



Meeting attachments

Planning Committee

Wednesday 7 June 2023 6pm

Part One



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PC2306-1 REFERRED ITEM -SWANBOURNE STREET, 29 (LOT 5) FREMANTLE – ALTERATIONS AND ADDITIONS (TWO STOREY) TO EXISTING SINGLE HOUSE (JZ DA0018/23)

Attachment 1 – Amended Development Plans

CITY OF FREMANTLE
These Revised Plans Form Part of


DA0018/23

15 May 2023

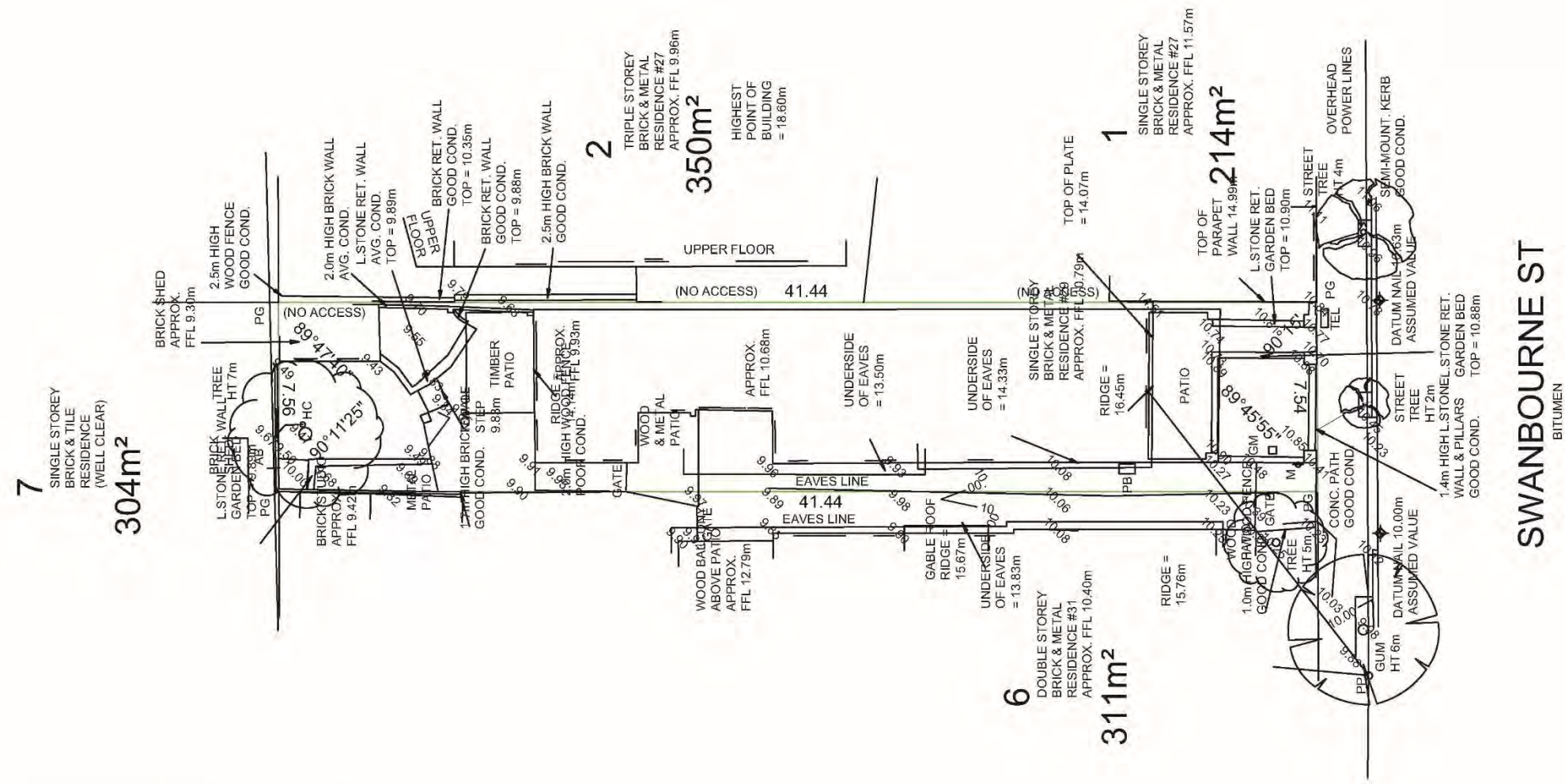


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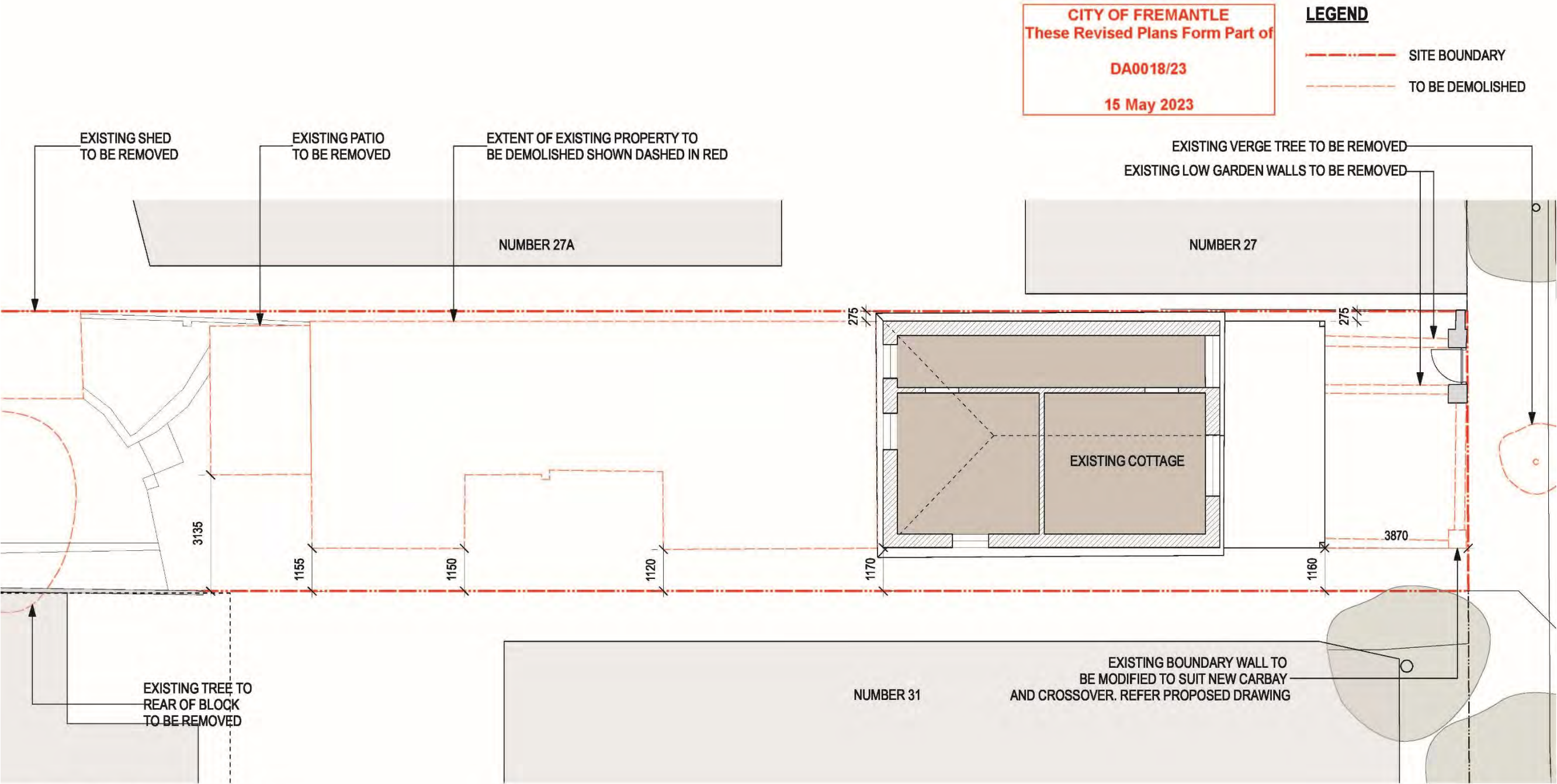
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MARY & DAVID JONES		-		COVER	
29 SWANBOURNE STREET		DATE:	JOB REF:		
FREMANTLE, WA 6160		15/05/23	2210_29		
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		GJ	-	2 11/04/23	DA AMENDMENTS
				1 17/01/23	DEVELOPMENT APPLICATION
				ISSUE :	DWG No. :
				3	A-00

15 May 2023

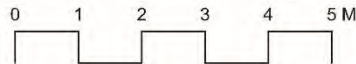


1 SURVEY PLAN
1:200 (COURTESY LINKS SURVEYING)





1 EXISTING/DEMOLITION PLAN
1:100



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SCALE AT A3:
1:100
DATE:
17/01/23

JOB REF:
2210_29

DRAWN:
GJ

ARCHITECT REG No:

DRAWING:
EXISTING/DEMOLITION PLAN

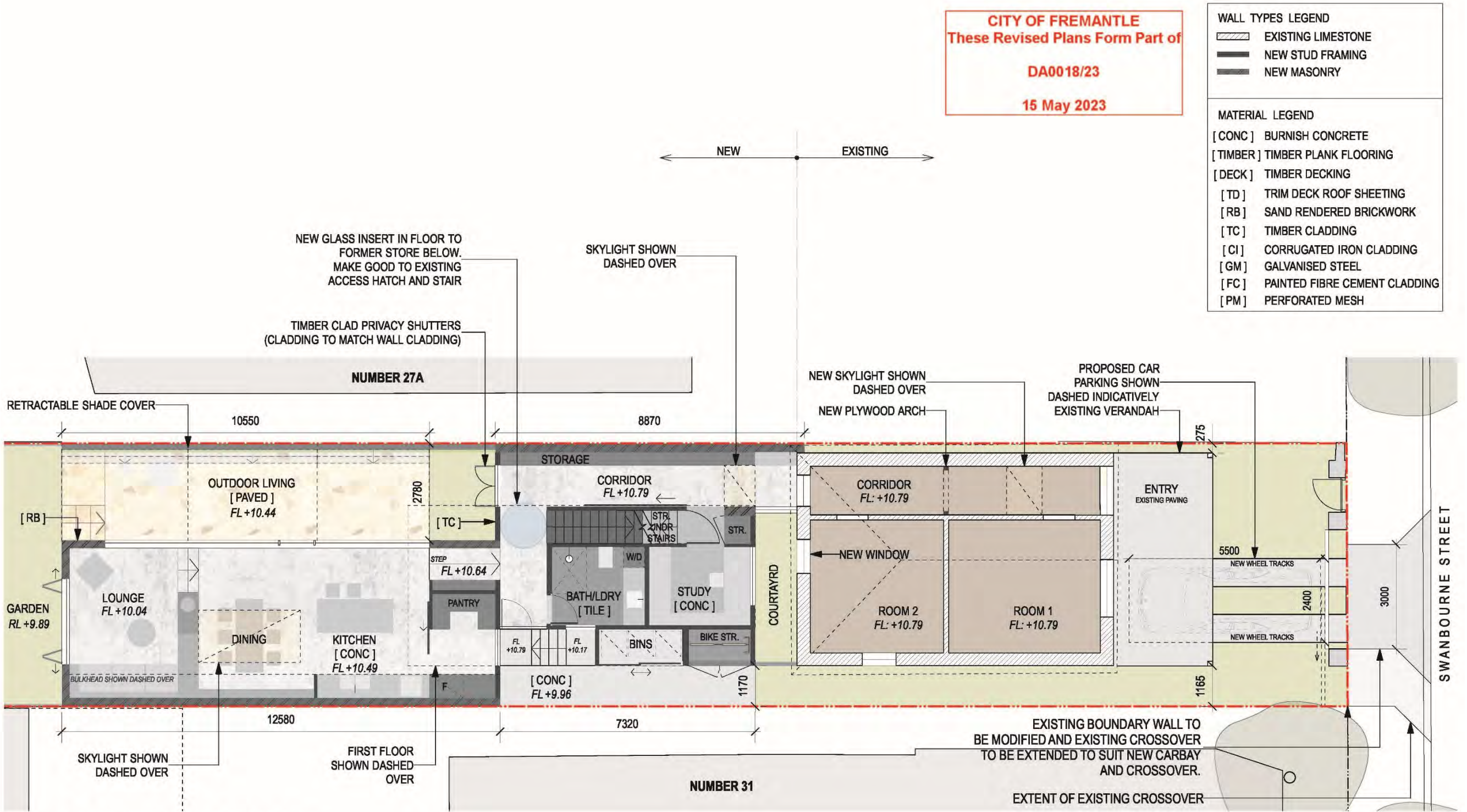
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A-03

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1 17/01/23 DEVELOPMENT APPLICATION



1 PROPOSED GROUND FLOOR PLAN
1:100

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JOB REF:
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DRAWN:
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ARCHITECT REG No:

8 15/05/23 DAAMENDMENTS
7 11/04/23 DAAMENDMENTS
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5 20/12/22 DRAFT DA FOR CLIENT COMMENT
4 05/12/22 FOR CLIENT INFORMATION
3 03/10/22 FOR ESTIMATION
2 02/08/22 CLIENT ISSUE
1 14/07/22 CLIENT CONCEPT MEETING

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DRAWING:



PROPOSED GROUND
FLOOR PLAN

ISSUE:

DWG No.:

8

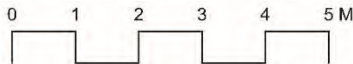
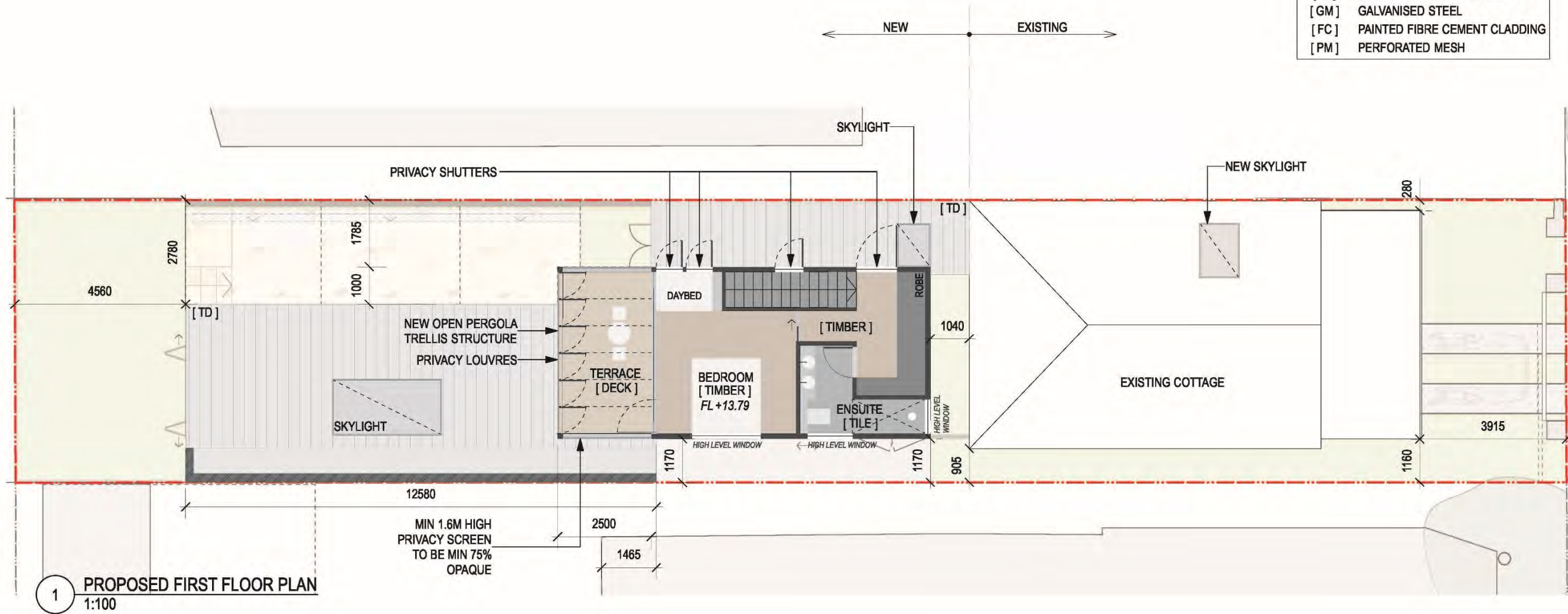
A-04



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15 May 2023

WALL TYPES LEGEND	
	EXISTING LIMESTONE
	NEW STUD FRAMING
	NEW MASONRY

MATERIAL LEGEND	
[CONC]	BURNISH CONCRETE
[TIMBER]	TIMBER PLANK FLOORING
[DECK]	TIMBER DECKING
[TD]	TRIM DECK ROOF SHEETING
[RB]	SAND RENDERED BRICKWORK
[TC]	TIMBER CLADDING
[CI]	CORRUGATED IRON CLADDING
[GM]	GALVANISED STEEL
[FC]	PAINTED FIBRE CEMENT CLADDING
[PM]	PERFORATED MESH



DRAWING :

PROPOSED FIRST FLOOR PLAN
ISSUE :
8
DWG No. :
A-05

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1:100
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15/05/23

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DRAWN:
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ARCHITECT REG No:

8	15/05/23	DA AMENDMENTS
7	11/04/23	DA AMENDMENTS
6	17/01/23	DEVELOPMENT APPLICATION
5	20/12/22	DRAFT DA FOR CLIENT COMMENT
4	05/12/22	FOR CLIENT INFORMATION
3	03/10/22	FOR ESTIMATION
2	02/08/22	CLIENT ISSUE
1	14/07/22	CLIENT CONCEPT MEETING

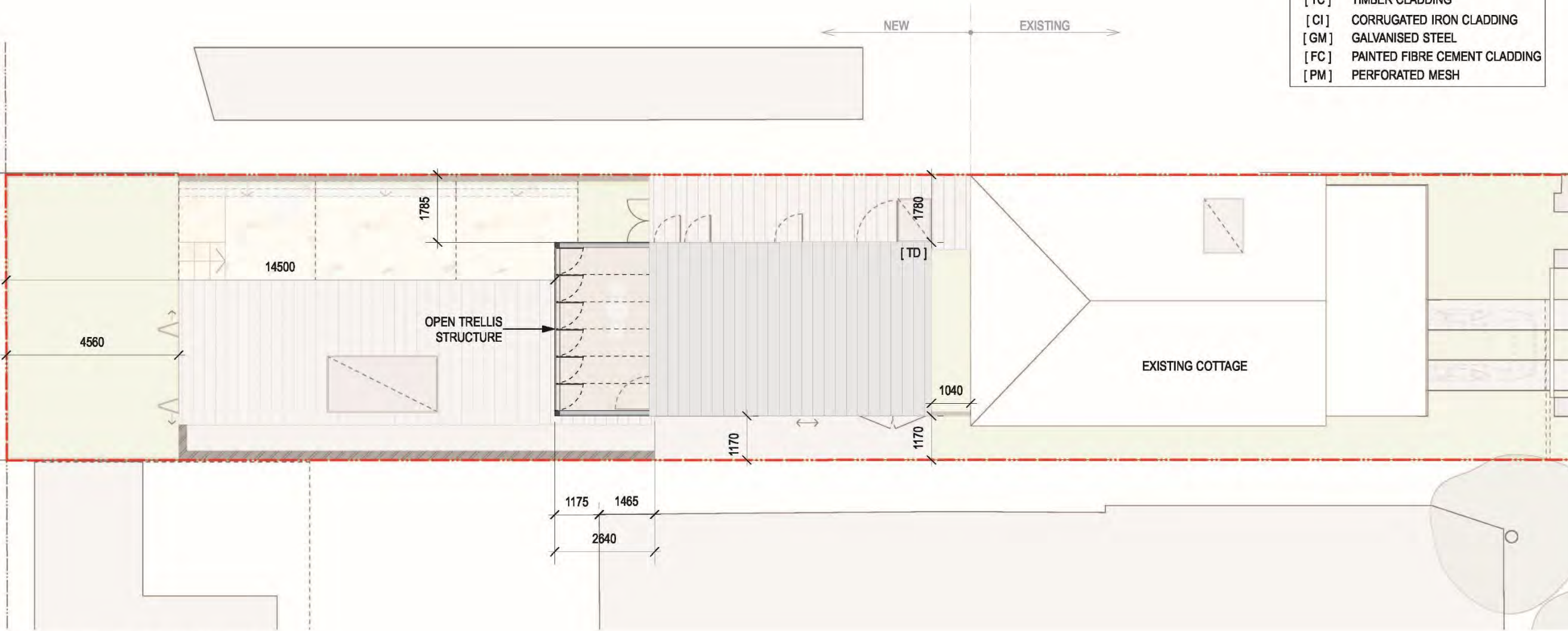
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	EXISTING LIMESTONE
	NEW STUD FRAMING
	NEW MASONRY

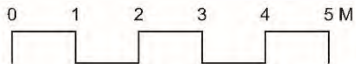
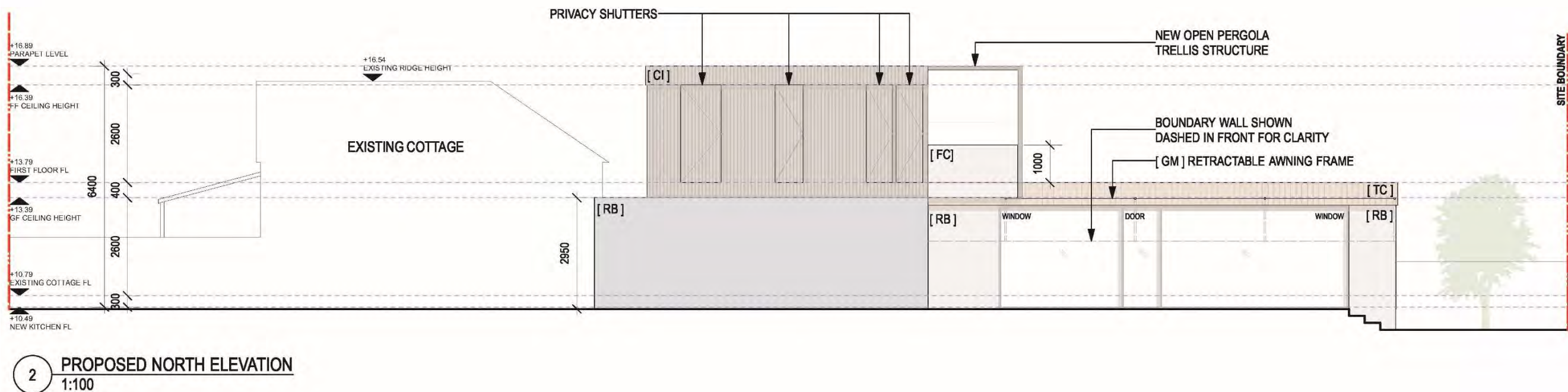
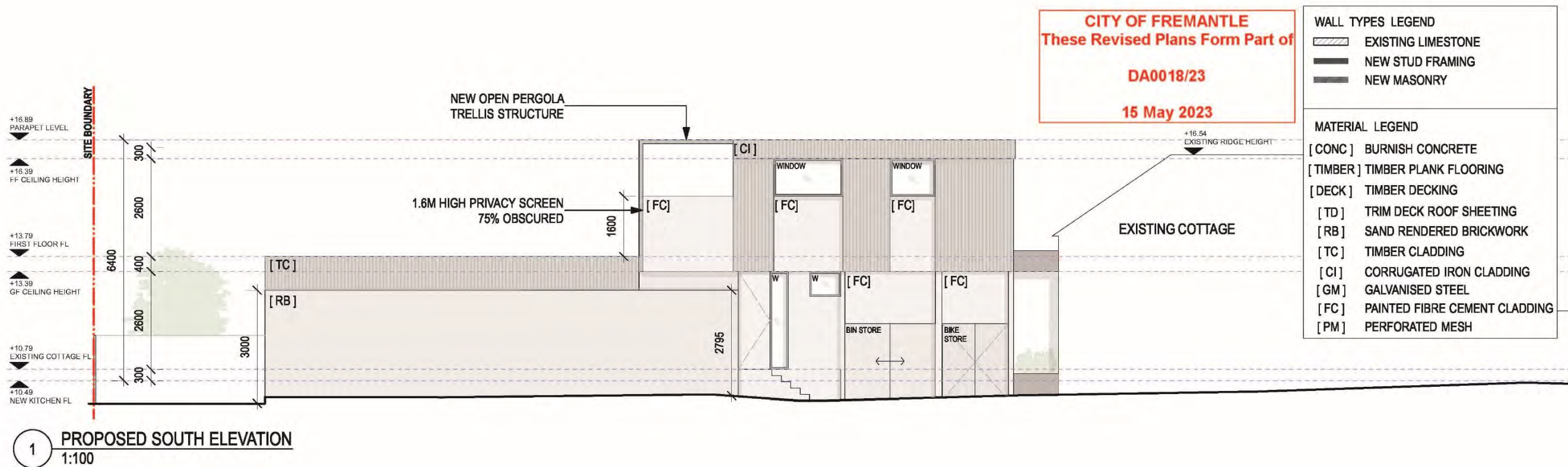
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[CI]	CORRUGATED IRON CLADDING
[GM]	GALVANISED STEEL
[FC]	PAINTED FIBRE CEMENT CLADDING
[PM]	PERFORATED MESH



1 PROPOSED TERRACE/ROOF PLAN
1:100

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						A-06	



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3 11/04/23 DAAMENDMENTS
2 17/01/23 DEVELOPMENT APPLICATION
1 20/12/22 DRAFT DA FOR CLIENT COMMENT

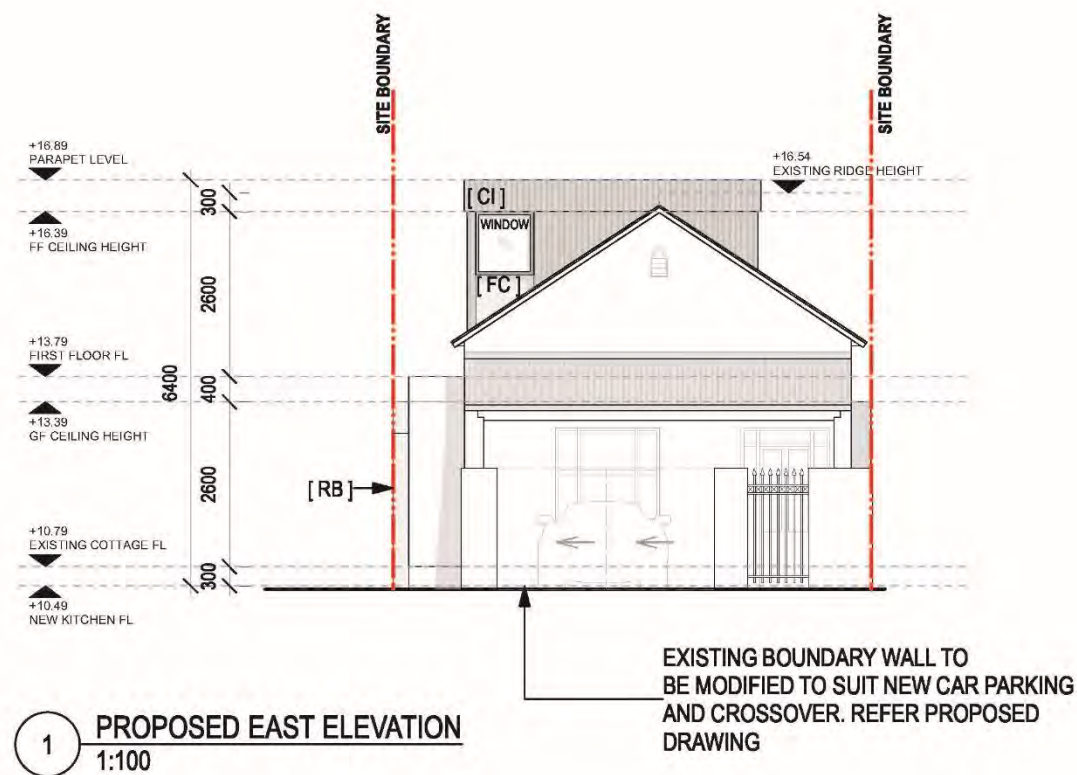
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**PROPOSED
ELEVATIONS**

ISSUE : DWG No. :

4

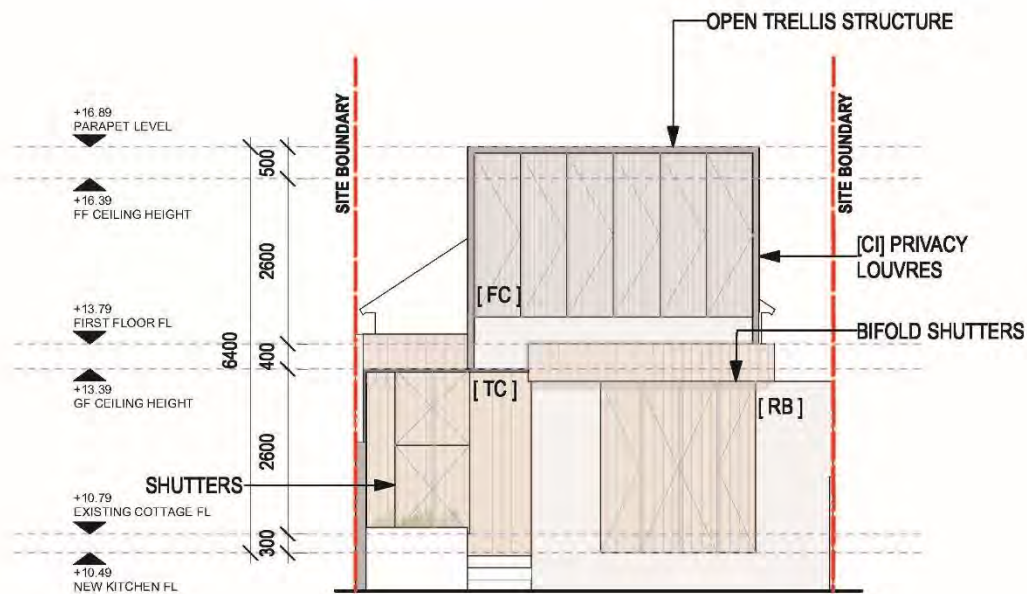
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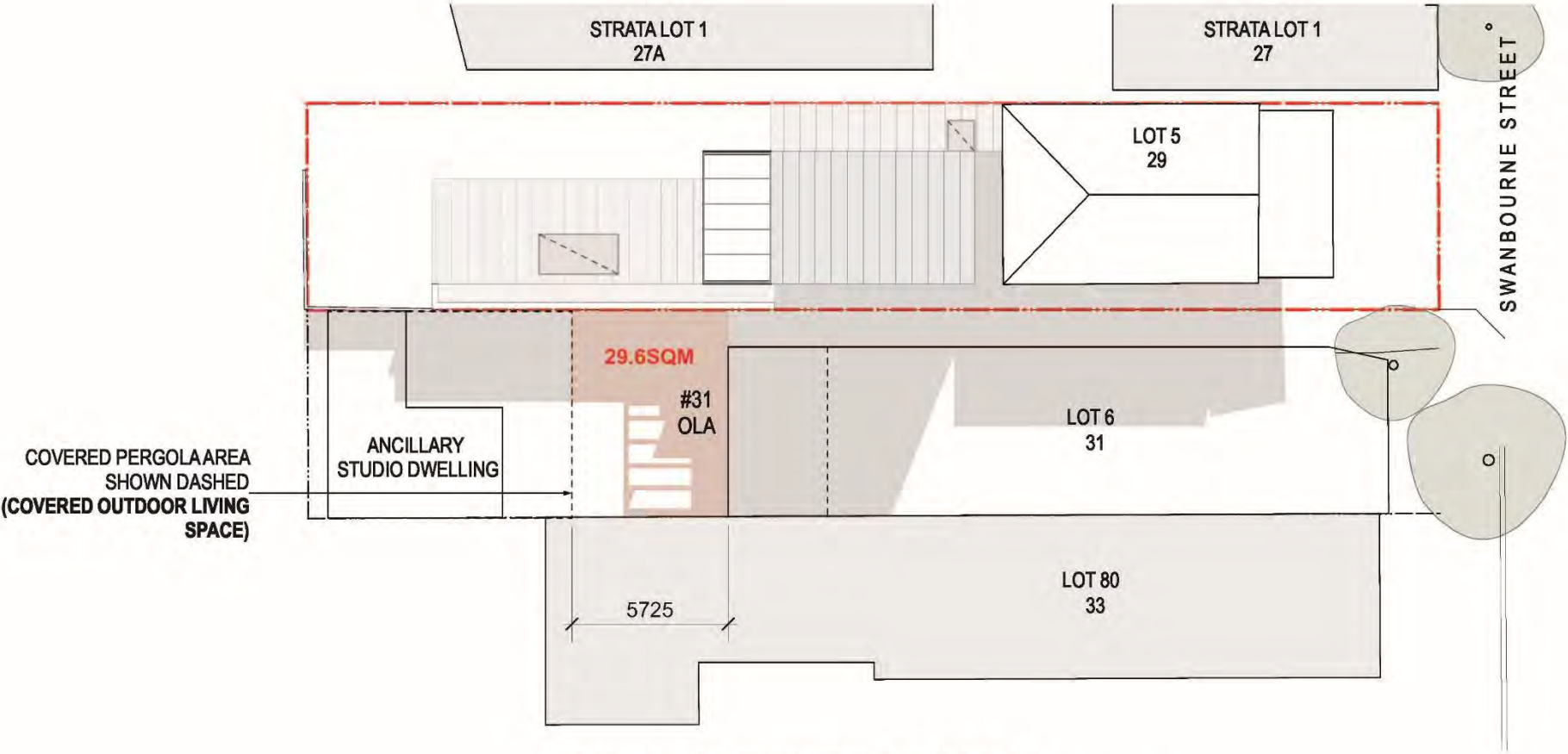
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	NEW STUD FRAMING
	NEW MASONRY

MATERIAL LEGEND	
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[TIMBER]	TIMBER PLANK FLOORING
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[CI]	CORRUGATED IRON CLADDING
[GM]	GALVANISED STEEL
[FC]	PAINTED FIBRE CEMENT CLADDING
[PM]	PERFORATED MESH





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15 May 2023



PREVIOUS OLA OVERSHADOWING = 34.7SQM (79.5%)
NEW OLA OVERSHADOWING = 29.6SQM (67% - 12.5% REDUCTION)

1 REVISED SCHEME OVERSHADOWING DIAGRAM (JUNE 21@12PM)
1:200

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MARY & DAVID JONES		1:200		OVERSHADOWING DIAGRAM	
29 SWANBOURNE STREET FREMANTLE, WA 6160		DATE:	JOB REF:		
		15/05/23	2210_29		
DRAWN:		ARCHITECT REG No:		4 15/05/23	DAAMENDMENTS
GJ		-		3 11/04/23	DAAMENDMENTS
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				1 20/12/22	DRAFT DA FOR CLIENT COMMENT
				ISSUE :	DWG No. :
				4	A-09



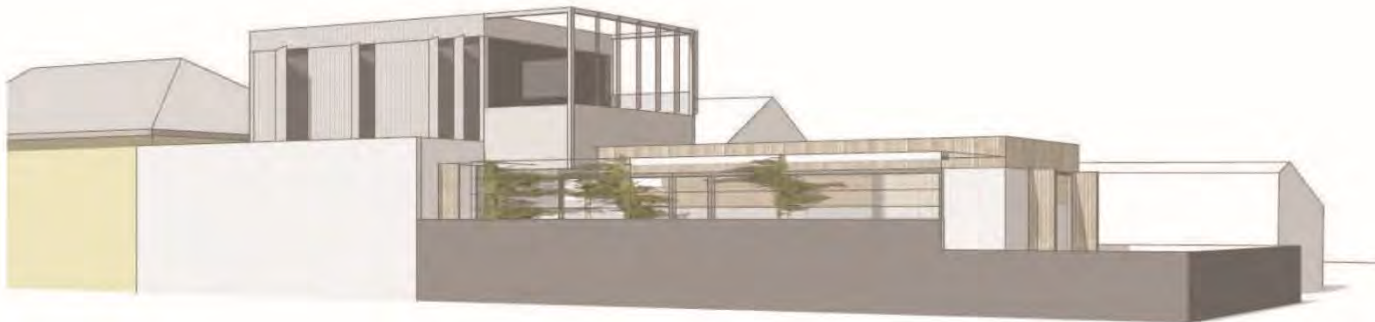
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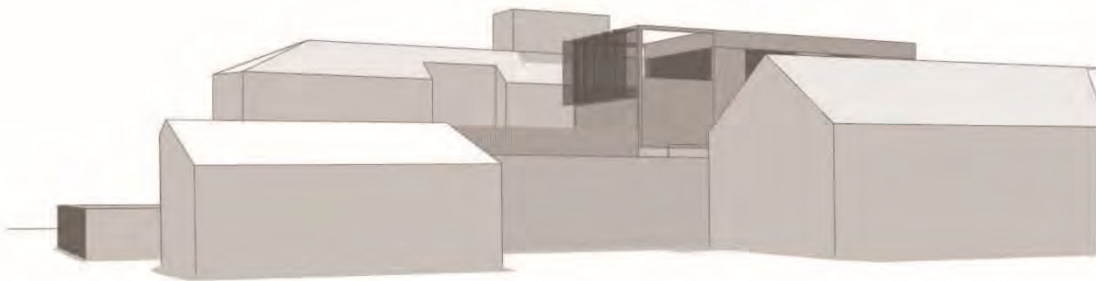
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1 VIEW LOOKING EAST



2 VIEW OF NORTH ELEVATION



3 VIEW OF SOUTH ELEVATION

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29 SWANBOURNE STREET		DATE:		ISSUE :	
FREMANTLE, WA 6160		15/05/23		DWG No. :	
		JOB REF:			
		2210_29			
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				A-10	

Attachment 2 – Site Photos



Photo 1: Subject site as viewed from Swanbourne Street – context of streetscape.



Photo 2: Adjoining properties to the North – 27 & 27A Swanbourne Street



Photo 4: Southern adjoining property – 31 Swanbourne Street



Photo 4: Adjoining property to the North (27A Swanbourne Street) – showing rear extension and roof terrace



Photo 4: Adjoining properties to the North (27A Swanbourne Street) – extent of rear extension



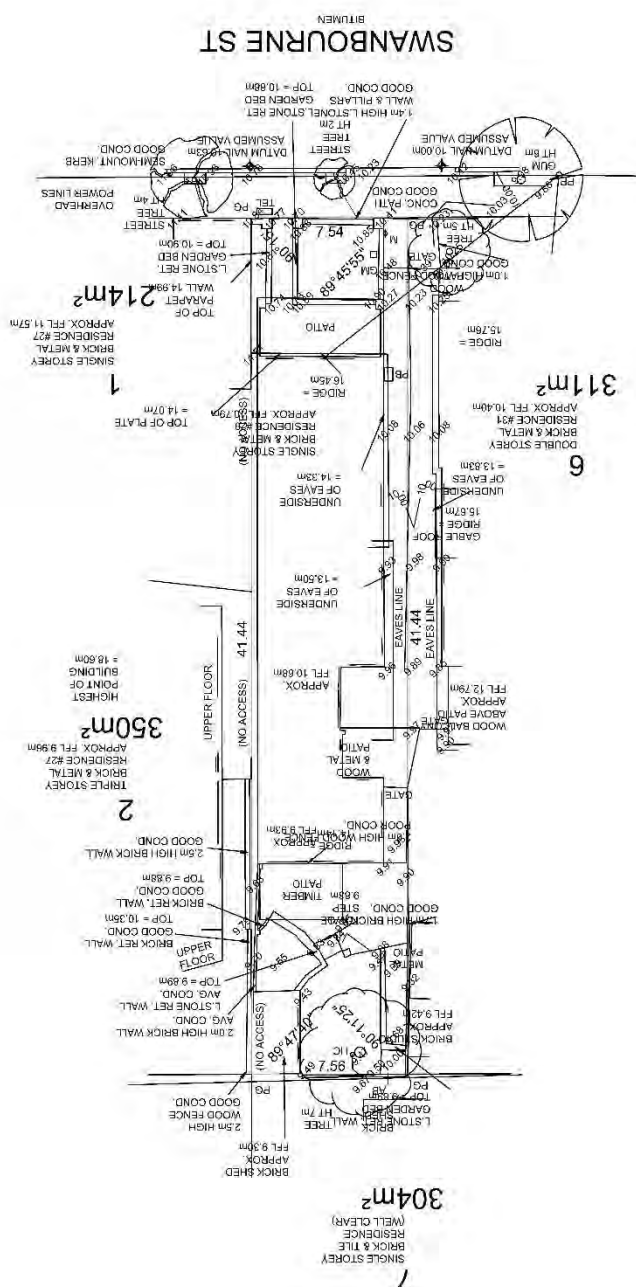
Attachment 3 – Previous Development Plans Dated 11 April 2023

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11 April 2023



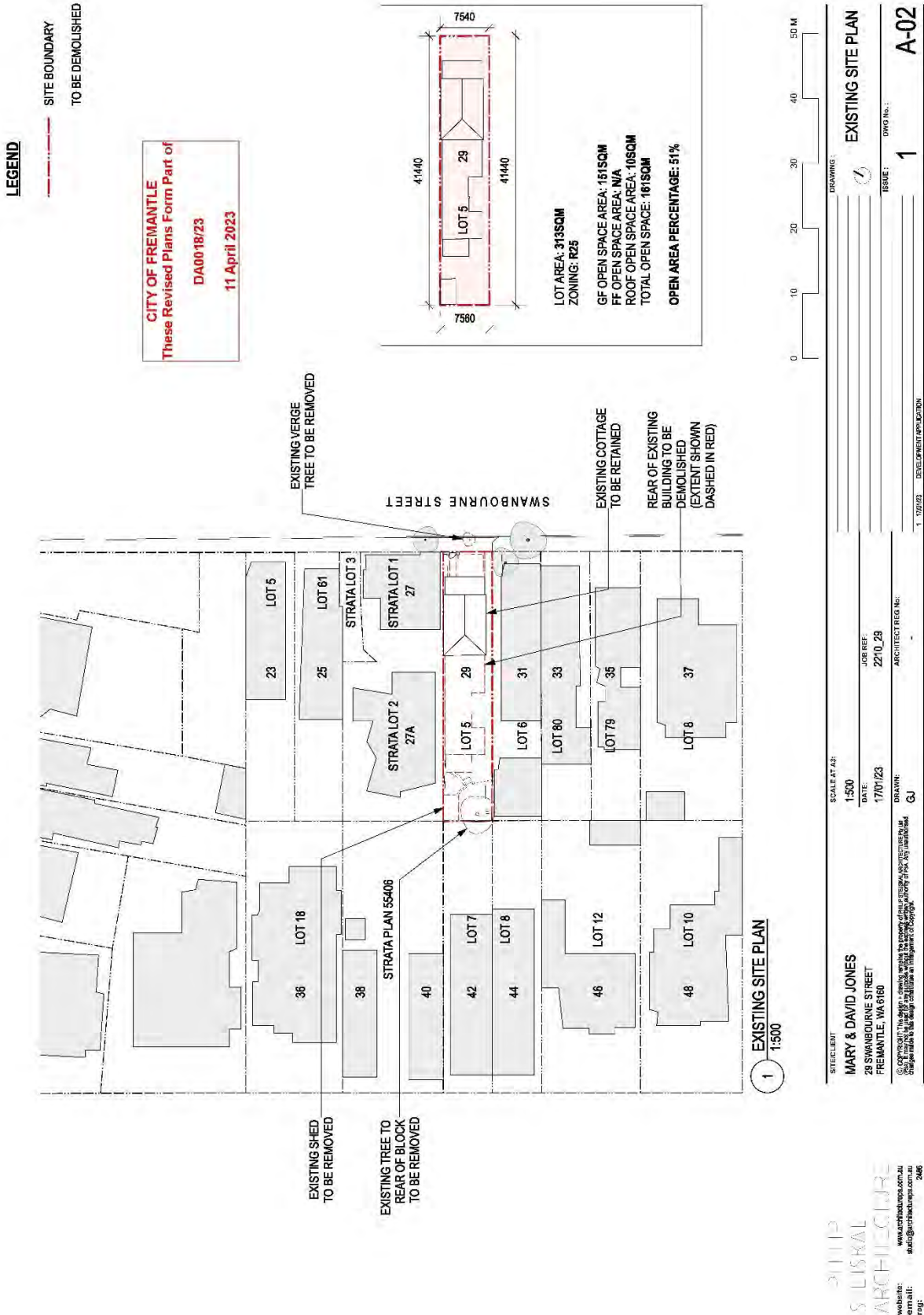
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MARY & DAVID JONES			
29 SWANBOURNE STREET			
FREMANTLE, WA 6160			
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	11/04/23	2210_29	2
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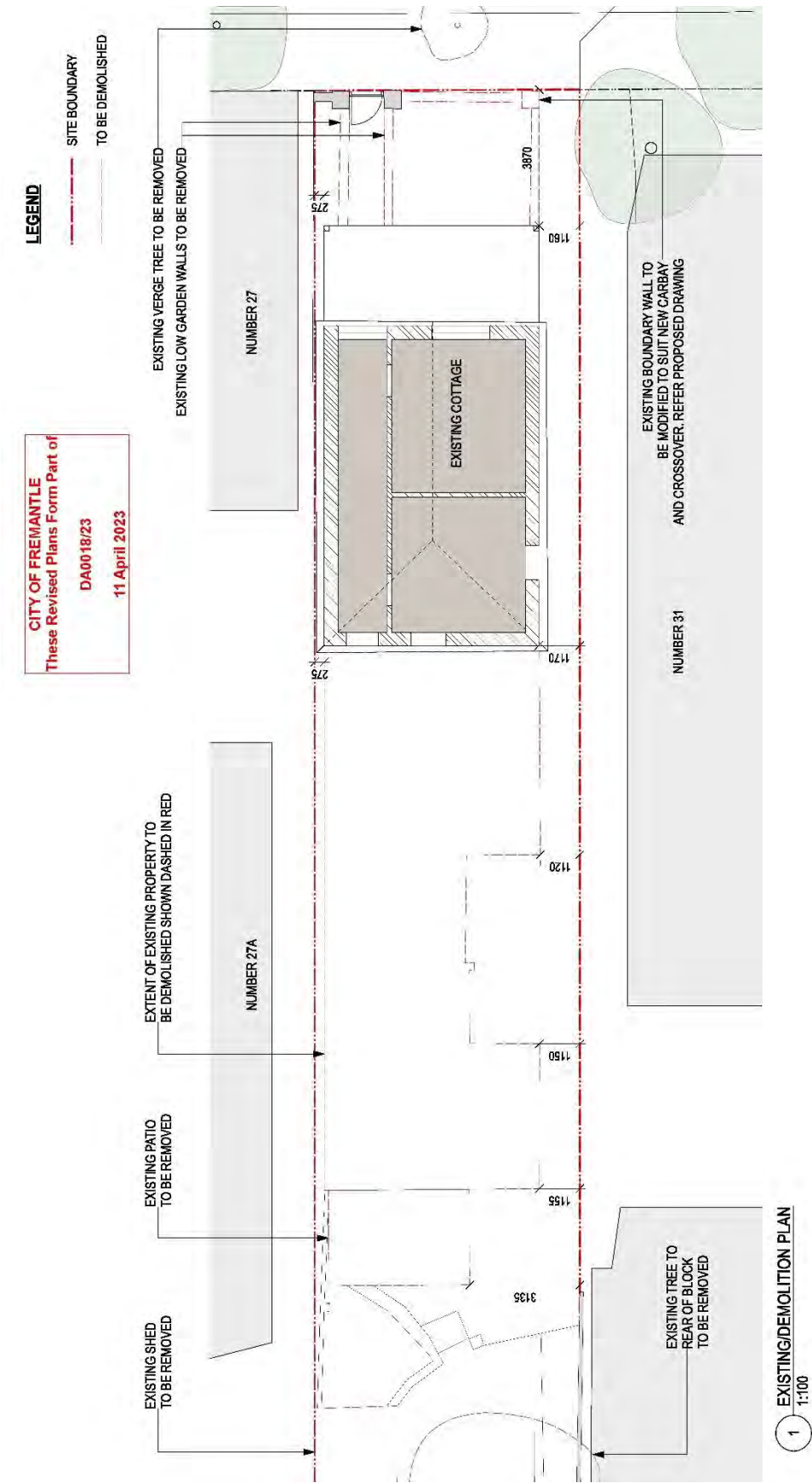
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reg: 2485



1 SURVEY PLAN
1:200 (COURTESY LINKS SURVEYING)

[illegible]





