Report as per AS4349.2. If you require a report for a Group Titled Property as per this standard, please seek a separate inspection for Group Titled Properties.

MOISTURE

The identification of moisture, dampness or the evidence of water penetration is dependent on the weather conditions at the time an inspection. The absence of dampness identified in this Report does not necessarily mean the Property will not experience some damp problems in other weather conditions or that roofs, walls or wet areas are watertight.

Where the evidence of water penetration is identified we recommend detailed investigation of waterproofing in the surrounding area monitoring of the affected area over a period of time to fully detect and assess the cause of dampness.

MAINTENANCE OF THE PROPERTY

This Report is not a warranty or an insurance policy against problems developing with the Property in the future. Accordingly, a preventative maintenance program should be implemented which includes systematic inspections, detection and prevention of issues. Please contact the inspector who carried out this inspection for further advice.

NO CERTIFICATION

- a) The Property has been compared to others of a similar age, construction type and method that had an acceptable level of basic maintenance completed.
- b) We don't advise you about title, ownership or other legal matters like easements, restrictions, covenants and planning laws. None of our inspections constitutes approval by a Building Surveyor, a certificate of occupancy or compliance with any law, regulation or standard, including any comment on whether the Property complies with current Australian Standards, Building Regulations or other legislative requirements.

RECTIFICATION COSTS

We don't provide advice on the costs of rectification or repair unless specifically identified in the scope of the Report. Any cost advice provided verbally or in this report must be taken as of a general nature and is not to be relied on. Actual costs depend on the quality of materials, the standard of work, what price a contractor is prepared to do the work for and may be contingent on approvals, delays and







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21 Herbert Street, North Fremantle Western Australia, 6159 Australia

**Pre-Purchase Standard
Property & Timber Pest Report**



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Your Building Inspector

DA0127/23

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27th Mar, 2023

**PRE-PURCHASE STANDARD PROPERTY &
TIMBER PEST REPORT**

In accordance with AS 3660.1

Form: C3 - 4th March 2015

Report number:	7542103
Inspection Date:	27th Mar, 2023
Property Address	21 Herbert Street, North Fremantle Western Australia, 6159 Australia

Service

As requested and agreed with the Client, the inspection carried out by the Building Consultant and Timber Pest Detection Consultant is a Standard Property & Timber Pest Report comprising a Property Report and a Timber Pest Report.

"Client" means the person or persons, for whom the Report was carried out or their Principal (i.e. the person or persons for whom the report is being obtained).

"Building Consultant" means a person, business or company who is qualified and experienced to undertake a pre-purchase inspection in accordance with Australian Standard AS 4349.1-2007 'Inspection of Buildings. Part 1: Pre-Purchase Inspections - Residential Buildings'. The consultant must also meet any Government licensing requirement, where applicable.

"Timber Pest Detection Consultant" means person who meets the minimum skills requirement set out in the current Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports or state/territory legislation requirements beyond this Standard, where applicable.

This Standard Property & Timber Pest Report was produced for the exclusive use of the Client. The consultant, their company or firm is not liable for any reliance placed on this report by any third party.

Terms on which this report was prepared

Property report

PURPOSE OF INSPECTION The purpose of this inspection is to provide advice to the Client regarding the condition of the Building & Site at the time of inspection.

SCOPE OF INSPECTION This Report only covers or deals with any evidence of: Structural Damage; Conditions Conducive to Structural Damage; any Major Defect in the condition of Secondary Elements and Finishing Elements; collective (but not individual) Minor Defects; and any Serious Safety Hazard discernible at the time of inspection. The inspection is limited to the Readily Accessible Areas of the Building & Site (see Note below) and is based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Structural Damage" means a significant impairment to the integrity of the whole or part of the Structure falling into one or more of the following categories:

- Structural Cracking and Movement - major (full depth) cracking forming in Primary Elements resulting from differential movement between or within the elements of construction, such as foundations, footings, floors, walls and roofs.
- Deformation - an abnormal change of shape of Primary Elements resulting from the application of load(s).



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(c) Dampness - the presence of moisture within the building, which is causing consequential damage to Primary Elements.

(d) Structural Timber Pest Damage - structural failure, i.e. an obvious weak spot, deformation or even collapse of timber Primary Elements resulting from attack by one or more of the following wood destroying agents: chemical delignification; fungal decay; wood borers; and termites.

"Structure" means the loadbearing part of the building, comprising the Primary Elements.

"Primary Elements" means those parts of the building providing the basic loadbearing capacity to the Structure, such as foundations, footings, floor framing, loadbearing walls, beams or columns. The term 'Primary Elements' also includes other structural building elements including: those that provide a level of personal protection such as handrails; floor-to-floor access such as stairways; and the structural flooring of the building such as floorboards.

"Conditions Conducive to Structural Damage" means noticeable building deficiencies or environmental factors that may contribute to the occurrence of Structural Damage.

"Major Defect" means defect of significant magnitude where rectification has to be carried out in order to avoid unsafe conditions, loss of utility or further deterioration of the property.

"Secondary Elements" means those parts of the building not providing loadbearing capacity to the Structure, or those non-essential elements which, in the main, perform a completion role around openings in Primary Elements and the building in general such as non-loadbearing walls, partitions, wall linings, ceilings, chimneys, flashings, windows, glazing or doors.