0 1 2 3 4 5 M

CLIENT
MARY & DAVID JONES
28 SWANBOURNE STREET
FREMANTLE, WA 6160

SCALE AT A2:
1:100

DATE:
17/01/23

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2210_28

DATE:
17/01/23

DRAWN:
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ARCHITECT REG No:
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ARCHITECT REG No:
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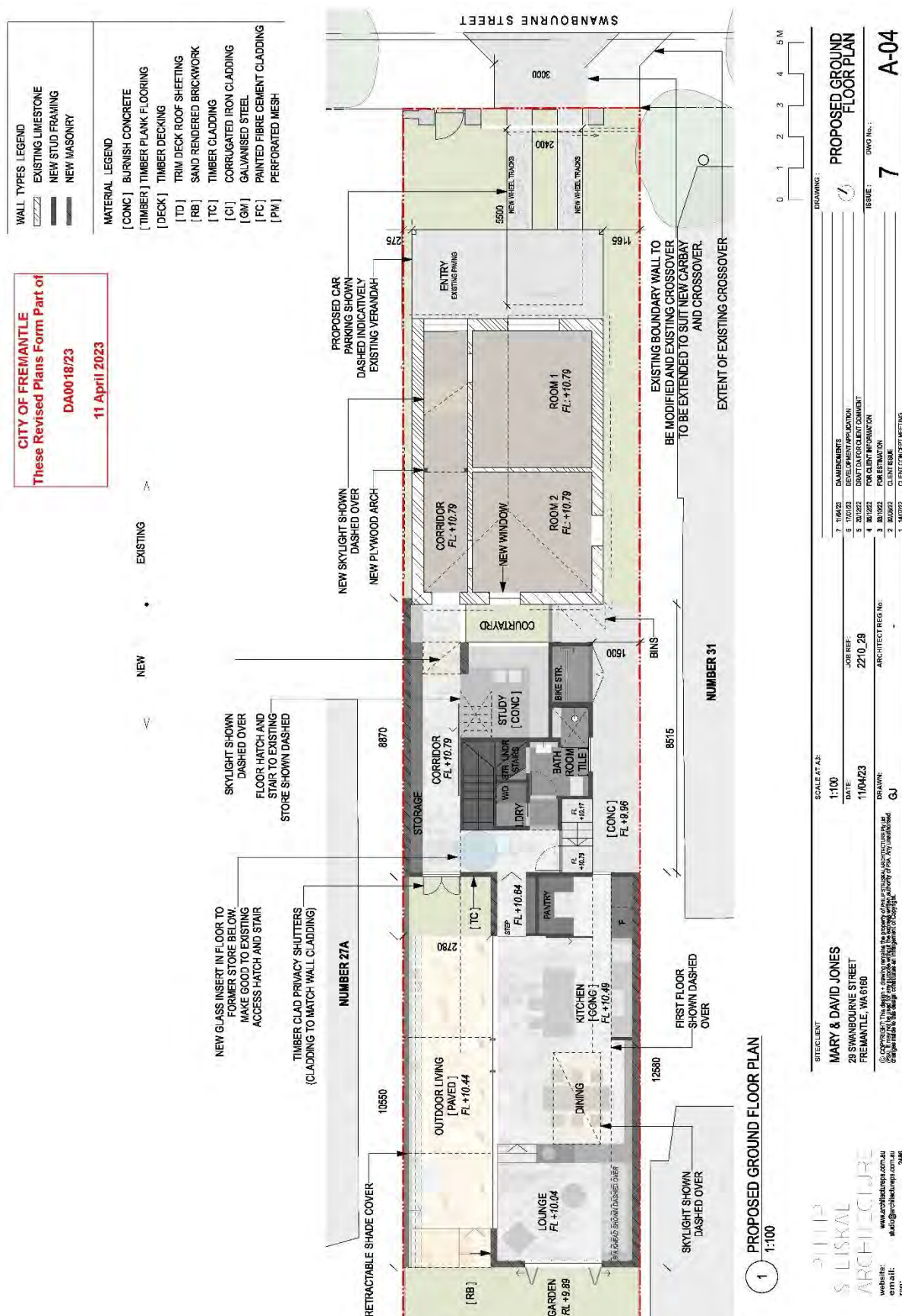
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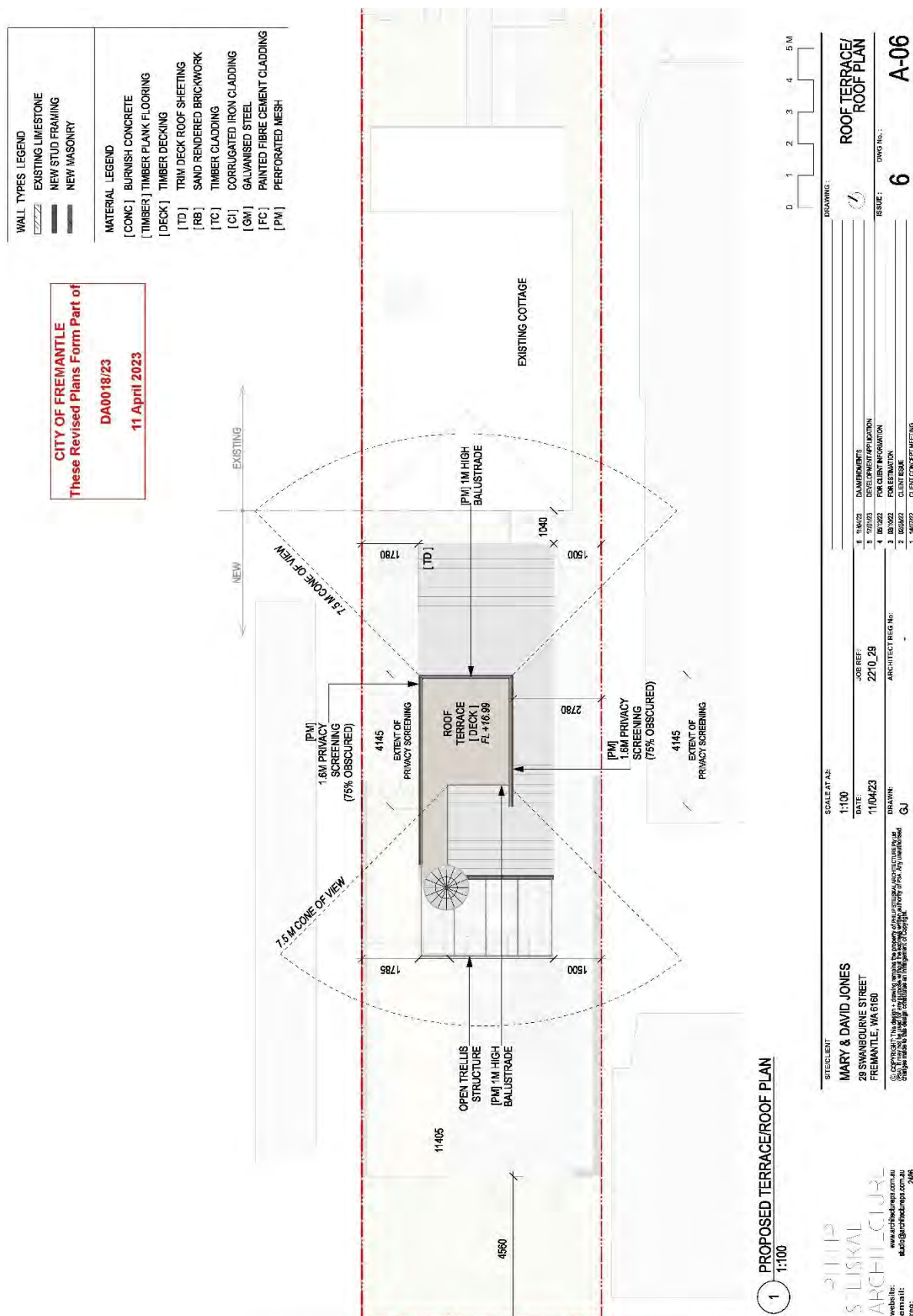
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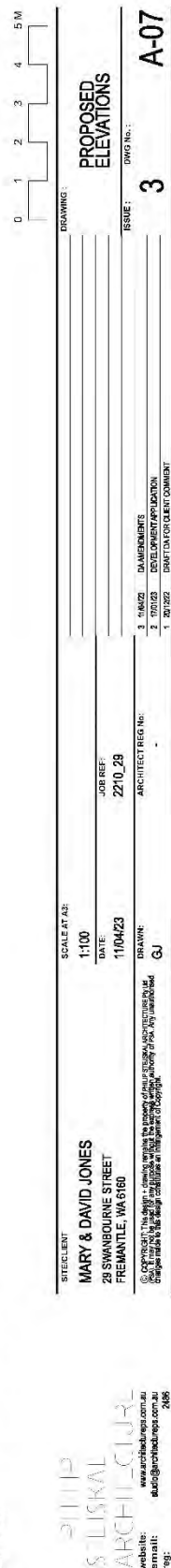
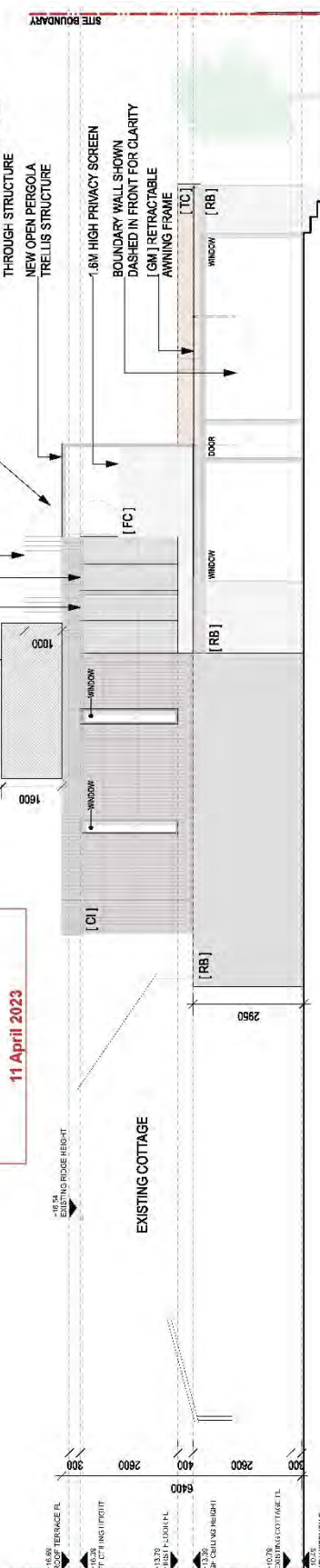
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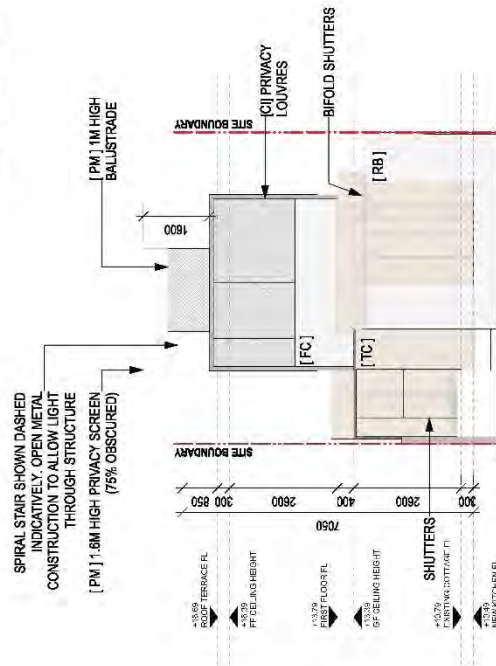
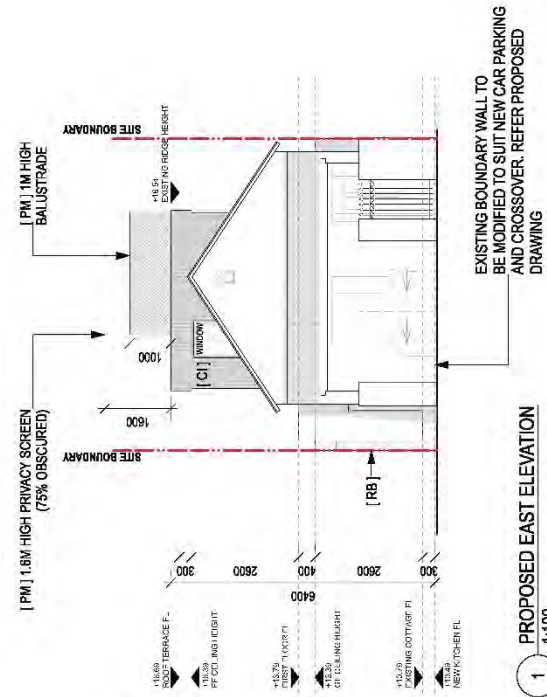




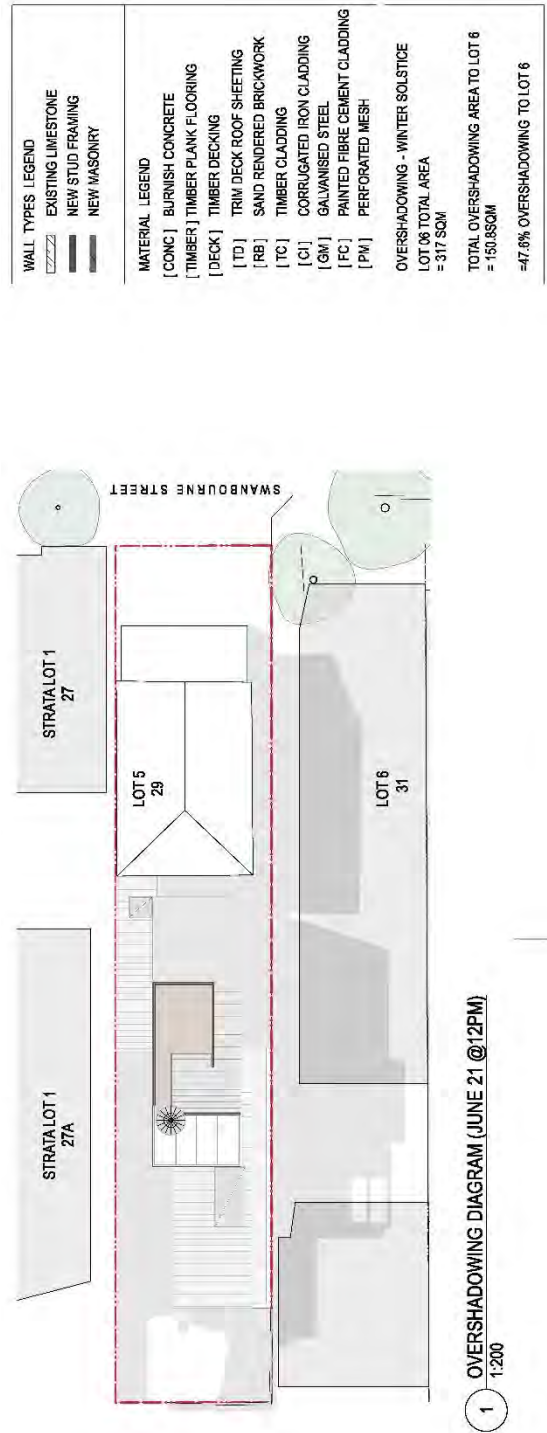
WALL TYPES LEGEND	
	EXISTING LIMESTONE
	NEW STUD FRAMING
	NEW MASONRY

MATERIAL LEGEND	
[CONC]	BURNISH CONCRETE
[TIMBER]	TIMBER PLANK FLOORING
[DECK]	TIMBER DECKING
[TD]	TRIM DECK ROOF SHEETING
[RB]	SAND RENDERED BRICKWORK
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[PW]	PERFORATED MESH

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11 April 2023



SITE CLIENT MARY & DAVID JONES 28 SWANBOURNE STREET FREMANTLE, WA 6160		SCALE AT A2: 1:100	DRAWING PROPOSED ELEVATIONS	
DATE: 11/04/23		JOB REF: 2210_28	ISSUE: 3	
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1 OVERSHADOWING DIAGRAM (JUNE 21 @12PM)
1:200

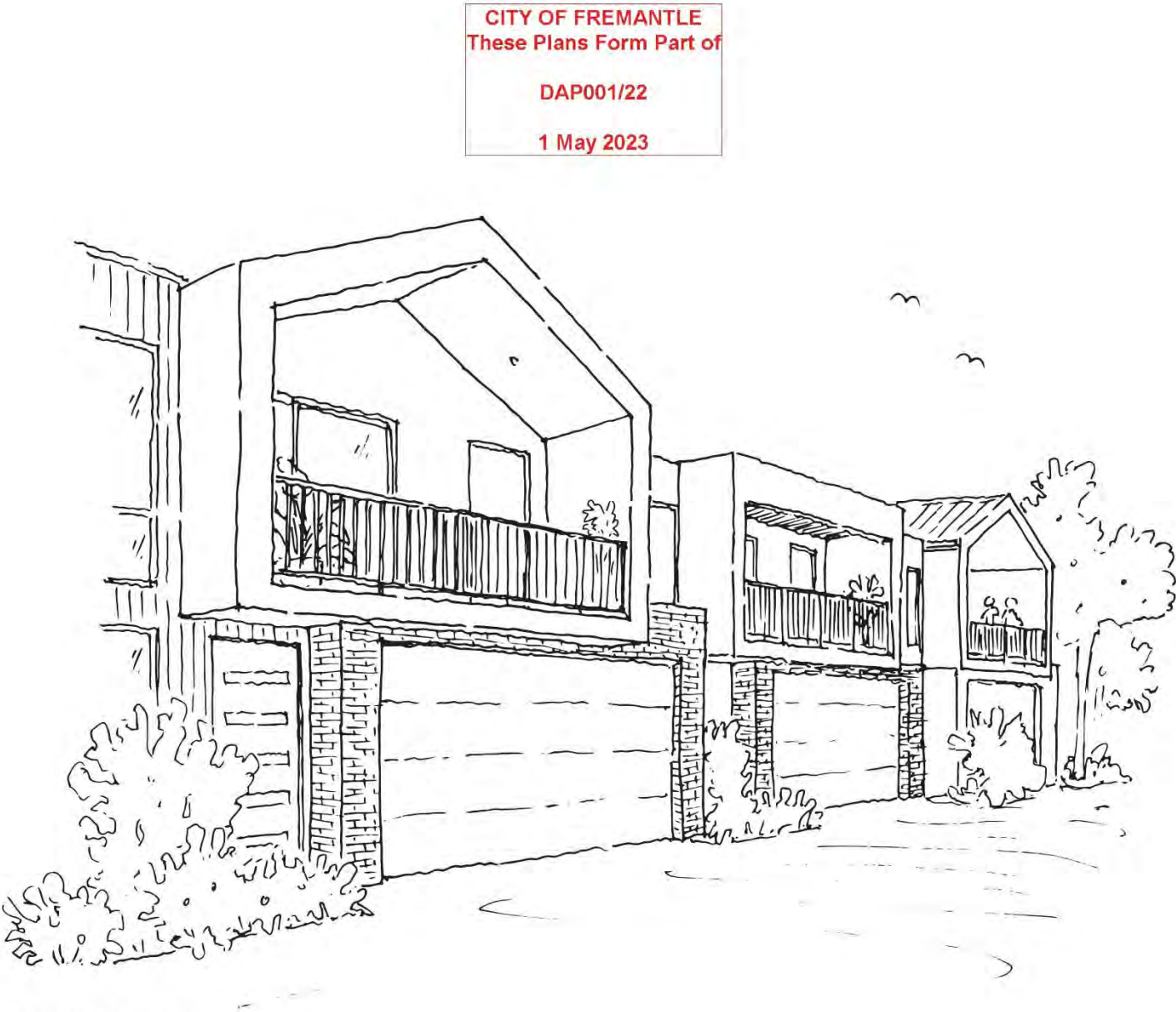
2 OVERSHADOWING TO 29 SWANBOURNE STREET (JUNE 21 @12PM)
NTS

SITE CLIENT		SCALE AT A3:		DRAWING	
MARY & DAVID JONES		1:200		OVERSHADOWING DIAGRAM	
29 SWANBOURNE STREET		DATE:		1/	
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3 11/04/23		DAMONEMENTS		DWG No.: 3	
2 15/04/23		ADDITIONAL INFORMATION FOR PLANNER		A-09	
1 17/04/23		DEVELOPMENT APPLICATION			



PC2306-2 AMHERST STREET, NOS. 34-38 (LOTS 1823, 1209, 1212, AND 1217) AND STACK STREET, NOS. 2-4 (LOTS 1223 AND 1222), FREMANTLE – S31
RECONSIDERATION - 55 GROUPED DWELLINGS (JL DAP001/22)

Attachment 1 – Amended Development Plans



CITY OF FREMANTLE
These Plans Form Part of

DAP001/22

1 May 2023

DEVELOPMENT APPLICATION

Revisions

D 05.10.22 JDAP AMENDMENT 1
E 06.10.22 JDAP AMENDMENT 2
F 26.10.22 JDAP AMENDMENT 3
G 31.10.22 JDAP 2 DRAFT
H 31.03.23 JDAP 3
I 05.04.23 JDAP 3
J 06.04.23 JDAP 3.1

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Project

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Drawing

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Urban Design Study			
No.	Title	Rev.	Date
UDS0.00	COVER PAGE	J	06.04.23
UDS0.01	CONTENTS PAGE	J	06.04.23
UDS1.00	ARCHITECTURAL STATEMENT	E	06.04.23
UDS2.00	URBAN CONTEXT - SITE LOCATION PLAN	E	06.04.23
UDS2.01	URBAN CONTEXT - EXISTING SITE PHOTOGRAPHY	E	06.04.23
UDS2.02	URBAN CONTEXT - SITE SURVEY	E	06.04.23
UDS2.03	URBAN CONTEXT - SITE CONDITION	E	06.04.23
UDS2.04	URBAN CONTEXT - MASSING / AMENITY / ACCESS	E	06.04.23
UDS2.05	URBAN CONTEXT - LIFESTYLE	D	06.04.23
UDS3.00	MATERIALS SCHEDULE	G	06.04.23

Site Documentation			
No.	Title	Rev.	Date
DA01.00	EXISTING & DEMOLITION PLAN	I	06.04.23
DA01.01	MASTERPLAN	Y	06.04.23
DA01.02	GROUND FLOOR PLAN	K	06.04.23
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DA4.A.01	FLOOR PLANS	I	05.04.23
DA4.A.02	ROOF PLAN	I	05.04.23
DA4.A.03	ELEVATIONS 1	I	05.04.23
DA4.A.04	ELEVATIONS 2	I	05.04.23
DA4.A.05	ELEVATIONS 3	I	05.04.23
DA4.A.06	SECTION & 3D VIEWS	I	05.04.23
DA4.C.01	FLOOR PLANS	H	31.03.23
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DA4.C.03	ELEVATIONS 1	H	31.03.23
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DA4.C.05	SECTION & 3D VIEWS	H	31.03.23
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DA4.D.02	ROOF PLAN	J	05.04.23
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DA4.D.05	SECTION & 3D VIEWS	J	05.04.23
DA4.D.01	FLOOR PLANS	K	05.04.23
DA4.D.02	ROOF PLAN	K	05.04.23
DA4.D.03	ELEVATIONS 1	K	05.04.23
DA4.D.04	ELEVATIONS 2	K	05.04.23
DA4.D.05	SECTION & 3D VIEWS	K	05.04.23
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DA4.E.05	ELEVATIONS 3	K	05.04.23
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DA4.E.08	3D VIEWS	K	05.04.23
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DA4.F.02	ROOF PLAN	I	31.03.23
DA4.F.03	ELEVATIONS 1	I	31.03.23
DA4.F.04	ELEVATIONS 2	I	31.03.23
DA4.F.05	SECTION & 3D VIEWS	I	31.03.23
DA4.G.01	FLOOR PLANS	D	05.04.23
DA4.G.02	ROOF PLAN	D	05.04.23
DA4.G.03	ELEVATION 1	D	05.04.23
DA4.G.04	SECTION & 3D VIEWS	D	05.04.23
DA4.G.01	FLOOR PLANS	D	05.04.23
DA4.G.02	ROOF PLAN	D	05.04.23
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DA4.G.04	ELEVATION 2	D	05.04.23
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DA4.G.06	TYPE G ALTERNATIVE	C	31.03.23
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DA4.H.03	ROOF PLAN	B	31.03.23
DA4.H.04	ELEVATIONS 1	B	31.03.23
DA4.H.05	ELEVATIONS 2	B	31.03.23
DA4.H.07	SECTION & 3D VIEWS	B	31.03.23

Client
Locus Development Group
Suite 1/295 Rokeby Rd,
Subiaco WA 6008

Town Planning
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The Quadrant, 1 William St,
Perth WA 6000

Traffic Engineer
Transcore Pty Ltd
61 York St,
Subiaco WA 6008

Civil Engineer
Porter Consulting Engineers
14/58 Kishorn Rd,
Mount Pleasant WA 6153

Architecture
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Suite 11/99-101 Francis St,
Northbridge WA 6003

Landscape Architect
Josh Byrne & Associates
Atwell Buildings, 109/3 Cantonment St,
Fremantle WA 6160

Waste Consultant
Talis Consultants
604 Newcastle St,
Leederville WA 6007

DEVELOPMENT APPLICATION

Revisions

D 05.10.22 J-DAP AMENDMENT 1
E 06.10.22 J-DAP AMENDMENT 2
F 26.10.22 J-DAP AMENDMENT 3
G 31.10.22 J-DAP 3 DRAFT
H 31.03.23 J-DAP 3
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Project

MONUMENT EAST

34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing

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Project No

21130

Author

FG/RL

Drawing No

UDS0.01 J

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CITY OF FREMANTLE
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1 May 2023

Project Details
Residential Townhouse Development
55 Two, three and four bedroom townhouses
17 Visitor parking spaces
Fremantle, WA

The Site
The site at 34-40 Amherst St & 2-4 Stack St is situated in the suburb of Fremantle, near White Gum Valley and Palmyra. The site is close to a range of local amenities, including public parks, cafes, restaurants, shops, hospitals and historical landmarks. There are also several primary and secondary schools close to the site. The site is also located near Fremantle's creative and industrial precinct.

The Opportunity
With the site's proximity to suburban town centers and medical and industrial precincts, the development is envisioned as a unique chance to produce a new standard of living with conditions that suit medium density residential housing. The proposal represents an exciting opportunity to create a strong benchmark for future developments in neighbouring areas while respecting the current context.

The Proposed Development
The proposal will renew the urban environment found within Stack and Amherst St by providing high-quality residential development.

It seeks to promote a new public realm within the industrial sector of the area and cater for a growing demographic within Fremantle.

The built form seeks to adopt specific examples of good design and materiality to blend into its surroundings while renewing the streetscape through its contemporary aesthetic.

The provision of two, three and four bedroom townhouses demonstrates a push to focus on affordable family housing to develop the demographic within Fremantle.



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Project	MONUMENT EAST
	34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing	ARCHITECTURAL STATEMENT
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Project No	21130
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Author	FG/RL
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Drawing No	UDS1.00 E
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Site Location
The subject site is located at 34-40 Amherst St & 2-4 Stack St, Fremantle. Stack St borders it to the south and Amherst St to the west. It is near Steven St to the south and High St to the north, with accessibility to Stirling Highway and Hampton Rd. The site is proximate to a wide range of excellent public amenities, including parklands, arts facilities, shopping centers and public eateries.

Legend
 Subject Site
 Freeways
 Major Roads



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Project **MONUMENT EAST**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **URBAN CONTEXT -
SITE LOCATION PLAN**

Project No **21130**

Author **FG/RL**

Drawing No **UDS2.00 E**



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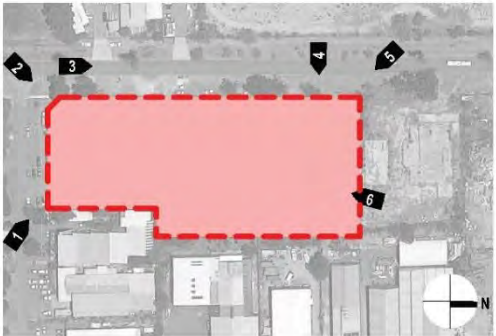
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View 1. View of the north-west of 2-4 Stack St



View 2. View to the north-east on the corner of Stack St and Amherst St



View 3. View north to Amherst St



View 4. View looking into 34 Amherst St



View 5. View from 34 Amherst St looking towards 38 Amherst St



View 6. View south-west from inside of 30 Amherst St



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Project / **MONUMENT EAST**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing / **URBAN CONTEXT -
EXISTING SITE
PHOTOGRAPHY**

Project No / **21130**

Author / **FG/RL**

Drawing No. / **UDS2.01 E**

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Site Conditions

- Site falls gradually from North to South

Western Interface

- Establish development address
- Address stronger streetscape interface
- Ensure varied forms to maintain visual permeability
- Create links along the interface to Amherst St

Southern Interface

- Establish development address
- Address stronger streetscape interface
- Ensure varied broken-up form to maintain visual permeability
- Create links along the interface to Stock St

Eastern Interface

- Create strong interface to adjoining lot

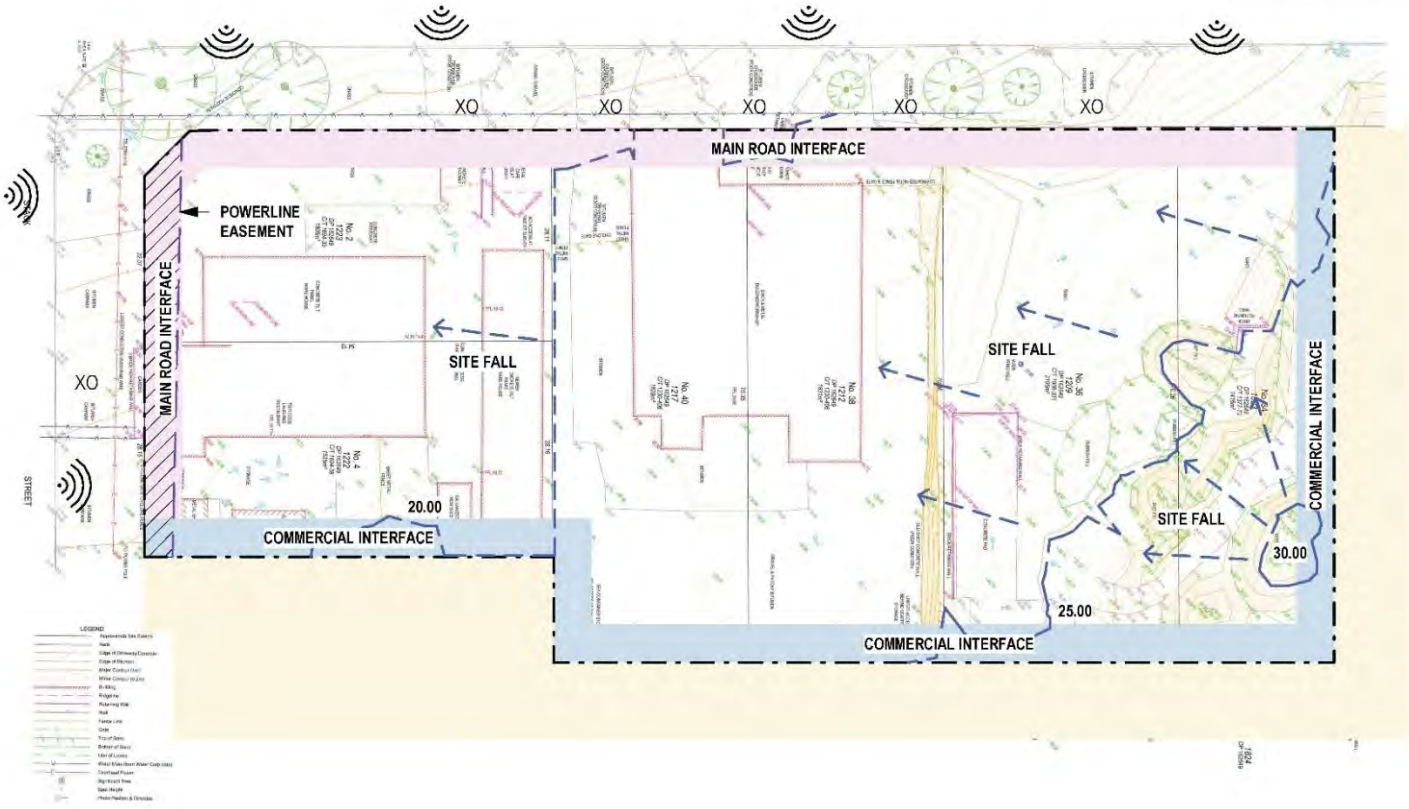
Northern Location

- Create strong interface to adjoining lot

Legend

	Subject Site
	Neighbouring Commercial
	Commercial Interface
	Main Road Interface
	Powerline Easement
	5m Topography Contours
	Existing Crossover
	High Noise Level

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Project	MONUMENT EAST
	34-40 Amherst St & 2-4 Stock St, Fremantle

Drawing	URBAN CONTEXT - SITE CONDITION
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Project No	21130
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Author	FG/RL
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Drawing No	UDS2.03 E
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- Site Massing**

 - Perimeter lots need to take into consideration the site contours to determine front / rear vehicular access
 - Secondary lots are shorter as they alter in typology, front-loaded access
 - Interior lot depths are set up to take into account the road reserve width
 - Rear loaded vehicle access is proposed for narrower lots / Amherst street townhouses where the site contours exceed appropriate entry.
- Urban Amenity**

 - Urban design response creates visual breaks along the lot lengths along Stack St and Amherst St
- Site Access**

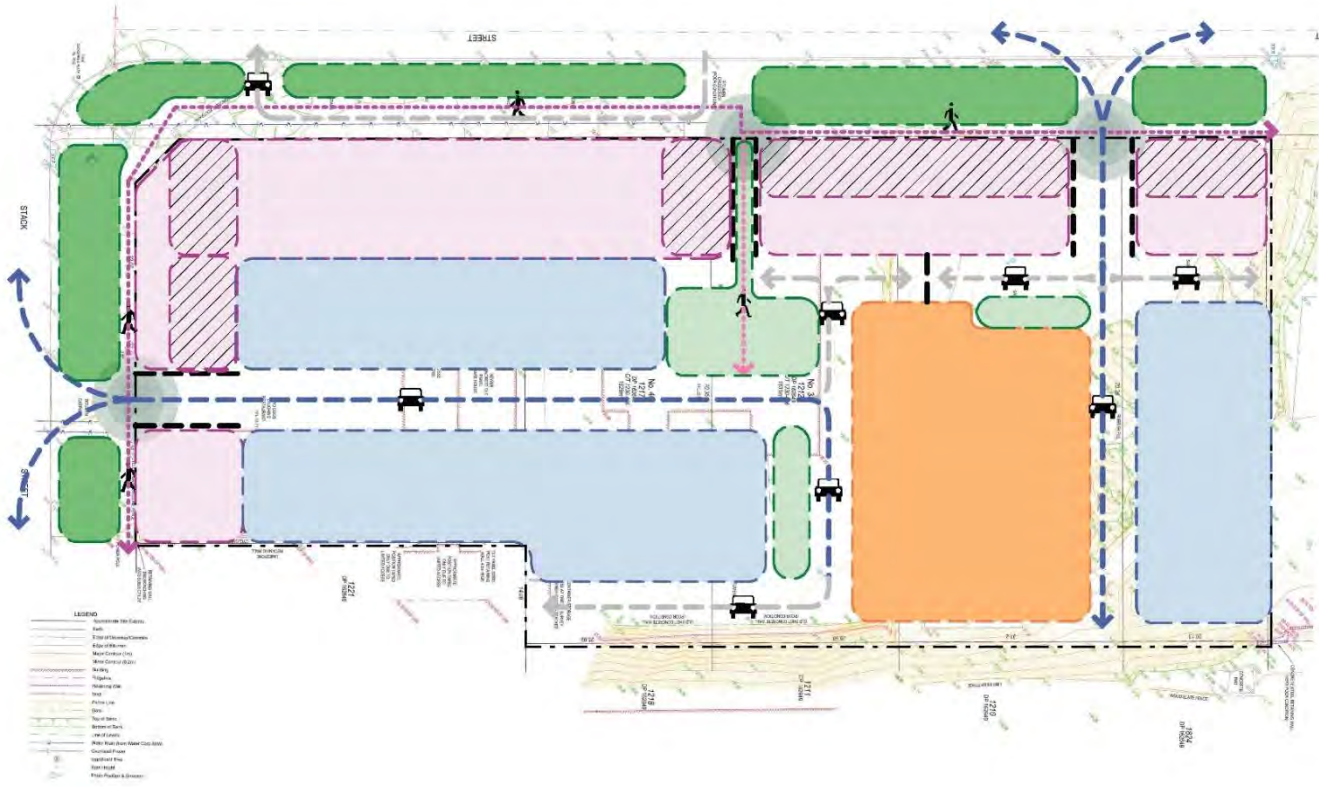
 - Existing Crossover locations identified as optimal choices for site access
 - Private road network is provided to access internal lots
 - Secondary roads / laneways and pedestrian access corridors are provided
 - Maintain existing foot traffic access

Legend	
	Subject Site
	Perimeter Lots
	Secondary Lots
	Interior Lots
	Adaptable Use to GL
	Primary Roads
	Secondary Roads
	External Footpath
	Internal Footpath
	Site Access
	Visual Breaks
	Interior Green Zones
	Exterior Green Zones

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Project	
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34-40 Amherst St & 2-4 Stack St, Fremantle	

Drawing	
URBAN CONTEXT - MASSING / AMENITY / ACCESS	

Project No. 21130

Author FG/RL

Drawing No. UDS2.04 E

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Lifestyle
The design responds to the local community and surrounding architecture providing a sense of place and framework for local residents in a contemporary way.

The proposal incorporates Liveable Housing Design (LHA) features to enable residents to get the most out of their homes and age in place.

The landscaping of the site encourages private and public experiences of the site for visitors and residents.



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Project	MONUMENT EAST
FG	RL
RL	RL
RL	RL

Drawing	URBAN CONTEXT - LIFESTYLE
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Project No	21130
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Author	FG/RL
Scale	@ A3 1:1

Drawing No	UDS2.05 D
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Brick Finish - BK



Garage Finish - GD



Metal Finish - MF



Timber Finish - TM



Cladding System Finish - CS



Textured Finish - TF



Roof Finish - RF



Glazing Finish - GL



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Note
Refer to separate Architectural
finishes schedule for further detail.
Refer to Civil Engineering drawings
for paving and landscaping materials.

DEVELOPMENT APPLICATION

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E 31.03.23 JDAP 3 DRAFT
F 05.04.23 JDAP 3
G 06.04.23 JDAP 3.1

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Project

MONUMENT EAST

34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing

MATERIALS SCHEDULE

Project No

21130

Author

FG/RL

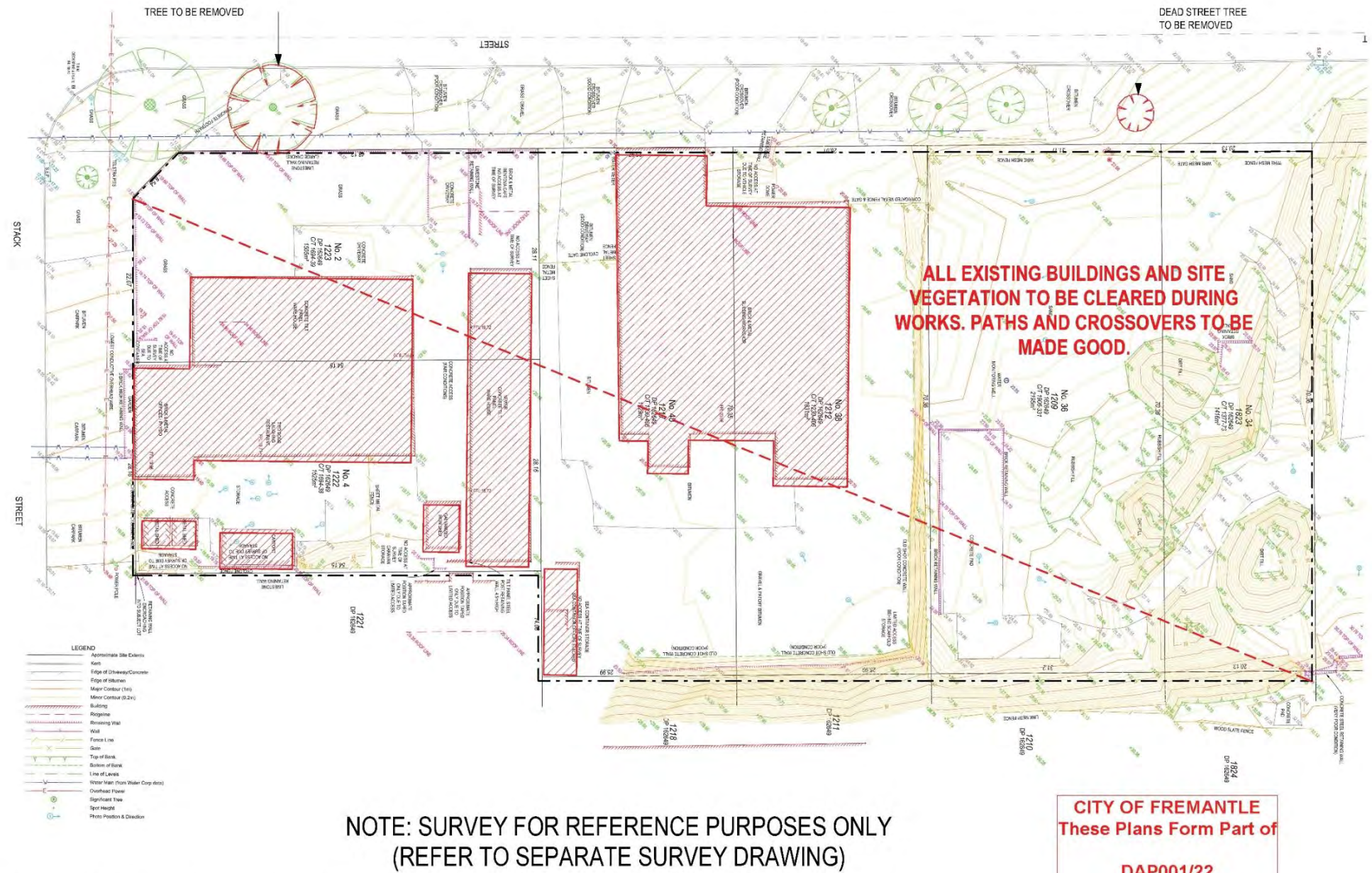
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Project

MONUMENT EAST

34-40 Amhurst St & 2-4 Stack St, Fremantle

Drawing

EXISTING &
DEMOLITION PLAN

Project No

21130

Author

FG/RL

Scale

A3
1 : 500

Drawing No

DA01.00 I



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S	15.02.23	ISSUED FOR SAT 7
T	03.03.23	ISSUED FOR SAT 13
U	15.03.23	SITE ALIGNMENT
V	27.03.23	PRECAL ALIGNMENT
W	31.03.23	JDAP 3 DRAFT
X	05.04.23	JDAP 3
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Project

MONUMENT EAST

34-40 Amherst St & 2-4 Stack St, Fremantle

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Drawing

MASTERPLAN

Project No

21130

Author

RL

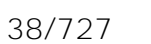
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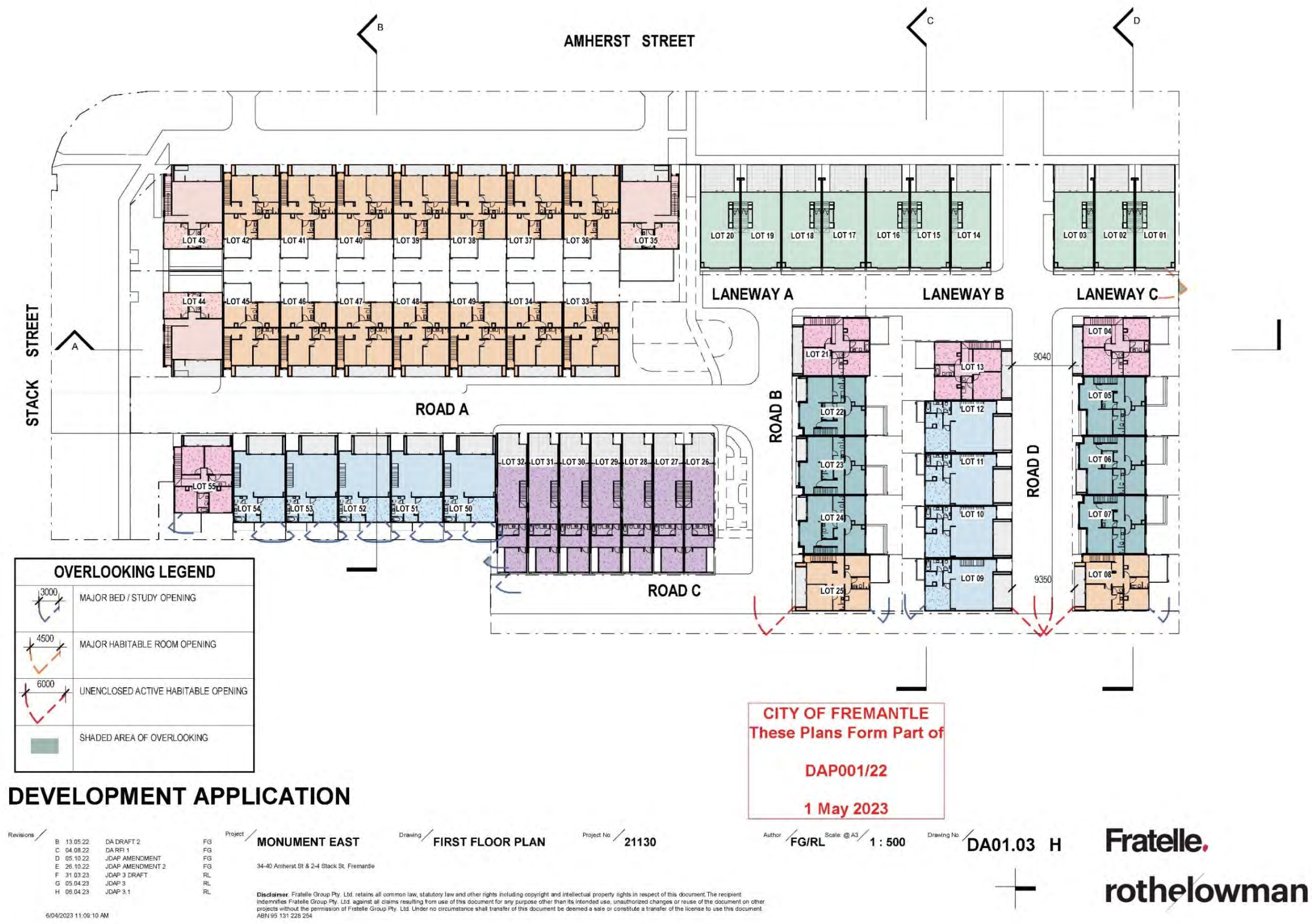
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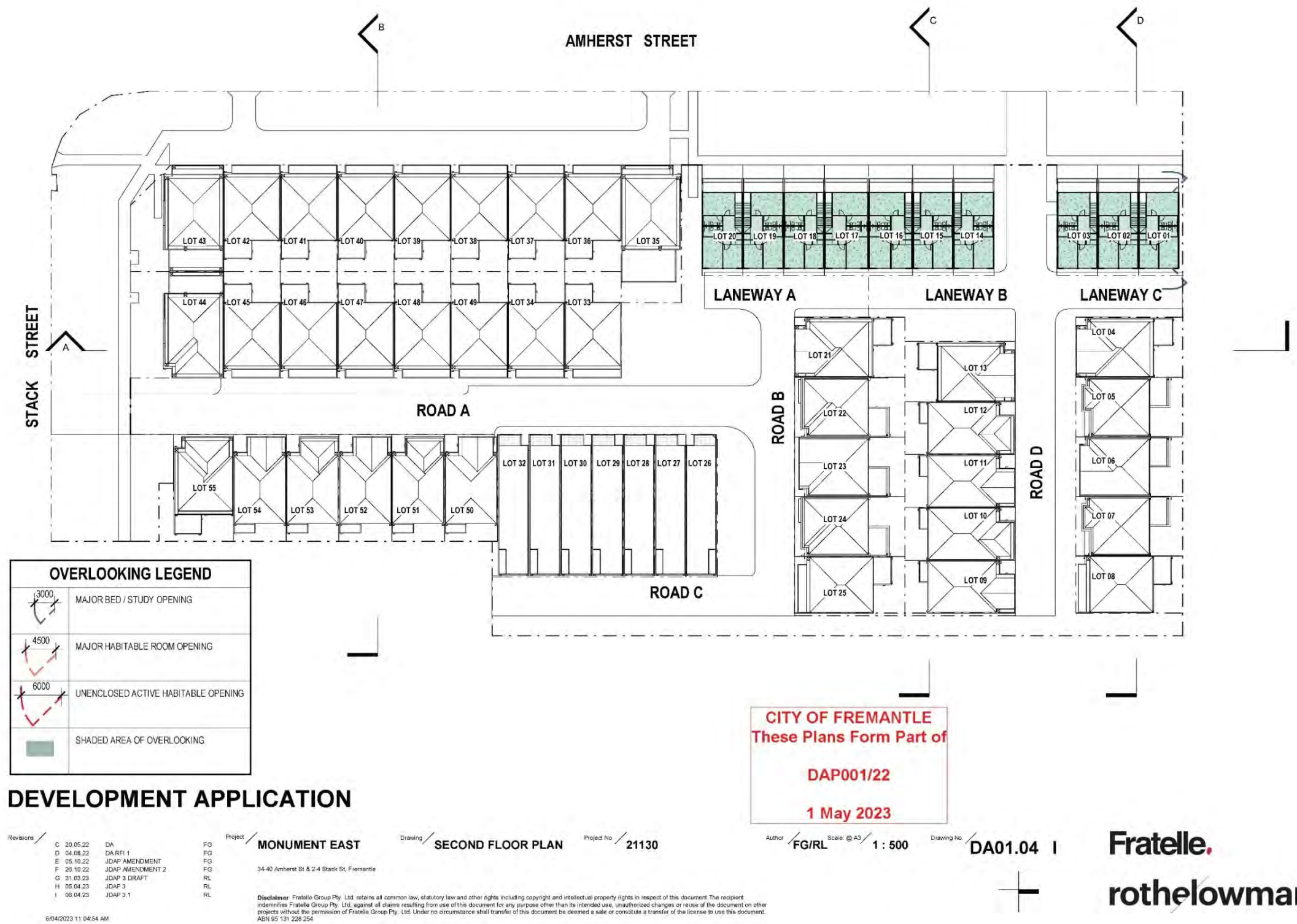
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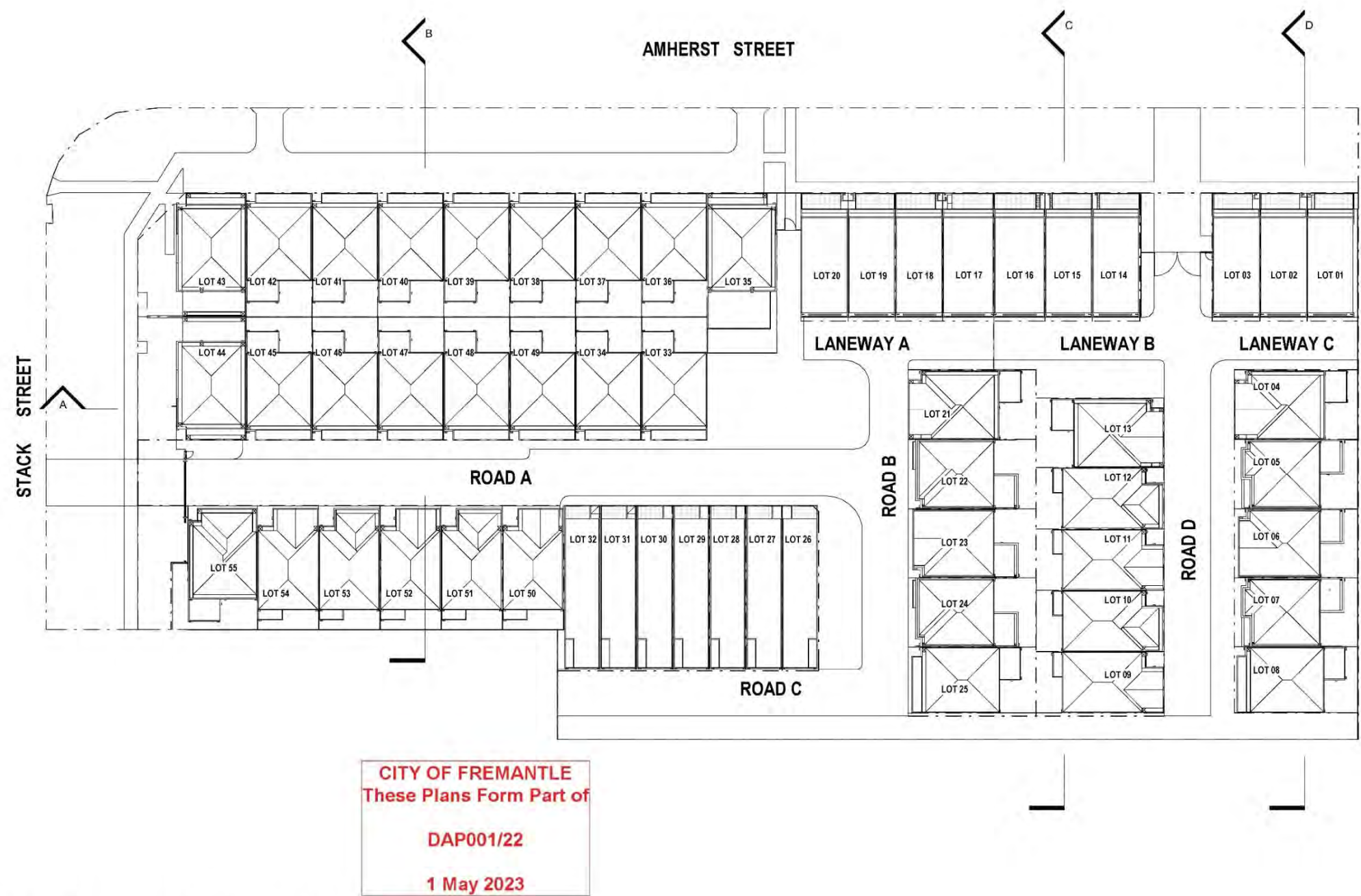
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Project / **MONUMENT EAST**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing / **ROOF PLAN**