"Finishing Elements" means the fixtures, fittings and finishes applied or affixed to Primary Elements and Secondary Elements such as baths, water closets, vanity basins, kitchen cupboards, door furniture, window hardware, render, floor and wall tiles, trim or paint. The term 'Finishing Elements' does not include furniture or soft floor coverings such as carpet and lino.

"Minor Defect" means defect other than a Major Defect.

"Serious Safety Hazard" means any item that may constitute an immediate or imminent risk to life, health or property. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Tests" means where appropriate the carrying out of tests using the following procedures and instruments:

(a) Dampness Tests - additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to damp problems. Instrument testing using electronic moisture detecting meter of those areas and other visible accessible elements of construction showing evidence of dampness was performed.

(b) Physical Tests - the following physical actions undertaken by the consultant: opening and shutting of doors, windows and draws; operation of taps; water testing of shower recesses; and the tapping of tiles and wall plaster.

ACCEPTANCE CRITERIA The building was compared with a building that was constructed in accordance with the generally accepted practice at the time of construction and which has been maintained such that there has been no significant loss of strength and serviceability.

Unless noted in "Special Conditions or Instructions", the Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. The Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which the Report was based please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.



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LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. A visual only inspection may be of limited use to the Client. In addition to a visual inspection, to thoroughly inspect the Readily Accessible Areas of the property requires the Consultant to conduct, or arrange, ever necessary appropriate Tests.
2. This Report does not include the inspection and assessment of items or matters outside the scope of the requested inspection and report. Other items or matters may be the subject of a Special-Purpose Inspection Report, which is adequately specified (see Exclusions below).
3. This Report does not include the inspection and assessment of items or matters that do not fall within the Consultant's direct expertise.
4. The inspection only covered the Readily Accessible Areas of the property. The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
5. Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future.
6. This Report was produced for the use of the Client. The Consultant is not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that this Report does not cover or deal with:

- (i) any individual Minor Defect;
- (ii) solving or providing costs for any rectification or repair work;
- (iii) the structural design or adequacy of any element of construction;
- (iv) detection of wood destroying insects such as termites and wood borers;
- (v) the operation of fireplaces and chimneys;
- (vi) any services including building, engineering (electronic), fire and smoke detection or mechanical;
- (vii) lighting or energy efficiency;
- (viii) any swimming pools and associated pool equipment or spa baths and spa equipment or the like;
- (ix) any appliances such as dishwashers, insinkerator, ovens, stoves and ducted vacuum systems;
- (x) a review of occupational, health or safety issues such as asbestos content, the provision of safety glass or the use of lead based paints;
- (xi) a review of environmental or health or biological risks such as toxic mould;
- (xii) whether the building complies with the provisions of any building Act, code, regulation(s) or by-laws;
- (xiii) whether the ground on which the building rests has been filled, is liable to subside, swell or shrink, is subject to landslip or tidal inundation, or if it is flood prone; ; and
- (xiv) in the case of strata and company title properties, the inspection of common property areas or strata/company records.

Any of the above matters may be the subject of a special-purpose inspection report, which is adequately specified and undertaken by an appropriately qualified inspector.



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TIMBER PEST REPORT

PURPOSE The purpose of this inspection is to assist the Client to identify and understand any Timber Pest issues observed at the time of inspection.

SCOPE OF INSPECTION This Report only deals with the detection or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection. The inspection was limited to the Readily Accessible Areas of the Building & Site (see Note below) and was based on a visual examination of surface work (excluding furniture and stored items), and the carrying out of Tests.

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Timber Pest Attack" means Timber Pest Activity and/or Timber Pest Damage.

"Timber Pest Activity" means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

"Timber Pest Damage" means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

"Major Safety Hazard" Any item that may constitute an immediate or imminent risk to life, health or property resulting directly from Timber Pest Attack. Occupational, health and safety or any other consequence of these hazards has not been assessed.

"Conditions Conducive to Timber Pest Attack" means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

"Timber Pests" means one or more of the following wood destroying agents which attack timber in service and affect its structural properties:

- (a) Chemical Delignification - the breakdown of timber through chemical action.
- (b) Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- (c) Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- (d) Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

"Tests" means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument Testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

"Instrument Testing" means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements;
- (b) stethoscope - an instrument used to hear sounds made by termites within building elements;
- (c) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocket knife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (d) sounding - a technique where timber is tapped with a solid object.

"Subterranean Termite Management Proposal" A written proposal in accordance with Australian Standard AS 3660.2 to treat a known subterranean termite infestation and/or manage the risk of concealed subterranean termite access to buildings and structures.



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ACCEPTANCE CRITERIA Unless noted in "Special Conditions or Instructions", the building being inspected was compared with a similar building. To the Consultant's knowledge the similar building used for comparison was constructed in accordance with generally accepted timber pest management practices and has since been maintained during all its life not to attract or support timber pest infestation.

Unless noted in "Special Conditions or Instructions", this Report assumes that the existing use of the building will continue.

This Report only records the observations and conclusions of the Consultant about the readily observable state of the property at the time of inspection. This Report therefore cannot deal with:

- (a) possible concealment of defects, including but not limited to, defects concealed by lack of accessibility, obstructions such as furniture, wall linings and floor coverings, or by applied finishes such as render and paint; and
- (b) undetectable or latent defects, including but not limited to, defects that may not be apparent at the time of inspection due to seasonal changes, recent or prevailing weather conditions, and whether or not services have been used some time prior to the inspection being carried out.