Project No / **21130**

Author / **FG/RL** Scale: @ A3 / **1 : 500**

Drawing No. / **DA01.05 |**

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	C 20.05.22 DA	FG														
	D 04.08.22 DA RFI 1	FG														
	E 05.10.22 JDAP AMENDMENT	RL														
	F 31.03.23 JDAP 3 DRAFT	RL														
	G 05.04.23 JDAP 5	RL														
	H 06.04.23 JDAP 3.1	RL														

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1 Street Elevation 03_Road B
SCALE 1 : 500

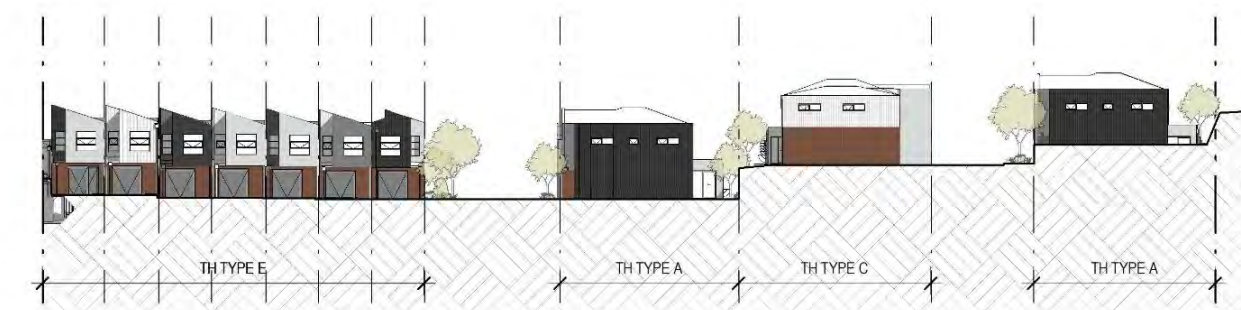


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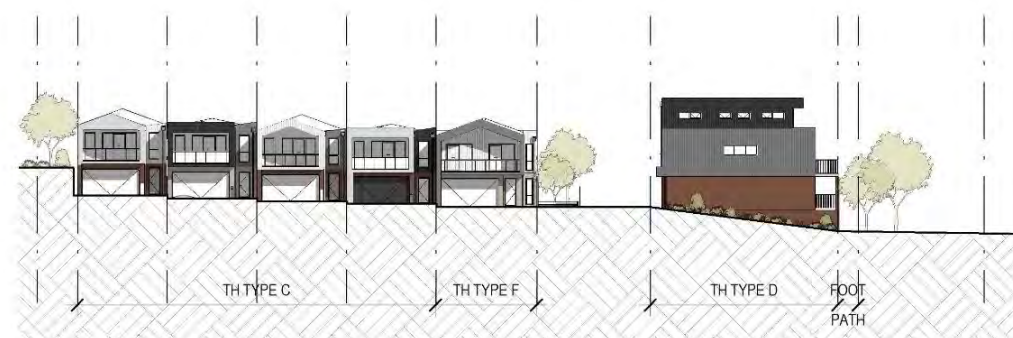
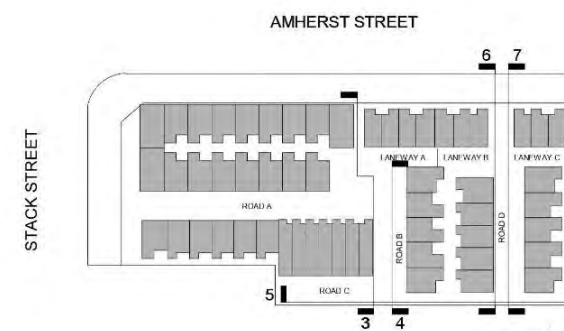
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3 Street Elevation 05_Road C
SCALE 1 : 500



4 Street Elevation 06_Road D
SCALE 1 : 500



5 Street Elevation 07_Road D
SCALE 1 : 500

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Project	MONUMENT EAST
	34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing	SITE ELEVATIONS
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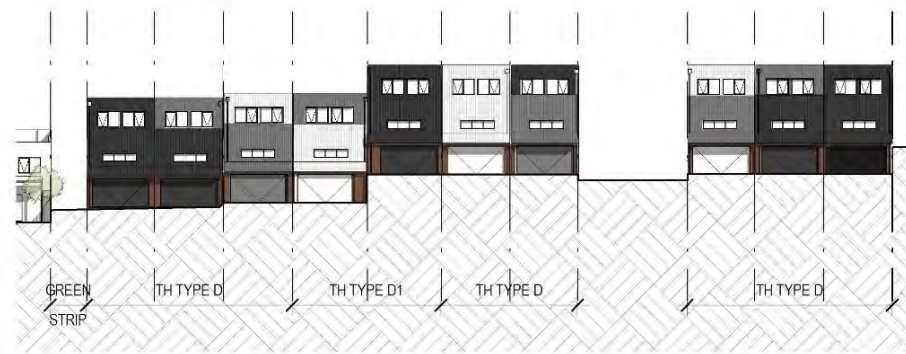
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Author	FG/RL
Scale	@ A3 / 1 : 500

Drawing No.	DA02.02 H
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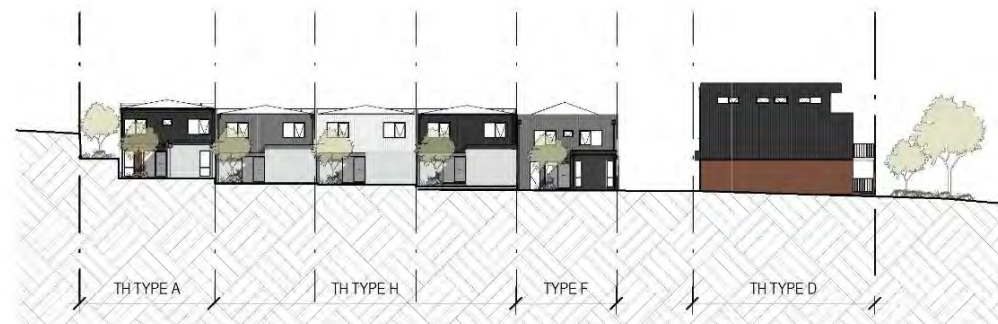
1 **Street Elevation 09_Laneway**
SCALE 1 : 500



2 **Street Elevation 10_Laneway**
SCALE 1 : 500



3 **Site Elevation_East Boundary**
SCALE 1 : 500

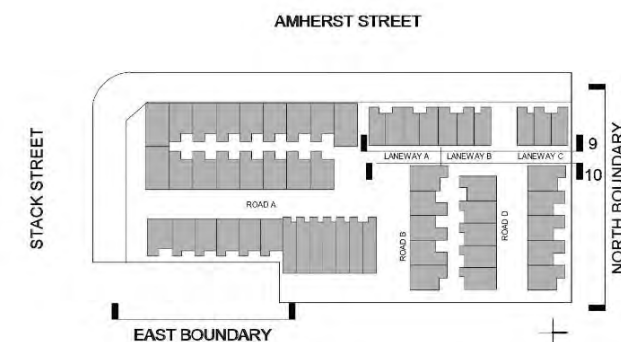


4 **Site Elevation_North Boundary**
SCALE 1 : 500

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DEVELOPMENT APPLICATION

Revisions		
A	22.04.22	SCHEMATIC DESIGN 1
B	13.05.22	DA DRAFT 2
C	20.05.22	DA
D	04.08.22	DA RFI 1
E	31.03.23	JDAP 3 DRAFT
F	05.04.23	JDAP 3
G	06.04.23	JDAP 3.1

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Project **MONUMENT EAST**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **SITE ELEVATIONS**

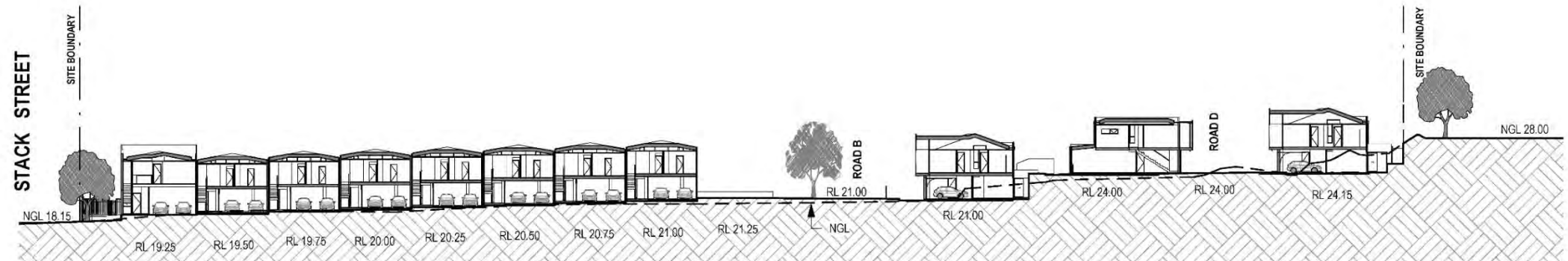
Project No **21130**

Author **FG/RL** Scale: @ A3 **1 : 500**

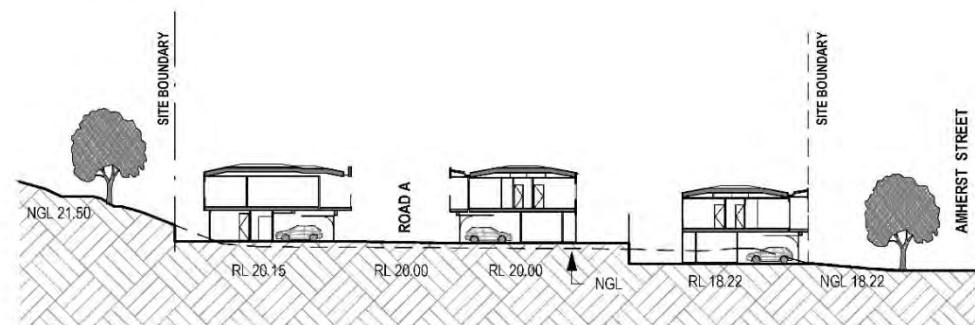
Drawing No. **DA02.03 G**

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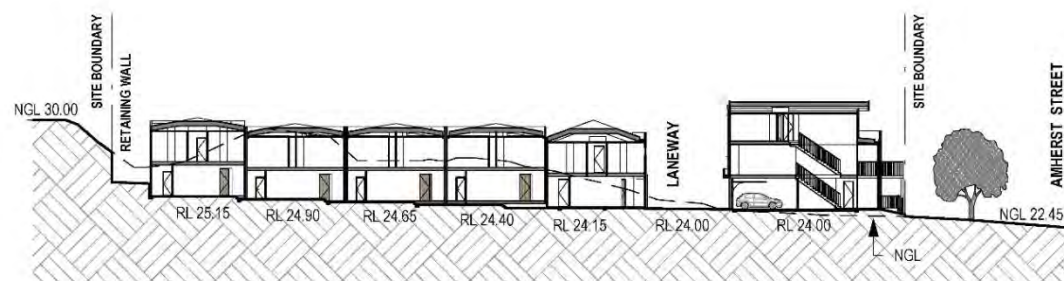
Section A
SCALE 1:500



Section B
SCALE 1:500



Section C
SCALE 1:500



Section D
SCALE 1:500

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DEVELOPMENT APPLICATION

Revisions		
A	22.04.22	SCHEMATIC DESIGN 1
B	13.05.22	DA DRAFT 2
C	20.05.22	DA
D	05.10.22	JOAP AMENDMENT
E	31.03.23	JOAP 3 DRAFT
F	05.04.23	JOAP 3
G	06.04.23	JOAP 3.1

Project	
MONUMENT EAST	
34-40 Amherst St & 2-4 Stack St, Fremantle	

Drawing	
STREET SECTIONS	

Project No	
21130	

Author	
FG/RL	

Scale	
@ A3	

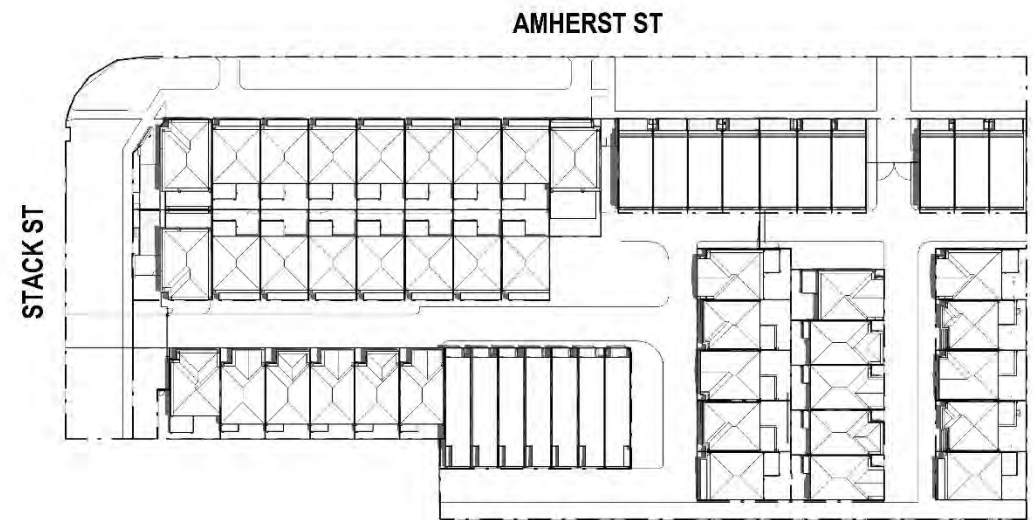
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Drawing No	
DA03.01 G	

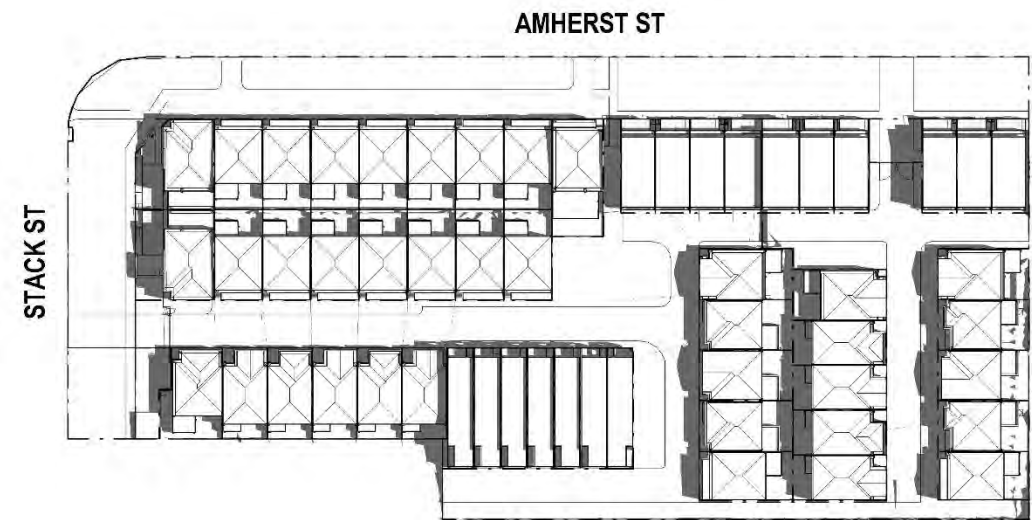
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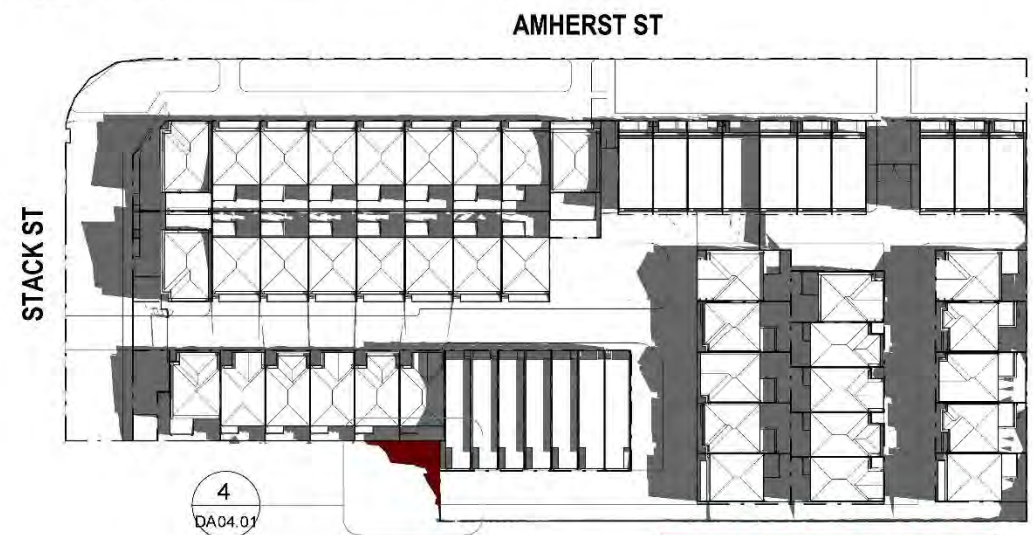
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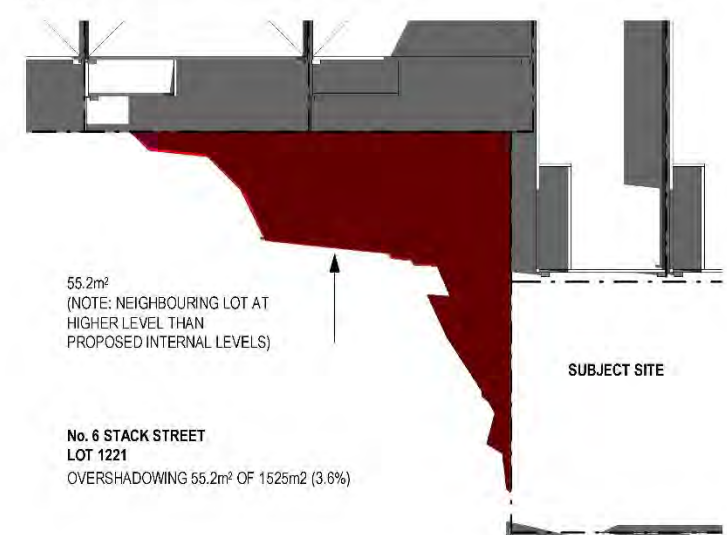
1 Summer Solstice 12pm
SCALE 1 : 1000



2 Autumn / Spring Equinox 12pm
SCALE 1 : 1000



3 Winter Solstice 12pm
SCALE 1 : 1000



4 Winter Solstice 12pm - Neighbouring Lot
SCALE 1 : 200

DEVELOPMENT APPLICATION

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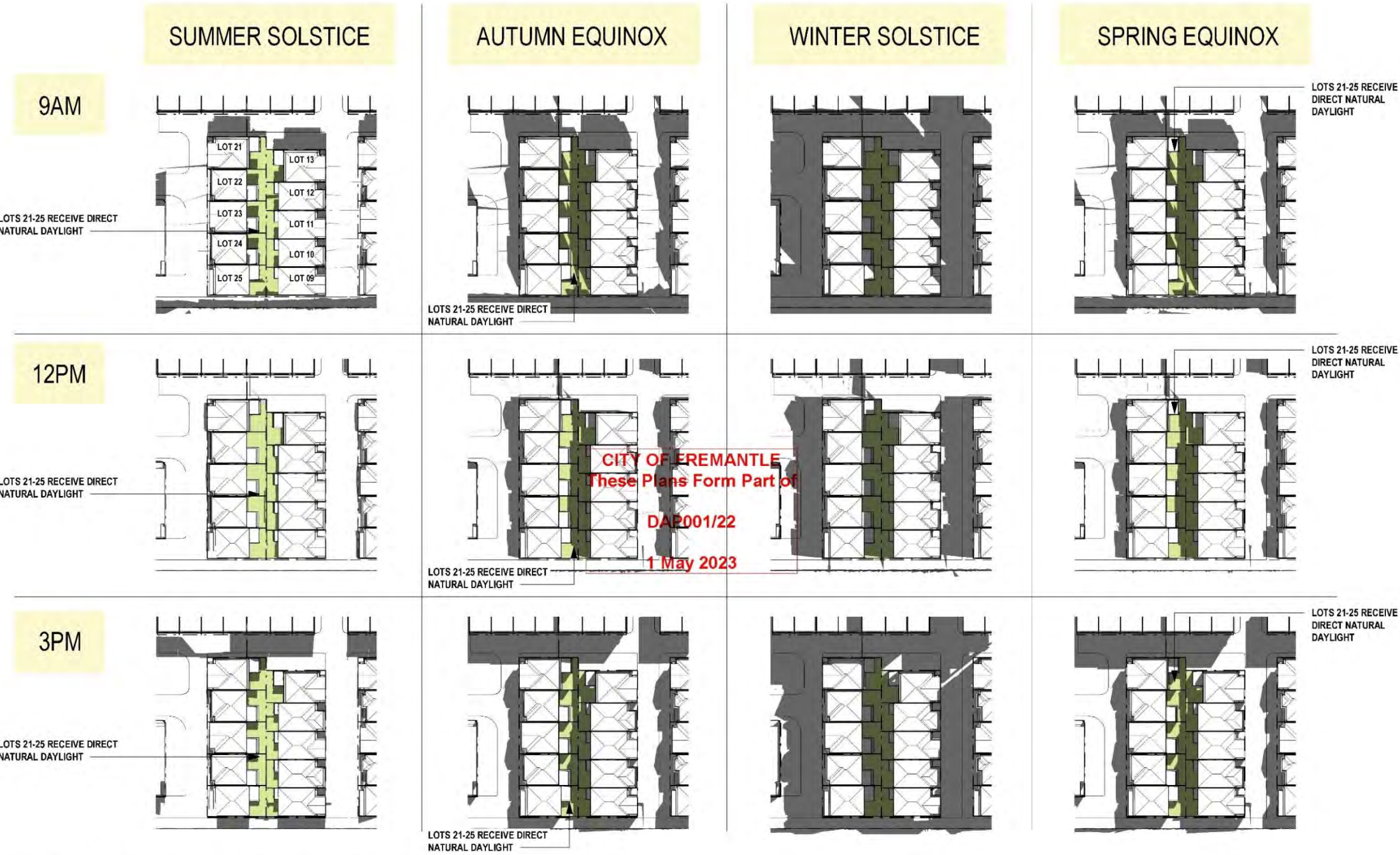
Revisions	Project	Drawing	Project No
A 15.02.23 ISSUED FOR SAT 6	MONUMENT EAST	SHADOW ANALYSIS	21130
B 31.03.23 JDAP 3 DRAFT			
C 05.04.23 JDAP 3			
D 06.04.23 JDAP 3.1			
RL	34-40 Amherst St & 2-4 Stack St, Fremantle		
RL			
RL			

Author RL Scale: @ A3 As indicated Drawing No DA04.01 D

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DEVELOPMENT APPLICATION

Revisions	
B	24.02.23 ISSUED FOR SAT 8
C	28.02.23 ISSUED FOR SAT 11
D	02.03.23 ISSUED FOR SAT 12
E	03.03.23 ISSUED FOR SAT 13
F	31.03.23 JDAP 3 DRAFT
G	05.04.23 JDAP 3
H	06.04.23 JDAP 3.1

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Project / **MONUMENT EAST**
34-40 Amherst St & 2-4 Slack St, Fremantle

Drawing / **DETAILED SHADOW ANALYSIS**

Project No / **21130**

Author / **RL**

Scale / **As indicated**

Drawing No / **DA04.02 H**



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DEVELOPMENT SUMMARY									
Townhouse Type	Lot Width*	Townhouse GBA (Inc Garage)	Garage Area	Number of Levels	Number of Bedrooms	Number of Carparks	Living Arrangement	Parking Arrangement	Count
A	8500	199 m ²	34 m ²	2	3	2	Ground	Double	16
C	7900	201 m ²	33 m ²	2	3	2	Upstairs	Double	9
D	6100	256 m ²	36 m ²	3	4	2	Upstairs	Double	8
D1	6600	270 m ²	38 m ²	3	4	2	Upstairs	Double	2
E	4700	183 m ²	50 m ²	2	2	2	Upstairs	Tandem	7
F	9000	215 m ²	35 m ²	2	4	2	Ground	Double	4
G	8970	247 m ²	39 m ²	2	2	2	Upstairs	Double	2
G2	9000	214 m ²	39 m ²	2	2	2	Upstairs	Double	1
H	8900	188 m ²	35 m ²	2	3	2	Ground	Double	6
									55

*NOTE: TOWNHOUSE LOT WIDTHS AND PERIMETERS VARY DUE TO SITE CONDITIONS. REFER TO DA01.01 FOR FURTHER INFORMATION.

DEVELOPMENT APPLICATION

Revisions
A 22.04.22 SCHEMATIC DESIGN 1
B 13.05.22 DA DRAFT 2
C 20.05.22 DA
D 06.10.22 JDAP AMENDMENT
E 31.03.23 JDAP 3 DRAFT
F 05.04.23 JDAP 3
G 06.04.23 JDAP 3.1

Project
MONUMENT EAST
34-40 Amherst St & 2-4 Slack St, Fremantle

Drawing
DEVELOPMENT SUMMARY

Project No
21130

Author
FG/RL
Scale @ A3

Drawing No
DA06.01 G

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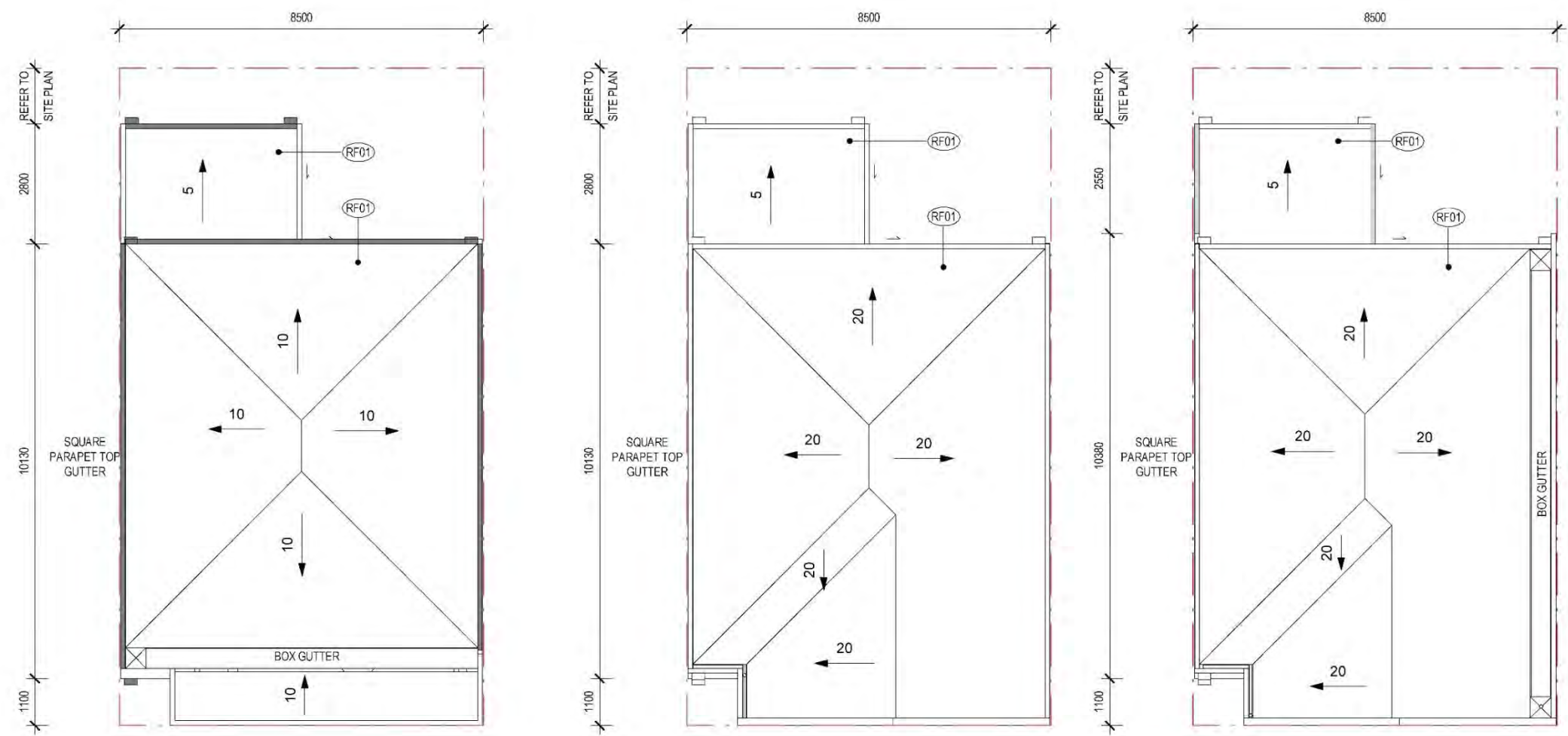
DAP001/22

1 May 2023

DEVELOPMENT APPLICATION

Revisions	Project	Drawing	Project No	Author	Scale	Drawing No
D 17.05.22 DA	TOWNHOUSE TYPE A	FLOOR PLANS	21130	FG/RL	@ A3 1 : 100	DA4.A.01 J
E 20.05.22 DA 1						
F 05.10.22 JDAP AMENDMENT						
G 06.10.22 JDAP AMENDMENT 1						
H 31.03.23 JDAP 3 DRAFT						
I 05.04.23 JDAP 3						
J 06.04.23 JDAP 3.1						

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1 Roof Plan_Dark
SCALE 1: 100

2 Roof Plan_Light
SCALE 1: 100

3 Roof Plan_End Condition (Lot 8, 25, & 33)
SCALE 1: 100

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DEVELOPMENT APPLICATION

Revisions		
B	22.04.22	SCHEMATIC DESIGN 1
C	13.05.22	DA DRAFT 2
D	17.05.22	DA
E	20.05.22	DA-1
H	31.03.23	JDAP 3 DRAFT
I	05.04.23	JDAP 3
J	06.04.23	JDAP 3.1

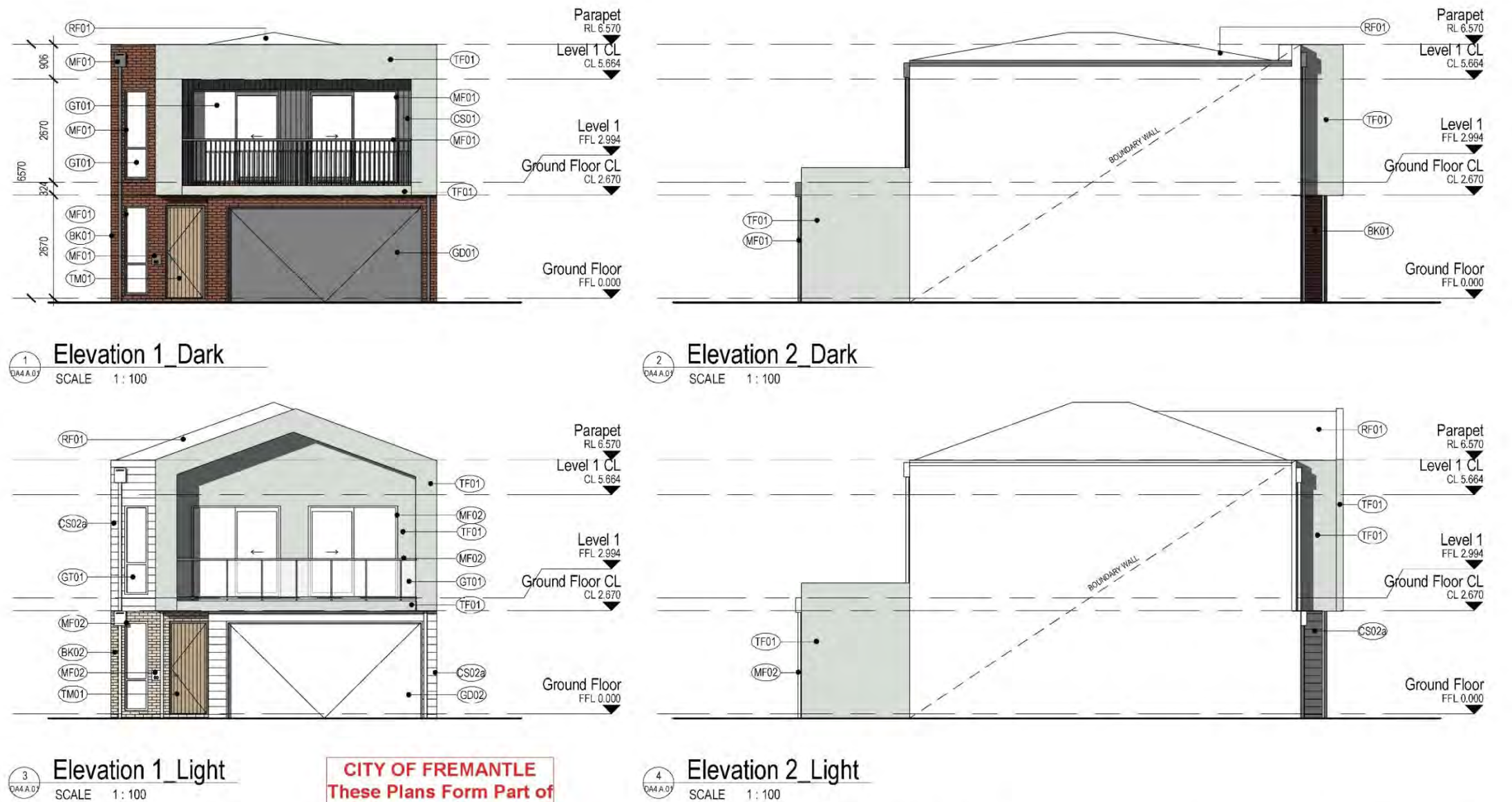
Project / **TOWNHOUSE TYPE A**
Drawing / **ROOF PLAN**
Project No / **21130**
34-40 Amherst St & 2-4 Stack St, Fremantle

Author / **FG/RL** Scale / **A3** 1: 100 Drawing No / **DA4.A.02 J**

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Revisions		
B	22.04.22	SCHEMATIC DESIGN 1
C	13.05.22	DA DRAFT 2
D	17.05.22	DA
E	20.05.22	DA.1
H	31.03.23	JOAP 3 DRAFT
I	05.04.23	JOAP 3
J	06.04.23	JOAP 3.1

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Project **TOWNHOUSE TYPE A** Drawing **ELEVATIONS 1**

34-40 Amherst St & 2-4 Stack St, Fremantle

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Project No **21130**

Author **FG/RL** Scale **@ A3 1 : 100**

Drawing No **DA4.A.03 J**

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MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED
(BK02)	BRICK FINISH TYPE 02 - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT
(CS03)	CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

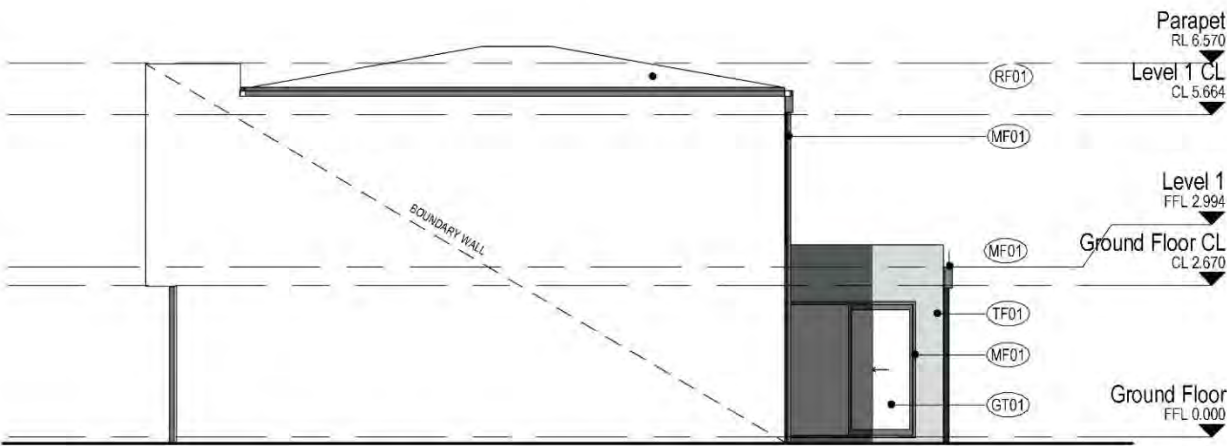
(GD01)	EXTERIOR PAINT - DARK
(GD02)	EXTERIOR PAINT - LIGHT
(GT01)	GLAZING TYPE 01 - CLEAR
(MF01)	METAL FINISH TYPE 01 - DARK
(MF02)	METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK



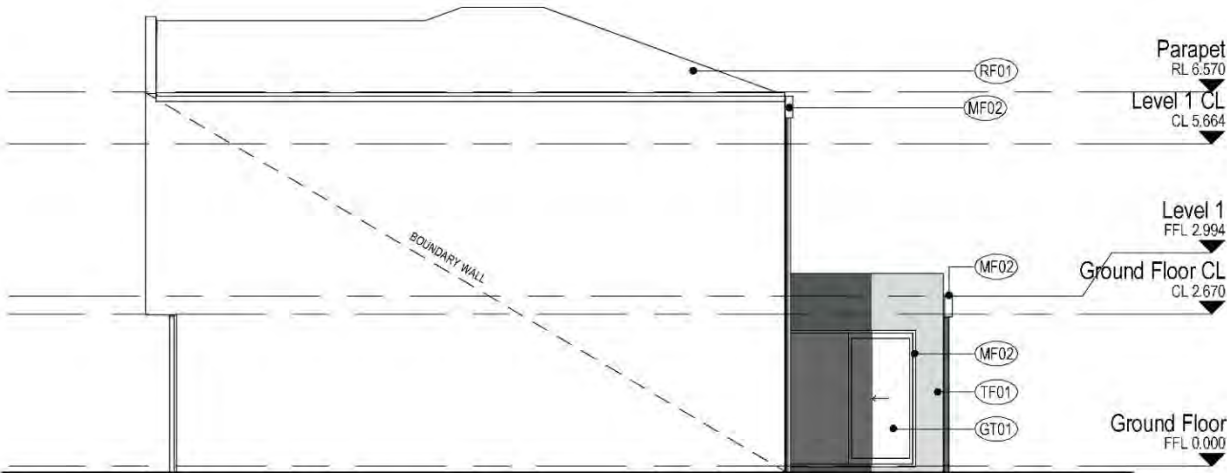
1 Elevation 3_Dark
SCALE 1:100



2 Elevation 4_Dark
SCALE 1:100



3 Elevation 3_Light
SCALE 1:100



4 Elevation 4_Light
SCALE 1:100

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DEVELOPMENT APPLICATION

Revisions	B 22.04.22	SCHEMATIC DESIGN 1
	C 13.05.22	DA DRAFT 2
	D 17.05.22	DA
	E 20.05.22	DA 1
	H 31.03.23	JDAP 3 DRAFT
	I 05.04.23	JDAP 3
	J 06.04.23	JDAP 3.1

Project TOWNHOUSE TYPE A Drawing ELEVATIONS 2

34-40 Amherst St & 2-4 Stock St, Fremantle

Project No 21130

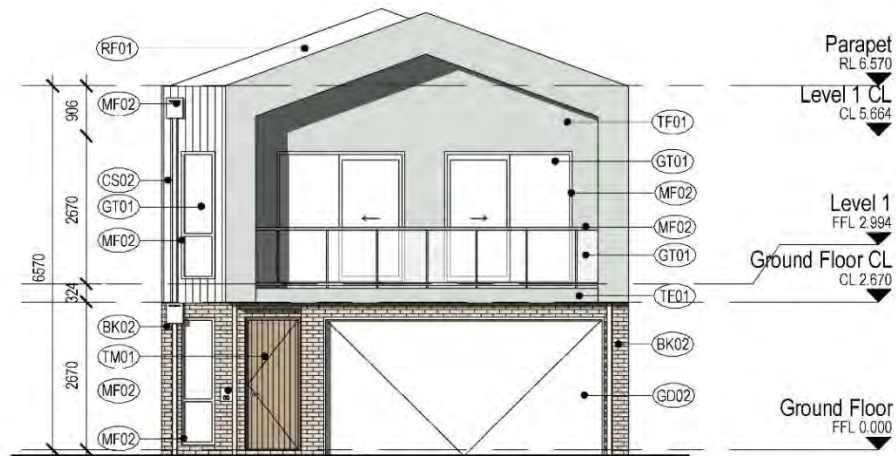
Author FG/RL Scale @ A3 1:100

Drawing No DA4.A.04 J

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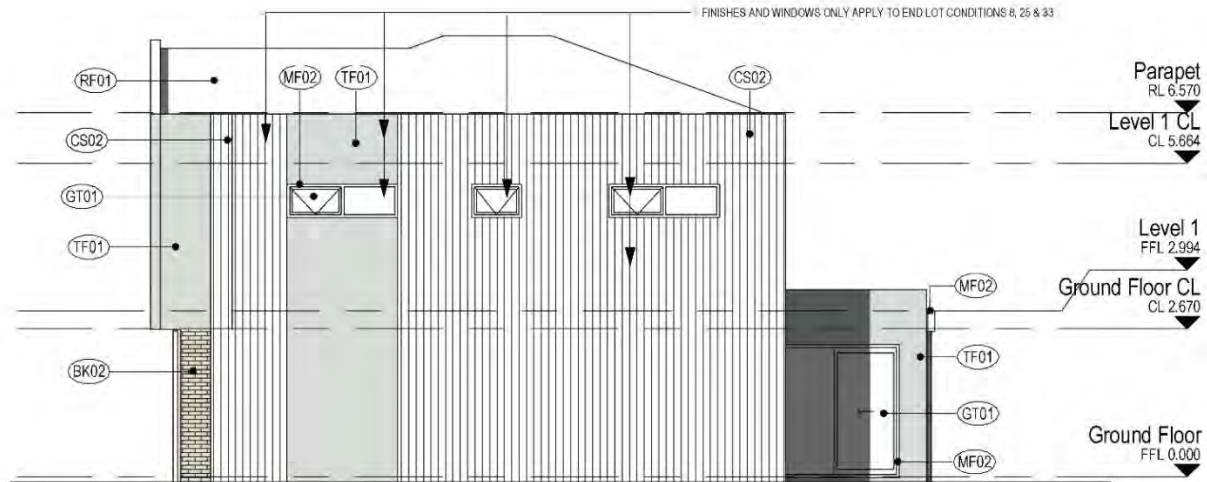


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1
DA4.A.07
Elevation 1_Light End Condition
SCALE 1 : 100



3
DA4.A.07
Elevation 3_Light End Condition
SCALE 1 : 100



4
DA4.A.07
Elevation 4_Light End Condition
SCALE 1 : 100

MATERIAL FINISHES		REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR		NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING	
(BK01)	BRICK FINISH TYPE 01 - RED	(GD01)	EXTERIOR PAINT - DARK	(RF01)	ROOF FINISH TYPE 01 - LIGHT
(BK02)	BRICK FINISH TYPE 02 - LIGHT	(GD02)	EXTERIOR PAINT - LIGHT	(RF02)	ROOF FINISH TYPE 02 - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK	(GT01)	GLAZING TYPE 01 - CLEAR	(TF01)	TEXTURED FINISH TYPE 01 - GREY
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT	(MF01)	METAL FINISH TYPE 01 - DARK	(TM01)	TIMBER FINISH - DARK
(CS03)	CLADDING SYSTEM TYPE 03 - DARK	(MF02)	METAL FINISH TYPE 02 - LIGHT		

DEVELOPMENT APPLICATION

Revisions	
C	13.05.22 DA DRAFT 2
D	17.05.22 DA
E	20.05.22 DA 1
H	31.03.23 JDAP 3 DRAFT
I	05.04.23 JDAP 3
J	06.04.23 JDAP 3.1

Project	TOWNHOUSE TYPE A
34-40 Amherst St & 2-4 Stack St, Fremantle	

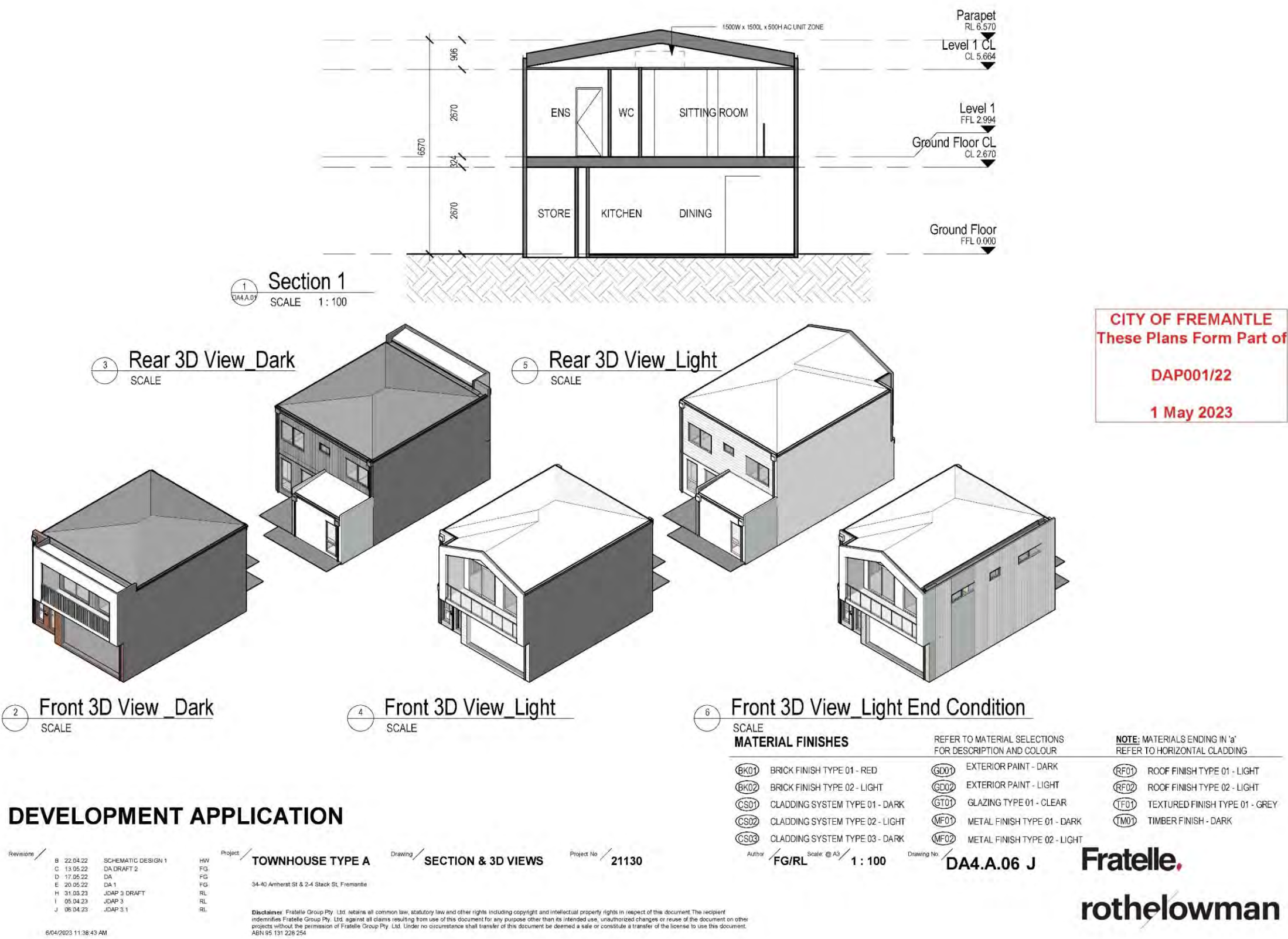
Drawing	ELEVATIONS 3
Project No	21130

Author	FG/RL
Scale	@ A3 / 1 : 100
Drawing No	DA4.A.05 J

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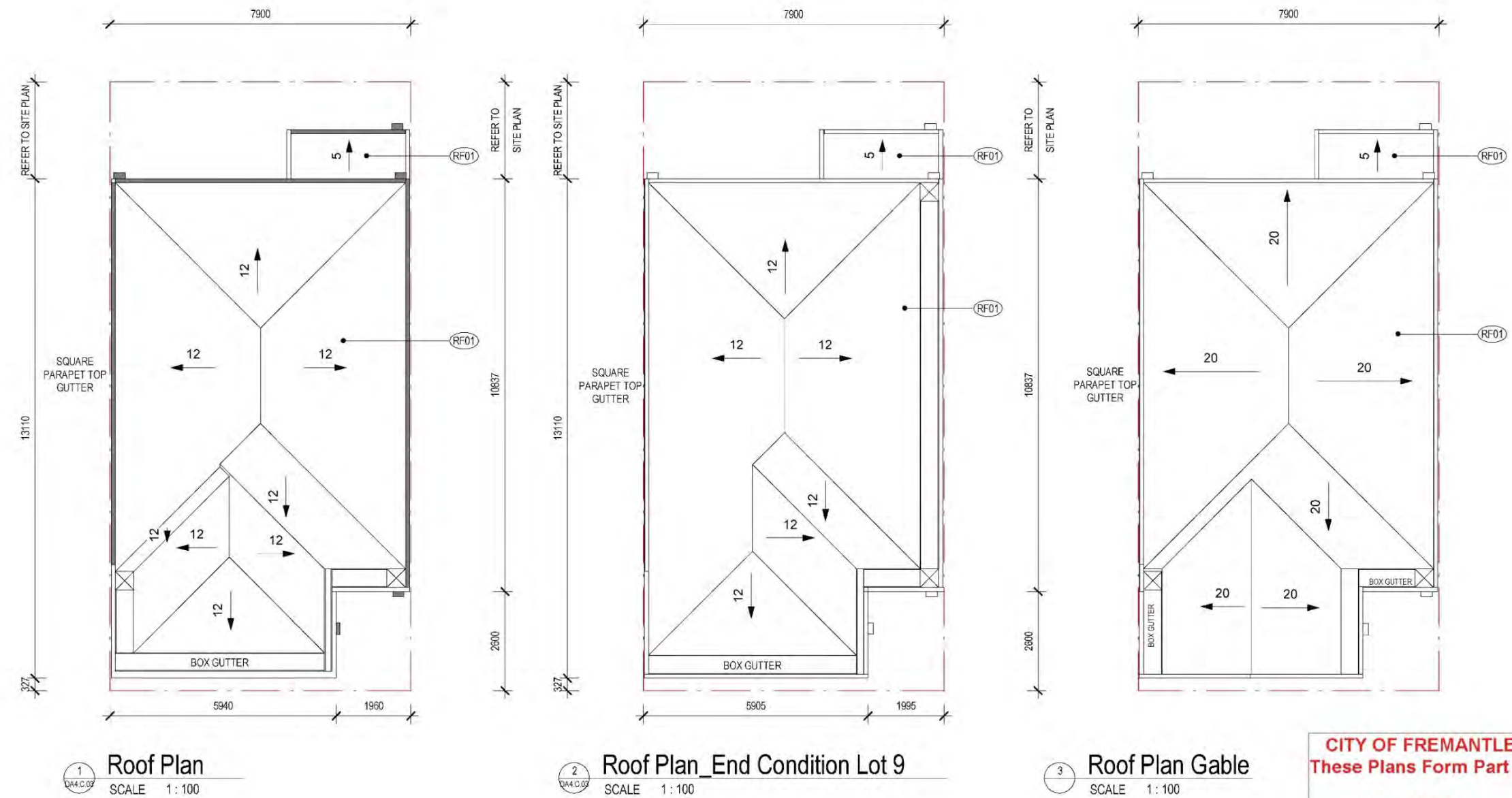
DEVELOPMENT APPLICATION