These matters outlined above in (a) & (b) are excluded from consideration in this Report.

If the Client has any doubt about the purpose, scope and acceptance criteria on which this Report was based please discuss your concerns with the Consultant on receipt of this Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

LIMITATIONS

The Client acknowledges:

1. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
2. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
3. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
4. European House Borer (*Hyloterpes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
5. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
6. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.
7. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.
8. This Report has been produced for the use of the Client. The Consultant or their firm or company are not liable for any reliance placed on this report by any third party.

EXCLUSIONS

The Client acknowledges that:

1. This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.



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Evidence of termite activity (including workings) and/or damage	undetermined	DA0127/23
Evidence of a possible previous termite management program	was not found	20 April 2023
The next inspection to help detect any future termite attack is recommended in	immediatelymonths	
Evidence of chemical delignification damage	was found - See Item E6	
Evidence of fungal decay activity and/or damage	was not found	
Evidence of wood borer activity and/or damage	undetermined	
Evidence of conditions conducive to timber pest attack	was found - See Items E9 - E13	
Evidence of major safety hazards	was found - See Item E14	
Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected timber pest attack and conditions conducive to timber pest attack was considered	Low. See Section C for details	

A further inspection is strongly recommended of those areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This will involve a separate visit to the site, permission from the owner of the property and additional cost.

Unless stated otherwise, any recommendation or advice given in this Report should be implemented as a matter of urgency.

For further information including advice on how to help protect against financial loss due to timber pest attack see Section G "Important Notes".	
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SECTION B GENERAL

The records of the appropriate local authority should be checked to determine or confirm:

- whether the ground on which the building rests has been filled, is liable to subside, is subject to landslip or tidal inundation, or if it is flood prone;
- the status of the property and services (e.g. compliance of the building with the provisions of any building Act, code, regulation or by-laws); and
- whether council has issued a building certificate or other notice for the dwelling.

Where appropriate, legal advice (e.g. from a solicitor) should be sought to explain title and ownership matters and to deal with matters concerning easements, covenants, restrictions, zoning certificates and all other law-related matters.

GENERAL DESCRIPTION OF THE PROPERTY

Residential building type:	Detached house
Number of storeys:	Single storey.
Approximate building age:	50 years
Approximate year when the property was extended:	undetermined



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Smoke detectors:	2 fitted, but not tested	DA0127/23
Siting of the building:	Towards the middle of a medium block.	20 April 2023
Gradient:	The land is relatively steep.	
Site drainage:	The site appears to be poorly drained.	
Access:	Reasonable pedestrian and vehicular access	
Main utility services:	Electricity (grid), Gas (grid), Water (town), Sewer (town)	
Occupancy status:	Occupied and fully furnished	
Orientation (to establish the way the property was viewed):	The facade of the building faces west Note. For the purpose of this report the façade of the building contains the main entrance door.	
Prevailing weather conditions at the time of inspection:	Dry	

PRIMARY METHOD OF CONSTRUCTION

Main building - floor construction:	Suspended timber frame
Main building - wall construction:	Timber framed
Main building - roof construction:	Timber framed and concrete tiles
Other building elements:	Not applicable
Additional Details:	
Overall standard of construction:	Reasonable
Overall quality of workmanship and materials:	Reasonable
Level of maintenance:	Reasonably maintained

INCOMPLETE CONSTRUCTION

Was evidence of the original construction and any alterations or additions to the building not complete in the work synonymous with construction noted (but does not include building services)?	No evidence found
--	-------------------

Note. This is only a general observation/comment except where any part of the building structure is, or is likely to be, at risk due to this condition.

ACCOMMODATION & SIGNIFICANT ANCILLARIES

Room Type: Living rooms	Quantity: 2
Room Type: Bedrooms	Quantity: 3
Room Type: Bathroom/Ensuite	Quantity: 1



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Room Type: Separate toilet	Quantity: 1	DA0127/23
Room Type: Kitchen	Quantity: 1	20 April 2023
Room Type: Laundry	Quantity: 1	

PARKING

Type: Unattached Garage	Quantity: 1
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SECTION C ACCESSIBILITY

Unless noted in "Special Conditions or Instructions", the inspection only covered the Readily Accessible Areas of the Building & Site (see Note below).

Note. With strata and company title properties, the inspection was limited to the interior and the immediate exterior of the particular residence inspected. Common property was not inspected.

"Readily Accessible Areas" means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- (a) accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the area is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- (b) areas at the eaves of accessible roof spaces that are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

"Building & Site" means the inspection of the nominated residence together with relevant features including any car accommodation, detached laundry, ablution facilities and garden sheds, retaining walls more than 700 mm high, paths and driveways, steps, fencing, earth, embankments, surface water drainage and stormwater run-off within 30 m of the building, but within the property boundaries.

For the Timber Pest Report, the term "Building & Site" is extended to include the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees and stumps with a diameter greater than 100 mm and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

The inspection did not include areas, which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas, which are not normally accessible, were not inspected and include - but not limited to - the interior of a flat roof or beneath a suspended floor filled with earth. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include - but are not limited to - roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.