Revisions	Project	Drawing	Project No	Author	Scale	Drawing No
B 22.04.22 C 13.05.22 E 20.05.22 F 09.10.22 G 06.10.22 H 31.03.23 J 09.04.23	TOWNHOUSE TYPE C 34-40 Amherst St & 2-4 Stack St, Fremantle	FLOOR PLANS	21130	FG/RL	@ A3 1 : 100	DA4.C.01 J
SCHEMATIC DESIGN 1 DA DRAFT 2 DA 1 JDAP AMENDMENT 1 JDAP 3 DRAFT JDAP 3.1						
HW FG FG FG RL RL						

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Revisions	Project	Drawing	Project No	Author	Scale	Drawing No
B 22.04.22 C 13.05.22 D 17.05.22 E 20.05.22 H 31.03.23 J 06.04.23	TOWNHOUSE TYPE C 34-40 Amherst St & 2-4 Stack St, Fremantle	ROOF PLAN	21130	FG/RL	1 : 100	DA4.C.02 J
SCHEMATIC DESIGN 1 DA DRAFT 2 DA JDAP 3 DRAFT JDAP 3.1						
HW FG FG RL RL						

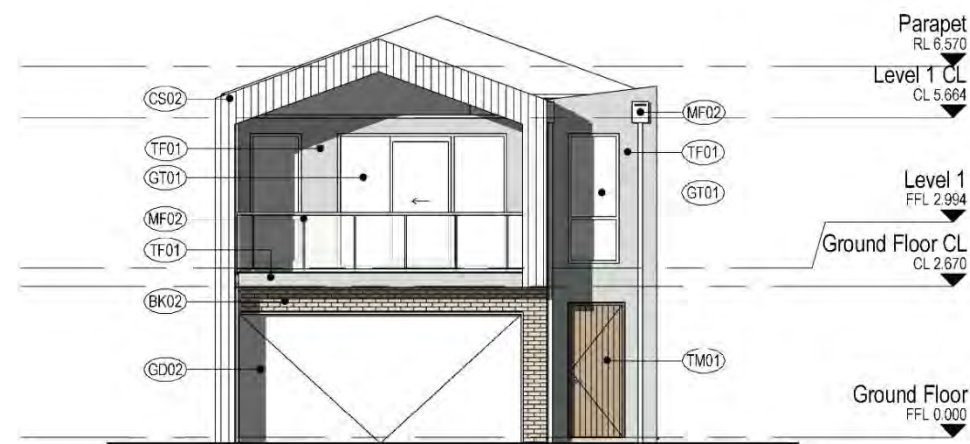
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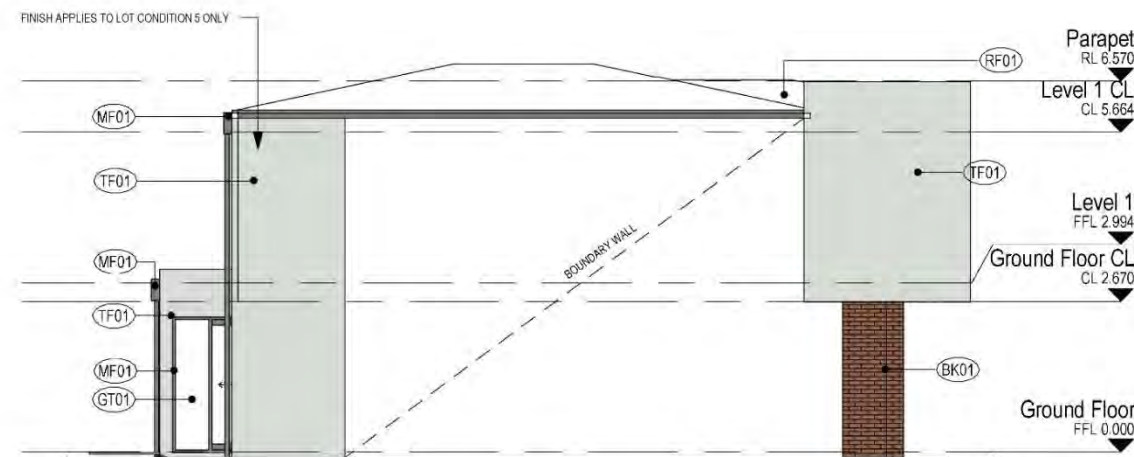
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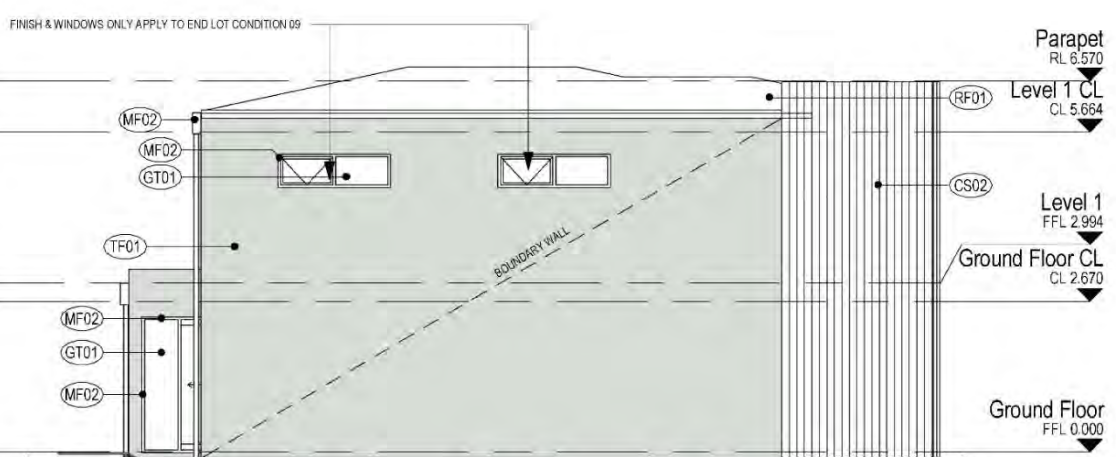
1
DA4.C.03
Elevation 1_Dark
SCALE 1:100



3
DA4.C.01
Elevation 1_Light
SCALE 1:100



2
DA4.C.03
Elevation 2_Dark
SCALE 1:100



4
DA4.C.03
Elevation 2_Light
SCALE 1:100

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Revisions		
B	22.04.23	SCHEMATIC DESIGN 1
C	13.05.22	DA DRAFT 2
E	20.05.22	DA 1
H	31.03.23	JDAP 3 DRAFT
J	06.04.23	JDAP 3.1

Project
TOWNHOUSE TYPE C
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing
ELEVATIONS 1

Project No
21130

MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED	(GD01)	EXTERIOR PAINT - DARK
(BK02)	BRICK FINISH TYPE 02 - LIGHT	(GD02)	EXTERIOR PAINT - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK	(GT01)	GLAZING TYPE 01 - CLEAR
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT	(MF01)	METAL FINISH TYPE 01 - DARK
(CS03)	CLADDING SYSTEM TYPE 03 - DARK	(MF02)	METAL FINISH TYPE 02 - LIGHT

REFER TO MATERIAL SELECTIONS
FOR DESCRIPTION AND COLOUR

NOTE: MATERIALS ENDING IN 'a'
REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

Author
FG/RL
Scale
A3
1:100

Drawing No
DA4.C.03 J

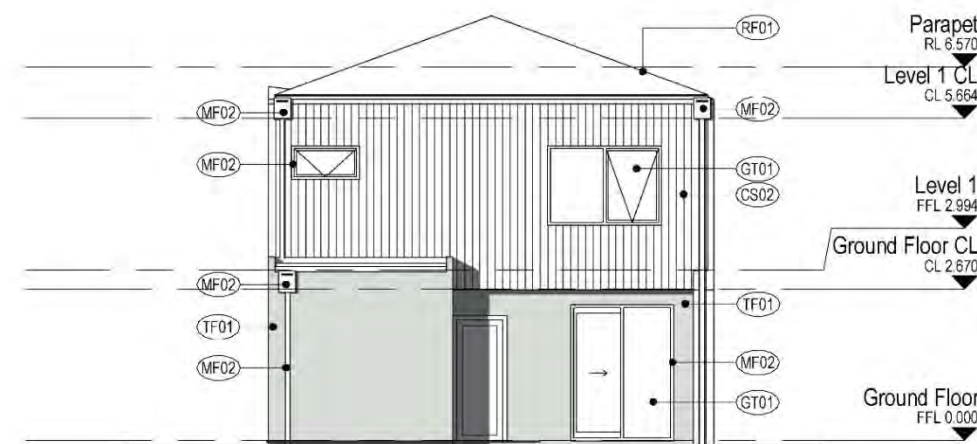
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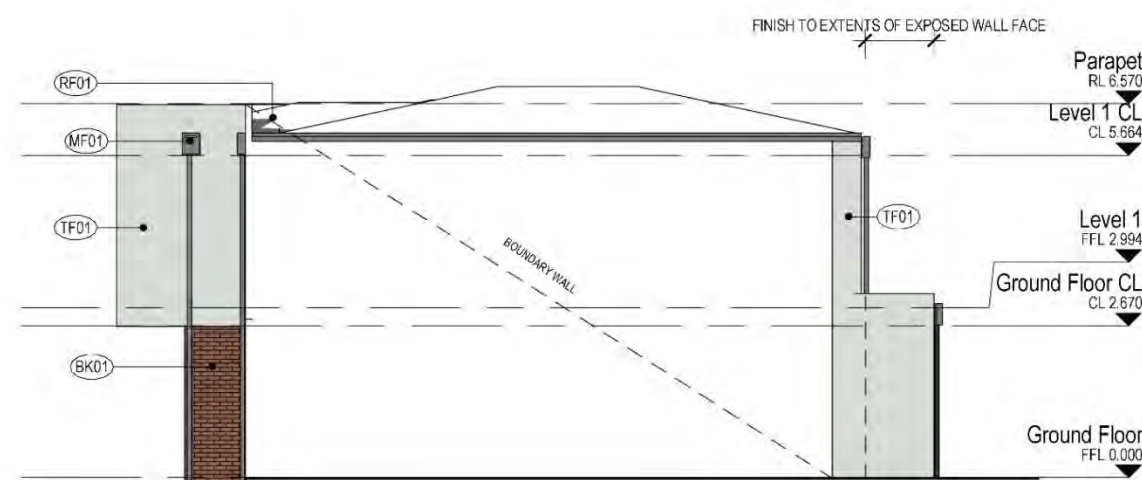
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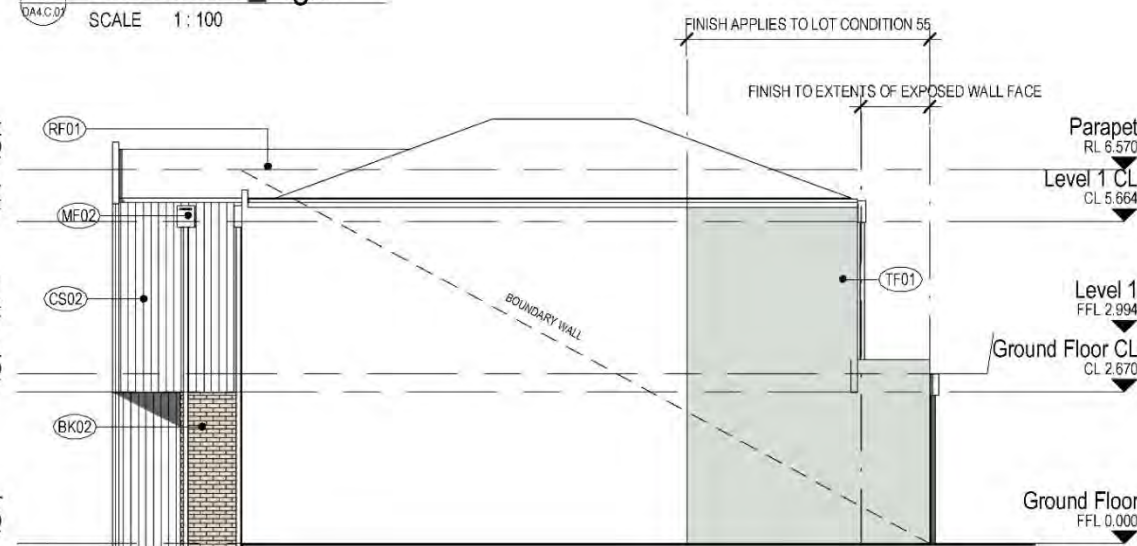
1 Elevation 3_Dark
DA4.C.01 SCALE 1:100



3 Elevation 3_Light
DA4.C.03 SCALE 1:100



2 Elevation 4_Dark
DA4.C.02 SCALE 1:100



4 Elevation 4_Light
DA4.C.04 SCALE 1:100

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These Plans Form Part of
DAP001/22
1 May 2023

DEVELOPMENT APPLICATION

Revisions	B 22.04.22	SCHEMATIC DESIGN 1
	C 13.05.22	DA DRAFT 2
	E 20.05.22	DA 1
	H 31.03.23	JDAF 3 DRAFT
	J 08.04.23	JDAF 3.1

Project **TOWNHOUSE TYPE C**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **ELEVATIONS 2**

Project No **21130**

Author **FG/RL** Scale **@ A3 / 1:100**

REFER TO MATERIAL SELECTIONS
FOR DESCRIPTION AND COLOUR

MATERIAL FINISHES

BK01	BRICK FINISH TYPE 01 - RED	GD01	EXTERIOR PAINT - DARK
BK02	BRICK FINISH TYPE 02 - LIGHT	GD02	EXTERIOR PAINT - LIGHT
CS01	CLADDING SYSTEM TYPE 01 - DARK	GT01	GLAZING TYPE 01 - CLEAR
CS02	CLADDING SYSTEM TYPE 02 - LIGHT	MF01	METAL FINISH TYPE 01 - DARK
CS03	CLADDING SYSTEM TYPE 03 - DARK	MF02	METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a'
REFER TO HORIZONTAL CLADDING

RF01	ROOF FINISH TYPE 01 - LIGHT
RF02	ROOF FINISH TYPE 02 - LIGHT
TF01	TEXTURED FINISH TYPE 01 - GREY
TM01	TIMBER FINISH - DARK

Drawing No **DA4.C.04 J**

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6/04/2023 11:42:55 AM

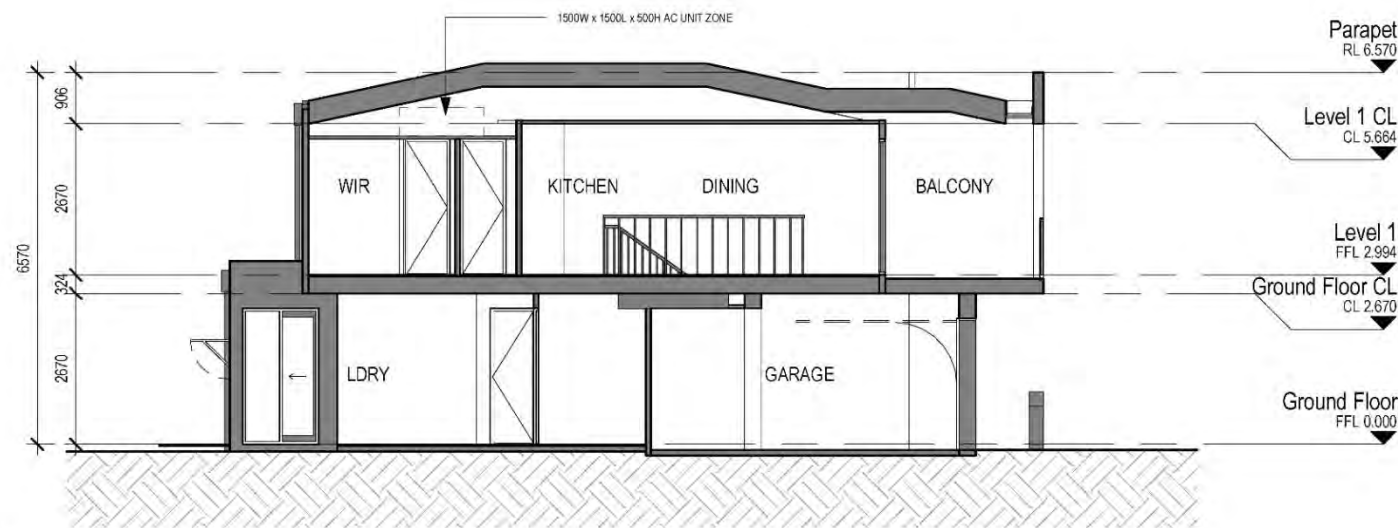
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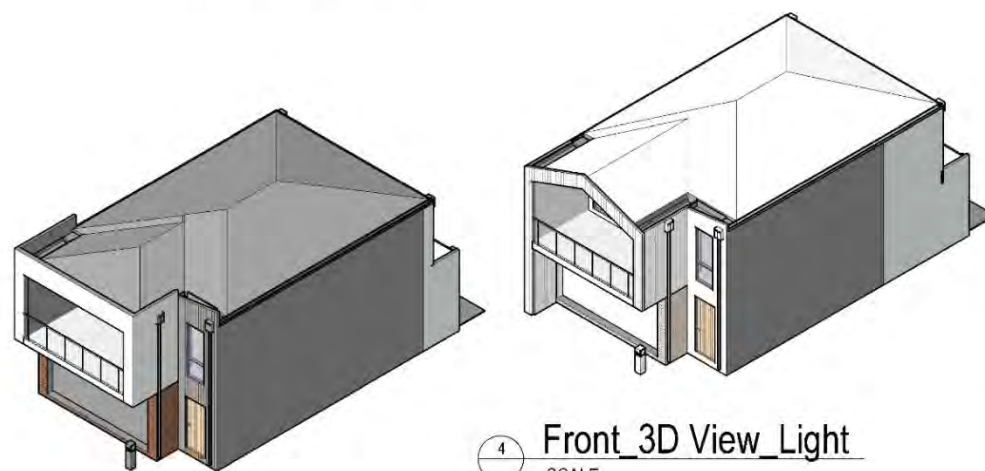
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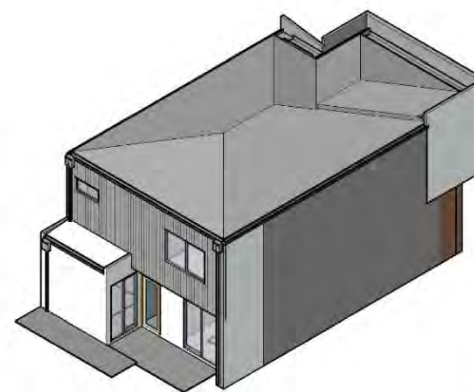
1 May 2023



1
DA4.C.05
Section 1
SCALE 1 : 100



4
Front_3D View_Light
SCALE



5
Rear_3D View_Dark
SCALE

2
Front_3D View_Dark
SCALE

3
Rear_3D View_Dark
SCALE

MATERIAL FINISHES

- (BK01) BRICK FINISH TYPE 01 - RED
- (BK02) BRICK FINISH TYPE 02 - LIGHT
- (CS01) CLADDING SYSTEM TYPE 01 - DARK
- (CS02) CLADDING SYSTEM TYPE 02 - LIGHT
- (CS03) CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

- (GD01) EXTERIOR PAINT - DARK
- (GD02) EXTERIOR PAINT - LIGHT
- (GT01) GLAZING TYPE 01 - CLEAR
- (MF01) METAL FINISH TYPE 01 - DARK
- (MF02) METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

- (RF01) ROOF FINISH TYPE 01 - LIGHT
- (RF02) ROOF FINISH TYPE 02 - LIGHT
- (TF01) TEXTURED FINISH TYPE 01 - GREY
- (TM01) TIMBER FINISH - DARK

DEVELOPMENT APPLICATION

Revisions	B 22.04.22	SCHEMATIC DESIGN 1
	C 13.05.22	DA DRAFT 2
	E 20.05.22	DA 1
	H 31.03.23	JDAP 3 DRAFT
	J 06.04.23	JDAP 3.1

Project	TOWNHOUSE TYPE C
	34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing	SECTION & 3D VIEWS
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Project No	21130
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Author	FG/RL
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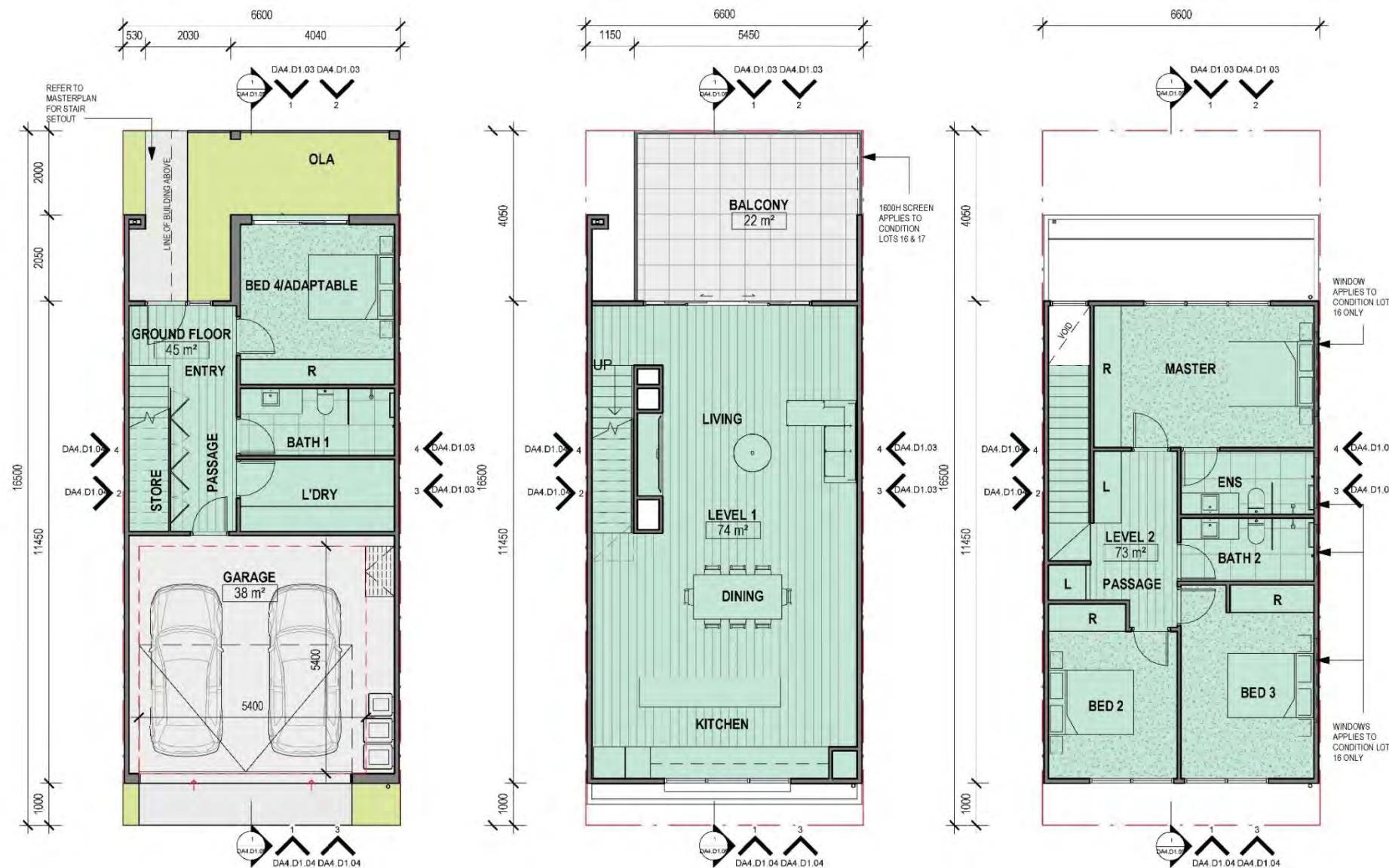
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Drawing No.	DA4.C.05 J
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DAP001/22

1 May 2023

1 Ground Floor
SCALE 1:100

2 Level 1
SCALE 1:100

3 Level 2
SCALE 1:100

DEVELOPMENT APPROVAL

Revisions		
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.05.22	DA 1
H	06.10.22	JDAP AMENDMENT 1
I	31.03.23	JDAP 3 DRAFT
J	05.04.23	JDAP 5
K	06.04.23	JDAP 3.1

Project TOWNHOUSE TYPE D1
Drawing FLOOR PLANS
34-40 Amherst St & 2-4 Stack St, Fremantle

Project No 21130

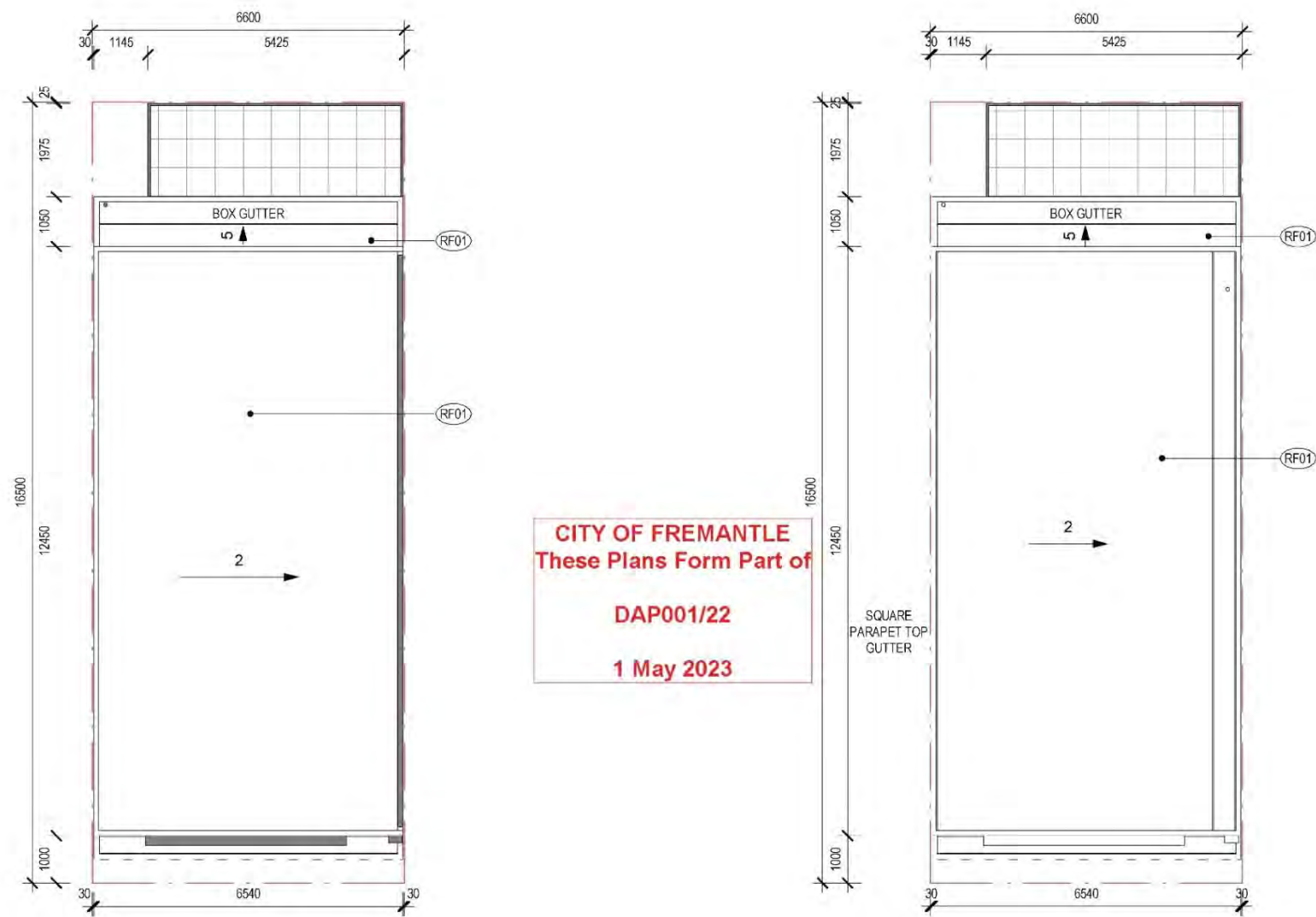
Author FG/RL
Scale @ A3 1:100

Drawing No DA4.D1.01 K

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1 Roof Plan_Typical
SCALE 1: 100

2 Roof Plan_End Condition
SCALE 1: 100

DEVELOPMENT APPROVAL

Revisions		
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.03.22	DA 1
G	02.08.22	DA RFI 1
I	31.03.23	JDAP 3 DRAFT
J	05.04.23	JDAP 3
K	09.04.23	JDAP 3.1

6/04/2023 11:47:44 AM

Project	TOWNHOUSE TYPE D1	Drawing	ROOF PLAN
FG			
FG			
FG			
RL			
RL			

34-40 Amherst St & 2-4 Stack St, Fremantle

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Project No 21130

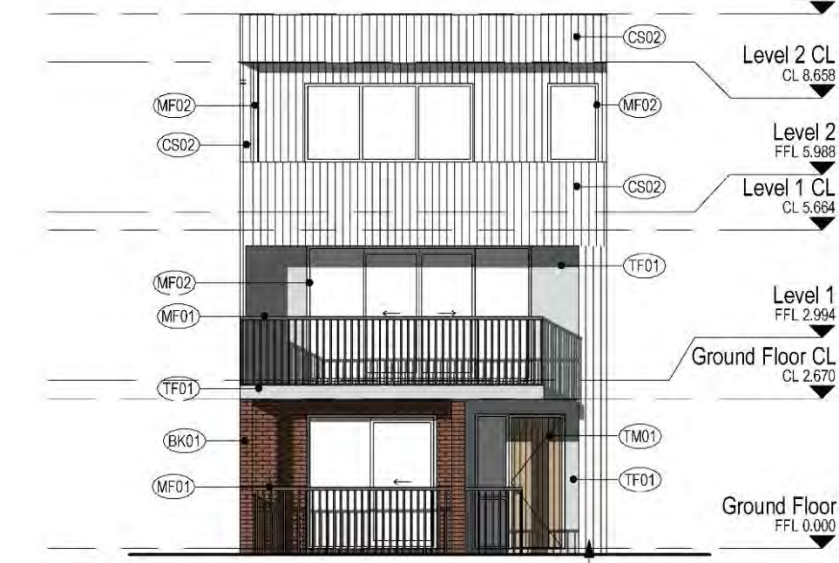
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Drawing No DA4.D1.02 K

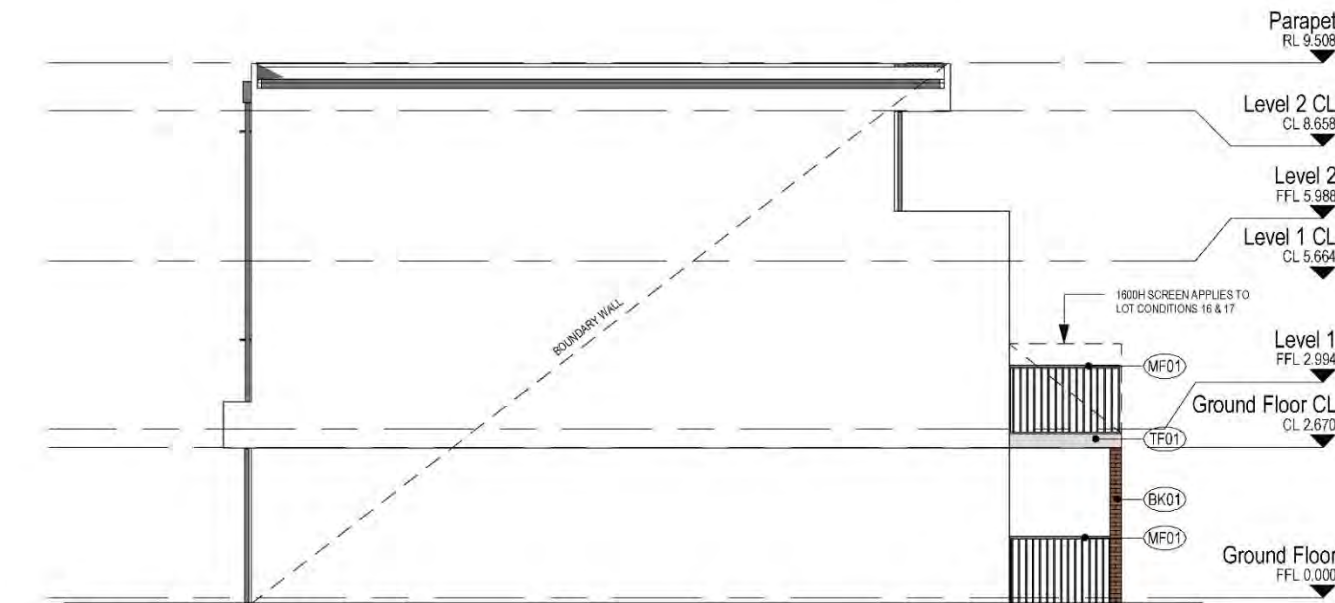
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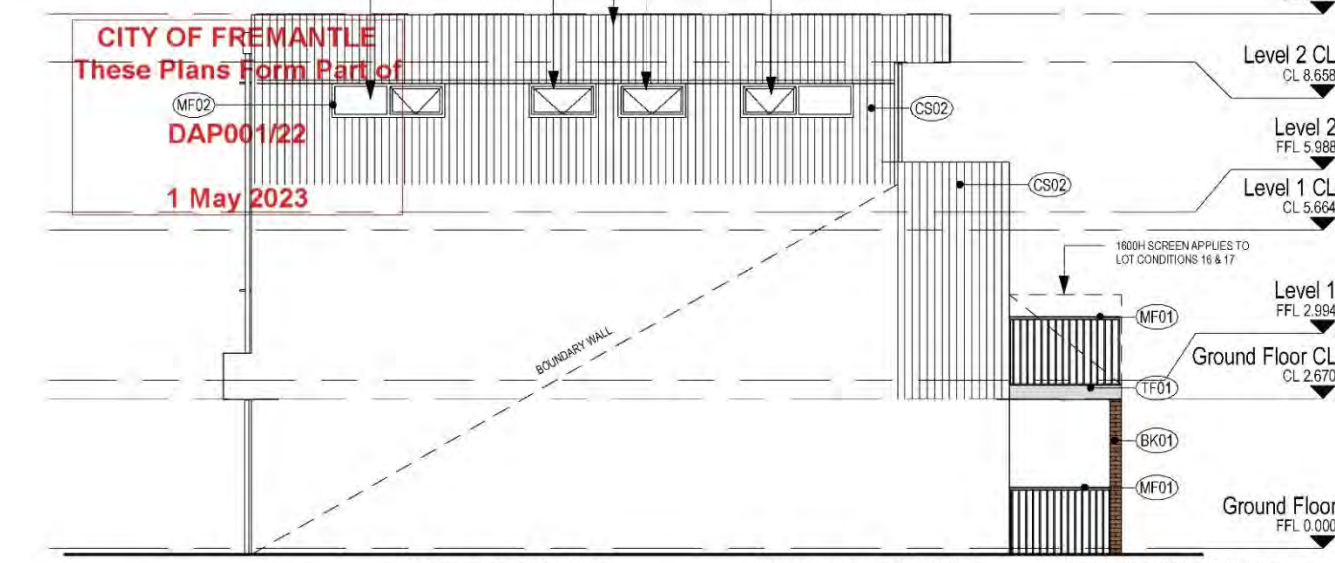
1
BAA.D1.01
Elevation 1_Dark
SCALE 1 : 100



2
BAA.D1.01
Elevation 1_Light
SCALE 1 : 100



3
BAA.D1.01
Elevation 2_Dark
SCALE 1 : 100



4
BAA.D1.01
Elevation 2_Light
SCALE 1 : 100

DEVELOPMENT APPROVAL

Revisions		
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.05.22	DA 1
G	02.06.22	DA RFI 1
I	31.05.23	JDAP 3 DRAFT
J	05.04.23	JDAP 3
K	06.04.23	JDAP 3.1

Project **TOWNHOUSE TYPE D1** Drawing **ELEVATIONS 1**
34-40 Amherst St & 2-4 Stack St, Fremantle

Project No **21130**

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MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED
(BK02)	BRICK FINISH TYPE 02 - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT
(CS03)	CLADDING SYSTEM TYPE 03 - DARK
Author	FG/RL

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

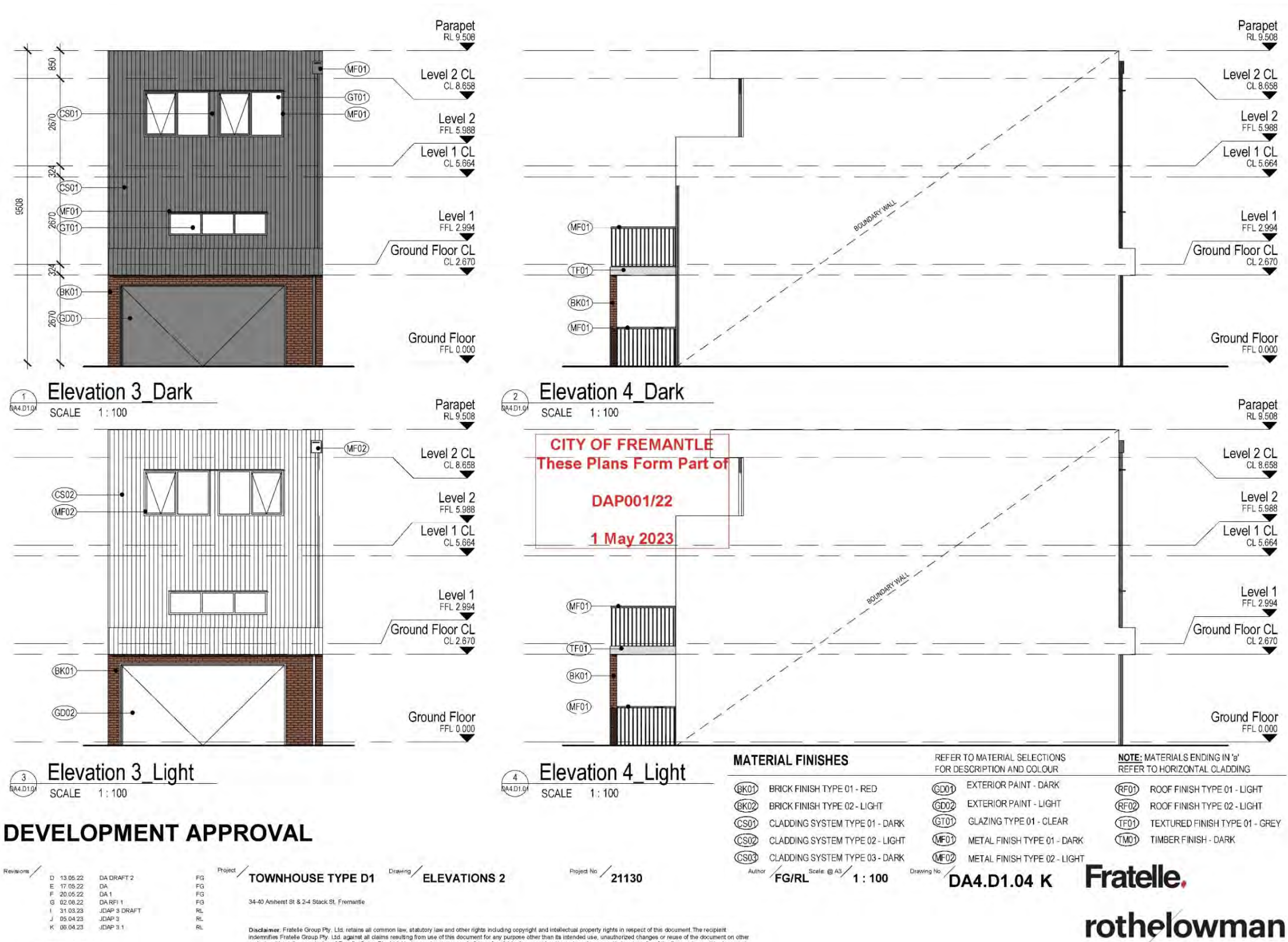
(GD01)	EXTERIOR PAINT - DARK
(GD02)	EXTERIOR PAINT - LIGHT
(GT01)	GLAZING TYPE 01 - CLEAR
(MF01)	METAL FINISH TYPE 01 - DARK
(MF02)	METAL FINISH TYPE 02 - LIGHT
Scale	@ A3 / 1 : 100

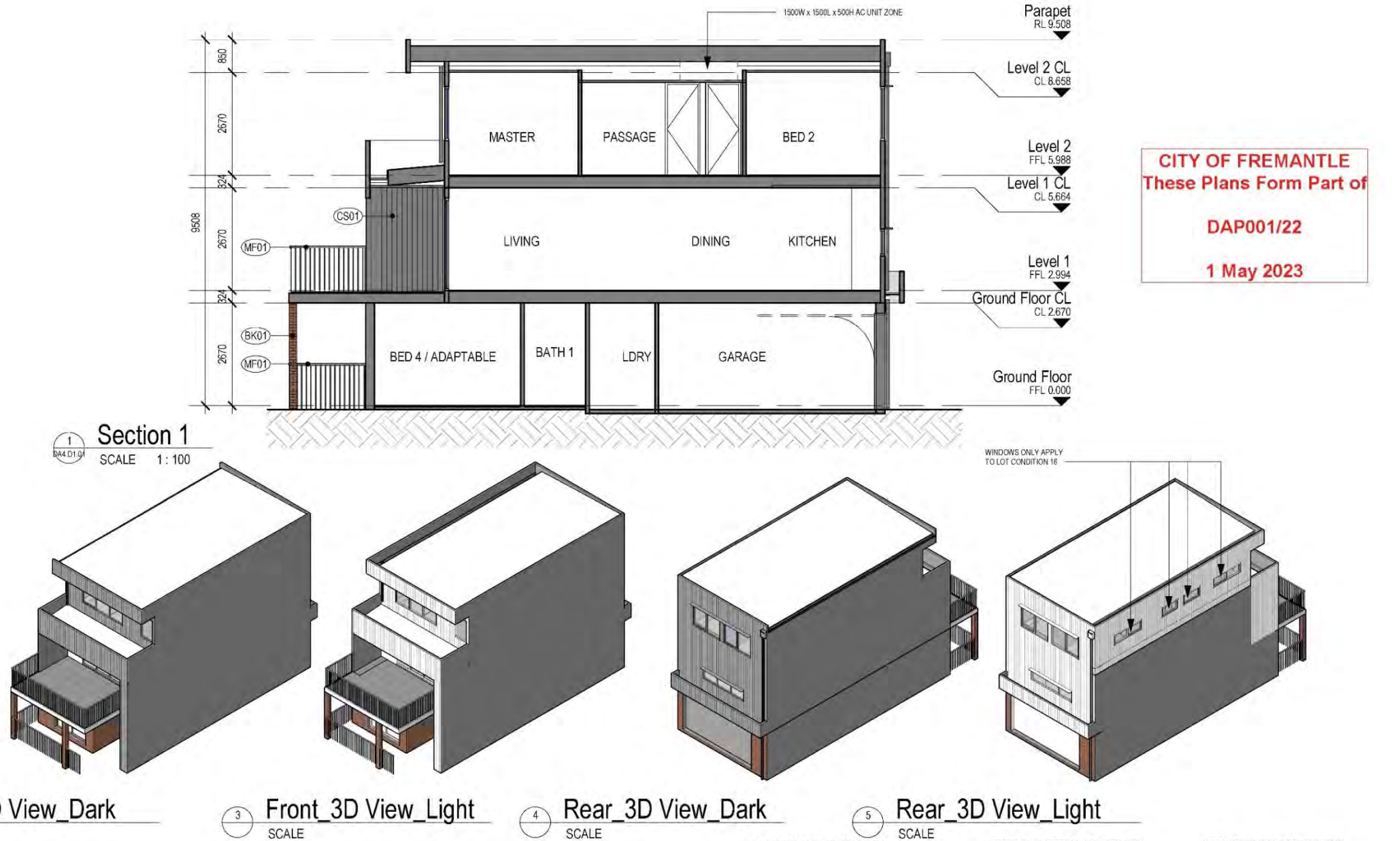
NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

Drawing No. **DA4.D1.03 K**

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DEVELOPMENT APPROVAL

Revisions	D 13.05.22	DA DRAFT 2
	E 17.05.22	DA
	F 20.05.22	DA 1
	G 02.06.22	DA RFI 1
	I 31.03.23	JDAP 3 DRAFT
	J 05.04.23	JDAP 3
	K 08.04.23	JDAP 3.1

Project	TOWNHOUSE TYPE D1
Drawing	SECTION & 3D VIEWS
Project No	21130
34-40 Amherst St & 2-4 Stack St, Fremantle	

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MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED
(BK02)	BRICK FINISH TYPE 02 - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT
(CS03)	CLADDING SYSTEM TYPE 03 - DARK

Author /FG/RL

Scale @ A3

1 : 100

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

(SD01)	EXTERIOR PAINT - DARK
(SD02)	EXTERIOR PAINT - LIGHT
(GT01)	GLAZING TYPE 01 - CLEAR
(MF01)	METAL FINISH TYPE 01 - DARK
(MF02)	METAL FINISH TYPE 02 - LIGHT

Drawing No.