AREAS INSPECTED

The inspection covered the Readily Accessible Areas of the property	Building Interior, Building Exterior (main building facades to 3600mm overall height, immediate hardstand areas and attached structures), Roof Exterior (max overall height 3,600mm), Roof Space (min headheight 1,000mm), Subfloor Space (min headheight 800mm)
Additional comments:	

STRATA OR COMPANY TITLE PROPERTIES

Was the inspection of a strata or company title property (eg a home unit or townhouse)?	No
Was the inspection limited to assessing the interior or exterior of a particular unit?	No
Additional comments:	



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OBSTRUCTIONS

Were there any obstructions that may conceal possible defects?	There were no obstructions
--	----------------------------

INACCESSIBLE AREAS

Were there any normally accessible areas that did not permit entry?	All normally accessible areas permitted entry
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UNDETECTED DEFECT RISK ASSESSMENT

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected defects such as structural damage, conditions conducive to structural damage, timber pest attack and conditions conducive to timber pest attack was considered:	Low
---	-----

Additional comments:	
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SECTION D PROPERTY REPORT

The following items and matters were reported on in accordance with the Scope of Inspection. For building elements not identified in this condition report, monitoring and normal maintenance must be carried out (see also Section G 'Important note').

SERIOUS SAFETY HAZARDS

As a matter of course, in the interests of safety, and inspection and assessment of the electrical and plumbing/gas installations should be carried out by a suitably qualified person.

D1 Serious safety hazards: Evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent serious safety hazard:	The following evidence was found
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Safety Hazard Details



Old electric wiring system in roof space. Electrocution hazard.

INSIDE CONDITION - MAJOR DEFECTS

Ceilings	The following evidence of Major Defects was found
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Ceiling Defects



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Large cracking to ceiling in kitchen area



Large cracking to ceiling on porch

Internal Walls	No evidence of Major Defect was found
Floors	No evidence of Major Defect was found
Internal Joinery (e.g. doors, staircase, windows and all other woodwork, etc)	No evidence of Major Defect was found
Built-in fittings (built in kitchen and other fittings, not including the appliances)	No evidence of Major Defect was found
Bathroom fittings	No evidence of Major Defect was found
Other inside detail (e.g. fireplaces, chimney breasts and the outside of flues)	No evidence of Major Defect was found
Roof space	The following evidence of Major Defects was found

Roof space Defects



Chemical delignification present to timber roof battens and rafters. Advanced stage.



Chemical delignification present to timber roof battens and rafters. Advanced stage.



Chemical delignification present to timber roof battens and rafters. Advanced stage.



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Chemical delignification present to timber roof battens and rafters. Advanced stage.



Chemical delignification present to timber roof battens and rafters. Advanced stage.

Subfloor space	No evidence of Major Defect was found
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OUTSIDE CONDITION - MAJOR DEFECTS

External walls	The following evidence of Major Defects was found
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External Wall Defects



Masonry brickwork large gaps and loose bricks evident



Masonry brickwork large gaps and loose bricks evident

Windows	No evidence of Major Defect was found
External doors (including patio doors)	No evidence of Major Defect was found
Platforms (including verandahs, patios, decks and the like)	No evidence of Major Defect was found
Other external primary elements	No evidence of Major Defect was found
Other external secondary & finishing elements	No evidence of Major Defect was found
Roof exterior (including roof covering, penetrations, flashings)	No evidence of Major Defect was found
Rainwater goods	No evidence of Major Defect was found



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The grounds	Not inspected as outside the Scope of Inspection	DA0127/23
Walls & fences	Not inspected as outside the Scope of Inspection	20 April 2023
Outbuildings	Not inspected as outside the Scope of Inspection	

MINOR DEFECTS

D22 Minor defects: Monitoring and normal maintenance must be carried out (see also Section F 'Important note'). How many minor defects were noted?	quite a few
Comments on Minor Defects	<p>Wall and ceiling linings - scuffs, dents, scratches and blemishes generally throughout, External walls - hairline cracks evident to masonry mortar joints, Eaves - gaps evident to eave and wall junctions, Gutters - signs of corrosion evident, Downpipes - signs of corrosion evident, Roof - concrete roof tiles weathered and deteriorated, Asbestos - possible asbestos linings evident. Recommend immediate sample and testing., Ceiling linings - hairline cracks evident to cornice and wall joints, Ceiling linings - hairline cracks evident to plasterboard joints, Wall linings - hairline cracks evident at door heads, Wall linings - hairline cracks evident at window heads, Wall linings - hairline cracks evident to plasterboard joints, Wet areas- silicone/caulking deteriorated, Wet areas - grout to floor tiles deteriorated, Wet areas - cracked/broken floor tiles evident, Kitchen - silicone/caulking deteriorated, Skirting and architraves - hairline cracks evident, Gutters full of debris, Sub floor asbestos sheets and debris stored, Subfloor- debris stored, No insulation installed to roof space</p>

Minor Defect Photos





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SECTION E TIMBER PEST REPORT

The following items were reported on in accordance with the Scope of Inspection

TIMBER PEST ATTACK

E1 Active (live) termites	Presence was undetermined
E2 Subterranean termite management proposal	A Proposal is recommended. Where there is part or no evidence of any existing termite management system present, or any timber pest inspections undertaken within the last 12 months, we recommend that a licensed timber pest management company is immediately engaged to inspect and install a termite management system that completely protects the property in accordance with Australian Standard AS3660. Further, as the property is unprotected and our inspection is visual only in accordance with AS4349.3, we recommend a thorough inspection throughout the property by a licensed timber pest management company immediately. Invasive techniques may be required to thoroughly inspect the property within wall cavities etc. We recommend this is undertaken prior to entering into an unconditional contract of sale to purchase the property.
Important Note	If a 'proposal is recommended', we recommend that a licensed timber pest management company is immediately engaged to inspect and install a termite management system that completely protects the property in accordance with Australian Standard AS3660. Furthermore, as the property is unprotected and our inspection is visual only (as required under AS4349.3), we recommend a thorough inspection throughout the property by a licensed timber pest management company immediately. Evasive techniques may be required to thoroughly inspect the property within wall cavities etc. If purchasing the property, we recommend this is undertaken prior to entering into an unconditional contract of sale.

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E3 Termite workings and/or damage	No evidence was found	DA0127/23
E4 Previous termite management program	No evidence was found.	20 April 2023
E5 Frequency of future inspections: The next inspection to help detect termite attack is recommended in:	immediately	
E6 Chemical delignification	The following evidence was found:	
Location	Roof space	
Additional Comments	Chemical delignification is present throughout entire roof space in timber roof battens and rafters. Advanced stages.	

Chemical Delignification Photos

E7 Fungal decay	No evidence was found.
E8 Wood borers	Presence was undetermined.

CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

The Consultant sought evidence of noticeable building deficiencies or environmental factors that may contribute to the presence of timber pests. In respect of moisture management issues, the inspection included the potential for or presence of water or dampness in unintended locations.

E9 Lack of adequate subfloor ventilation	No evidence was found
E10 The presence of excessive moisture	The following evidence was found

Excessive Moisture Photos



Downpipes draining against house walls-
recommend soakwells



Downpipes draining against house walls-
recommend soakwells



Downpipes draining against house walls-
recommend soakwells

E11 Bridging or breaching of termite barriers and inspection zones	No evidence was found
E12 Untreated or non-durable timber used in a hazardous environment	No evidence was found



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E13 Other conditions conducive to timber pest attack	The following evidence was found	DA0127/23
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Other Conducive Condition Photos

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Loose timbers sitting in natural ground -sub floor

MAJOR SAFETY HAZARDS

The Consultant sought evidence of any item or matter (within the Consultant's expertise) that may constitute a present or imminent major safety hazard. For example, evidence of the imminent collapse of a structural member and other building elements made unsafe by timber pest attack.

E14 Major safety hazards	The following evidence was found
Location	Roof space
Details of Evidence	Chemical delignification throughout roof space in timber roof battens and rafters, advanced stages. recommend not walking on roof exterior due to potential collapse.

Safety Hazard Photos



SECTION F CONCLUSION

Your attention is drawn to the advice contained in the Terms and Conditions of this Report including any special conditions or instructions that need to be considered in relation to this Report.

PROPERTY REPORT



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The incidence of Major Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Above Average	DA0127/23 20 April 2023
The incidence of Minor Defects in this property in comparison to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Above Average	
In conclusion, following the inspection of surface work in the readily accessible areas of the property, the overall condition of the building relative to the average condition of similar buildings of approximately the same age that have been reasonably well maintained was considered:	Below Average	

TIMBER PEST REPORT

Treatment of Timber Pest Attack is required.	Undetermined
In addition to this Report a Subterranean Termite Management Proposal to help manage the risk of future subterranean termite access to buildings and structures is	Recommended - see Item E2
Removal of Conditions Conducive to Timber Pest Attack is necessary.	Yes, as detailed in Section E
Due to the susceptibility of the property to sustaining Timber Pest Attack the next inspection is recommended	immediately

SECTION G IMPORTANT NOTES

PROPERTY REPORT - IMPORTANT NOTE

Australian Standard AS4349.0-2007 Inspection of Buildings, Part 0: General Requirements recognises that a property report is not a warranty or an insurance policy against problems developing with the building in the future. Accordingly, a preventative maintenance program should be implemented for the property which includes systematic inspections, detection and prevention of incipient failure. Please contact the Consultant who carried out this inspection for further advice.

TIMBER PEST REPORT - RISK MANAGEMENT OPTIONS

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this Report. The Client should further investigate any high risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge or breach barrier systems and inspection zones and that thorough regular inspections of the building are necessary.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a risk management program, please do not hesitate to contact the person who carried out this inspection.



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SECTION H ADDITIONAL COMMENTS		DA0127/23
Additional comments	There are no additional comments	20 April 2023

SECTION I ANNEXURES TO THIS REPORT	
Annexures to this report	General Inspection Photos

Annexure Photos



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



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Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



Internal



External



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External



External



External



External



External



External



External



Sub-floor



Sub-floor



Sub-floor



Sub-floor



Sub-floor



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SECTION J CERTIFICATION

DA0127/23

This document certifies that the property described in this Report has been inspected by the Building Consultant & Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in this Report, and in accordance with the current edition of the Report Systems Australia (RSA) Handbooks-Standard Property Inspection Reports 'Uniform Inspection Guidelines for Building Consultants' & Timber Pest Detection Reports 'Uniform Inspection Guidelines for Timber Pest Detection Consultants'.