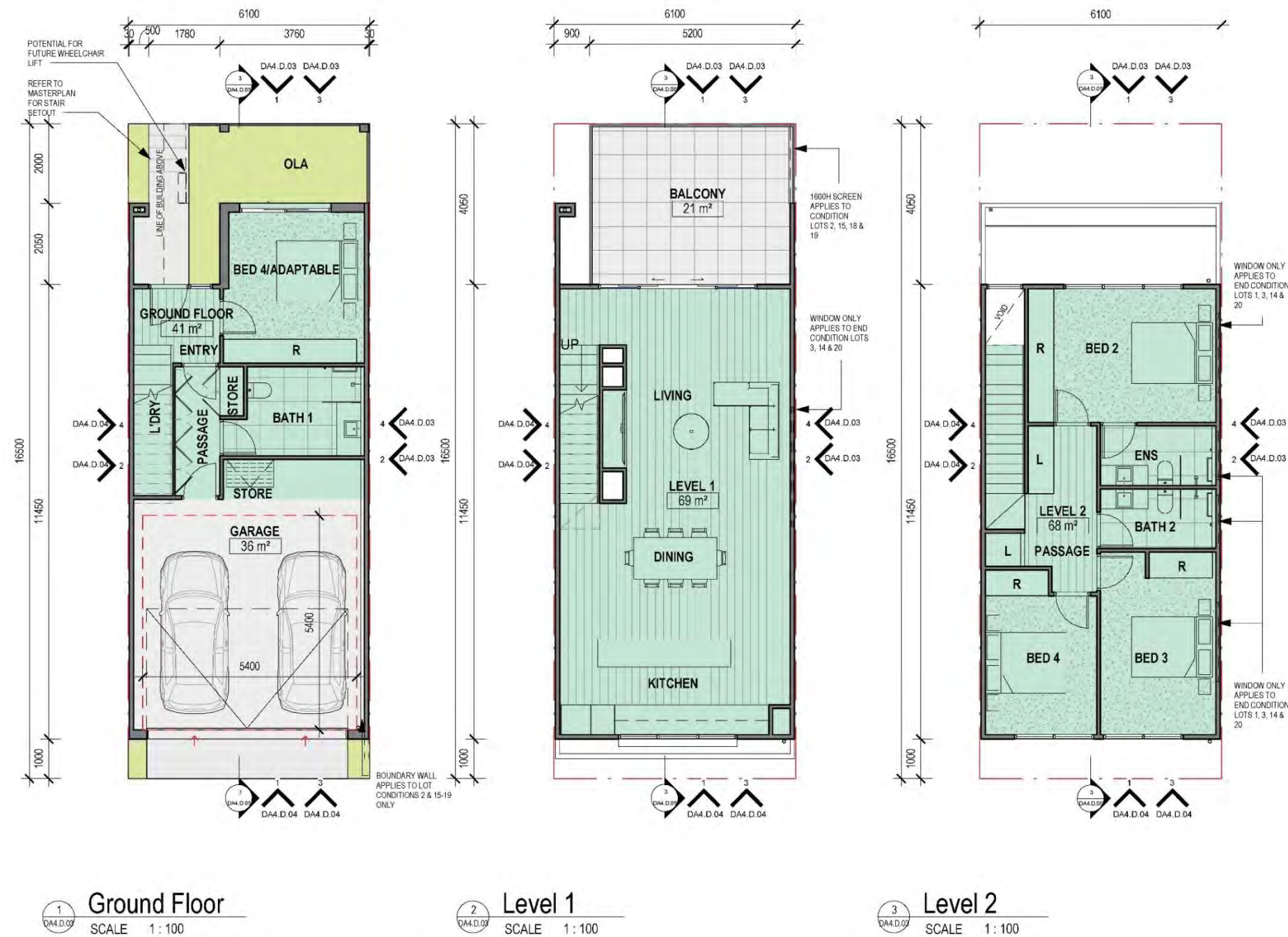
DA4.D1.05 K

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

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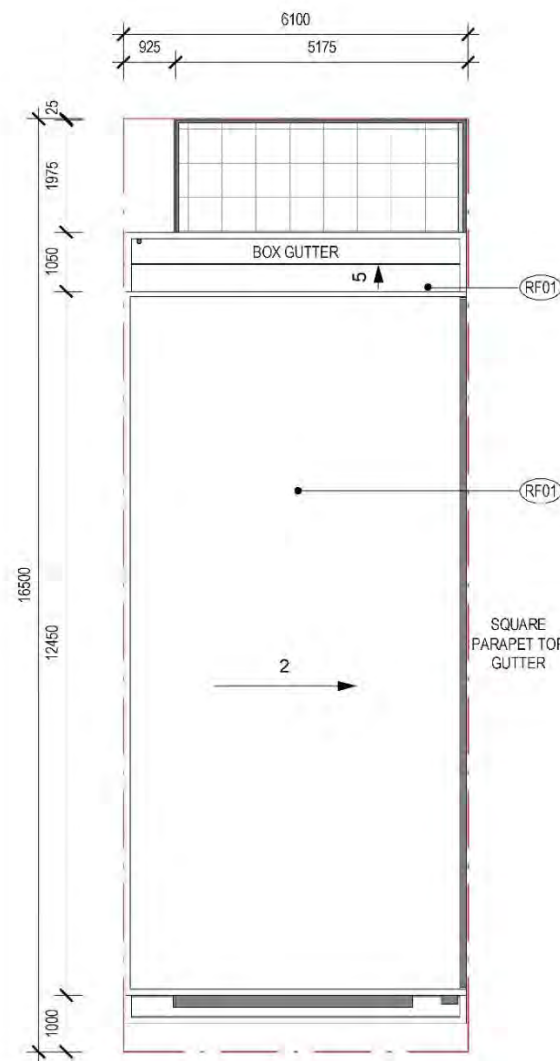
DEVELOPMENT APPLICATION

Revisions	Project	Drawing	Project No	Author	Scale	Drawing No
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F 20.05.22 DA 1	34-40 Amherst St & 2-4 Stack St, Fremantle					
H 05.10.22 JDAP AMENDMENT						
I 06.10.22 JDAP AMENDMENT 1						
J 31.03.23 JDAP 3 DRAFT						
K 05.04.23 JDAP 3						
L 06.04.23 JDAP 3.1						

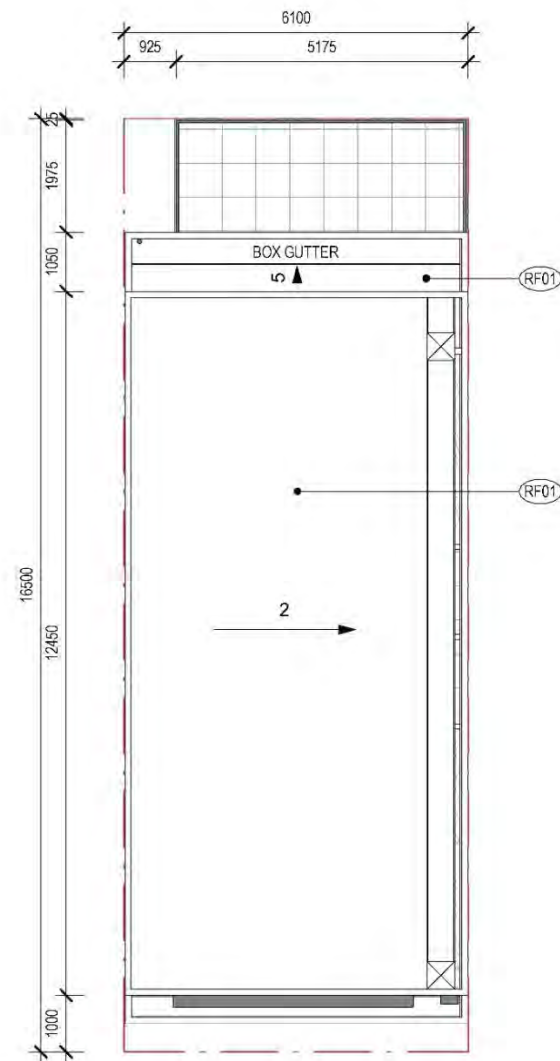
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1 Roof Plan - Typical
DA4.D.02 SCALE 1 : 100



2 Roof Plan - End Condition
DA4.D.02 SCALE 1 : 100

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DAP001/22

1 May 2023

DEVELOPMENT APPLICATION

Revisions		
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.05.22	DA 1
G	02.08.22	DA RFI 1
J	31.03.23	JDAP 3 DRAFT
K	05.04.23	JDAP 3
L	08.04.23	JDAP 3.1

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Project	Drawing
TOWNHOUSE TYPE D	ROOF PLAN
34-40 Amherst St & 2-4 Stack St, Fremantle	

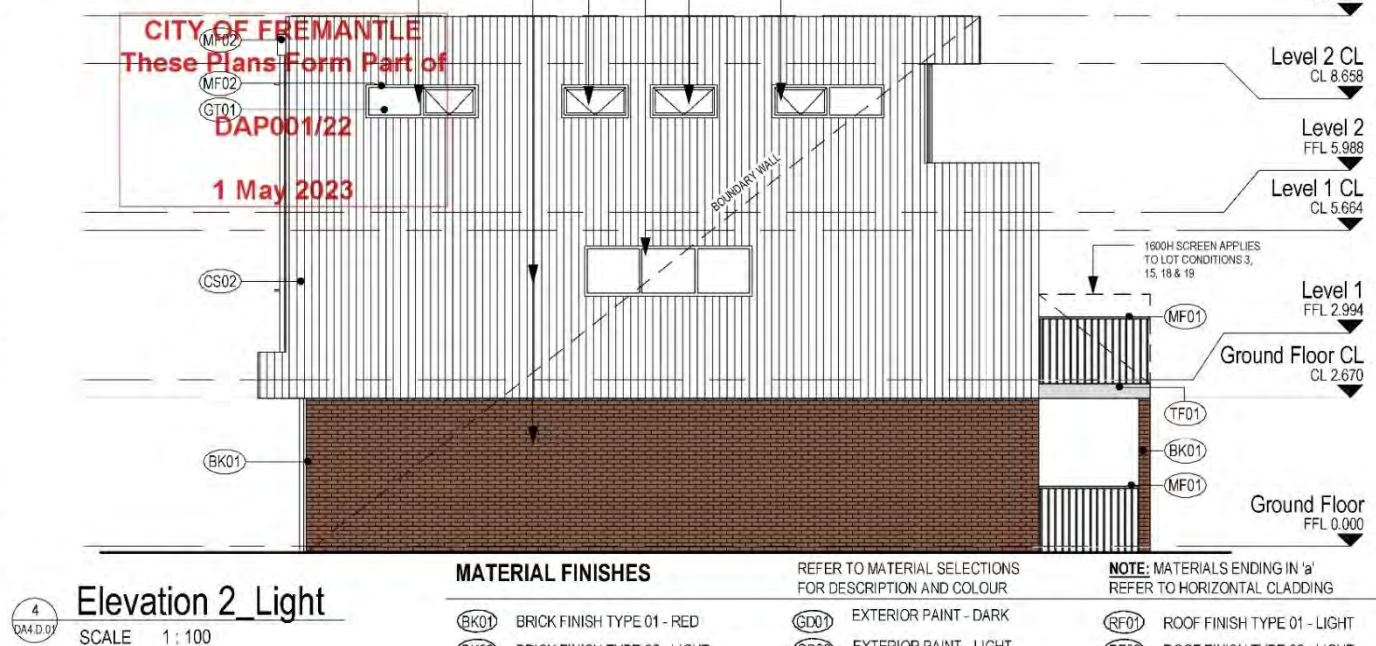
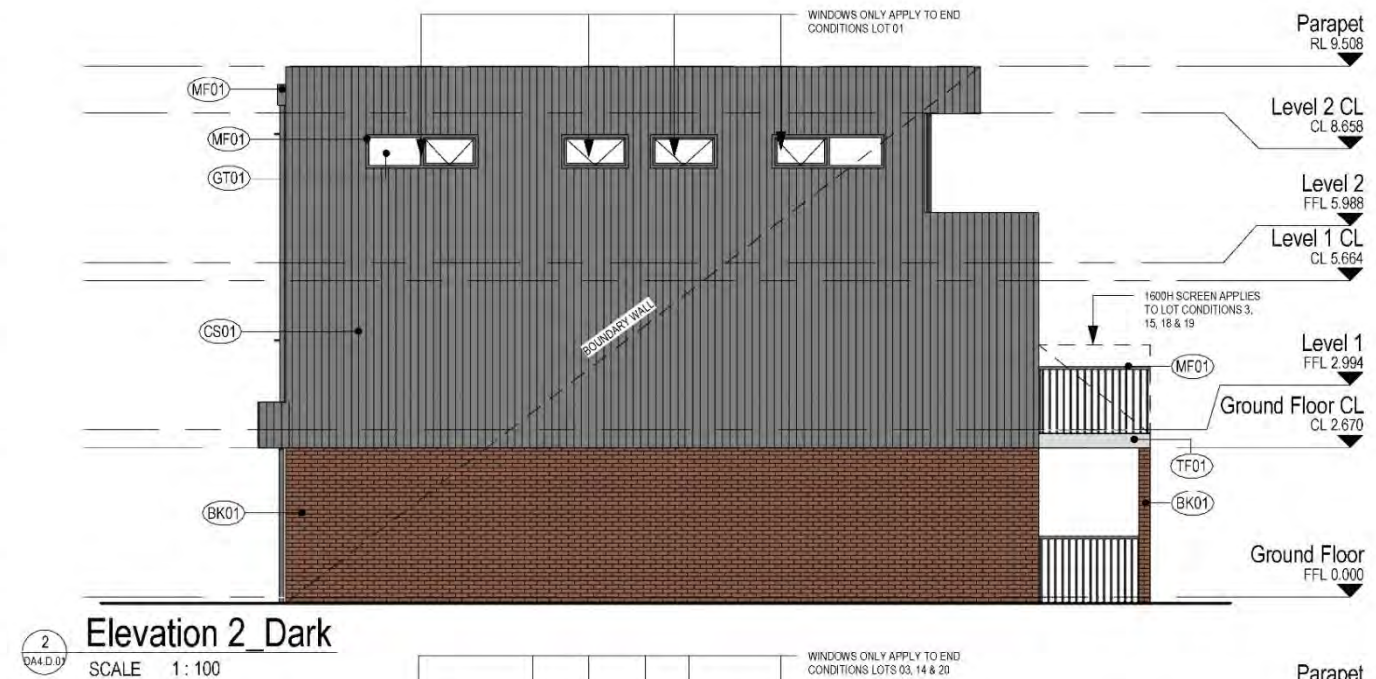
Project No 21130

Author FG/RL Scale @ A3 1 : 100

Drawing No DA4.D.02 L

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DEVELOPMENT APPLICATION

Revisions		
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.05.22	DA.1
G	02.08.22	DARFI 1
J	31.03.23	JDAP 3 DRAFT
K	08.04.23	JDAP 3
L	08.04.23	JDAP 3.1

Project / **TOWNHOUSE TYPE D**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing / **ELEVATIONS 1**

Project No / **21130**

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MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED
(BK02)	BRICK FINISH TYPE 02 - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT
(CS03)	CLADDING SYSTEM TYPE 03 - DARK
Author	FG/RL

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

(GD01)	EXTERIOR PAINT - DARK
(GD02)	EXTERIOR PAINT - LIGHT
(GT01)	GLAZING TYPE 01 - CLEAR
(MF01)	METAL FINISH TYPE 01 - DARK
(MF02)	METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

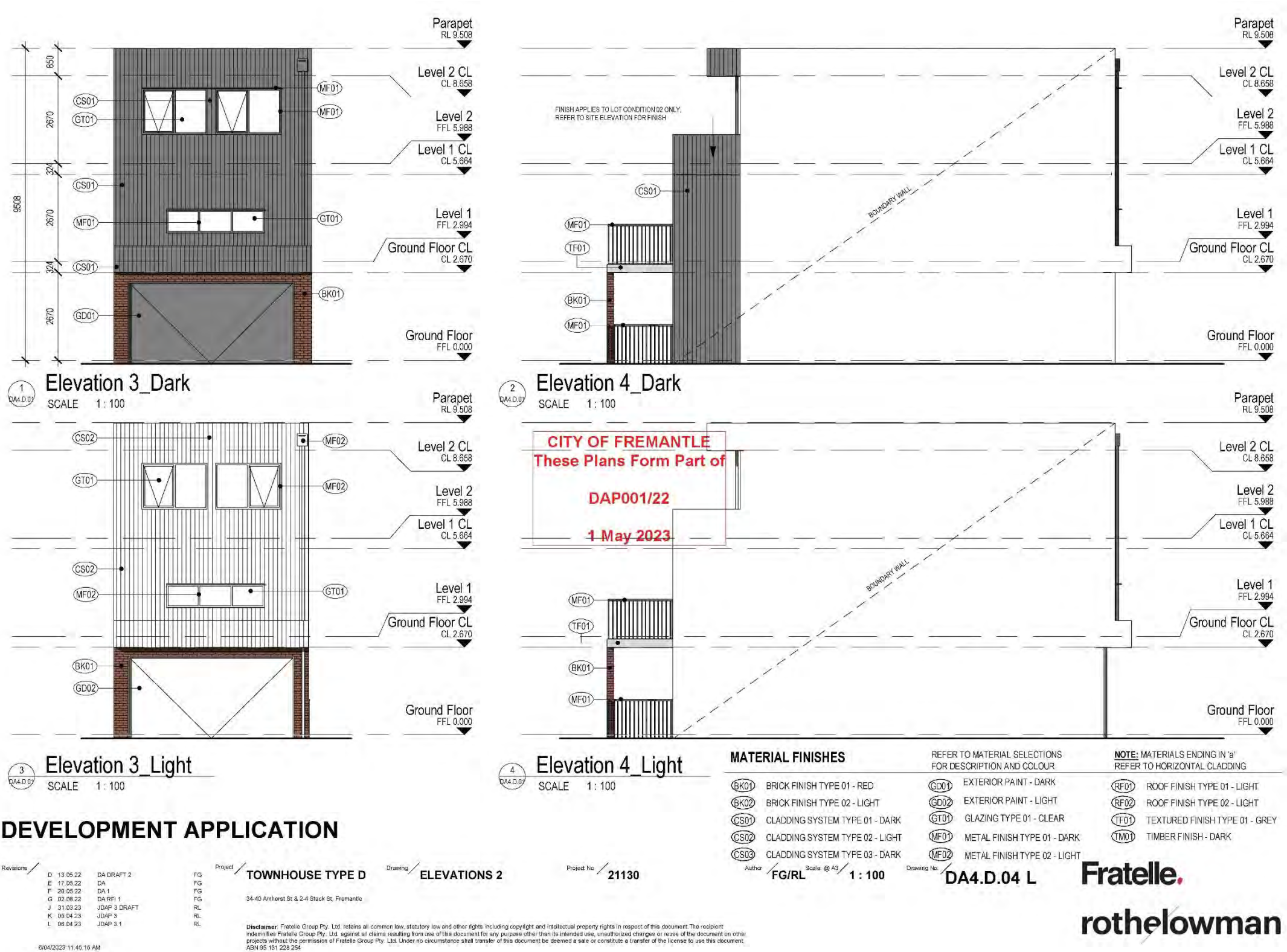
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(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

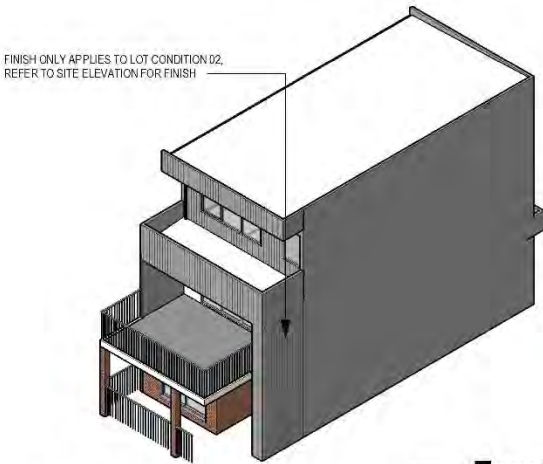
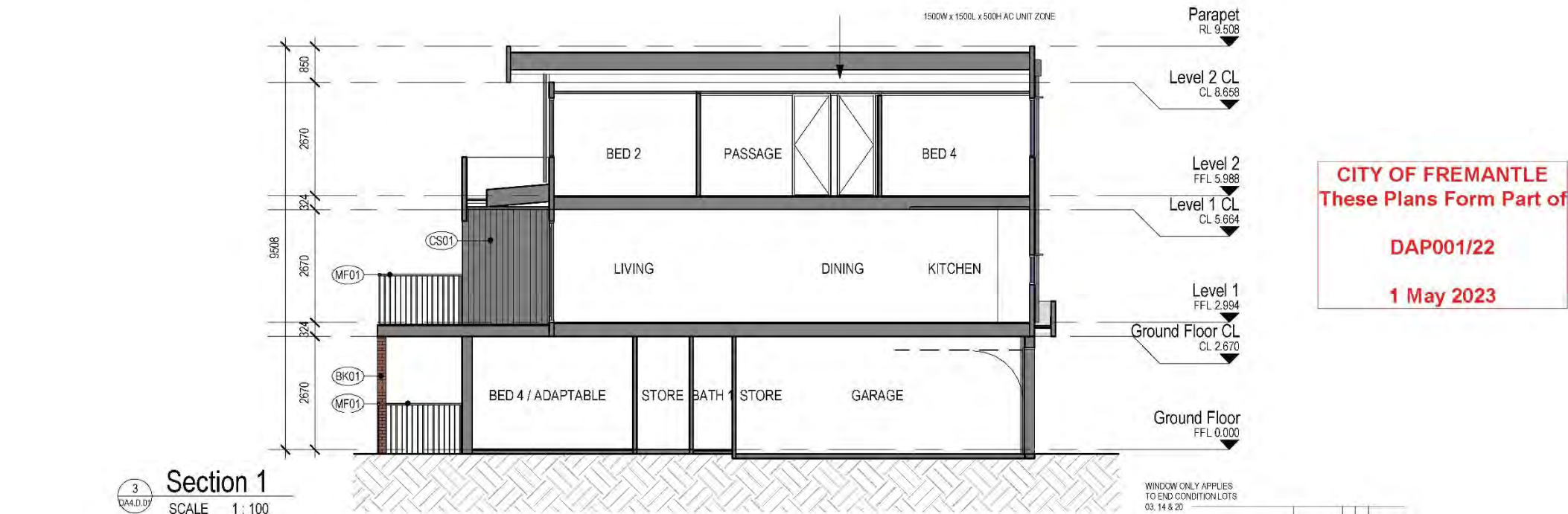
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Drawing No: **DA4.D.03 L**

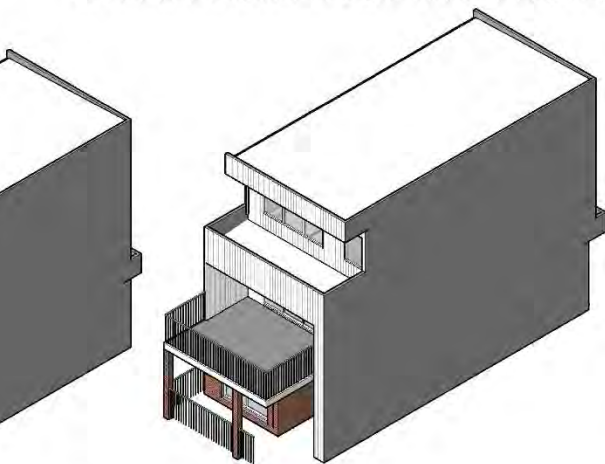
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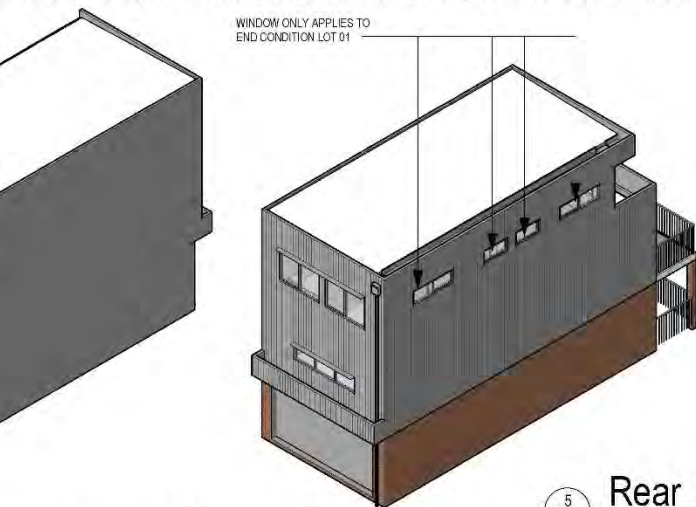




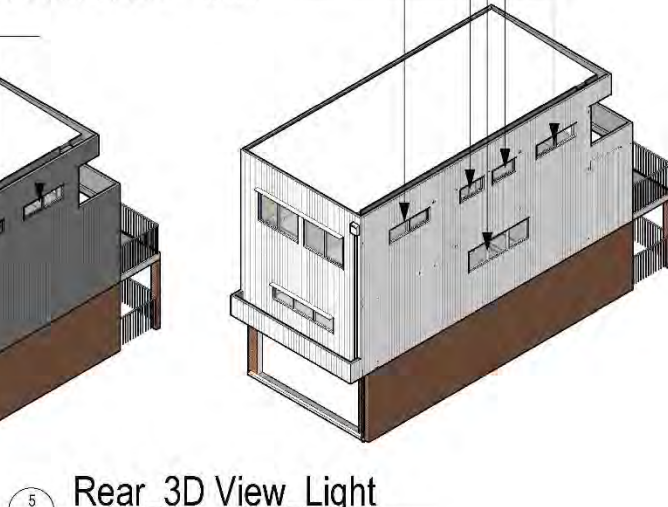
1 Front_3D View_Dark
SCALE



4 Front_3D View_Light
SCALE



2 Rear_3D View_Dark
SCALE



5 Rear_3D View_Light
SCALE

DEVELOPMENT APPLICATION

Revisions	D 13.05.22	DA DRAFT 2
	E 17.05.22	DA
	F 20.05.22	DA 1
	G 02.06.22	DARFI 1
	J 31.03.23	JDAP 3 DRAFT
	K 05.04.23	JDAP 3
	L 05.04.23	JDAP 3.1

Project TOWNHOUSE TYPE D
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing SECTION & 3D VIEWS

Project No 21130

MATERIAL FINISHES

BK01	BRICK FINISH TYPE 01 - RED
BK02	BRICK FINISH TYPE 02 - LIGHT
CS01	CLADDING SYSTEM TYPE 01 - DARK
CS02	CLADDING SYSTEM TYPE 02 - LIGHT
CS03	CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

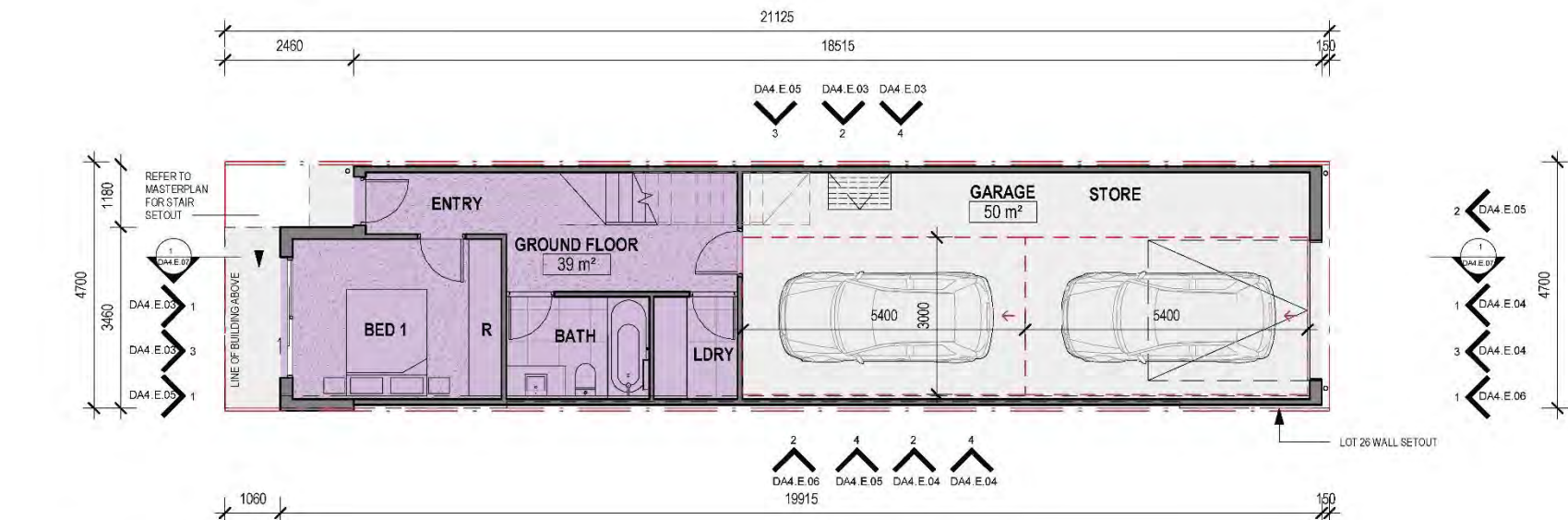
GD01	EXTERIOR PAINT - DARK
GD02	EXTERIOR PAINT - LIGHT
GT01	GLAZING TYPE 01 - CLEAR
MF01	METAL FINISH TYPE 01 - DARK
MF02	METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

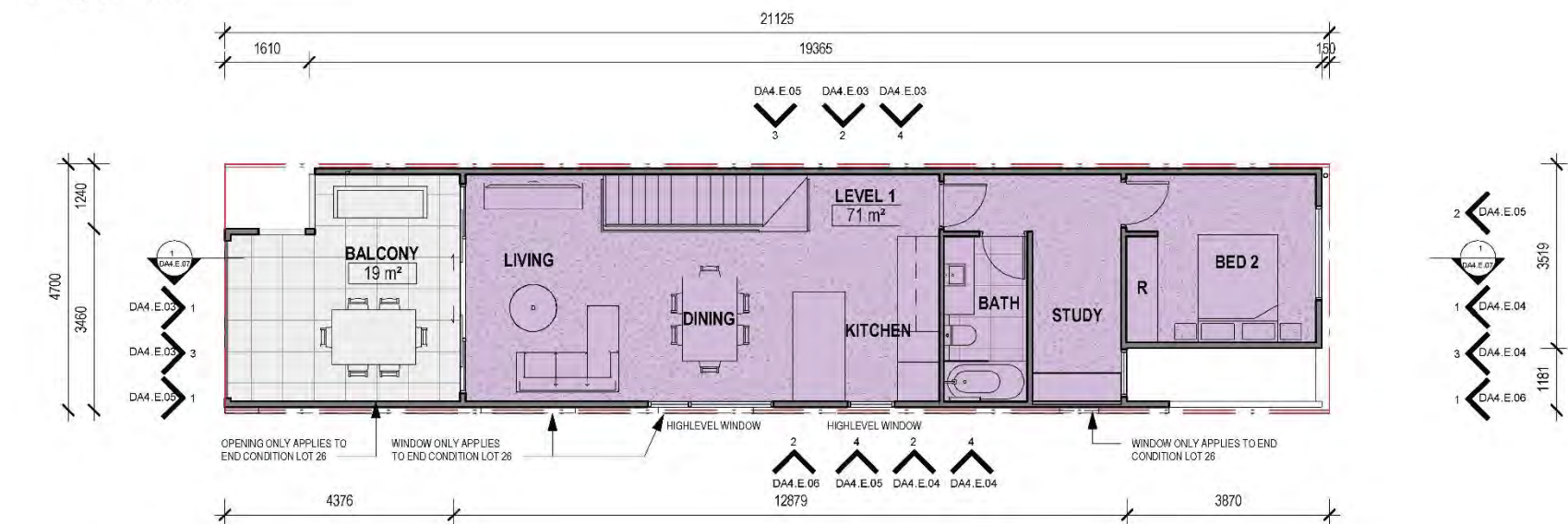
RF01	ROOF FINISH TYPE 01 - LIGHT
RF02	ROOF FINISH TYPE 02 - LIGHT
TF01	TEXTURED FINISH TYPE 01 - GREY
TM01	TIMBER FINISH - DARK

Author FG/RL Scale: @ A3 1 : 100 Drawing No: DA4.D.05 L

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1
DA4.E.03
Ground Floor
SCALE 1 : 100



2
DA4.E.03
Level 1
SCALE 1 : 100

CITY OF FREMANTLE
These Plans Form Part of

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1 May 2023

DEVELOPMENT APPLICATION

Revisions	F 17.05.22	DA
	G 20.05.22	DA 1
	H 14.02.23	SAT MEDIATION 5
	I 15.02.23	SAT MEDIATION 6
	J 31.03.23	JDAP 3 DRAFT
	K 05.04.23	JDAP 3
	L 08.4.23	JDAP 3.1

1/05/2023 1:38:02 PM

Project
TOWNHOUSE TYPE E
34-40 Amherst St & 2-4 Slack St, Fremantle

Drawing
FLOOR PLANS

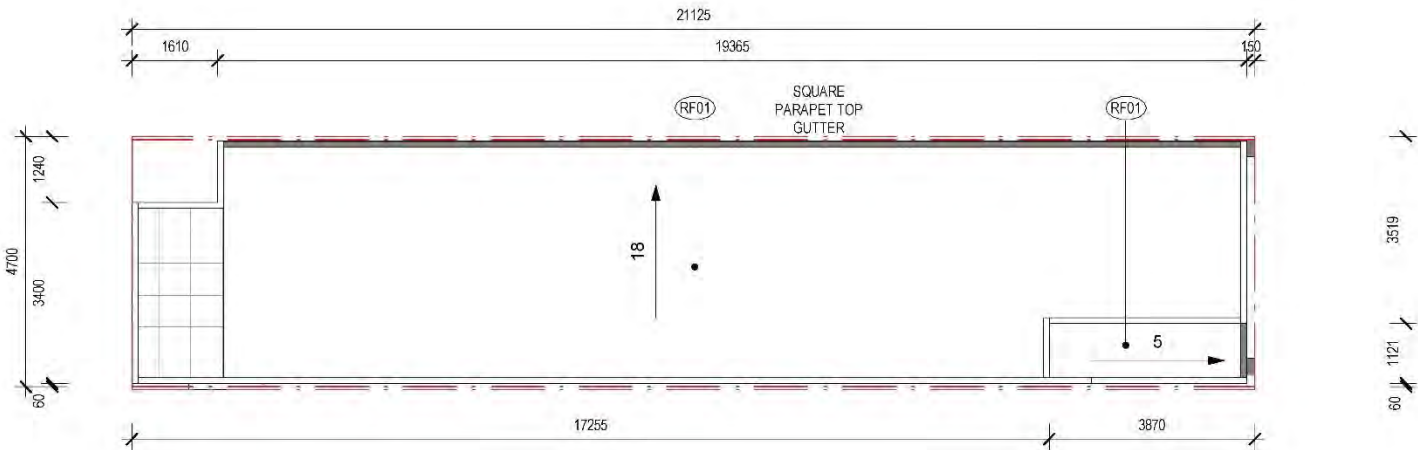
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21130

Author
FG/RL
Scale
@ A3
1 : 100

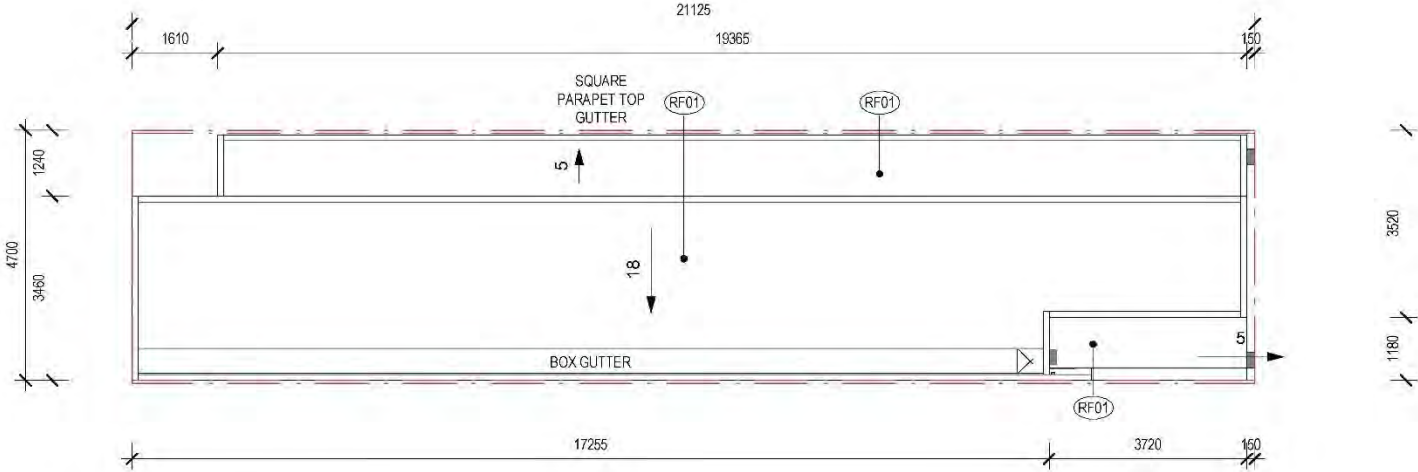
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1 Roof Plan (Typical)
DA4.E.03 SCALE 1 : 100



2 Roof Plan (End Condition)
DA4.E.03 SCALE 1 : 100

CITY OF FREMANTLE
These Plans Form Part of

DAP001/22

1 May 2023

DEVELOPMENT APPLICATION

Revisions

D	22.04.22	SCHEMATIC DESIGN 1
E	13.05.22	DA DRAFT 2
F	17.05.22	DA
G	20.05.22	DA 1
J	31.05.23	J-DAP 3 DRAFT
K	05.04.23	J-DAP 3
L	06.4.23	J-DAP 3.1

1/06/2023 1:38:04 PM

Project

TOWNHOUSE TYPE E
34-40 Amherst St & 2-4 Stock St, Fremantle

Drawing

ROOF PLAN

Project No

21130

Author

FG/RL

Scale

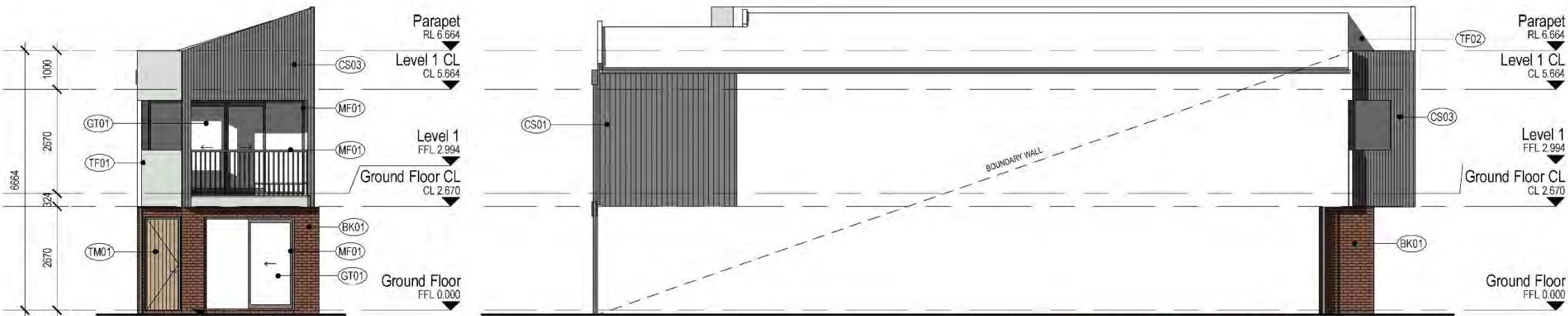
@ A3
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Drawing No

DA4.E.02 L

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ASN 95 131 223 254

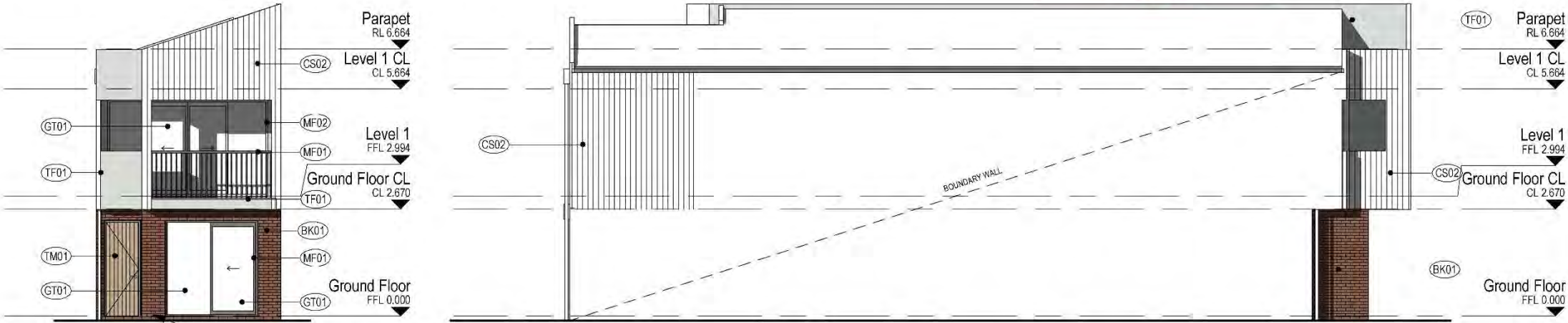
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1 Elevation 1_Dark
SCALE 1:100

2 Elevation 2_Dark
SCALE 1:100

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3 Elevation 1_Light
SCALE 1:100

4 Elevation 2_Light
SCALE 1:100

DEVELOPMENT APPLICATION

Revisions		
D	22.04.22	SCHEMATIC DESIGN 1
E	13.05.22	DA DRAFT 2
F	17.05.22	DA
G	20.05.22	DA 1
J	31.03.23	JDAP 3 DRAFT
K	05.04.23	JDAP 3
L	06.4.23	JDAP 3.1

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Project TOWNHOUSE TYPE E
Drawing ELEVATIONS 1

34-40 Amherst St & 2-4 Slack St, Fremantle

Project No 21130

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MATERIAL FINISHES

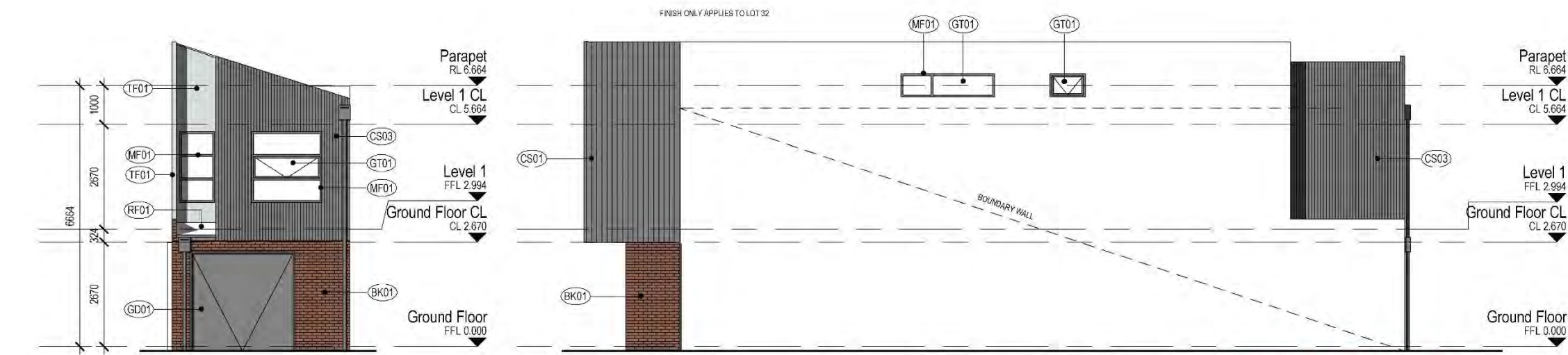
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(BK02)	BRICK FINISH TYPE 02 - LIGHT	(GD02)	EXTERIOR PAINT - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK	(GT01)	GLAZING TYPE 01 - CLEAR
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT	(MF01)	METAL FINISH TYPE 01 - DARK
(CS03)	CLADDING SYSTEM TYPE 03 - DARK	(MF02)	METAL FINISH TYPE 02 - LIGHT

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

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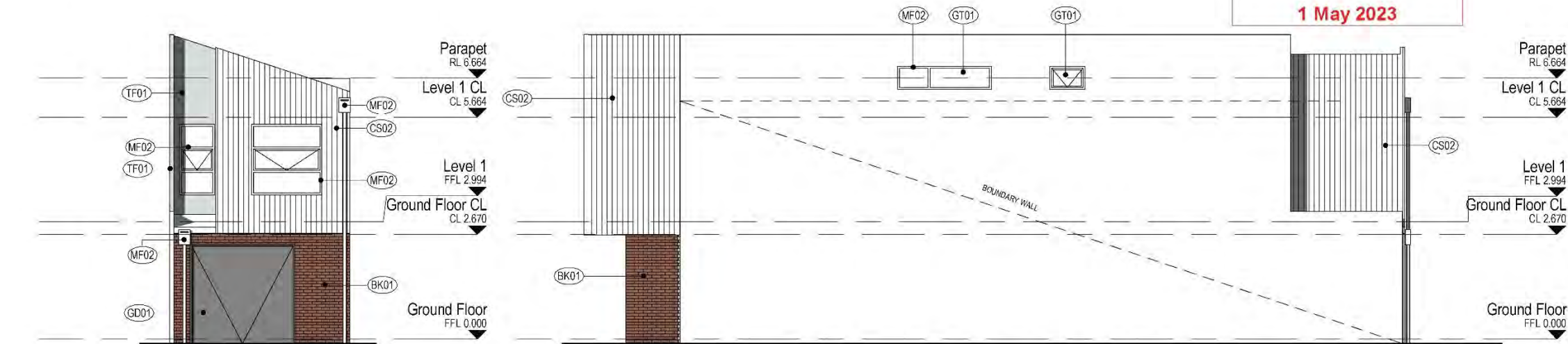
1 Elevation 3_Dark
SCALE 1: 100

2 Elevation 4_Dark
SCALE 1: 100

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DAP001/22

1 May 2023



3 Elevation 3_Light
SCALE 1: 100

4 Elevation 4_Light
SCALE 1: 100

DEVELOPMENT APPLICATION

Revisions		
D	22.04.22	SCHEMATIC DESIGN 1
E	13.05.22	DA DRAFT 2
F	17.05.22	DA
G	20.05.22	DA 1
J	31.03.23	JDAP 3 DRAFT
K	05.04.23	JDAP 3
L	06.4.23	JDAP 3.1

Project **TOWNHOUSE TYPE E**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **ELEVATIONS 2**

Project No **21130**

Author **FG/RL** Scale **@ A3 1: 100**

Drawing No **DA4.E.04 L**

MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED	(GD01)	EXTERIOR PAINT - DARK
(BK02)	BRICK FINISH TYPE 02 - LIGHT	(GD02)	EXTERIOR PAINT - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK	(GT01)	GLAZING TYPE 01 - CLEAR
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT	(MF01)	METAL FINISH TYPE 01 - DARK
(CS03)	CLADDING SYSTEM TYPE 03 - DARK	(MF02)	METAL FINISH TYPE 02 - LIGHT

REFER TO MATERIAL SELECTIONS
FOR DESCRIPTION AND COLOUR

NOTE: MATERIALS ENDING IN 'd'
REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

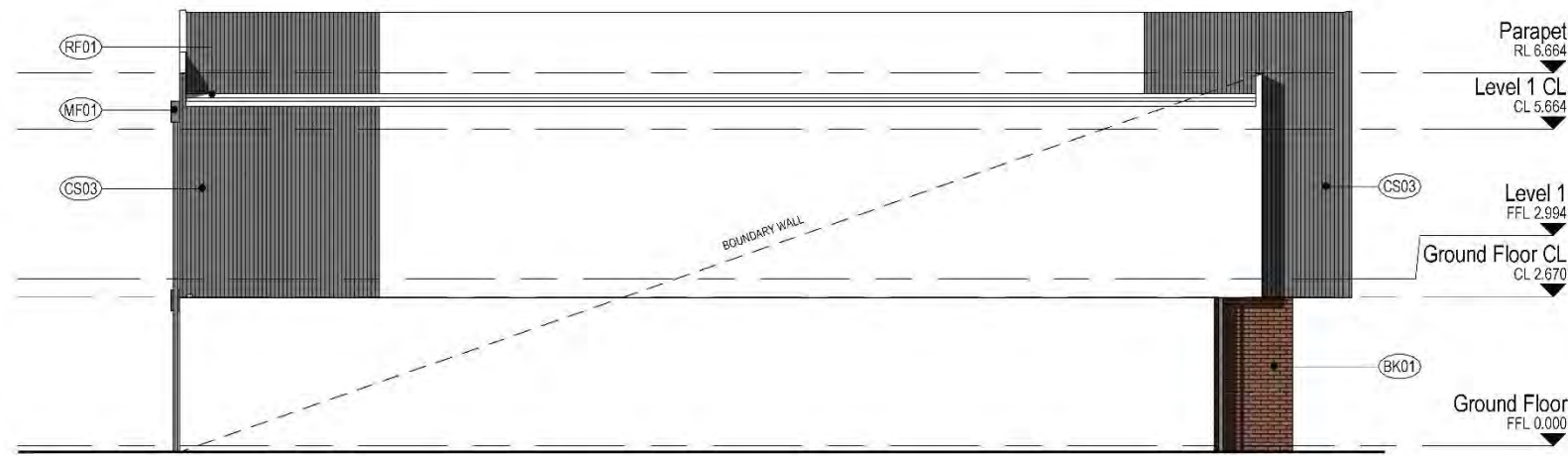
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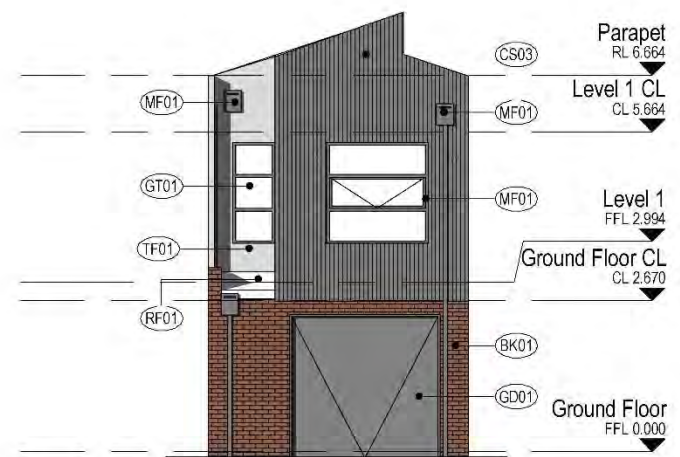
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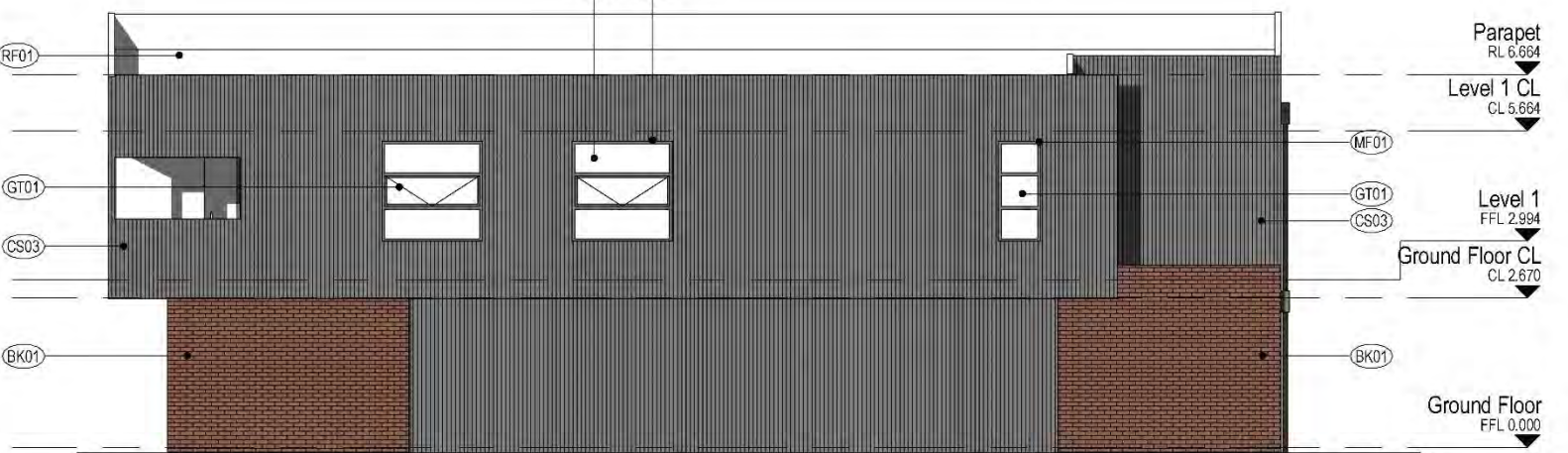
1 Elevation 1_Dark End Condition Lot 26
DA4.E.05 SCALE 1: 100