20 April 2023

Name:	
Mobile No:	
Licence No:	Builders Lic. No. BR100941
Authorised Signatory:	
Date of Issue:	27th Mar, 2023

Attachment 2 – Site Photos



Photo 1 – Subject site as viewed from Herbert Street (West Elevation)



Photo 2 – Subject site as viewed from Herbert Street (West Elevation) – showing concrete path with steps up to enclosed verandah



Photo 3 – Subject site as viewed from the rear (showing east elevation)



Photo 4 – 21 Herbert Street and adjoining property (19 Herbert Street – late 19th Century single storey limestone house).



Photo 5 – 19 Herbert Street and adjoining property 17 Herbert Street – constructed in 1950.



Attachment 3 - City of Fremantle Heritage Impact Assessment



Heritage Impact Assessment –DEMOLITION OF PLACE

Address: 21 Herbert Street, North Fremantle
Application number: DA0127/23
Proposal: Demolition of all buildings on site
Requesting officer: Joseph Zlnay
Date: 18/05/2023



21 Herbert Street, Landgate Aerial photograph, CoF ESRI 2023

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0127/23 and the affect that they will have upon the heritage values of 21 Herbert Street and the North Fremantle Heritage Area. The proposed changes include:

- Demolition of house and all structures on site

HERITAGE LISTINGS

Heritage Place Name	Limestone features – 21 Herbert Street
State Register of Heritage Places	No
City of Fremantle Heritage List	No
City of Fremantle Heritage Area	North Fremantle Precinct Heritage Area
Local Heritage Survey	Yes
Management Category	Historic Record Only
Inherit database place record	20888
Further comment	Removed from Heritage List in 2016



RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- Site visit 3 May 2023

Previous relevant DAs:

- N/A

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.¹

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),

¹ North Fremantle Heritage Study, 1993



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.²

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.³

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.⁴

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.⁵

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.

² North Fremantle Heritage Study, 1993

³ HCWA Register Entry, Victoria Quay, Fremantle, March 202

⁴ North Fremantle Heritage Study, 1993

⁵ North Fremantle Heritage Study, 1993

Individual property history

The following information was taken from the Inherit place record for 21 Herbert Street:

Originally known as Mary Street, the majority of Herbert Street was developed between 1900 and 1910 (predominantly brick and stone houses), although some lots remained vacant until the immediate post-World War Two period (predominantly weatherboard houses). The street accommodated a mixture of owner/occupier residences and rental properties. Mary Street was gazetted as a public highway in 1905 and the name was changed to Herbert Street in 1922/23.

Charles Yenson, of 192 York Street Subiaco, owned lot 23 of P70 from 1921. He then passed the title to Charles Schemberg, who in turn passed it on to his brother Reuben, who then passed it to his other brother Arthur Schemberg. Arthur Schemberg owned the lot until at least 1933, and it remained undeveloped and unimproved throughout this time. The timber house at 21 Herbert Street first appears in the Post Office Directory of 1945 as occupied by William F. Binning. He owned and occupied the place until his death in 1969. The place was then held by his estate, until it passed to his wife, Feye. It appears that she did not live there, and let the place to several tenants. It is not known when the house was demolished (post 1986?).

Limestone features (no longer extant) were identified on the site in the "Heritage Report on: 19th century limestone walls and steps in Fremantle" prepared by Silvana Grassadonia, for the City of Fremantle, 1986. It is not known what form the features took.

Further investigation has revealed that some of this information is incorrect. Metropolitan Sewerage plans show a timber house standing at 21 Herbert Street in 1940. The outline of this house plus the front masonry wall and steps and outbuildings match those existing on site today showing that 21 Herbert Street was constructed prior to 1940.



Part of PWDWA drawing showing 21 Herbert Street, Metropolitan Sewerage North Fremantle Municipality, Sheet 2021, dated 27/06/1940

Landgate has been taking aerial photographs of the North Fremantle area since 1947. These aerial photographs all show the house at 21 Herbert Street in its current form indicating that it has remained largely unaltered since construction and has not been demolished as suggested in the information in the Place Record. The hipped tile roof is shown on all photographs.



Part of Landgate aerial photograph of North Fremantle, 1947



Part of Landgate aerial photograph of North Fremantle, 1965



Part of Landgate aerial photograph of North Fremantle, 2023



Part of Map 3, North Fremantle, Report on 19th Century Limestone Walls and Steps, 1986

21 Herbert Street was included on the first Fremantle Municipal Heritage Inventory in 2000 as Limestone Features, 21 Herbert Street. Places with limestone features were generally taken from the 1986 survey, “19th Century Limestone Walls and Steps in Fremantle”, which identified historic walls and remnants of limestone outcrops because the *“Use of limestone as part of the Fremantle landscape gives the City coherence and character. Limestone walls are one commonly encountered example of use of this stone as a building material, most of them dating from the 19th century and early years of the 20th century.”* The Limestone features management category recommended that *“In the event of a management application the site should be inspected to determine whether the limestone feature is extant. The significance of the feature should be determined. If the feature is of heritage significance it should be retained and conserved.”*

In 2016 the site was inspected, and it was determined that there was no extant limestone feature on site. Council approved the removal of 21 Herbert Street from the Heritage List and the modification of the Local Heritage Survey management category from Limestone Features to Historic Record only.