3 Elevation 2_Dark End Condition Lot 26
DA4.E.05 SCALE 1: 100



2 Elevation 3_Dark End Condition Lot 26
DA4.E.05 SCALE 1: 100



4 Elevation 4_Dark End Condition Lot 26
DA4.E.05 SCALE 1: 100

DEVELOPMENT APPLICATION

Revisions		
E	13.05.22	DA DRAFT 2
F	17.05.22	DA
G	20.05.22	DA 1
J	31.03.23	JDAP 3 DRAFT
K	05.04.23	JDAP 3
L	05.04.23	JDAP 3.1

Project		
FG	TOWNHOUSE TYPE E	
FG		
RL		
RL		
RL		

34-40 Anishet St & 2-4 Stack St, Fremantle

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Drawing ELEVATIONS 3

Project No 21130

MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED
(BK02)	BRICK FINISH TYPE 02 - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT
(CS03)	CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

(GD01)	EXTERIOR PAINT - DARK
(GD02)	EXTERIOR PAINT - LIGHT
(GT01)	GLAZING TYPE 01 - CLEAR
(MF01)	METAL FINISH TYPE 01 - DARK
(MF02)	METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

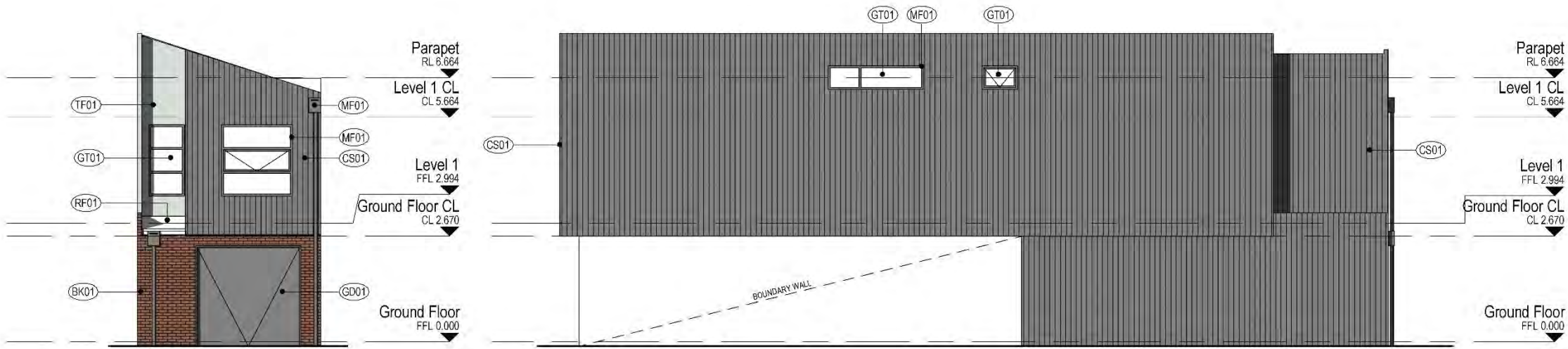
(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

Author FG/RL Scale @ A3 1: 100

Drawing No DA4.E.05 L

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1/05/2023 1:38:16 PM



1 Elevation 3_Dark End Condition Lot 32
DA4.E.01 SCALE 1:100

2 Elevation 4_Dark End Condition Lot 32
DA4.E.02 SCALE 1:100

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DAP001/22

1 May 2023

DEVELOPMENT APPLICATION

Revisions	E	13.05.22	DA DRAFT 2
	F	17.05.22	DA
	G	20.05.22	DA 1
	J	31.03.23	JDAP 3 DRAFT
	K	05.04.23	JDAP 3
	L	06.4.23	JDAP 3.1

Project	TOWNHOUSE TYPE E
34-40 Amherst St & 2-4 Stock St, Fremantle	

Drawing ELEVATIONS 4

Project No 21130

Author FG/RL Scale @ A3 1:100

Drawing No. DA4.E.06 L

MATERIAL FINISHES

BK01	BRICK FINISH TYPE 01 - RED	GD01	EXTERIOR PAINT - DARK
BK02	BRICK FINISH TYPE 02 - LIGHT	GD02	EXTERIOR PAINT - LIGHT
CS01	CLADDING SYSTEM TYPE 01 - DARK	GT01	GLAZING TYPE 01 - CLEAR
CS02	CLADDING SYSTEM TYPE 02 - LIGHT	MF01	METAL FINISH TYPE 01 - DARK
CS03	CLADDING SYSTEM TYPE 03 - DARK	MF02	METAL FINISH TYPE 02 - LIGHT

REFER TO MATERIAL SELECTIONS
FOR DESCRIPTION AND COLOUR

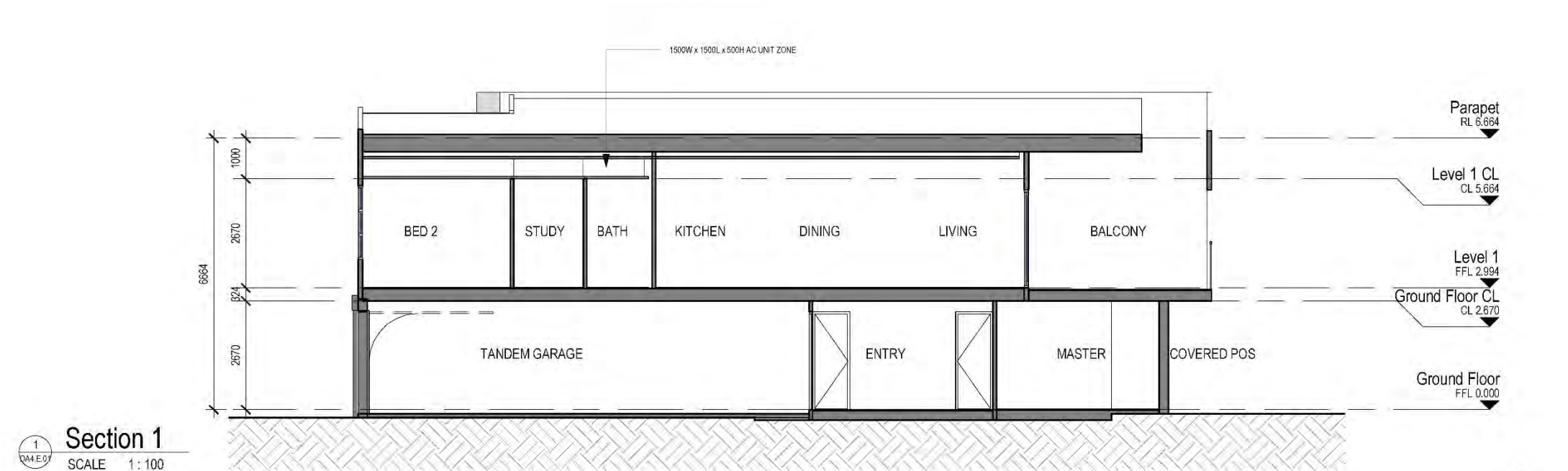
NOTE: MATERIALS ENDING IN 'a'
REFER TO HORIZONTAL CLADDING

RF01	ROOF FINISH TYPE 01 - LIGHT
RF02	ROOF FINISH TYPE 02 - LIGHT
TF01	TEXTURED FINISH TYPE 01 - GREY
TM01	TIMBER FINISH - DARK

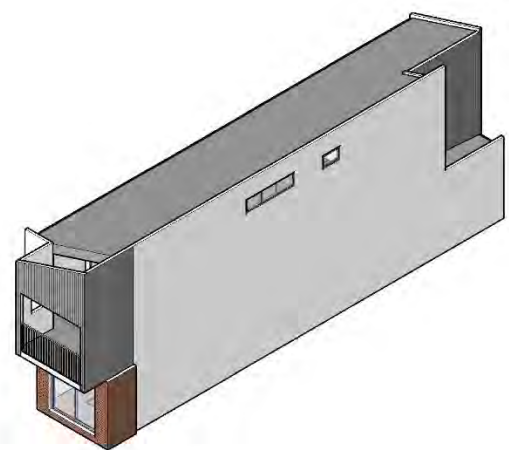
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rothelowman

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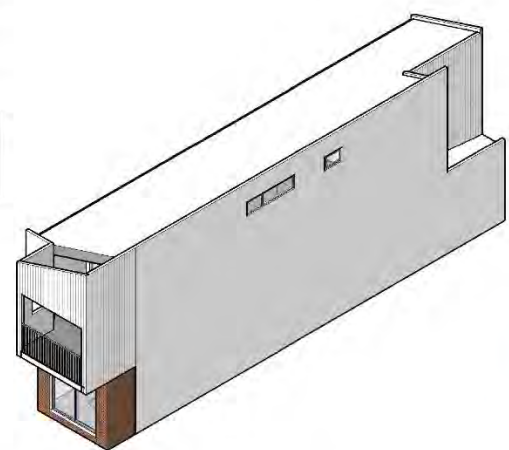
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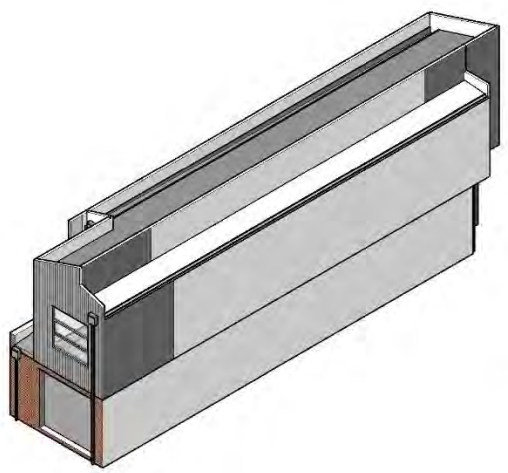
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DA4.E.07
Section 1
SCALE 1:100



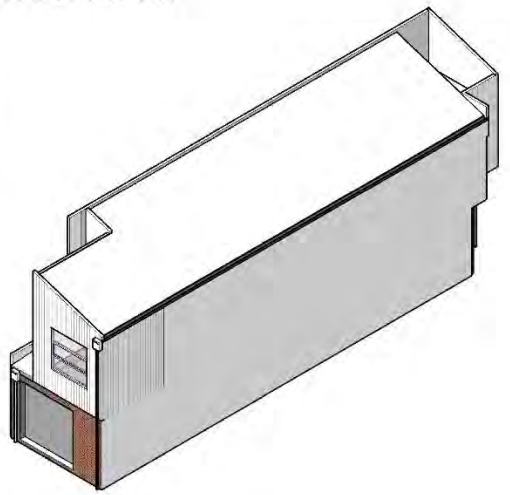
3
Front_3D View_Dark
SCALE



4
Front_3D View_Light
SCALE



2
Rear_3D View_Dark
SCALE



5
Rear_3D View_Light
SCALE

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DEVELOPMENT APPLICATION

Revisions		
D	22.04.22	SCHEMATIC DESIGN 1
E	13.05.22	DA DRAFT 2
F	17.05.22	DA
G	20.05.22	DA 1
J	31.03.23	JDAP 3 DRAFT
K	05.04.23	JDAP 3
L	08.4.23	JDAP 3.1

Project	
TOWNHOUSE TYPE E	
34-40 Amherst St & 2-4 Black St, Fremantle	

Drawing / SECTION & 3D VIEWS

Project No / 21130

MATERIAL FINISHES

- (BK01) BRICK FINISH TYPE 01 - RED
- (BK02) BRICK FINISH TYPE 02 - LIGHT
- (CS01) CLADDING SYSTEM TYPE 01 - DARK
- (CS02) CLADDING SYSTEM TYPE 02 - LIGHT
- (CS03) CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

- (GD01) EXTERIOR PAINT - DARK
- (GD02) EXTERIOR PAINT - LIGHT
- (GT01) GLAZING TYPE 01 - CLEAR
- (MF01) METAL FINISH TYPE 01 - DARK
- (MF02) METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

- (RF01) ROOF FINISH TYPE 01 - LIGHT
- (RF02) ROOF FINISH TYPE 02 - LIGHT
- (TF01) TEXTURED FINISH TYPE 01 - GREY
- (TM01) TIMBER FINISH - DARK

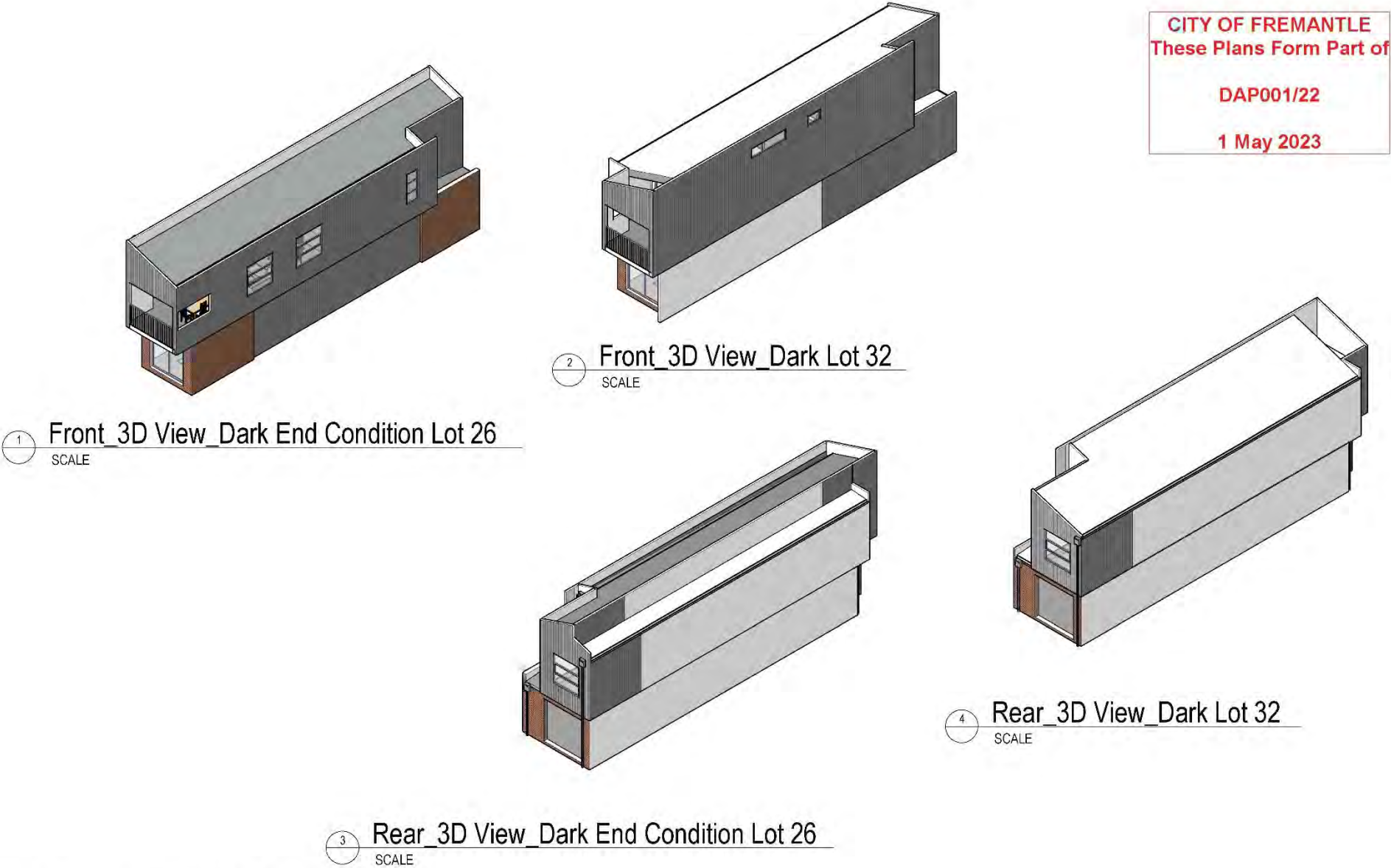
Author / FG/RL Scale: @ A3 1:100

Drawing No / DA4.E.07 L

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DEVELOPMENT APPLICATION

Revisions
E 13.05.22 DA DRAFT 2
F 17.05.22 DA
G 20.05.22 DA 1
J 31.03.23 JDAP 3 DRAFT
K 05.04.23 JDAP 3
L 06.4.23 JDAP 3.1

Project
TOWNHOUSE TYPE E
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing
3D VIEWS

Project No
21130

Author
FG/RL

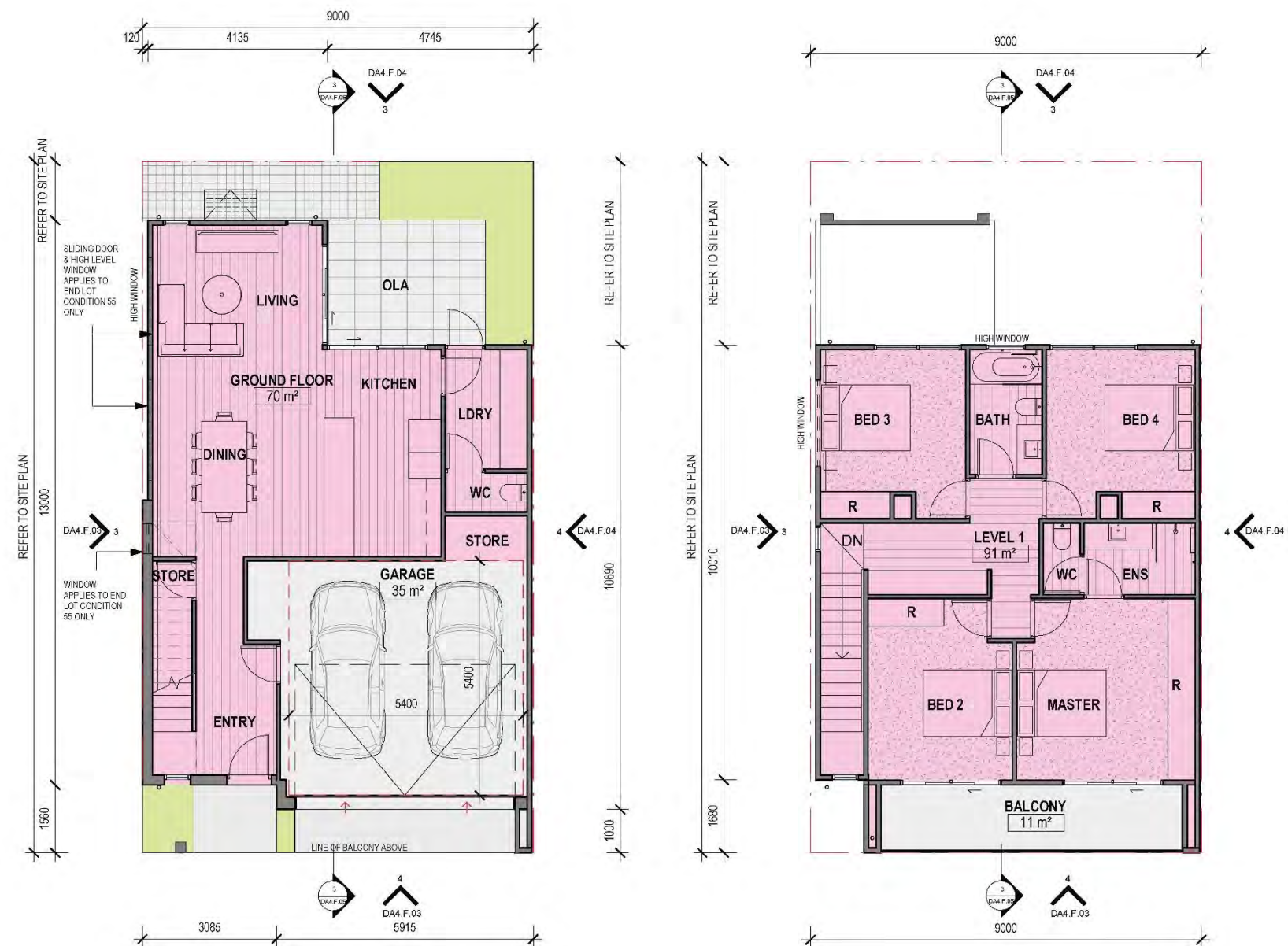
Scale
@ A3

Drawing No
DA4.E.08 L

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1 May 2023

1 Ground Floor
SCALE 1:100
DEVELOPMENT APPLICATION

2 Level 1
SCALE 1:100

Revisions		
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.05.22	DA 1
G	05.10.22	JDAP AMENDMENT
H	06.10.22	JDAP AMENDMENT 1
I	31.03.23	JDAP 3 DRAFT
K	06.04.23	JDAP 3.1

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Project **TOWNHOUSE TYPE F**

34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **FLOOR PLANS**

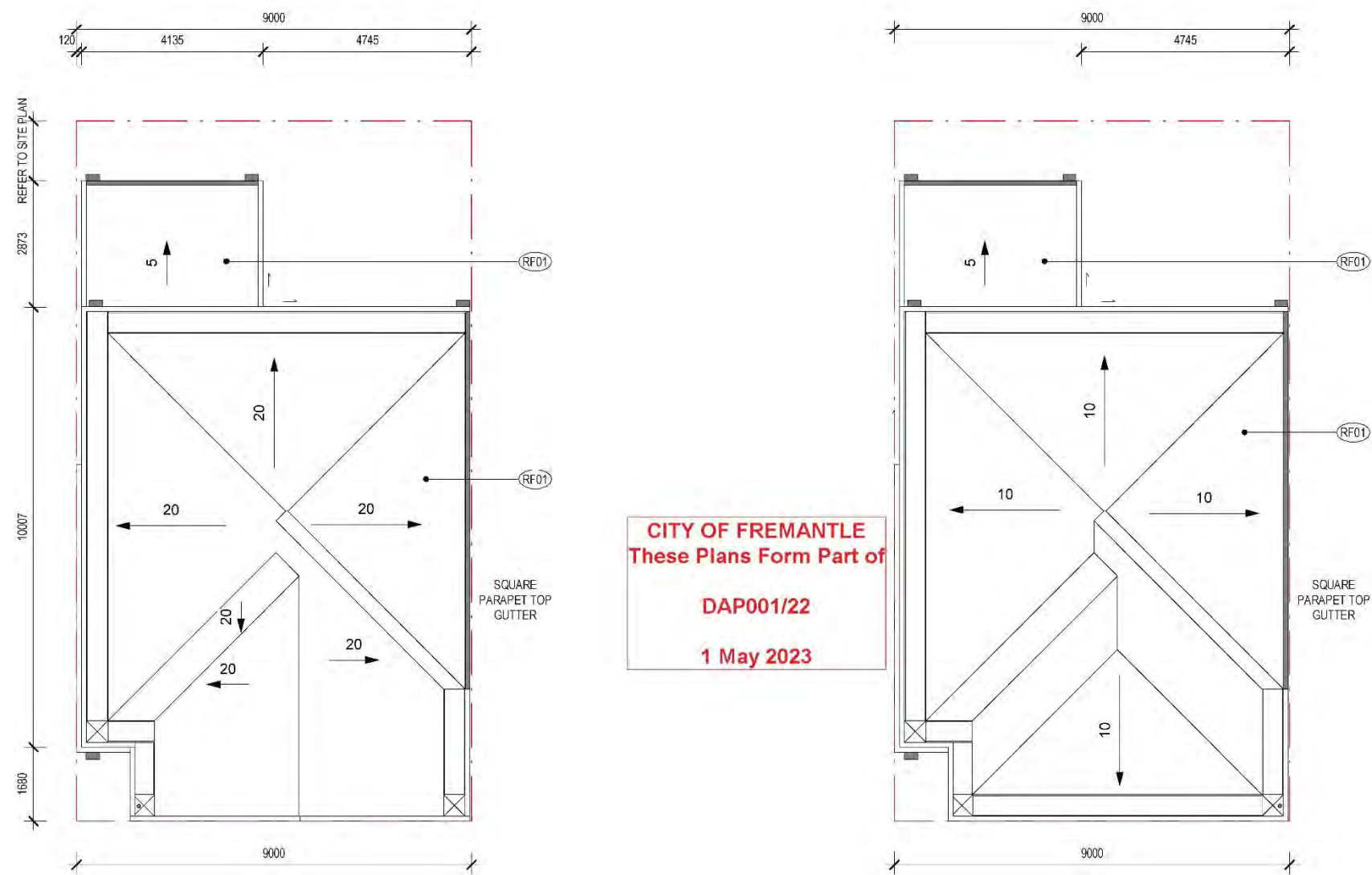
Project No **21130**

Author **FG/RL** Scale: @ A3 **1:100**

Drawing No. **DA4.F.01 K**

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1 ROOF PLAN Lot 04, 13, 21
SCALE 1 : 100

2 ROOF PLAN Lot 55
SCALE 1 : 100

DEVELOPMENT APPLICATION

Revisions		
C	22.04.22	SCHEMATIC DESIGN 1
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.05.22	DA 1
G	05.10.22	JDAP AMENDMENT
I	31.03.23	JDAP 3 DRAFT
K	06.04.23	JDAP 3.1

8/04/2023 11:52:34 AM

Project TOWNHOUSE TYPE F Drawing ROOF PLAN

34-40 Amherst St & 2-4 Stock St, Fremantle

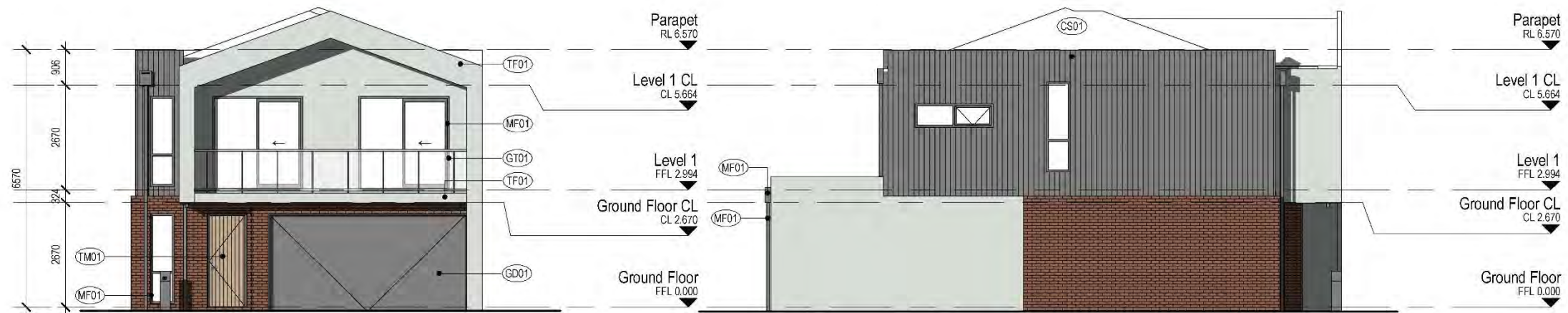
Project No 21130

Author FG/RL Scale @ A3 1 : 100

Drawing No DA4.F.02 K

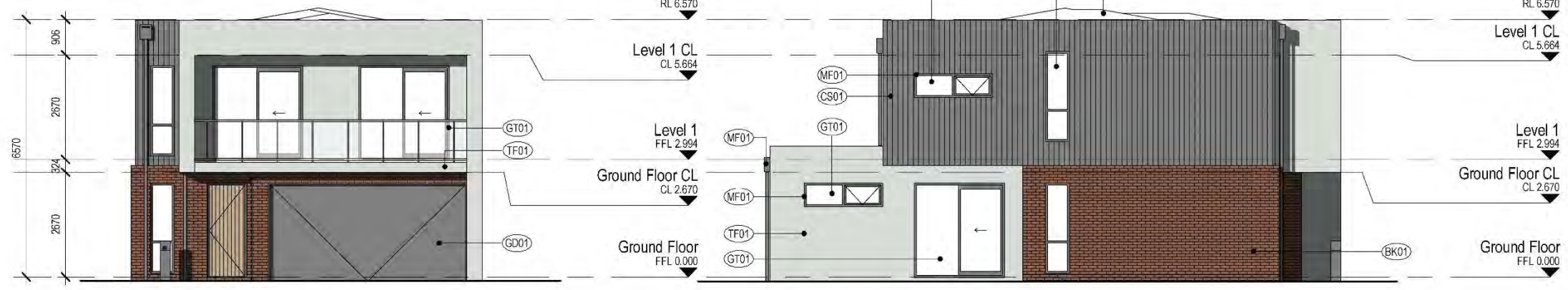
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4 Elevation 1_Dark Lot 04, 13, 21
DA4.F.01 SCALE 1:100

2 Elevation 2_Dark Lot 04, 13, 21
DA4.F.02 SCALE 1:100



1 Elevation 1_Dark Lot 55
DA4.F.03 SCALE 1:100

3 Elevation 2_Dark Lot 55
DA4.F.04 SCALE 1:100

MATERIAL FINISHES		
REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR		
(BK01) BRICK FINISH TYPE 01 - RED	(GD01) EXTERIOR PAINT - DARK	(RF01) ROOF FINISH TYPE 01 - LIGHT
(BK02) BRICK FINISH TYPE 02 - LIGHT	(GD02) EXTERIOR PAINT - LIGHT	(RF02) ROOF FINISH TYPE 02 - LIGHT
(CS01) CLADDING SYSTEM TYPE 01 - DARK	(GT01) GLAZING TYPE 01 - CLEAR	(TF01) TEXTURED FINISH TYPE 01 - GREY
(CS02) CLADDING SYSTEM TYPE 02 - LIGHT	(MF01) METAL FINISH TYPE 01 - DARK	(TM01) TIMBER FINISH - DARK
(CS03) CLADDING SYSTEM TYPE 03 - DARK	(MF02) METAL FINISH TYPE 02 - LIGHT	

DEVELOPMENT APPLICATION

Revisions
C 22.04.22 SCHEMATIC DESIGN 1
D 13.05.22 DA DRAFT 2
E 17.05.22 DA
F 20.05.22 DA 1
G 05.10.22 JDAP AMENDMENT
I 31.03.23 JDAP 3 DRAFT
K 06.04.23 JDAP 3.1

Project
TOWNHOUSE TYPE F
34-40 Amherst St & 2-4 Slack St, Fremantle

Drawing
ELEVATIONS 1

Project No
21130

Author
FG/RL

Scale
@ A3
1:100

Drawing No
DA4.F.03 K

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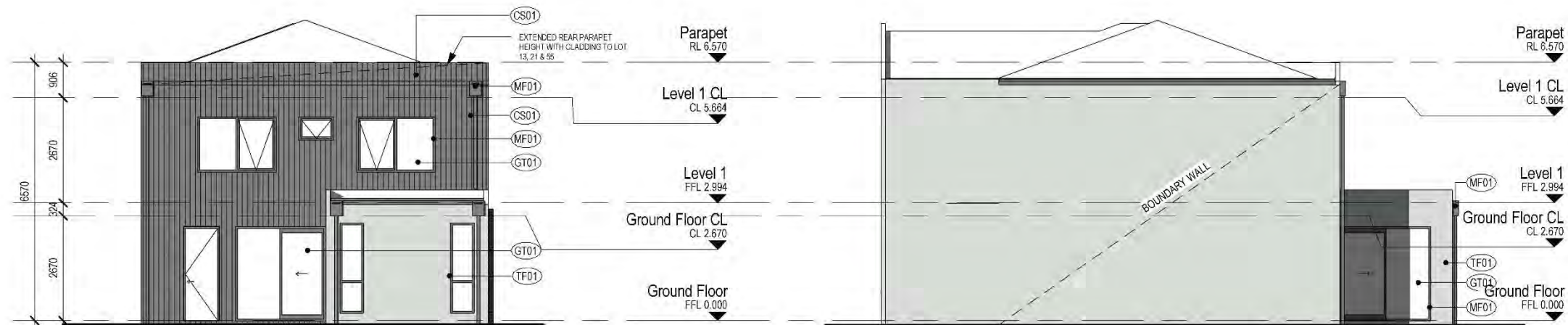
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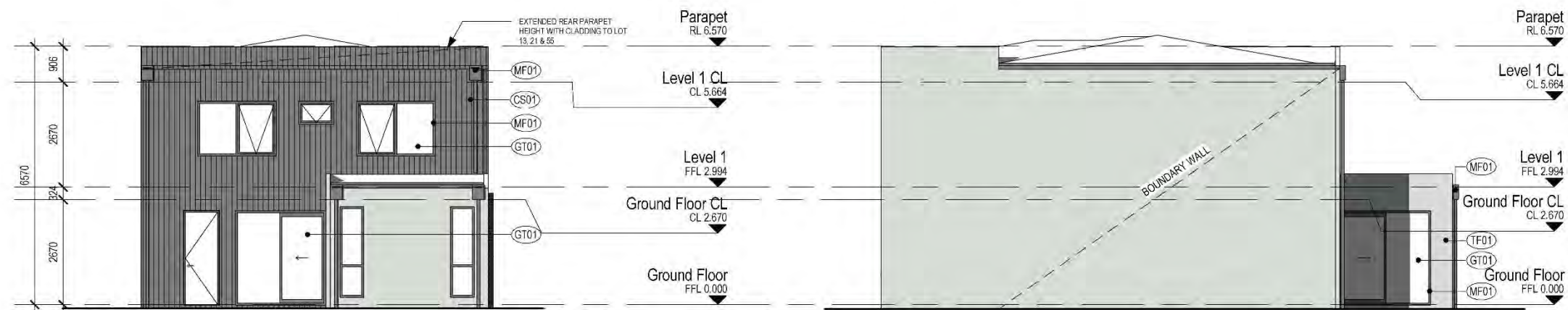
1 May 2023

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3 Elevation 3_Dark Lot 04, 13, 21
SCALE 1:100

4 Elevation 4_Dark Lot 04, 13, 21
SCALE 1:100



1 Elevation 3_Dark Lot 55
SCALE 1:100

2 Elevation 4_Dark Lot 55
SCALE 1:100

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1 May 2023

MATERIAL FINISHES

(SK01)	BRICK FINISH TYPE 01 - RED	(GD01)	EXTERIOR PAINT - DARK
(SK02)	BRICK FINISH TYPE 02 - LIGHT	(GD02)	EXTERIOR PAINT - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK	(GT01)	GLAZING TYPE 01 - CLEAR
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT	(MF01)	METAL FINISH TYPE 01 - DARK
(CS03)	CLADDING SYSTEM TYPE 03 - DARK	(MF02)	METAL FINISH TYPE 02 - LIGHT

REFER TO MATERIAL SELECTIONS
FOR DESCRIPTION AND COLOUR

NOTE: MATERIALS ENDING IN 'a'
REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

DEVELOPMENT APPLICATION

Revisions		
C	22.04.22	SCHEMATIC DESIGN 1
D	13.05.22	DA DRAFT 2
E	17.05.22	DA
F	20.05.22	DA 1
G	05.10.22	JDAP AMENDMENT
I	31.03.23	JDAP 3 DRAFT
K	06.04.23	JDAP 3.1

Project		
TOWNHOUSE TYPE F		
34-40 Amherst St & 2-4 Stack St, Fremantle		

Drawing ELEVATIONS 2

Project No 21130

Author FG/RL Scale @ A3 1:100

Drawing No DA4.F.04 K

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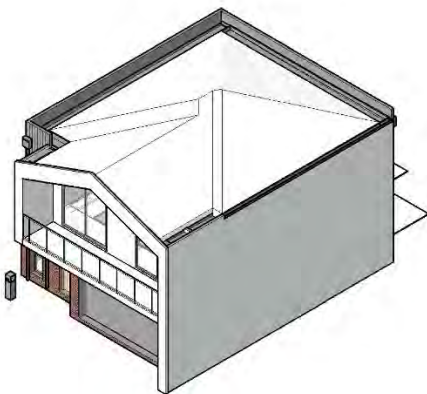
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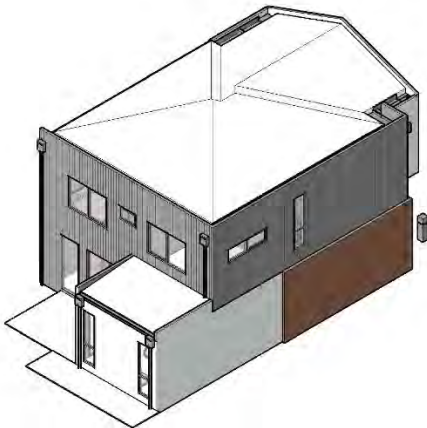
1 May 2023



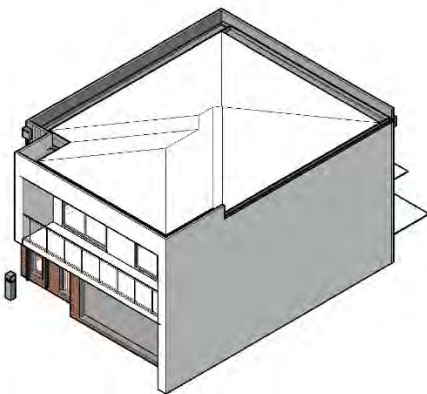
3
DRAFT
Section 1 Lot 04, 13, 21
SCALE 1:100



1
Front_3D View_Gable
SCALE



2
Rear_3D View_Gable
SCALE



5
Front_3D View_Lot 55
SCALE



4
Rear_3D View_Dark Lot 55
SCALE

MATERIAL FINISHES

- (BK01) BRICK FINISH TYPE 01 - RED
- (BK02) BRICK FINISH TYPE 02 - LIGHT
- (CS01) CLADDING SYSTEM TYPE 01 - DARK
- (CS02) CLADDING SYSTEM TYPE 02 - LIGHT
- (CS03) CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

- (GD01) EXTERIOR PAINT - DARK
- (GD02) EXTERIOR PAINT - LIGHT
- (GT01) GLAZING TYPE 01 - CLEAR
- (MF01) METAL FINISH TYPE 01 - DARK
- (MF02) METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

- (RF01) ROOF FINISH TYPE 01 - LIGHT
- (RF02) ROOF FINISH TYPE 02 - LIGHT
- (TF01) TEXTURED FINISH TYPE 01 - GREY
- (TM01) TIMBER FINISH - DARK

DEVELOPMENT APPLICATION

Revisions	D 19.05.22	DA DRAFT 2
	E 17.05.22	DA 1
	F 20.05.22	DA 1
	G 05.10.22	JDAP AMENDMENT
	H 31.03.23	JDAP 3 DRAFT
	K 08.04.23	JDAP 3.1

Project
TOWNHOUSE TYPE F
34-40 Amherst St & 2-4 Slack St, Fremantle

Drawing
SECTION & 3D VIEWS

Project No
21130

Author
FG/RL

Scale
@ A3 1:100

Drawing No
DA4.F.05 K

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rothelowman

5/04/2023 11:52:48 AM

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1
DA4.G2.03
Ground Floor
SCALE 1:100

DEVELOPMENT APPLICATION

Revisions	A	15.02.23	SAT MEDIATION 8
	B	15.02.23	SAT MEDIATION 7
	C	30.03.23	JDAP 3 DRAFT
	D	05.04.23	JDAP 3
	E	06.04.23	JDAP 3.1

Project **TOWNHOUSE TYPE G2**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **FLOOR PLANS**

Project No **21130**

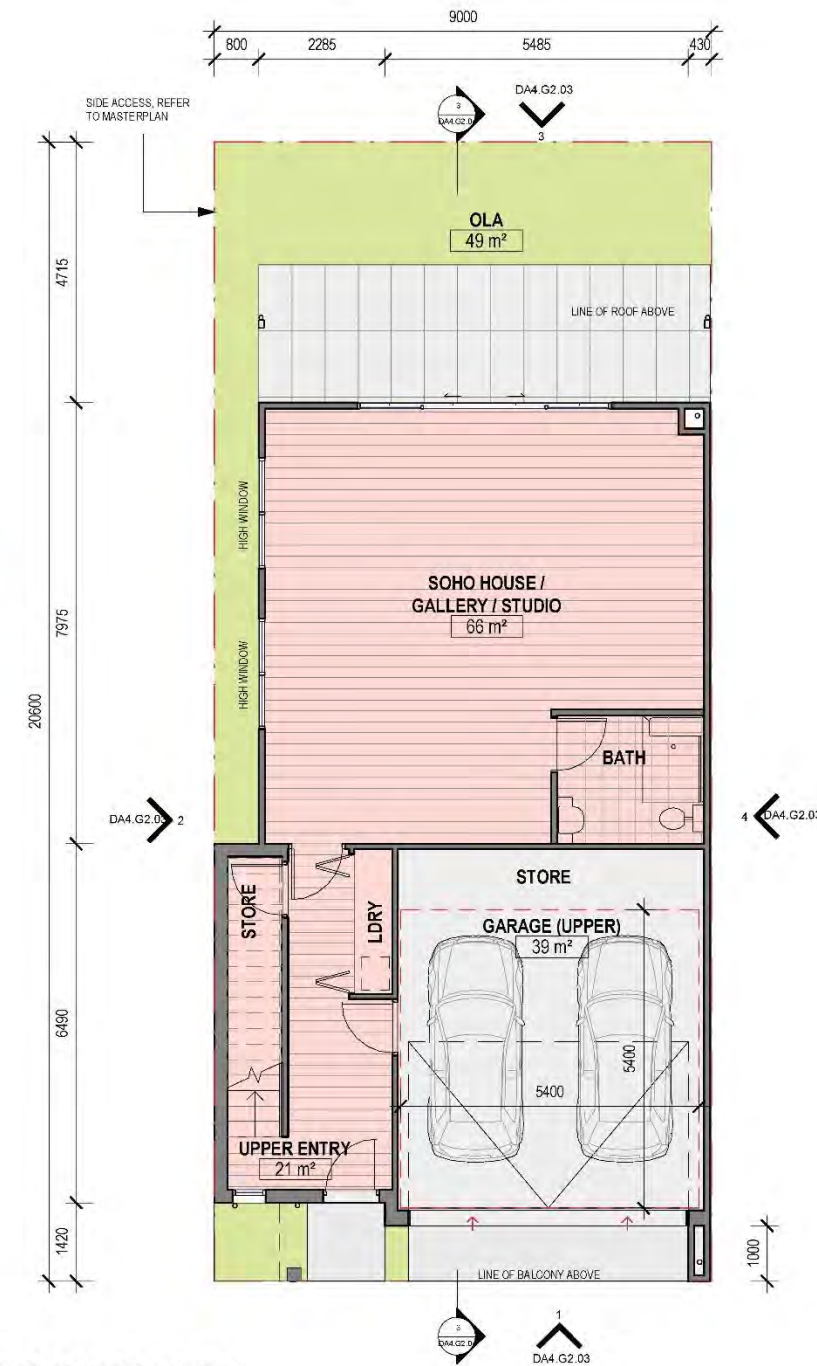
Author **FG/RL** Scale @ A3 **1:100**

Drawing No **DA4.G2.01 E**

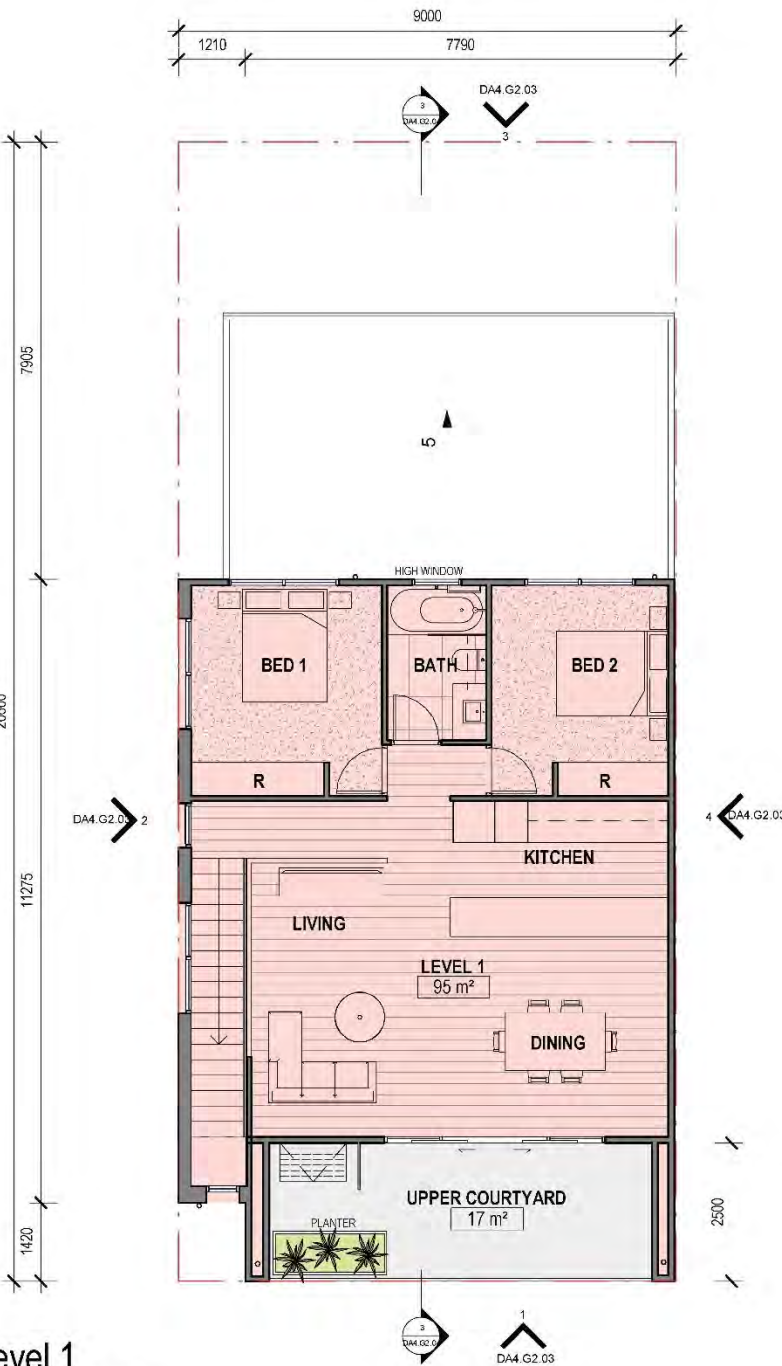
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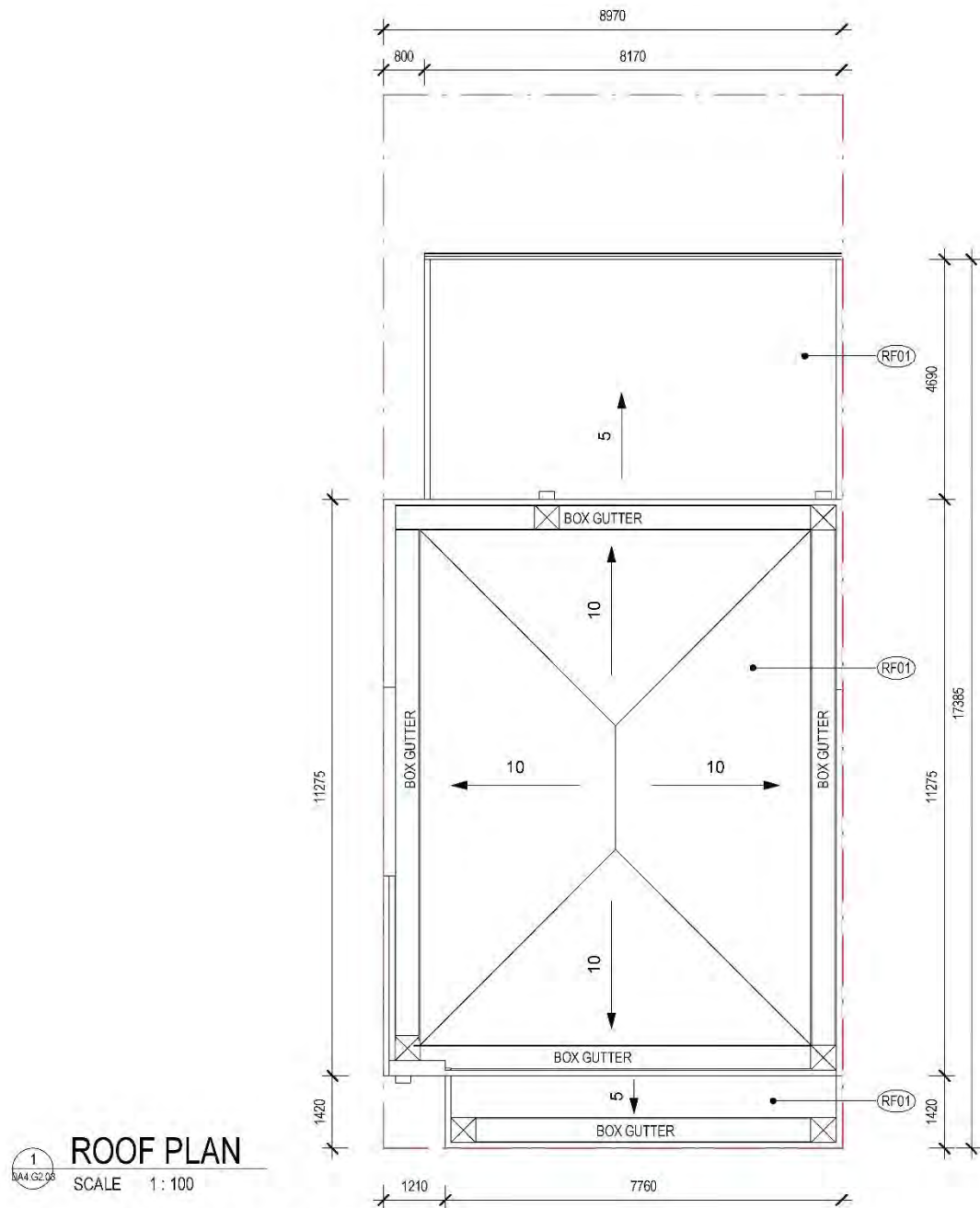
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2
DA4.G2.03
Level 1
SCALE 1:100





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1 May 2023

1
DA4.G2.02
ROOF PLAN
SCALE 1 : 100

DEVELOPMENT APPLICATION

Revisions	C 30.03.23	JOAP 3 DRAFT
	D 05.04.23	JOAP 3
	E 06.04.23	JOAP 3.1

Project
TOWNHOUSE TYPE G2
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing
ROOF PLAN