Apart from the historic Landgate aerial photos and the 1940 sewerage plan little other documentary evidence has been found on 21 Herbert Street. There is no place file for 21 Herbert Street in the City of Fremantle Local History Collection. There are no building licence drawings in the City of Fremantle archives or any other records of building work. The lack of building licences confirm that no major changes have been made to the place over the last eighty years.

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.

In Craig Burton’s North Fremantle Heritage Study, which was used as the foundation document for the identification of the North Fremantle Heritage Area, Herbert Street is part

of the Cypress Hill Slopes sub-area. This area is “characterised by small scale residential development with small commercial pockets”. The buildings date mostly from the early 20th Century with some Inter-War infill. More standard house forms have been adapted to suit steeper topography with limestone retaining walls and stepped development. There is a mixture of limestone and timber construction houses.

Herbert Street is a short two block street that runs parallel with Thompson Road and Stirling Highway. It starts at Harvest Street in the south, crosses Faye Street and ends in a cul-de-sac at the rear of the properties lining Letitia Road. The east side of the street becomes elevated as the topography slopes up towards Cypress Hill. Old limestone houses are generally found on the flatter parts of the street and timber houses, often later Inter-War and Post War development, in the more elevated parts. Limestone and brick retaining walls on the front boundary are common in the more elevated sections of the street. Inter-War and Post War era houses are set back slightly more on the site than the earlier houses which have narrow front gardens.

Most of the houses in Herbert Street are included on the City of Fremantle Heritage List and have a similar built form, style, and material. Together these houses create an identifiable streetscape character. The exceptions to this common character are two large, recently constructed masonry houses flanking Faye Street and immediately to the north of 21 Herbert Street. The scale of these houses is magnified by the slope of the land which has allowed three storey construction on the Herbert Street boundary.

21 Herbert Street stands on a steeply sloping site on the east side of Herbert Street. The single storey timber framed house is sited centrally at the front of the block with a red face brick retaining wall to the front boundary and matching steps and red painted concrete path leading up to an enclosed verandah at the front of the house. The house is set back slightly further on the site than the adjacent earlier houses.



21 Herbert Street, May 2023.



21 Herbert Street is an Inter-War era timber framed house with a hipped roof clad in tiles and a front verandah set beside a projecting front room. Sometime after construction the weatherboard exterior walls were clad with 'Brick Clad' asbestos cement sheeting, some timber windows were replaced with aluminium sliders and the front and back verandahs were enclosed with aluminium windows and stud framing. Some original timber weatherboards and windows have been retained in the front and back verandahs. There is a casement sash window with lead lights to the Lounge, a double hung sash window to the Kitchen and a half-glazed front door to the hall. It is not known if the 'Brick Clad' sheeting was installed over the original weatherboards or if they were removed first.

The house has a typical layout for an Inter-War era house with a central hall, two bedrooms, a lounge, a dining room, an internal bathroom and a kitchen all located in the main section of the house and a laundry and a sleep-out in the rear-lean to verandah section. A small stud framed addition has been attached to the rear of the lean-to section to enclose the original freestanding external brick toilet and connect it to the house.

Internally the house is largely as constructed, the room layout has not been altered and it has retained its original finishes and fixtures including Jarrah floor boards, moulded architraves and skirting boards, and decorative cast plaster ceilings with cornices and roses. The Lounge has a fireplace with a face brick surround and timber mantle and a set of lead light glazed French doors open into the Dining room. The internal bathroom and kitchen would appear to have been refurbished in the 1970s/ 80s. The rear lean-to section is also largely intact although the laundry fit out dates from the 1970s/80s and the windows have been replaced with aluminium sliders. The original brick toilet has been rendered.

Condition

Generally, the house at 21 Herbert Street is in reasonable condition and appears to be structurally sound. Items that are in poor condition such as the Brick-Clad external wall cladding, fit-out of bathroom, kitchen and laundry have little heritage significance and can be removed / replaced without affecting the heritage value of the place. The upper section of the brick chimney on the south wall is in poor condition with eroded mortar joints. The timber shed on the north side of the house is in poor condition.

Structural report

A structural report was submitted as part of this application - *JD2892 – D Structural Assessment of House for Demolition, 2/3/2023 by Design Engineering Pty Ltd.* This report has not identified any major structural issues with 21 Herbert Street. It has confirmed that there is no subsidence affecting the house and that it is 'safe and stable'.

The report lists many items that require refurbishment or remediation but do not affect the structural stability of the place, including:

- Deteriorated Brick-Clad asbestos cement sheet external wall cladding
- Deterioration of rafter ends to rear enclosed verandah
- Minor cracking to some internal plaster wall and ceiling linings
- Sagging ceilings to the enclosed front and rear verandahs
- Non-compliant plumbing and electrical services
- Deteriorated and outdated bathroom, kitchen and laundry fit-outs
- Cracking and deteriorated external paving and retaining walls



Asbestos Report

Asbestos Inspection and Condition Report (Sampling), 4 April 2023, Jim's Building Inspections was included in this planning application. This report records the extent and condition of asbestos bearing building materials in the house:

- High risk areas – items that contain asbestos and are damaged increasing the risk of loose fibres
 - o Rear room enclosing toilet – internal and external wall cladding and ceiling lining constructed from asbestos cement sheeting – some sections are damaged and deteriorated – report recommends annual monitoring
 - o Brick-Clad external wall cladding – cladding contains asbestos – sheeting damaged and deteriorated in places particularly on the north wall of the house– report recommends sealing cut and cracked areas.
- Low risk areas - items that contain asbestos but are in reasonable condition
 - o Wall lining in Kitchen – some lining identified as containing asbestos but surfaces are encapsulated and loose fibres are unlikely
- Other products that may contain asbestos but which have not been tested include – sheet vinyl floor coverings; tiles, underlay and glue; super six boundary fences, neighbours shed on boundary, and other small sections of fibrous cement sheeting.