Project No
21130

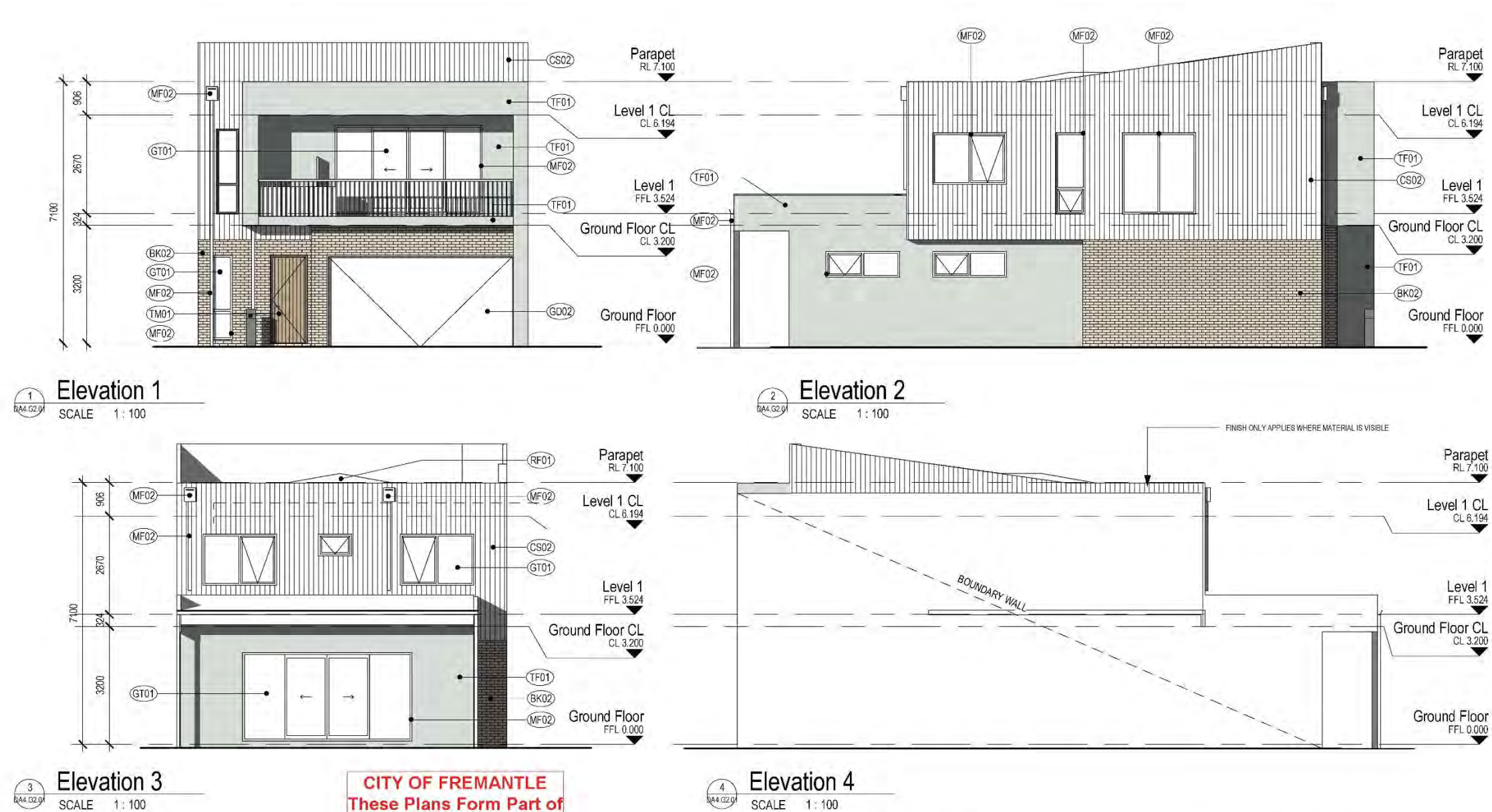
Author
FG/RL Scale @ A3
1 : 100

Drawing No
DA4.G2.02 E

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DEVELOPMENT APPLICATION

Revisions	G: 30.03.23	J: DAP 3 DRAFT
	D: 05.04.23	J: DAP 3
	E: 08.04.23	J: DAP 3.1

Project	TOWNHOUSE TYPE G2	Drawing	ELEVATION 1
RL	RL	RL	RL

34-40 Amherst St & 2-4 Stock St, Fremantle

Project No 21130

Author FG/RL Scale @ A3 1:100

Drawing No DA4.G2.03 E

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MATERIAL FINISHES

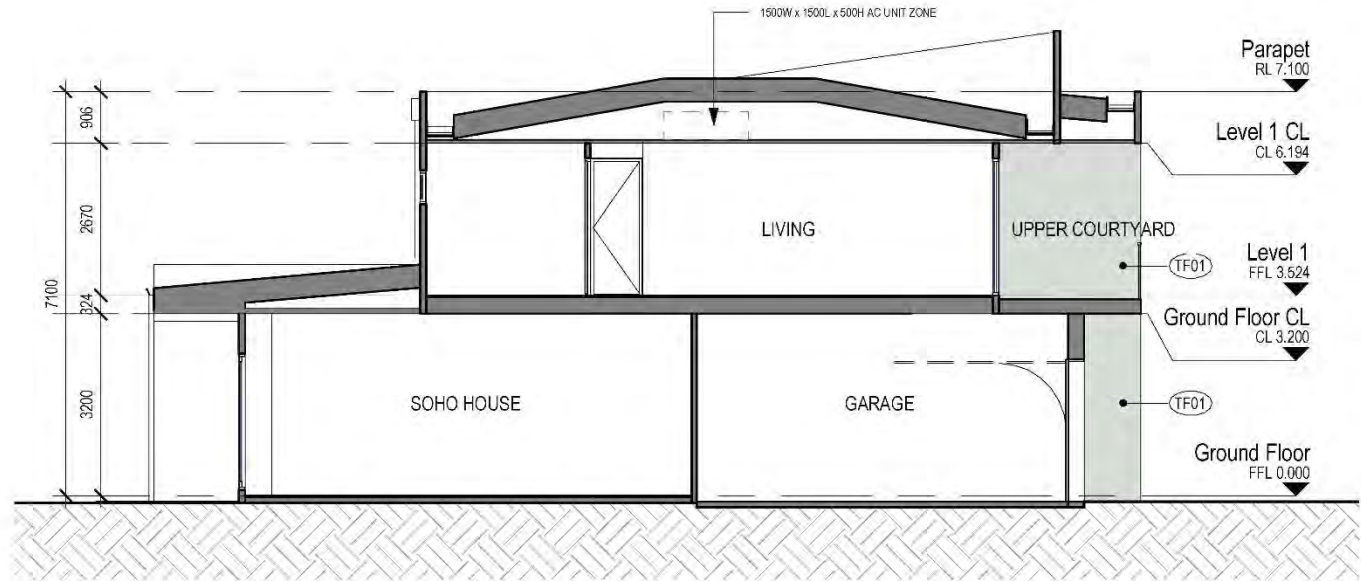
(BK01)	BRICK FINISH TYPE 01 - RED	(GD01)	EXTERIOR PAINT - DARK
(BK02)	BRICK FINISH TYPE 02 - LIGHT	(GD02)	EXTERIOR PAINT - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK	(GT01)	GLAZING TYPE 01 - CLEAR
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT	(MF01)	METAL FINISH TYPE 01 - DARK
(CS03)	CLADDING SYSTEM TYPE 03 - DARK	(MF02)	METAL FINISH TYPE 02 - LIGHT

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

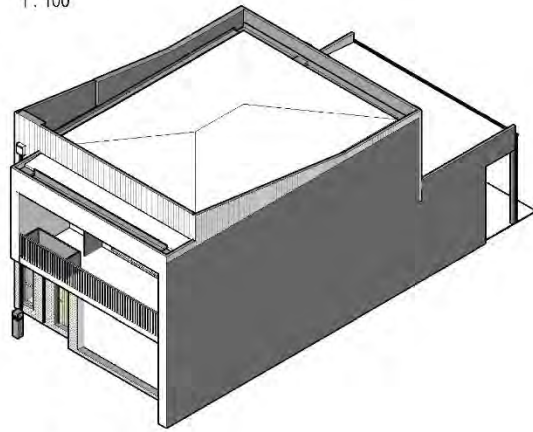
NOTE: MATERIALS ENDING IN A REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

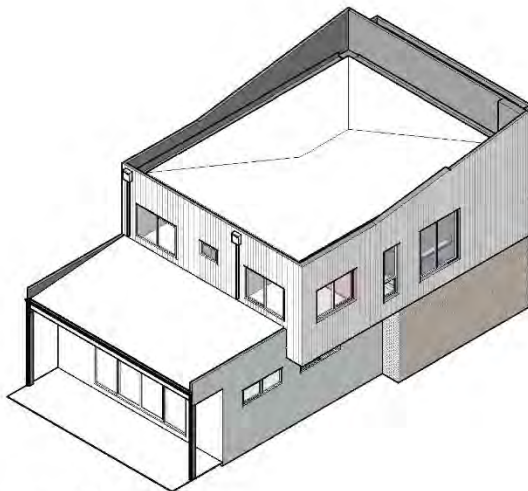
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3
B44.G2.01
Section 1
SCALE 1 : 100



1
Front_3D View
SCALE



2
Rear_3D View
SCALE

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DEVELOPMENT APPLICATION

Revisions	C 30.03.23	JDAP 3 DRAFT
	D 05.04.23	JDAP 3
	E 06.04.23	JDAP 3.1

Project **TOWNHOUSE TYPE G2** Drawing **SECTION & 3D VIEWS**
34-40 Amherst St & 2-4 Stack St, Fremantle

Project No **21130**

Author **FG/RL** Scale **A3 1 : 100**

Drawing No **DA4.G2.04 E**

MATERIAL FINISHES

- (BK01) BRICK FINISH TYPE 01 - RED
- (BK02) BRICK FINISH TYPE 02 - LIGHT
- (CS01) CLADDING SYSTEM TYPE 01 - DARK
- (CS02) CLADDING SYSTEM TYPE 02 - LIGHT
- (CS03) CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

- (GD01) EXTERIOR PAINT - DARK
- (GD02) EXTERIOR PAINT - LIGHT
- (GT01) GLAZING TYPE 01 - CLEAR
- (MF01) METAL FINISH TYPE 01 - DARK
- (MF02) METAL FINISH TYPE 02 - LIGHT

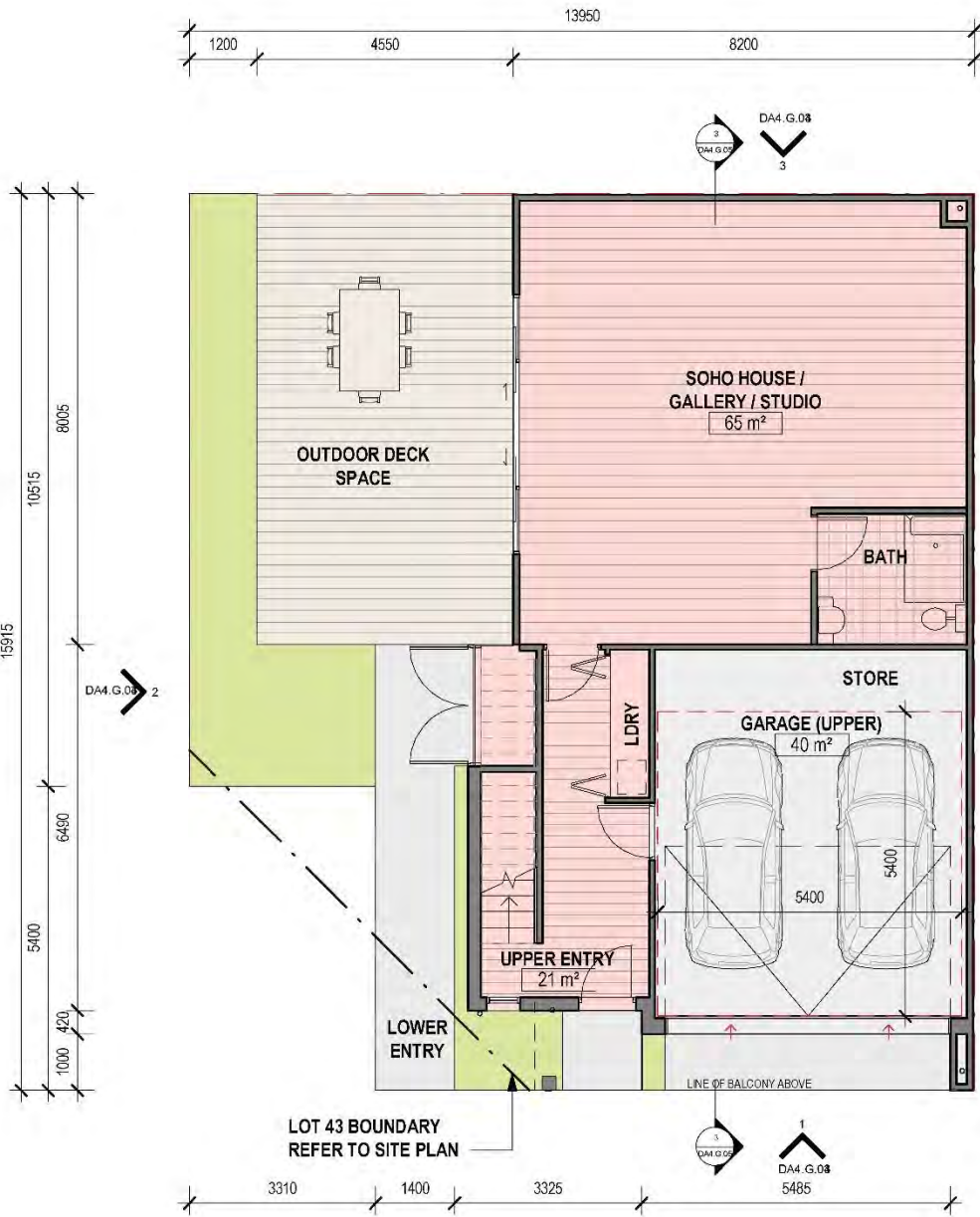
NOTE: MATERIALS ENDING IN A REFER TO HORIZONTAL CLADDING

- (RF01) ROOF FINISH TYPE 01 - LIGHT
- (RF02) ROOF FINISH TYPE 02 - LIGHT
- (TF01) TEXTURED FINISH TYPE 01 - GREY
- (TM01) TIMBER FINISH - DARK

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1 Ground Floor
SCALE 1:100

DEVELOPMENT APPLICATION

Revisions	A 05.10.22	JDAP AMENDMENT
	B 06.10.22	JDAP AMENDMENT 1
	C 31.03.23	JDAP 3 DRAFT
	D 09.04.23	JDAP 3
	E 06.04.23	JDAP 3.1

Project TOWNHOUSE TYPE G
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing FLOOR PLANS

Project No 21130

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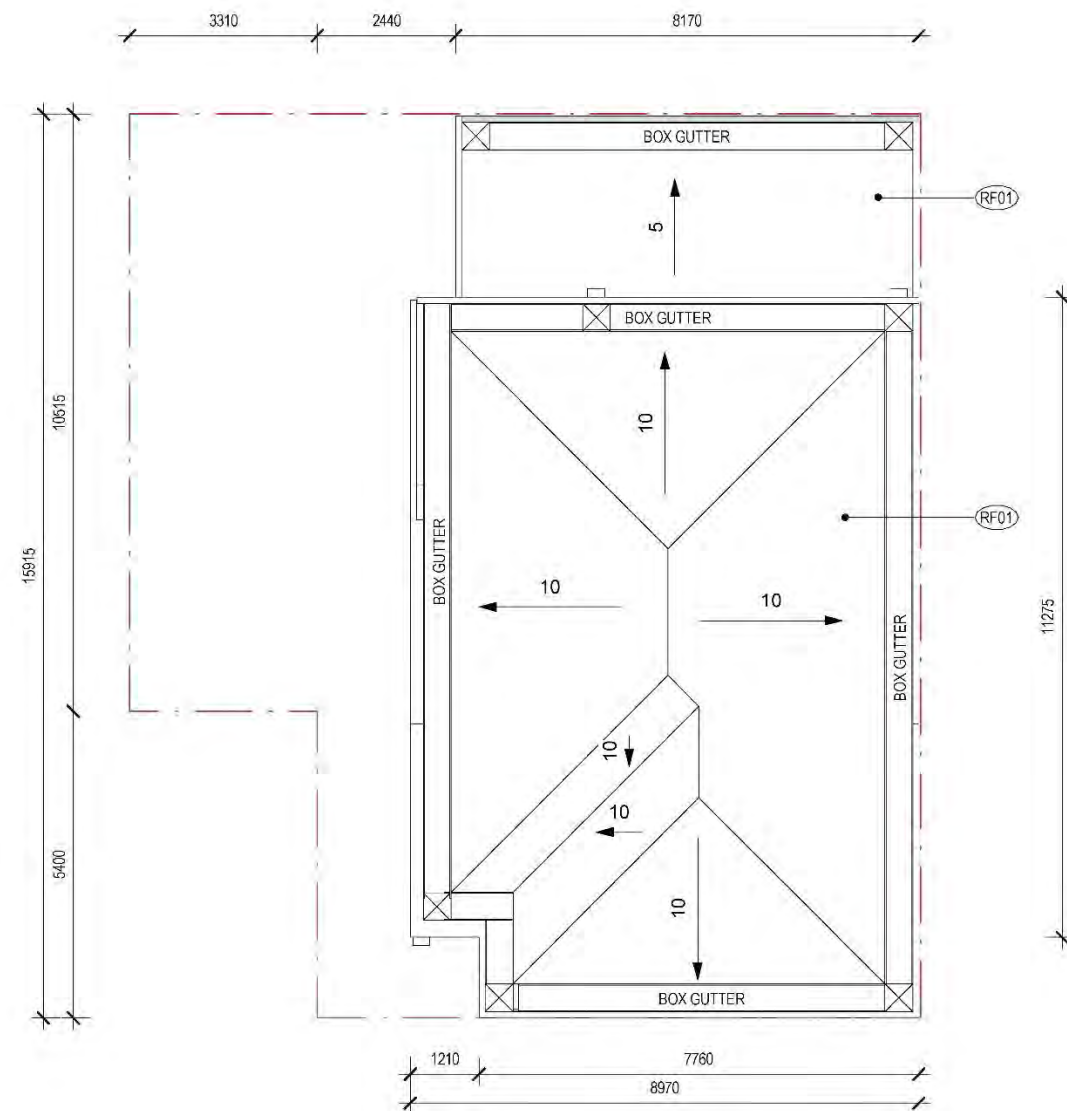
2 Level 1
SCALE 1:100

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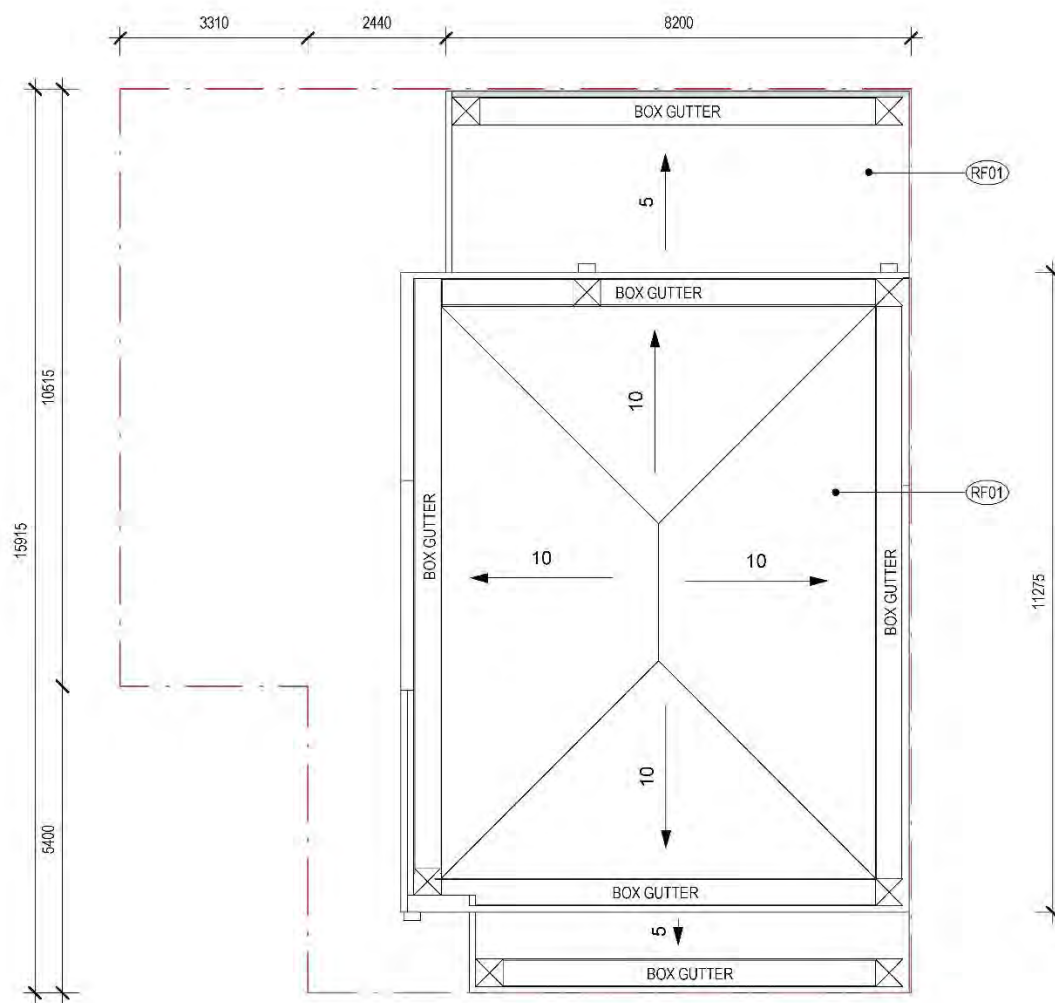
Author FG/RL Scale: @ A3 1:100

Drawing No DA4.G.01 E

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1 ROOF PLAN
DA4.G.02 SCALE 1 : 100



2 ROOF PLAN Lot 44
SCALE 1 : 100

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1 May 2023

DEVELOPMENT APPLICATION

Revisions	A 05.10.22	JDAP AMENDMENT
	C 31.03.23	JDAP 3 DRAFT
	D 05.04.23	JDAP 3
	E 06.04.23	JDAP 3.1

Project	TOWNHOUSE TYPE G
	34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing	ROOF PLAN
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Project No	21130
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Author	FG/RL
Scale	@ A3 / 1 : 100

Drawing No	DA4.G.02 E
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DEVELOPMENT APPLICATION

Revisions	A	05.10.22	JDAP AMENDMENT
	B	06.10.22	JDAP AMENDMENT 1
	C	31.03.23	JDAP 3 DRAFT
	D	05.04.23	JDAP 3
	E	09.04.23	JDAP 3.1

Project **TOWNHOUSE TYPE G**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **ELEVATIONS 1**

Project No **21130**

Author **FG/RL** Scale: @ A3 **1:100**

Drawing No **DA4.G.03 E**

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1 May 2023

MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED	(GD01)	EXTERIOR PAINT - DARK
(BK02)	BRICK FINISH TYPE 02 - LIGHT	(GD02)	EXTERIOR PAINT - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK	(GT01)	GLAZING TYPE 01 - CLEAR
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT	(MF01)	METAL FINISH TYPE 01 - DARK
(CS03)	CLADDING SYSTEM TYPE 03 - DARK	(MF02)	METAL FINISH TYPE 02 - LIGHT

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

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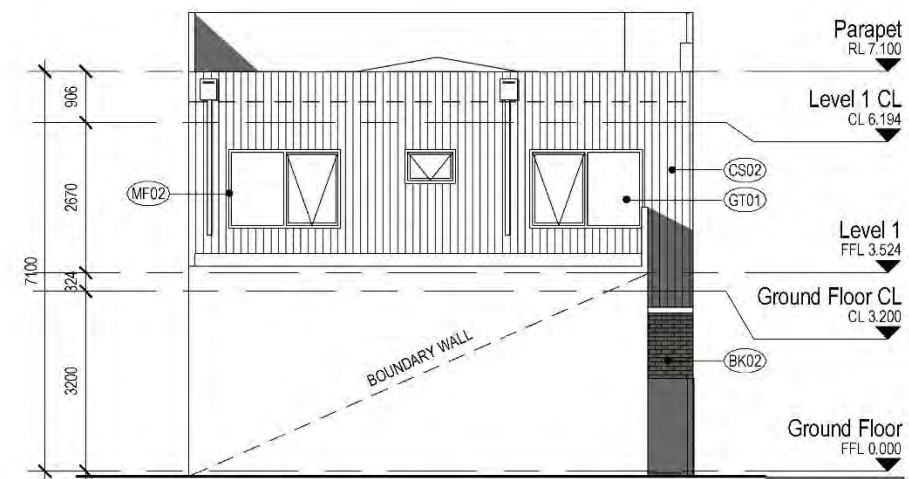
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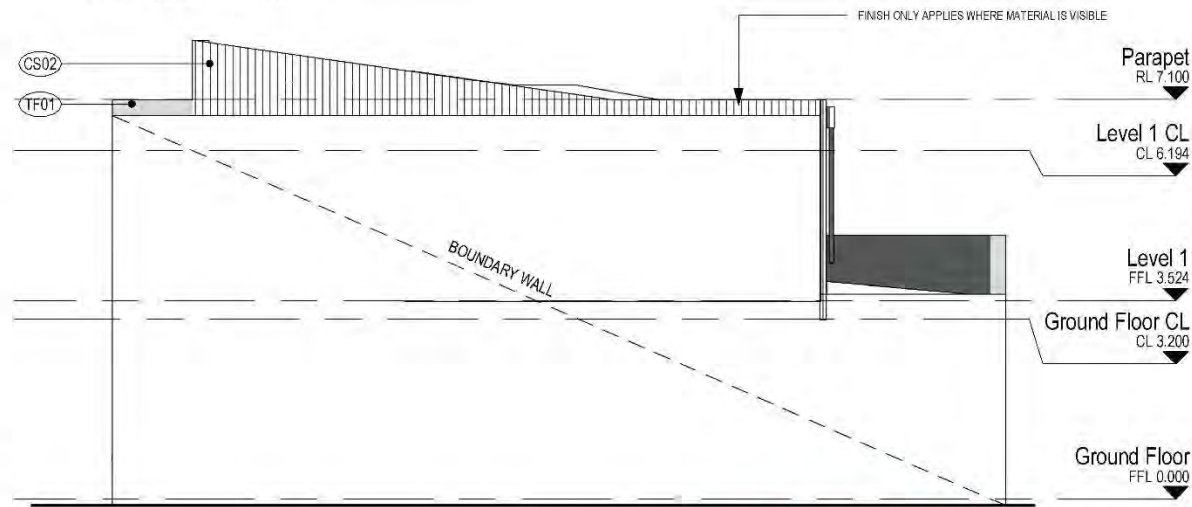
1 Elevation 1_Lot 44
DA4.G.01 SCALE 1: 100



2 Elevation 2_Lot 44
DA4.G.02 SCALE 1: 100



3 Elevation 3_Lot 44
DA4.G.03 SCALE 1: 100



4 Elevation 4_Lot 44
DA4.G.04 SCALE 1: 100

DEVELOPMENT APPLICATION

Revisions		
A	05.10.22	JDAP AMENDMENT
B	05.10.22	JDAP AMENDMENT 1
C	31.03.23	JDAP 3 DRAFT
D	05.04.23	JDAP 3
E	05.04.23	JDAP 3.1

Project	
TOWNHOUSE TYPE G	
34-40 Amherst St & 2-4 Stack St, Fremantle	

Drawing	
ELEVATION 2	

Project No	
21130	

Author	
FG/RL	

Scale	
@ A3 1: 100	

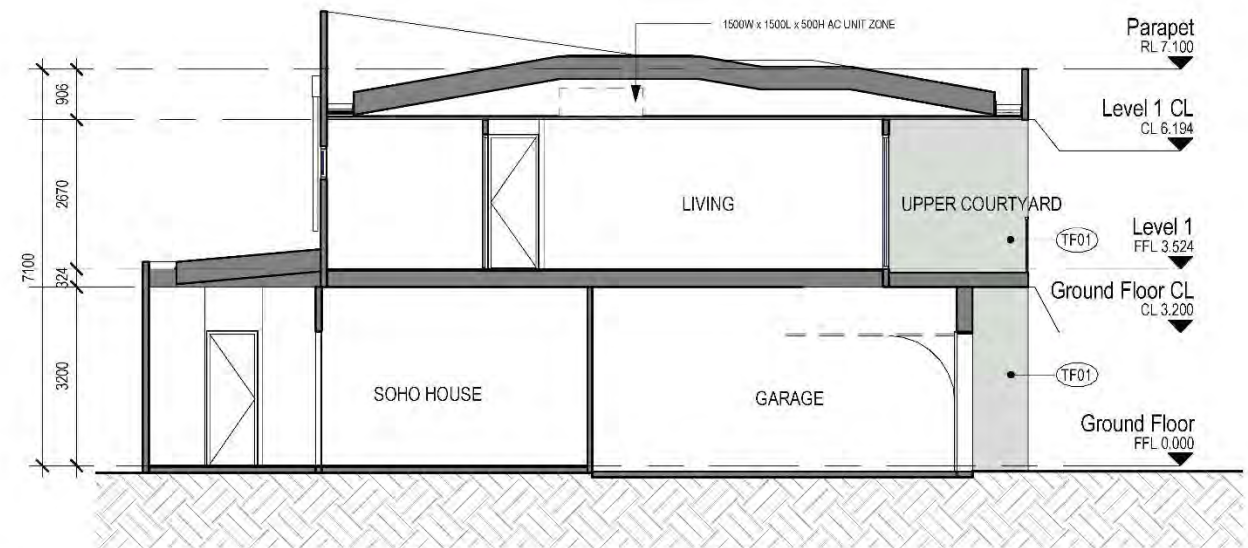
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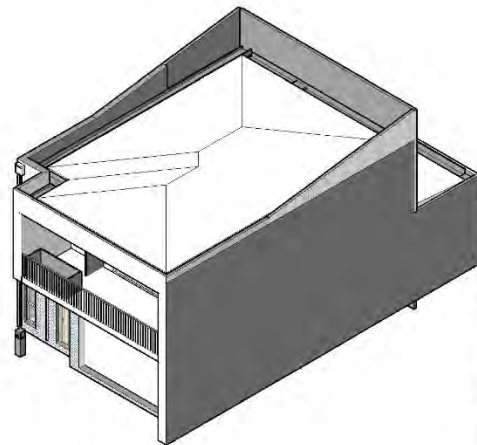
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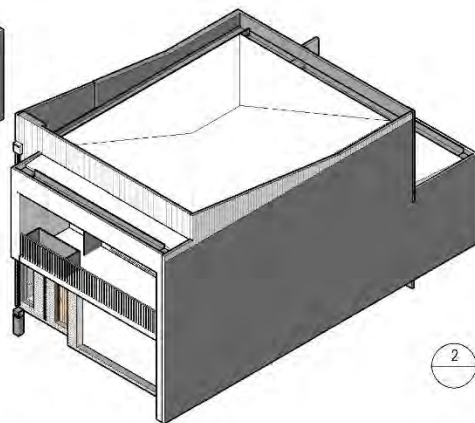


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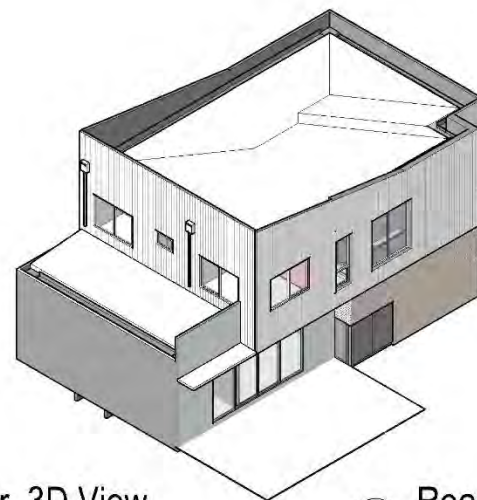
3
DA4.G.05
Section 1
SCALE 1 : 100



1
Front_3D View
SCALE



2
Rear_3D View
SCALE



5
Rear_3D View_Lot 44
SCALE

4
Front_3D View_Lot 44
SCALE

DEVELOPMENT APPLICATION

Revisions		
A	05.10.22	JDAP AMENDMENT
B	06.10.22	JDAP AMENDMENT 1
C	31.03.23	JDAP 3 DRAFT
D	05.04.23	JDAP 3
E	06.04.23	JDAP 3.1

Project **TOWNHOUSE TYPE G**
34-40 Amherst St & 2-4 Stack St, Fremantle

Drawing **SECTION & 3D VIEWS**

Project No **21130**

Author **FG/RL** Scale: @ A3 **1 : 100**

Drawing No **DA4.G.05 E**

MATERIAL FINISHES

(BK01)	BRICK FINISH TYPE 01 - RED
(BK02)	BRICK FINISH TYPE 02 - LIGHT
(CS01)	CLADDING SYSTEM TYPE 01 - DARK
(CS02)	CLADDING SYSTEM TYPE 02 - LIGHT
(CS03)	CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS
FOR DESCRIPTION AND COLOUR

(GD01)	EXTERIOR PAINT - DARK
(GD02)	EXTERIOR PAINT - LIGHT
(GT01)	GLAZING TYPE 01 - CLEAR
(MF01)	METAL FINISH TYPE 01 - DARK
(MF02)	METAL FINISH TYPE 02 - LIGHT

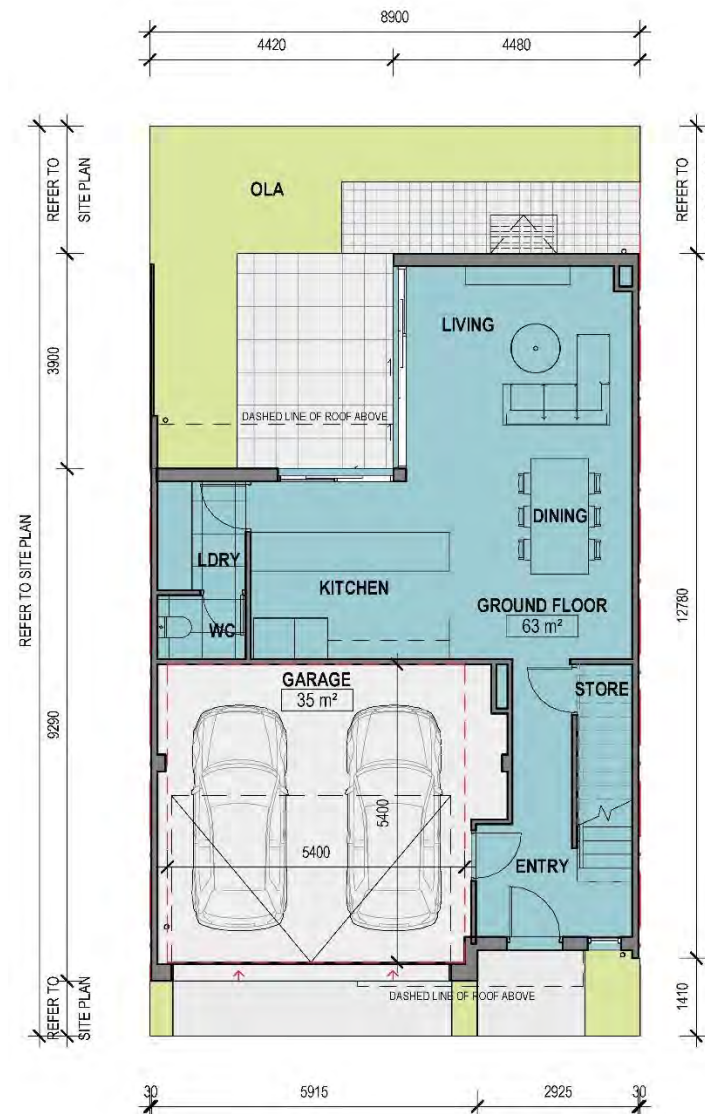
NOTE: MATERIALS ENDING IN 'a'
REFER TO HORIZONTAL CLADDING

(RF01)	ROOF FINISH TYPE 01 - LIGHT
(RF02)	ROOF FINISH TYPE 02 - LIGHT
(TF01)	TEXTURED FINISH TYPE 01 - GREY
(TM01)	TIMBER FINISH - DARK

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1 Ground Floor
SCALE 1:100



2 Level 1
SCALE 1:100

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DEVELOPMENT APPLICATION

Revisions	A	15.02.23	SAT MEDIATION &
	B	31.03.23	UDAP 3 DRAFT
	D	06.04.23	UDAP 3.1

Project
TOWNHOUSE TYPE H

34-40 Amherst St & 2-4 Slack St, Fremantle

Drawing
FLOOR PLANS 1

Project No
21130

Author
FG/RL

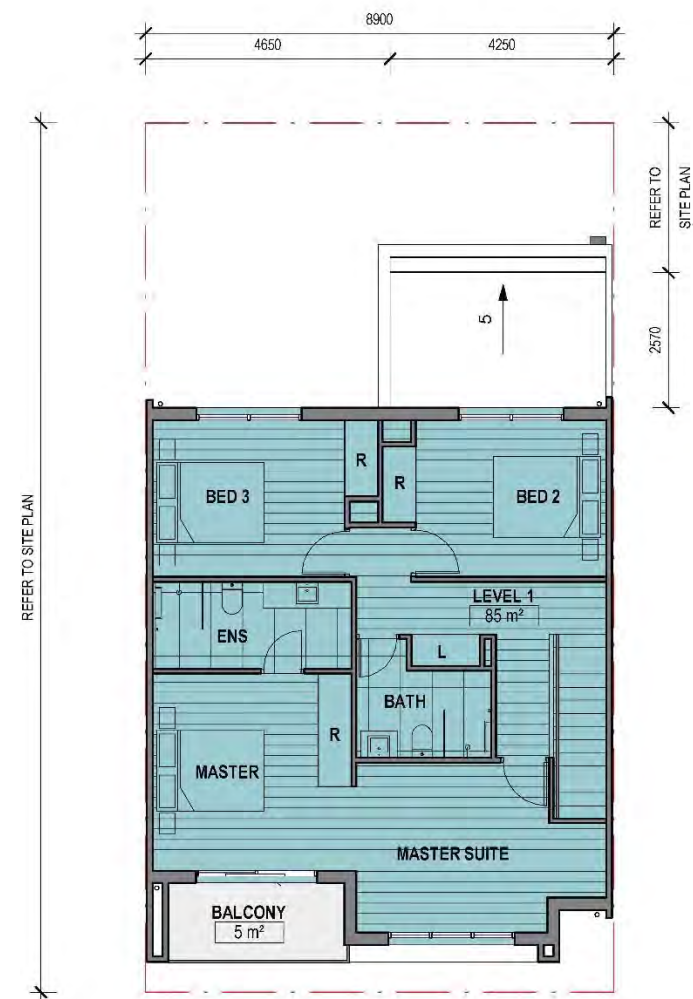
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Drawing No.
DA4.H.01 D

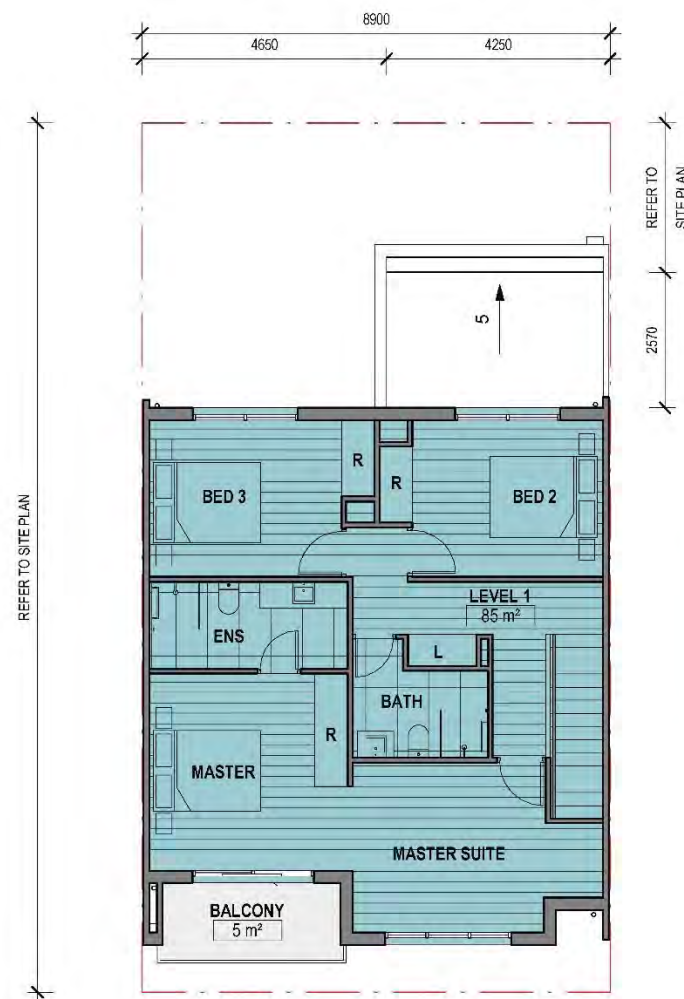
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1 Level 1 Balcony with Gable
DA4.H.04 SCALE 1: 100



2 Level 1 Balcony (No Gable)
DA4.H.04 SCALE 1: 100

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DEVELOPMENT APPLICATION

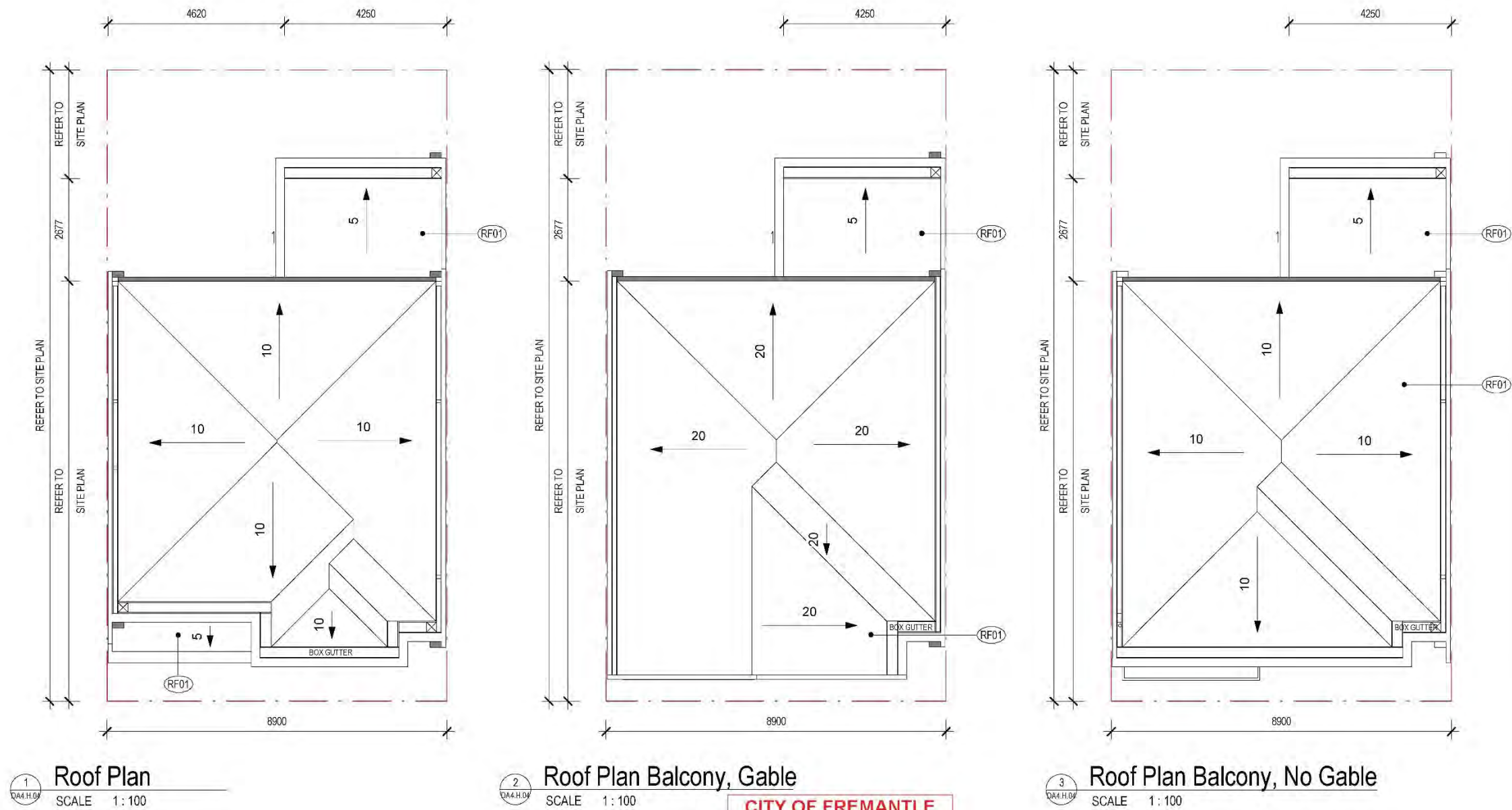
Revisions / D: 06.04.23 / JOAP: 3.1 / Project: TOWNHOUSE TYPE H / Drawing: FLOOR PLANS 2 / Project No: 21130 / Author: FG/RL / Scale: @ A3 / 1: 100 / Drawing No: DA4.H.02 D

34-40 Amherst St & 2-4 Stock St, Fremantle

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1
DA4.H.04
Roof Plan
SCALE 1 : 100

2
DA4.H.04
Roof Plan Balcony, Gable
SCALE 1 : 100

3
DA4.H.04
Roof Plan Balcony, No Gable
SCALE 1 : 100

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1 May 2023

DEVELOPMENT APPLICATION

Revisions
B 31.03.23 JDAP 3 DRAFT
D 06.04.23 JDAP 3.1

Project
RL
TOWNHOUSE TYPE H
Drawing
RL
ROOF PLAN

34-40 Amherst St & 2-4 Stack St, Fremantle

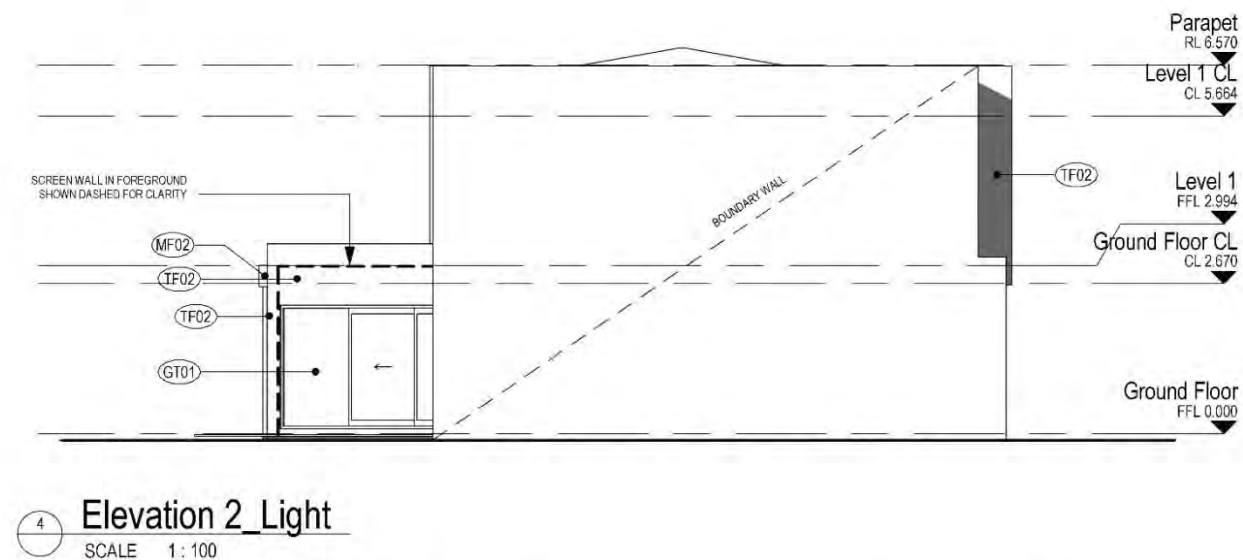
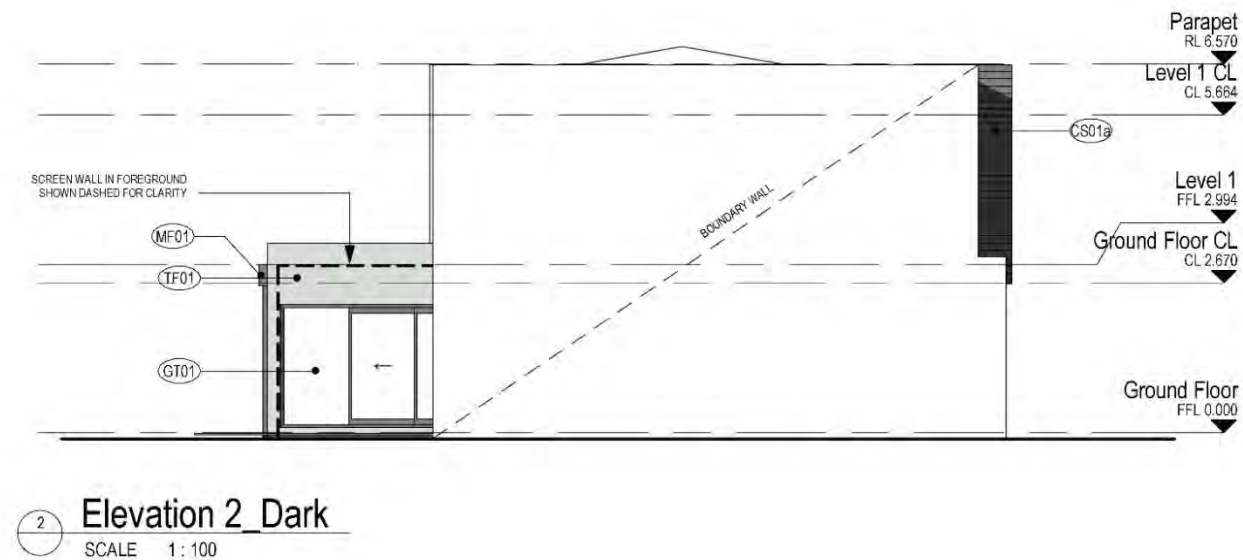
Project No
21130
Author
FG/RL
Scale: @ A3
1 : 100