IMPACT ASSESSMENT

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 settlement were located in the area;	No discernible impact
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;	Major 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
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Heritage values

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

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

Heritage Impact Comments

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

21 Herbert Street is a largely intact Inter-War era timber house that has been modified in the Post-War era by replacing most of the external weatherboard wall cladding. While the replacement Brick-Clad wall cladding has reduced the heritage value of the place, this change is reversible, and the heritage value can be improved by the reinstatement of the original external finish to match surviving sections of original wall cladding. In its current form, 21 Herbert Street does not meet the threshold for inclusion on the Heritage List.

Despite the replacement of the external wall cladding, the scale, form and composition of 21 Herbert Street is still clearly legible, and the place contributes to the character of the largely intact heritage streetscape of Herbert Street which contains a mix of single storey Late Nineteenth to early Post War era timber and limestone houses. 21 Herbert Street is a Contributory Place within the North Fremantle Heritage Area.

Information provided by the applicant has shown that while the house needs to be refurbished and repaired, it is not structurally unsound and is in reasonable condition for a house of its age and construction type. Both reports recommend the demolition of the house but this is based on the cost of removal of asbestos and refurbishment being more expensive than demolition and construction of a standard new home (\$250,000 allowed).

The removal of the intrusive, asbestos bearing 'Brick Clad' external wall cladding will remove the potential health risk and improve the contribution that the place makes to Herbert Street and the North Fremantle Heritage Area. The rear addition which contains asbestos bearing wall and ceiling lining has no heritage significance and can be removed with no impact on the heritage value of the place or its contribution to the Heritage Area.

RECOMMENDATIONS:

The works proposed in this application are NOT acceptable as they will have a negative impact on the heritage values of North Fremantle Precinct Heritage Area.

RECORD PHOTOGRAHS – 3 May 2023



21 Herbert Street, west elevation.



Concrete path with steps lead up to enclosed front verandah



South wall of house



Brick chimney with deteriorated pointing, south wall.



North wall of house



Timber shed to rear of site, north-east corner.



Rear (east wall) of house



Back garden with high retaining wall



North wall, detail showing access to sub-floor space.



Sub-floor space showing timber floor structure and stumps



Timber Shed

21 Herbert Street – Interior



Enclosed front verandah



Front door and Hall



Hall ceiling



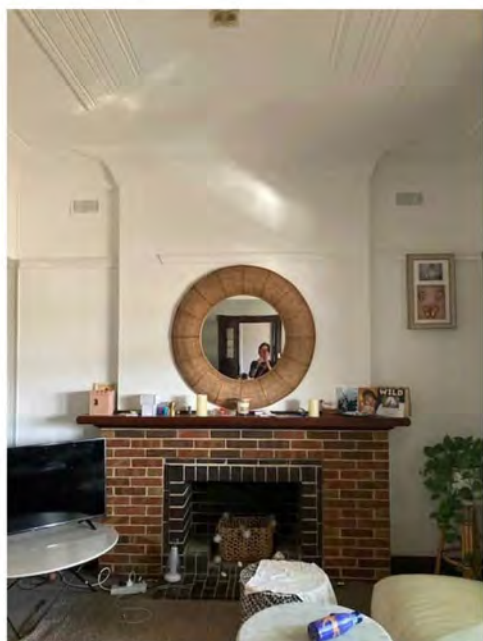
Front Bedroom



Door to Lounge



Window to Lounge looking onto front verandah



Brick fireplace to lounge



French doors between Lounge and Dining Room



Dining Room



Kitchen with former fireplace



Enclosed rear verandah with original weatherboard
external wall cladding



Kitchen window facing into rear verandah



Internal bathroom



Enclosure built around original external brick toilet.
The toilet is on the left side of the photograph

21 Herbert Street - CONTEXT



21 Herbert Street with large 2000s infill housing to the north flanking Faye Street



Housing in Herbert Street north of Faye Street includes a number of heritage listed timber houses from the early 19th Century, Inter-War and Post-War Eras. These two Post-War infill houses are single storey timber houses with raised foundations to accommodate the steeply sloping topography.



31 Herbert Street (left) is a timber house from the early 19th Century and 29 Herbert Street (right) is a Post War Era timber house.



21 Herbert Street with 19 Herbert Street, a late Nineteenth to early 20th Century, single storey limestone house.



Streetscape on the east side of Herbert Street to the south of 21 Herbert Street. 19 Herbert Street (left) and 17 Herbert Street (right). 17 Herbert Street was constructed in 1950.



Looking north along the east side of Herbert Street. Development is Typically single storey houses with hipped and gabled roofs from the late 19th century to 1950s. There is a mixture of limestone and timber framed construction.