Drawing No
DA4.H.03 D

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DEVELOPMENT APPLICATION

Revisions
B 31.03.23 JOAP 3 DRAFT
D 06.04.23 JOAP 3.1

Project **TOWNHOUSE TYPE H**
Drawing **ELEVATIONS 1**

Project No **21130**

34-40 Amherst St & 2-4 Slack St, Fremantle

MATERIAL FINISHES

(BK01) BRICK FINISH TYPE 01 - RED
(BK02) BRICK FINISH TYPE 02 - LIGHT
(CS01) CLADDING SYSTEM TYPE 01 - DARK
(CS02) CLADDING SYSTEM TYPE 02 - LIGHT
(CS03) CLADDING SYSTEM TYPE 03 - DARK

REFER TO MATERIAL SELECTIONS
FOR DESCRIPTION AND COLOUR

(GD01) EXTERIOR PAINT - DARK
(GD02) EXTERIOR PAINT - LIGHT
(GT01) GLAZING TYPE 01 - CLEAR
(MF01) METAL FINISH TYPE 01 - DARK
(MF02) METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS ENDING IN 'a'
REFER TO HORIZONTAL CLADDING

(RF01) ROOF FINISH TYPE 01 - LIGHT
(RF02) ROOF FINISH TYPE 02 - LIGHT
(TF01) TEXTURED FINISH TYPE 01 - GREY
(TM01) TIMBER FINISH - DARK

Author **FG/RL** Scale **A3** **1 : 100**

Drawing No. **DA4.H.04 D**

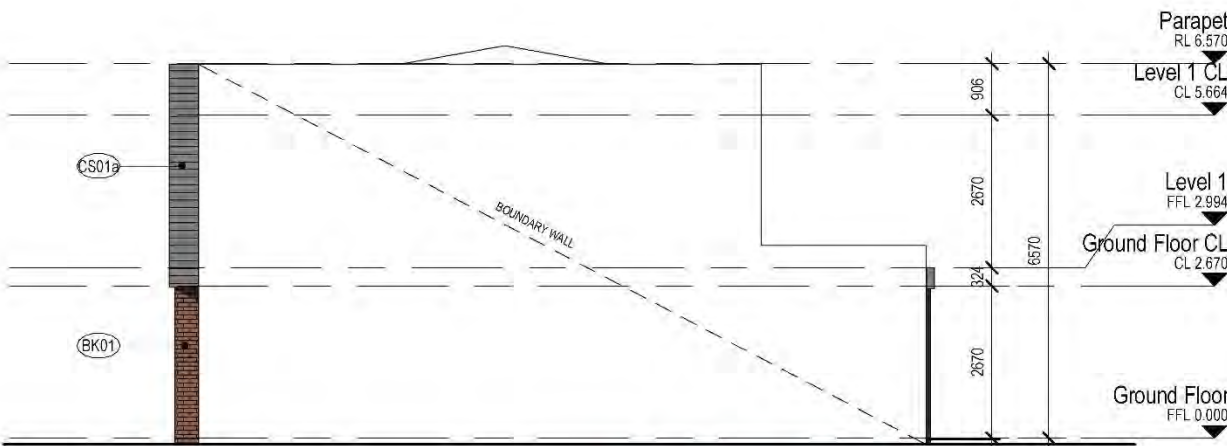
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1 Elevation 3 Dark
SCALE 1 : 100

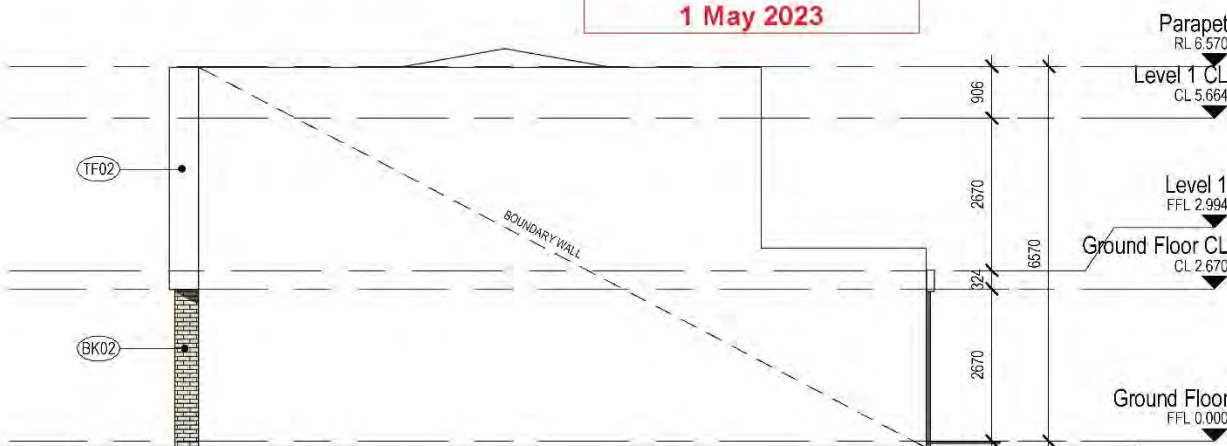


2 Elevation 4 Dark
SCALE 1 : 100

CITY OF FREMANTLE
These Plans Form Part of
DAP001/22
1 May 2023



3 Elevation 3 Light
SCALE 1 : 100



4 Elevation 4 Light
SCALE 1 : 100

DEVELOPMENT APPLICATION

Revisions
B 31.03.23 J.DAP 3 DRAFT
D 06.04.23 J.DAP 3.1

Project
RL
TOWNHOUSE TYPE H
Drawing
ELEVATIONS 2

Project No
21130

Author
FG/RL
Scale
@ A3
1 : 100

Drawing No
DA4.H.05 D

Fratelle.
rothelowman

MATERIAL FINISHES		REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR	NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING
BK01	BRICK FINISH TYPE 01 - RED	GD01	EXTERIOR PAINT - DARK
BK02	BRICK FINISH TYPE 02 - LIGHT	GD02	EXTERIOR PAINT - LIGHT
CS01	CLADDING SYSTEM TYPE 01 - DARK	GT01	GLAZING TYPE 01 - CLEAR
CS02	CLADDING SYSTEM TYPE 02 - LIGHT	MF01	METAL FINISH TYPE 01 - DARK
CS03	CLADDING SYSTEM TYPE 03 - DARK	MF02	METAL FINISH TYPE 02 - LIGHT
		RF01	ROOF FINISH TYPE 01 - LIGHT
		RF02	ROOF FINISH TYPE 02 - LIGHT
		TF01	TEXTURED FINISH TYPE 01 - GREY
		TM01	TIMBER FINISH - DARK

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DEVELOPMENT APPLICATION

Revisions / D: 06.04.23 J: DAP 3.1

Project / TOWNHOUSE TYPE H

Drawing / ELEVATIONS 3

Project No / 21130

Author / FG/RL Scale: @ A3 / 1:100

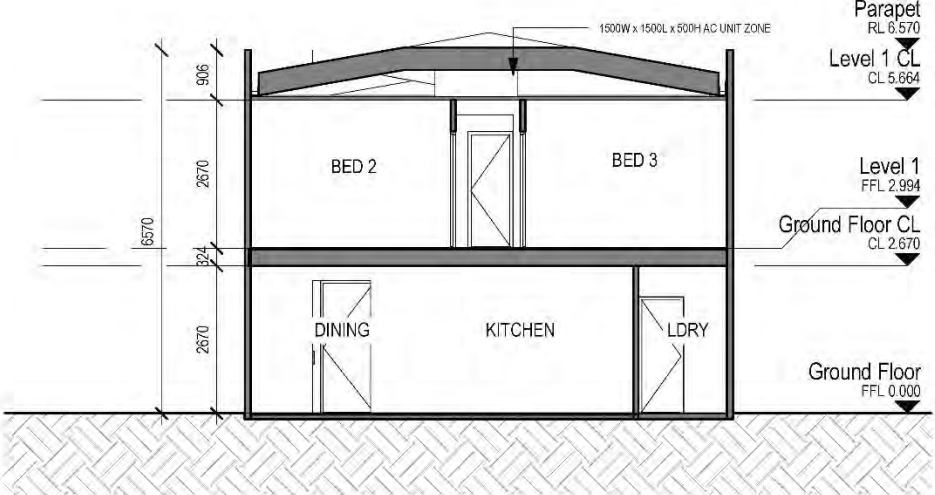
Drawing No. / DA4.H.06 D

34-40 Amherst St & 2-4 Stack St, Fremantle

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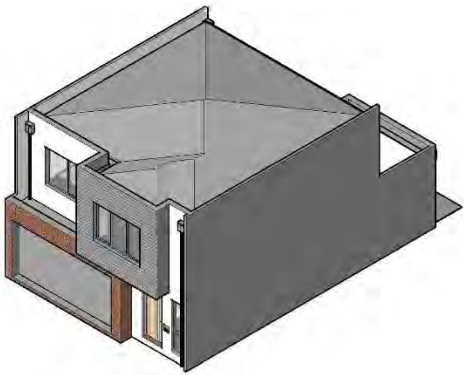


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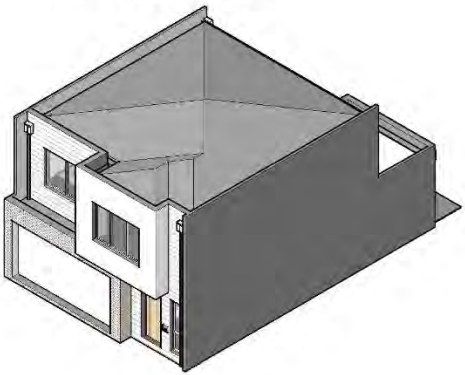
CITY OF FREMANTLE
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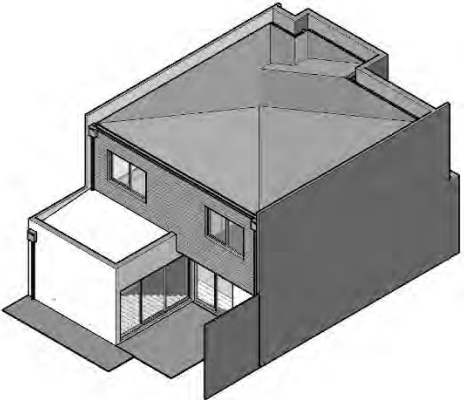
1 May 2023



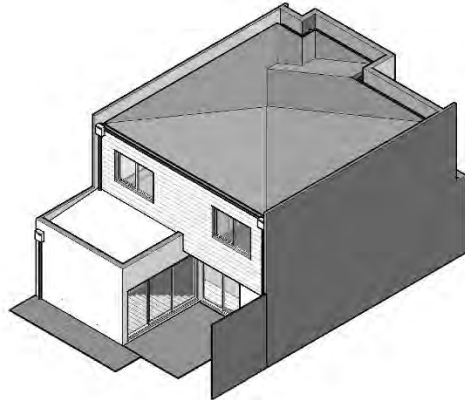
2 Front 3D View_Dark
SCALE



4 Front 3D View_Light
SCALE



3 Rear 3D View_Dark
SCALE



5 Rear 3D View_Light
SCALE

DEVELOPMENT APPLICATION

Revisions / B 31 03 23 JIDAP-3 DRAFT RL Project / TOWNHOUSE TYPE H Drawing / SECTION & 3D VIEWS Project No / 21130
D 06 04 23 JIDAP-3.1 RL
34-40 Amherst St & 2-4 Stack St, Fremantle

MATERIAL FINISHES

- (BK01) BRICK FINISH TYPE 01 - RED
(BK02) BRICK FINISH TYPE 02 - LIGHT
(CS01) CLADDING SYSTEM TYPE 01 - DARK
(CS02) CLADDING SYSTEM TYPE 02 - LIGHT
(CS03) CLADDING SYSTEM TYPE 03 - DARK
Author FG/RL Scale: @ A3 1:100

- REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR
(GD01) EXTERIOR PAINT - DARK
(GD02) EXTERIOR PAINT - LIGHT
(GT01) GLAZING TYPE 01 - CLEAR
(MF01) METAL FINISH TYPE 01 - DARK
(MF02) METAL FINISH TYPE 02 - LIGHT
Drawing No. DA4.H.07 D

- NOTE: MATERIALS ENDING IN 'a' REFER TO HORIZONTAL CLADDING
(RF01) ROOF FINISH TYPE 01 - LIGHT
(RF02) ROOF FINISH TYPE 02 - LIGHT
(TF01) TEXTURED FINISH TYPE 01 - GREY
(TM01) TIMBER FINISH - DARK

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Attachment 2 – Schedule of submissions



Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 –
Reconsideration for DAP001/22

Email submission 1 - Object		
Issue raised	Applicant response	Officer response
<p>These are big houses on small lots, all with two car lock up garages. This is at the expense of landscape, streetscape, deep soil zones, sunlight, natural ventilation, privacy, aspect, biodiversity and communal areas.</p> <p>Every one of the small, walled, private outdoor spaces is in full shade during winter.</p> <p>Street-facing garages are bad and <u>dangerous</u> for pedestrians and minimise the opportunity for landscaping.</p> <p>There is a lack of diversity in dwelling types ie nowhere for older, single people to live.</p> <p>Local context and character is ignored - these are generic designs.</p> <p>It is a hostile pedestrian and resident environment that provides no positive benefit to the neighbourhood.</p>	<p>The homes have been designed in a Townhouse typology to support the transition to Medium Density living and accommodating a range of occupants.</p> <p>The development has been conceived to ensure that all dwellings relate to each other harmoniously - ensuring that overlooking is controlled and all dwellings have good access to natural light and ventilation. The development makes use of common boundaries walls to avoid the wasted space created between narrow side setbacks, allowing for views and daylight to be co-ordinated without an undue reliance on screening.</p> <p>At the Winter Solstice, 41 dwellings achieve solar access in their private outdoor spaces. This is when the sun is at its absolute lowest point, in which at any other point in the year, greater levels of solar access is achievable.</p> <p>Only 9 dwellings are proposed to have private vehicle access from the Primary frontage. This has been mitigated through the Mews Shared Street design, which was derived from consultation with City of Fremantle Council. This solution replaces the proposed nine crossovers with two, and eliminates any reversing onto Amherst Street. Each dwelling directly adjoins a shared 'mews' which substantially increases the streetscape greenery and enhances the existing street trees. Further, this reduces the number of conflict points between vehicles, pedestrians, and the street. The revised access arrangement provides a green verge of 5.5m in width accommodating deep soil planting and 6 new</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>


Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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	<p>'large' trees, and a footpath for safe pedestrian movement.</p> <p>A total of 9 dwelling typologies are proposed with a mix of 2-, 3- and 4-bedroom homes. This supports a range of family and resident types. A number of dwellings are proposed with the primary living space and kitchen on the ground floor, supporting ageing in place.</p> <p>It has been documented throughout development application that the materiality and dwelling shape has been influenced by the Fremantle Vernacular. This is expanded further below:</p> <p>1. 23A Montreal Street, Fremantle (KSELSP Area)</p>  <p>Design Response</p>	
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Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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	 The image contains two architectural drawings. The top drawing is a perspective view of a building facade with multiple windows and a dark roof. The bottom drawing is a cross-section of the building, showing the internal structure, including the ground floor, level 1, and a parapet. It includes various labels such as "Parapet RL 6.604", "Level 1 CL RL 5.004", "Level 1 FFL 3.000", "Ground Floor CL RL 0.000", and "Ground Floor FFL 0.000". It also shows dimensions for different parts of the building. <p>2. 22 Amherst Street, Fremantle (KSELSP Area)</p>  A photograph of a building facade, showing a large white wall with a dark blue section and a red brick section. A red truck is parked in front of the building. <p>Design Response</p>  The image shows a perspective view of a building facade with multiple windows and a dark roof, similar to the one in the first image. <p>3. 178 Marine Terrace, South Fremantle</p>	
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Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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 <p>Design Response</p>		
Email submission 2 - Object		
Issue raised	Applicant response	Officer response
Identical to submitter 1	See comments above	See comments above
Email submission 3 -Object		
Issue raised	Applicant response	Officer response
<p>Reviewing the latest scheme, it appears the applicants have done the absolute minimum address the issues with the old scheme that was rejected by the DAP. The overall masterplan is still the same and they have simply dropped 3x dwellings in order to add in 2 tokenistic 'pocket parks'.</p> <p>All of the DAPs concerns from the previous submission are still valid and it's debatable if what's been resubmitted is an improvement on the original scheme.</p> <p>- Still non compliant to the Knutsford East Local Structure Plan</p>	<p>The revised proposal is the direct result of a SAT mediation process in which there were key design resolutions between the applicant team and the JDAP Metro Inner South Presiding Member, noting it goes well beyond the minimum requirements of the planning framework.</p> <p>The proposal is compliant with the provisions of the Knutsford East Local Structure Plan, demonstrating compliance in Density, Land Use, Built Form, Interfacing, and Community Infrastructure and Benefit.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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<ul style="list-style-type: none"> - Proposes a private road on the public verge of Amherst St = poor streetscape outcome - Masterplan is still dominated by an inefficient internal road network - only now the 2 portions of the site no longer not connect. There aren't even any internal pedestrian connections between the north + south now which is a poor communal outcome and discourages neighbourly interaction - Only 7x visitor bays for 55 dwellings - Addition of vague landscaped strip to the along the eastern boundary which will is totally pointless and does not improve the residential amenity - Simply renamed some of the ground floor bedrooms as 'adaptable' whilst not illustrating what or how they could work. - Despite claims of Monument East responding to the 'Freo vernacular' and 'being a unique and an appropriate response to the area', it's clearly a copy+paste of their 'Altimo' townhouses in Wembley. Even their sales team openly admit that and use their Wembley development as their display and sales suite. - If this is a new submission, the CoF planners should be making them attend Design Advisory Committee meetings to review the scheme. <p>To conclude, this resubmitted scheme is a half-hearted attempt to improve what is an ultimately poor masterplan for the site. The applicants are simply trying to get away with doing the bare minimum to get it approved.</p>	<p>The 'Mews' road solution was originally proposed by the City of Fremantle Council Elected Member(s). This was then accommodated through consultation and the reference of the City of Fremantle.</p> <p>16 visitor bays are provided which is surplus to the requirements under the RCodes, being 14.</p> <p>The additional landscape strip has south to soften the retaining between the subject site and adjacent landholding an introduced a significant amount of tree planting and canopy cover. The vegetation to be planted supports a softer and more residentially appropriate interface between the transition between residential use and the current non-residential use.</p> <p>Whilst it is not clear what exact rooms are being referred to in this instance, bedrooms along the primary frontage of Type D and Type D1 are allocated as adaptable. These rooms are separated from the rest of the dwelling to support a future, separate land use/home business if required in the future. This can be seen through the separation of the rooms entrance from the dwellings 'Entry', as well as being accessible from the Amherst Street frontage for visitors/customers.</p> <p><i>Refer response to submission 1 for Fremantle Context.</i></p> <p>This is not a new development application, but a reconsideration under Part 14 of the <i>Planning and Development Act 2005</i>.</p>	
Email submission 4 - Support		



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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Issue raised	Applicant response	Officer response
The proposed development will improve the value of other properties and would be an asset for the local community.	Noted	Noted
Email submission 5 – Support		
Issue raised	Applicant response	Officer response
<p>I am writing to express my strong support for the proposed development application in the Knutsford Street East precinct. This project presents a remarkable opportunity to revitalize the area and provide a more diverse range of housing options for the local community.</p> <p>I believe the proposed development aligns with the vision of the Knutsford Street East Local Structure Plan, offering a variety of home sizes and price points that cater to a wider demographic. This housing diversity will enhance the inclusivity of the Fremantle community and enable more people to enjoy the benefits of living in this vibrant city.</p> <p>The design of the development is well thought out and respectful of the surrounding environment. The incorporation of sustainable features, low-maintenance structures, and thoughtful landscaping will not only improve the aesthetic of the area but also contribute to a greener, more sustainable community. The inclusion of trees and green spaces will greatly enhance the current state of the site, transforming it into a welcoming and appealing space.</p> <p>The redevelopment of the former light industrial site is an ideal use of the land. This project will attract more people to the area, driving economic growth and supporting local businesses that have long been impacted by the uncertainty surrounding the proposed highway extension.</p> <p>The design team has expertly addressed the topographical challenges posed by the site, transforming the level differentials into an enriching feature that positively defines the development.</p>	Noted	Noted



Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
Reconsideration for DAP001/22

<p>This thoughtful approach not only addresses the practical needs of future households but also showcases a commitment to innovative and sustainable urban design.</p> <p>The proposed architectural styles pay appropriate homage to the historical industrial character of the area while maintaining a distinctly residential aesthetic. This unique blend of past and present will contribute to a rich urban fabric that enhances the overall character of the precinct.</p> <p>In conclusion, I wholeheartedly endorse the proposed development application for the Knutsford Street East precinct. The project offers a well-considered design response that is cognisant of the existing community's needs and respectful of the local environment. This redevelopment has the potential to significantly improve the area, fostering a highly connected, sustainable, and inclusive community that reflects the strategic vision of the City of Fremantle.</p>		
Email submission 6 - Support		
Issue raised	Applicant response	Officer response
<p>Monument is exactly what this area needs, and the developer should be commended on addressing the design concerns.</p> <p>This sort of townhouse product will add bring much needed affordability to the area and as such diversity of streetscape and diversity in our community.</p> <p>What else is going to happen on this site - it is currently a scar in the area.</p>	Noted.	Noted
Email submission 7 - Support		
Issue raised	Applicant response	Officer response
This projects will bring positive transformation to the existing industrial estate and encourage more high quality housing and	Noted.	Noted



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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<p>residents in the area.</p> <p>I think the project mix fits in well with the surrounding area as something with too much density will be too jarring as the site is located next to existing houses.</p> <p>The types of houses being built will also bring more residents into Fremantle at an affordable cost as most of the houses in Fremantle are too expensive for young families to afford.</p> <p>I support this project in its entirety.</p>		
Email submission 8 - Support		
Issue raised	Applicant response	Officer response
<p>I am highly supportive of this type of development. It is exactly what is needed in the area and will provide a more diverse neighbourhood due to the home size and varying price points opening the area to more people's financial capacity.</p> <p>The designs suit the area, sustainability is great, and the landscaping and trees being planted is a great improvement over the current offering.</p> <p>Developing historical industrial sites such as these make the magnificent Fremantle area much more accessible to a more diverse population and bring more people to the area and support the local businesses.</p> <p>I strongly endorse this development.</p>	Noted	Noted
Email submission 9 - Support		
Issue raised	Applicant response	Officer response
<p>The proposed development brings modern living options to a variety of different households in a popular area close to the amenities that Fremantle has to offer. The close proximity to Booyeembara Park, Fremantle Public Golf Course, and the surrounding retail and café options in conjunction with the</p>	Noted	Noted



Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
Reconsideration for DAP001/22

proposed development create the perfect community environment. This development will attract families, couples, young people and downsizers to a previously industrial area.		
Email submission 10 – Support		
Issue raised	Applicant response	Officer response
This is a fantastic project that will enhance / improve housing choice in Fremantle. The designs are modern, requiring limited maintenance, and the landscaping enhances the streetscape. Good to see an old industrial site redeveloped in this way. Increased residents in the area will support local business.	Noted	Noted
Email submission 11 - Support		
Issue raised	Applicant response	Officer response
Artist impressions look great.	Noted	Noted
Email submission 12 - Support		
Issue raised	Applicant response	Officer response
Overall, I like this proposal, as its not ugly high rise apartments and the buildings appear to be quite stylish and visually low impact - not too intrusive or aggressive in structure. I think this style of dwelling, if done to a high quality, is consistent with Fremantle overall and the surrounding properties, subject to price I would consider buying one.	Noted	Noted
Email submission 13 - Support		
Issue raised	Applicant response	Officer response
I am writing to strongly support the development application for Monument East, located in the Knutsford Street East precinct. The project represents an opportunity to revitalize area and provide much needed housing supply and diversity to the Fremantle area. The development offers a variety of dwelling types and configurations that cater to a wider demographic, allowing greater choice and options for those wishing to live in Fremantle.	Noted	Noted



Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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<p>The masterplan is well thought out and respectful of the surrounding area, with considered dwelling orientation incorporating energy efficient design and sustainability initiatives to reduce energy demand and lower ownership energy costs. Furthermore, the extensive landscaping adds significant greenery, including two generously sized internal pocket parks to encourage residential interaction and play.</p> <p>The proposed architectural styles acknowledge the historical industrial character of the area while delivering a modern and considered residential aesthetic. The individual dwellings offer stylish and well resolved designs, with generously sized living spaces with 2, 3 and 4 bedroom options.</p> <p>The development is a timely response to a long underutilised area of Fremantle.</p> <p>I endorse the development as it provides much needed housing opportunity perfectly attuned to those seeking affordability in Fremantle.</p>		
Email submission 14 - Support		
<p>Issue raised</p> <p>Nice to see a development that while increasing the density for the area, is not an oversized / greedy high-rise.</p> <p>Providing a housing option for families that has been lacking in Fremantle.</p> <p>And encourages a sense of community in the development with shared garden areas.</p>	<p>Applicant response</p> <p>Noted</p>	<p>Officer response</p> <p>Noted</p>
Email submission 15 - Object		
<p>Issue raised</p> <p>The revised plans resolve none of the issues that make this development so poor. It is designed for cars, not people. Our concerns remain the same - here are the key points:</p>	<p>Applicant response</p>	<p>Officer response</p> <p>Same issues raised in the original application consultation. Refer to</p>



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
Reconsideration for DAP001/22

<ul style="list-style-type: none"> • These are big houses on small lots, all with two car lock up garages. This is at the expense of landscape, streetscape, deep soil zones, sunlight, natural ventilation, privacy, aspect, biodiversity and communal areas. • Every one of the small, walled private outdoor spaces is in full shade during winter. • Street-facing garages are bad for pedestrians and minimise the opportunity for landscaping. • There is a lack of diversity in dwelling types ie nowhere for older, single people to live. • Local context and character is ignored - these are generic designs. <ul style="list-style-type: none"> - It is a hostile pedestrian and resident environment that provides no positive benefit • The developer has rolled out the same design in other suburbs - where all the above issues are represented. • does not stack up to/compare them to nearby precincts such as Knutsford - where there are no garages on the street and great landscaping that can be enjoyed by all (including birds and bees). <p>It would be nothing short of criminal to allow such a large and important parcel of land to be developed as presented.</p>	<p>Please refer to the above provided response to Email Submission 1 for the first five dot points as submission is identical.</p> <p>Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.</p> <p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 1 with regards to housing diversity.</p> <p>This application proposes a far greater diversity of housing than East Village, in addition to greater levels of internal and external landscaping. Notwithstanding, it complements the housing offered at East Village (and Montreal Commons for that matter).</p> <p>This application provides better connection with the street by the way the levels have been approached – which has eliminated the need for a heavy retaining wall at east village, separate the street from the dwelling and disconnecting the development. East Village is further delivering only Town house/grouped dwelling lots without any non-residential land use component. This is in fact a greater level of discrepancy with the KSELSP document that is accommodated on the subject proposal.</p>	<p>original RAR report and Schedule of submissions for commentary.</p>
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Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
Reconsideration for DAP001/22

	The proposal is compliant and should be approved under the prevailing planning framework.	
Email submission 16 - Object		
Issue raised	Applicant response	Officer response
<p>I am a resident of Amherst Street and live in the exemplar Knutsford Precinct medium-density development. I made a previous submission in opposition to this poor development and thank the council for rejecting it the first time around.</p> <p>Having reviewed the revised proposal, I can see no change to the overarching reasons that this was rejected by JDAP or council. Namely:</p> <ul style="list-style-type: none"> The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area. The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents. The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors. The majority of homes do not have winter solar access to living areas. Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics. <p>The revised plans raise additional issues:</p> <ul style="list-style-type: none"> Proposing a private road on the public verge of Amherst St to reduce the number of crossovers, 	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>A detailed landscaping report has been prepared by local landscape architects, Josh Byrne and Associates. The landscaping has taken a 'whole of site' approach whereby the streetscapes have been design to blur the line between the public and private domain to foster interaction and community wellbeing within the site and around the periphery. The site is essentially devoid of vegetation under the existing condition, however, the proposal will re-establish the green through the site through the introduction of significant new planting. 125 trees are proposed across both the public and private spaces. Various other shrubbery and bush planting is proposed throughout the site.</p> <p>Two pocket parks are included within the development to provide greater amenity to residents and their visitors.</p> <p>Pocket Park 1 introduces a open area of turf for active plan opportunities, picnic benches, and a nature plan space.</p> <p>Pocket Park 2 incorporates herbed and vegetable garden opportunities for community planting. Seating opportunities are also provided for</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 - Reconsideration for DAP001/22

<ul style="list-style-type: none"> Masterplan is still dominated by an inefficient internal road network, only now the 2 portions of the site no longer connect. There aren't even any internal pedestrian connections between the north and south now. Only 7x visitor bays for 55 dwellings Whilst they have improved some of the internal layouts of the townhouses, they have simply renamed some of the bedrooms as 'adaptable' whilst not illustrating what that is or how it could work. I urge you to once again reject this lazy, generic proposal and re-iterate my original submission, as follows: <p>What we build reflects what we value. This proposal, if approved, would be a sad and sorry reflection of what we as a community, a city and as humans, value. It shows:</p> <p>a lack of respect for the people who would have to live in these grim dwellings</p> <p>a lack of respect for the precinct and the opportunities that a parcel of land this size could offer if it were developed in a more sympathetic and intelligent way</p> <p>a lack of respect for the environment and the more-than-human world that we are the custodians of</p> <p>It's our watch and it is time to draw a line in the sand and demand the standard of design that we know is entirely possible, as seen in the immediate vicinity.</p> <p>It would be nothing short of criminal to allow such a large and important parcel of land to be developed as presented, creating a blight that will be with us for decades to come and sentencing the unfortunate future occupants to live in</p>	<p>relaxation. Please refer to lodged Landscape Report.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>The proposal has increased its compliance with the Context and Character, Landscape Quality, Sustainability, Amenity, Community and Aesthetics areas of SPP 7.0 through the SAT Mediation process. The proposal has maintained the context and character, and aesthetic of the surrounding Knutsford Vernacular. More detail is provided in the response to submission 1. Landscape quality has been increased with additional planting and two new pocket parks. More detail is provided earlier in the response to this submission (No. 16). Sustainability has been expanded and is addressed in the response to Submission 24. The revised plans has increased both the private and communal amenity. Due to a reorientation of the dwellings, greater access to solar is now achievable by each dwelling which is addressed in Submission 3. The alternative access arrangement for the Amherst Frontage has increased the area for planting within verge, establishing a longer and continuous landscaped space that is uninterrupted by private vehicles. Internal communal spaces has been increased through the reduction of a dwelling for the development of two pocket parks.</p>	
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<p>dwellings that deprive them of sunlight, fresh air and connection to nature. We can do better.</p>	<p>Please refer to the provided response to Email Submission 3 with regards to the alternative access solution along Amherst Street.</p> <p>The proposal is situated on a highly complex and sloping site (approx. 15m level change). The development has sought to rationalise and celebrate the natural undulation of the KSELSP area through appropriate and considered retaining. As a result of this retaining that is required to redevelop the site, pedestrian connections between the two roads were not able to be achieved in a manner that supported accessibility requirements. As such, space was reallocated towards additional communal elements in the two new pocket parks and planting.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Adaptability.</p>	
Email submission 17 - Object		
Issue raised	Applicant response	Officer response
<p>This proposal is a terrible result for Fremantle and the future residents of this development. As a local architect I am appalled at the lack of design quality in this proposal. I fully support the decision of the JDAP in rejecting this poor quality development.</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>
<p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local</p>	<p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p>	



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<p>Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents</p> <p>The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors.</p> <p>The majority of homes do not have winter solar access to living areas</p> <p>Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.</p>	<p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email Submission 16 with regards to SPP 7.0.</p>	
Email submission 18 - Object		
Issue raised	Applicant response	Officer response
<p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents</p> <p>The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors.</p> <p>The majority of homes do not have winter solar access to living areas Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 1.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email Submission 16 with regards to SPP 7.0.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



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Email submission 19 - Object		
Issue raised	Applicant response	Officer response
<p>We bought a home in Stage 3 of the Knutsford Fremantle development 3 and a half years ago and love our home. When we purchased it we were informed and understood that the area was covered under a strict town planning objective and that any new development in the area would follow those principles.</p> <p>As the City of Fremantle has declared "The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area." We have paid a premium to be living where we are and these homes being poorly designed, cheaply spec'd will undermine the value of our property and, I think, will create a ghetto within what should be a forward thinking and cleverly designed precinct. I work in the design industry as many of my neighbours do and, together with them, I am bitterly disappointed at this proposed development and wholeheartedly object to it being given the go ahead.</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>House prices are not a planning consideration.</p> <p>Please refer to the provided response to Email Submission 1 with regards to housing diversity.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>
Email submission 20 - Object		
Issue raised	Applicant response	Officer response
<ol style="list-style-type: none"> 1. The overall development is inconsistent with the objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area. 2. The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of resident 3. The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors. 	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



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<p>4. The majority of homes do not have winter solar access to living areas</p> <p>5. Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.</p>	<p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Noted.</p>	
Email submission 21 - Object		
Issue raised	Applicant response	Officer response
<p>Strongly opposed to this development. Complete lack of character or of any real community benefit outside of housing. Seems purely driven by profit not good design. Development should be based off similar scale developments in the area. Double garages to street should not be encouraged. Lack of diversity in housing and all seem investor grade not suitable for young families. Overall o support this level of infill(or greater) if the design is innovative or generally provides benefit to the broader community. Don't believe this achieves either.</p>	<p>Please refer to the provided response to Email Submission 1 with regards to housing diversity.</p> <p>Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>
Email submission 22 - Object		
Issue raised	Applicant response	Officer response
<p>The below reasons still stand, please reject this application:</p> <p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents.</p> <p>The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors.</p> <p>The majority of homes do not have winter solar access to living areas</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email Submission 16 with regards to SPP 7.0.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



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Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.		
Email submission 23 - Support		
Issue raised	Applicant response	Officer response
<p>Im looking forward to this kind of development in the local area it will provide more housing choice in Fremantle given the home size and price are within more peoples financial capacity.</p> <p>The designs are sustainability the landscaping and trees being planted is so much better than what is currently there.</p> <p>Old industrial sites such as these need to be redeveloped to bring more people to the area and support the local businesses.</p>	Noted	Noted
Email submission 24 - Object		
Issue raised	Applicant response	Officer response
These reasons absolutely still stand. Please reject!	Noted. Please see above responses already provided.	Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.
Email submission 25 - Object		
Issue raised	Applicant response	Officer response
<p>This planning submission represents a backwards step in the creation of urban living and value creation to the urban environment. It's critically increasing the risk for pedestrian traffic by its proposed garage streetscape, this further decreases the value of the street for pedestrian use. Beyond this the lack of landscaping and what is clearly non-environmentally focused design and construction looks to pose gross scope 1 through 3 emissions that have not been considered in the design or construction methodologies for this development.</p>	<p>Although there are no specific sustainability measures required for grouped dwellings under the KSELSP, the proposal provides exemplary sustainability initiatives as outlined within the submitted development application report. These are summarised below and detailed further in the development application report.</p> <ul style="list-style-type: none"> • Communal electric vehicle charging points are provided. • Zero Gas Development, supporting the transition to sustainable sources of energy 	Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.



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<p>At 55 dwellings the long term net negative impact of these dwellings will last well past the net zero benchmark dates for Australia, and the cost of electricity consumption, which for these dwellings will be high and remain high will be a continued blight on the broader community to manage their excessive consumption and lack of energy production or carbon sequestration through meaningful landscaping or opportunistic technology implementation (which due to the lack of hanging wall space - will never be available to these dwellings). The poor nature integration, demonstrable lack in the meaningful use of natural light, the clear divergence away from using modern and efficient building design and construction standards, the disruption and increase to risk to neighbourhood pedestrian traffic and the low aesthetic value that these dwellings will provide only serve to tarnish the value of living in the area. They will be a blight to their owners, a blight to the community that in the long term will have to pay for their energy intensive design, and will only serve to reduce the overall economic value of real estate and living in the area. For these reasons the development must be rejected until environmentally conscious, neighbourhood friendly streetscapes and low energy intensive designs across the developments lifecycle are presented. The long term negative impacts and cost to the existing neighbourhood will forever be felt, with the area permanently being tarnished with the combined tangible and intangible impacts across social, environmental and economic factors.</p>	<ul style="list-style-type: none"> • Grey water re-use for communal area reticulation - Grey to Green • Over 500 new plants for carbon capture and communal park. • NatHERS High Performance 6 star energy rating <p>The number of dwellings proposed is compliant with the density proposed in the KSELSP.</p>	
Email submission 26 - Object		
Issue raised	Applicant response	Officer response
<p>Please be advised that the previous comments and concerns of the Fremantle Industrial Arts Quarter still stand with the amended proposal.</p> <p>We do not support it as we consider it does not meet the intent and requirements of the Knutsford East Local Structure Plan and</p>	<p>Noted</p> <p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



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while the Medium Density Codes are not yet binding, they highlight how the quality and diversity of these car dominant, introspective dwellings falls short.		
The proposal gives nothing back to the area and will short-change its inhabitants of a better design.		
Email submission 27 - Object		
Issue raised	Applicant response	Officer response
<p>Please be advised that I do not support the amended proposal. The fundamental flaws have not been rectified and the proposal fails to meet the requirements of the Knutsford East Local Structure Plan and the impending Medium Density Codes (the principal of which should be considered in the context of this proposal even if it is not yet binding).</p> <p>Fremantle has many recent local examples of excellent design. This proposal has not reflected such cases studies to encourage its own quality. Nearly Knutsford Fremantle, East Village, Montreal Commons, Nightingale Fremantle, and WGV, all showcase how medium to high density can be achieved without compromising on quality of life and neighbourhood character. Monument East falls short of the site's potential to support a vibrant, diverse, sustainable community by creating a car dominant, almost gated community that faces inwards yet does not deliver quality open space, architectural individuality, reinforce the post-industrial sense of place locally, or provide for a feasible commercial or community use space. It should not be permitted without a significant and meaningful redesign that involves genuine consultation led by the developers with the local community.</p>	<p>Noted</p> <p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Only certain elements of SPP 7.3 Volume 1 Part C (the Medium Density Codes) apply of which has been detailed in provided memo to the City of Fremantle on 28 April 2023. It was found that the proposal demonstrates significant alignment with the applicable components Medium Density Code.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>
Email submission 28 - Object		
Issue raised	Applicant response	Officer response
This design is cheap and not in keeping with the Fremantle Arts area. It is designs like these that will devalue and detract from the	Neighbouring property values are not a planning consideration.	Same issues raised in the original application consultation. Refer to



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<p>properties around it and the culture of the area we live in.</p> <p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents</p> <p>The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors.</p> <p>The majority of homes do not have winter solar access to living areas Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.</p> <p>The above reasons must be listened to.</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p>	<p>original RAR report and Schedule of submissions for commentary.</p>
Email submission 29 - Object		
Issue raised	Applicant response	Officer response
<p>In reviewing the revised designs, all of these issues still stand:</p> <p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents The majority of homes do not have winter solar access to living areas</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



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Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics. As a designer that lives and works in Fremantle, this development depresses me for its lack of consideration of the local vernacular, basic use of planning to enhance passive heating and cooling, lack of green space amongst many other things.	Please refer to the provided response to Email Submission 16 with regards to SPP 7.0. Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.	
Email submission 30 - Object		
Issue raised	Applicant response	Officer response
The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area. The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors. The majority of homes do not have winter solar access to living areas Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.	The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP. Please refer to the provided response to Email Submission 16 with regards to Landscaping. Please refer to the provided response to Email Submission 3 with regards to Visitor Parking. Please refer to the provided response to Email Submission 3 with regards to solar Access. Please refer to the provided response to Email Submission 16 with regards to SPP 7.0.	Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.
Email submission 31- Object		
Issue raised	Applicant response	Officer response
Same issues raised on submission 30	Refer above.	See comments above in submission 30
Email submission 32 -Object		
Issue raised	Applicant response	Officer response



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The development requires resolution to support the vision, objectives and principles of the Knutsford East Local Structure Plan. The project does not contribute to the sense of place, aesthetics and character of the area.	The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP. Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.	Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.
Email submission 33 - Object		
Issue raised	Applicant response	Officer response
The negative design criteria raised in the original objection have not been resolved and should be rejected. This is not a positive development for this, or any, area.	Refer above.	Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.
Email submission 34 - Object		
Issue raised	Applicant response	Officer response
I strongly oppose this. It remains a very poor outcome - no strong context or character references to the local area, the scheme could be placed anywhere. Sad, tokenistic additional planting and green areas added since last revision. The scheme creates an extremely poor pedestrian environment with a row of gaping two car garages along Amherst Street. Very sad to still see maximised residential footprints with little regard to sustainable first principles and capturing northern winter light. Overall, very disappointing to see no lessons learnt from the previous submission. We deserve a better built environment than this.	Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular. Please refer to the provided response to Email Submission 16 with regards to Landscaping. The revised design is the result of a SAT mediated outcome. Please refer above and submitted revised development application. Please refer to Submission 1 with regards to the Amherst Street Frontage. Please refer to Submission 1 with regards to internal amenity.	Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.



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	Please refer to the provided response to Email Submission 3 with regards to solar Access.	
Email submission 35 - Support		
Issue raised	Applicant response	Officer response
<p>I am writing in support of the development application for Monument East.</p> <p>The project represents an opportunity to revitalize the area and provide much needed housing supply and diversity to the Fremantle area.</p> <p>The development offers a variety of dwelling types and configurations that cater to a wide demographic. The various configurations (2, 3 and 4 bedroom options) are suitable for singles, families and downsizers and provide a housing typology that is sorely lacking within the Fremantle area.</p> <p>The masterplan is well considered, with appropriate dwelling orientation & configuration to take advantage of the site's location. Extensive landscaping provides significant greenery, including two generously sized internal pocket parks to encourage residential engagement.</p> <p>The proposed architectural styles reflect the industrial character of the area while delivering a modern and considered residential aesthetic.</p> <p>The development is a timely response to a site that has sat dormant for a long time.</p> <p>I support the development as it provides much needed housing opportunity for those seeking to live in Fremantle.</p>	Noted	Noted



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Email submission 36 - Support		
Issue raised	Applicant response	Officer response
Finally someone is building something in this area. I drive down this street regularly and the junk and overgrown grass is an eyesore. Not to mention how fast people drive down Amherst St because of the lack of people there. Its refreshing to see a development which isn't apartments and a developer not asking for an extra 10 storeys above what is allowed on the site. I support this development and hopefully this starts the surrounding areas to be developed as well.	Noted	Noted
Email submission 37 - Object		
Issue raised	Applicant response	Officer response
<p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents</p> <p>The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors.</p> <p>The majority of homes do not have winter solar access to living areas Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.</p>	Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.
Email submission 38 - Object		
Issue raised	Applicant response	Officer response



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I am opposed to this proposal for the same reasons it was originally rejected by JDAP	Noted. Refer above.	Noted
Email submission 39 - Object		
Issue raised	Applicant response	Officer response
<p>I heavily discourage the approval of this development due to its insufficiencies in the below criteria,</p> <p>Mixed-used precinct: The existing site consisted of a rich tapestry of mixed-used tenancies, including workshops, a restaurant and other commercial entities. Further to this, the northern end of the site had previously been occupied by a DIY skate park.</p> <p>The above clearly illustrates a diverse set of occupant that wish to or already inhabits the surrounding area. The above also indicates the viability of mixed tenancies in the proposed development to supplement what has been displaced.</p> <p>The development proposal does not address the existing mixed-used urban fabric by providing exclusively residential blocks that are also limited in their diversity. The housing options available do not invite a series of occupants that are vital to the longevity of Fremantle's success and cultural diversity, i.e. first home buyers, elderly, singles and notably those who may benefit from the site's proximity to Fremantle's available public amenities. Further, no commercial tenancies are proposed despite the likely hood that the increased density would further increase the viability of previously successful commercial tenancies.</p> <p>Street frontage and pedestrian interface: Fremantle is rich with public amenities. The local area surrounding this development is no exception, with monument hill, booyeembara park (including its skate park and recently completed mountain bike track), and bus stops providing access</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP. Specifically, with regards to the provision of non-residential land uses and adaptable ground floors.</p> <p>Please refer to the provided response to Email Submission 1 with regards to housing diversity.</p> <p>The proposed development will restore the Amherst and Stack Street verges from the current desolate car parking spaces to a vegetated and publicly accessible space. The proposal will include native planting as designed by Josh Byrne and Associates. This is detailed in lodged landscape report.</p> <p>Please refer to Submission 1 with regards to the Amherst Street Frontage.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



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<p>to the Fremantle city centre and beyond.</p> <p>Further to this, the existing urban fabric is such that it invites interaction between residents and pedestrians via both passive and active means. This is expressed by residents in the surrounding area expending time and energy towards enriching this shared space via constructing native verge gardens, herb gardens, commissioning street murals, etc.</p> <p>The proposed development addresses nor takes advantage of these existing conditions by preferencing garage space to dominate the majority of the street frontage. This arrangement encourages the use of vehicular transport despite the local bus availability and stifles the opportunity for residence engagement with the streetscape.</p> <p>Local vernacular and visual aesthetic, The surrounding area is rich with architectural expression from the past and present, acting as a timeline for the eras of occupant influence of the Fremantle history. The site itself was previously an industrial/commercial zone.</p> <p>The design proposal pays little attention to continuing this narrative, as it attempts to respond to this local vernacular are featuristic at best. The development, although displaying some material references, looks as if it could be placed anywhere. Given the developing nature of Fremantle, as it progresses into the future, a more nuanced interpretation of local vernacular and styling would be suitable for a development in this location.</p>		
Email submission 40 - Support		
Issue raised	Applicant response	Officer response
I am writing in support of the Monument East development application.	Support	Noted



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<p>Having searched for affordable quality in housing in Fremantle, I can attest this something that is sorely lacking in the area.</p> <p>The townhouse solution delivers "big living" within an efficient footprint, offering a variety of dwelling types in various 2, 3 & 4 bedroom options that are suitable to a wide demographic. The provided designs allows those excluded from the free standing home market to obtain their own piece of Fremantle.</p> <p>The masterplan looks to the future with features like embedded networks, pre-wire for electric cars, solar powered communal areas and grey water recycling. Together with the efficient configurations of the townhouse designs, the development will provide significant ESD benefits.</p> <p>The project will revitalise a long underutilised area the area and provide much needed housing supply and diversity to Fremantle.</p> <p>This is a development allowing accessibility to those previously excluded from the Fremantle market and is strongly supported by myself.</p> <p>Please approve!</p>		
Email submission 41 - Support		
Issue raised	Applicant response	Officer response
<p>I write to support the Monument East development.</p> <p>The overall plan is thoughtfully designed and provides a variety of dwelling types to satisfy to a variety of cohorts with numerous configurations for various 2, 3 & 4 bedroom options.</p> <p>The design refers to the areas industrial past and delivers stylish townhouse development that is desperately needed in the Fremantle area.</p>	<p>Noted</p>	<p>Noted</p>



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<p>The landscaping adds significant greenery to the area, with extensive planting and the creation of internal parks for community get togethers.</p> <p>The project represents an opportunity to revitalize the area and provides much needed housing supply and diversity to the Fremantle area.</p> <p>The development is a necessary response to a site that has sat dormant for a long time and will contribute to reducing the dearth of relatively affordable housing in the Fremantle area.</p> <p>I strongly endorse the proposed development application.</p>		
Email submission 42 - Support		
Issue raised	Applicant response	Officer response
<p>I congratulate the developers of Monument East and write in support of the application.</p> <p>The project represents an opportunity to revitalize the area and provide much needed housing supply & diversity at a relatively affordable price to the Fremantle area.</p> <p>Monument East successfully captures the essence of the area, blending historical references with a vision for the future. By incorporating innovative design and creating inclusive spaces, the development will serve as a source of pride for residents and the local community alike, contributing to the overall development and prosperity of the area.</p> <p>The development offers a variety of dwelling types and configurations that cater to a wide group of people. The numerous configurations offer 2, 3 and 4 bedroom options that are suitable for singles, families and downsizers, and also includes mixed-use</p>	<p>Noted</p>	<p>Noted</p>



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 –
Reconsideration for DAP001/22

<p>"SOHO" type options that are suitable for work from home professions.</p> <p>The townhouse designs offer efficient future-proof ESD living.</p> <p>Fremantle needs more approachable developments like this!</p>		
Email submission 43 - Object		
Issue raised	Applicant response	Officer response
<p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents</p> <p>The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors.</p> <p>The majority of homes do not have winter solar access to living areas Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.</p> <p>These reasons still stand - please reject.</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>
Email submission 44 - Object		
Issue raised	Applicant response	Officer response
<p>The previous issues with the rejected proposal still stand - this development is detrimental to the collective space. It diminishes the community and environment that makes Fremantle unique</p>	<p>Please refer above provided responses.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>
Email submission 45 - Support		



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
Reconsideration for DAP001/22

Issue raised	Applicant response	Officer response
<p>As a first home buyer I have been searching for quality and (relatively) affordable housing in the Fremantle market and have had considerable difficulty finding an appropriate product.</p> <p>The development offers a variety of well designed dwelling types that offer exceptional value for money in the context of the Fremantle market.</p> <p>The various configurations of 2, 3 and 4 bedroom options are suitable for a broad demographic and deliver a desirable and appropriate housing typology.</p> <p>This development provides a product rarely available to those seeking to purchase in Fremantle.</p> <p>I strongly support the development.</p>	Noted	Noted
Email submission 46 - Object		
Issue raised	Applicant response	Officer response
<p>I write this as a former Fremantle Council member and a local resident.</p> <p>It is interesting to see that the revised proposal has only made minor changes that fail to adequately address to the reasons that this was rejected by JDAP and Fremantle Council. For this reason, it should be rejected again. I strongly support density and development in this area. In fact, I fought for it for 15 years, but this is a poor outcome and the proposed development needs a fundamental redesign.</p> <p>Key issues include:</p> <ul style="list-style-type: none"> -The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents. This does not meet the 	<p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
Reconsideration for DAP001/22

<p>expectations of the new Medium Density Code. Most developments in the area, even though built before it was agreed to, do and often go beyond it. This development not only fails in this regard. The overall development and built form is not consistent with the vision, objectives, and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area. A lot of work went into this and it saddens me to see it so watered down as to be unrecognisable.</p> <ul style="list-style-type: none"> - The majority of homes do not have winter solar access to living areas. Some are going to be very dark and almost unliveable. - The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors. - Development inconsistent with SPP7 in the following areas - context and character, landscape quality, sustainability, amenity, community, and aesthetics. <p>The revised plans raise additional issues:</p> <ul style="list-style-type: none"> - Proposing a private road on the public verge of Amherst St to reduce the number of crossovers - Masterplan is still dominated by an inefficient internal road network, only now the 2 portions of the site no longer connect. There aren't even any internal pedestrian connections between the north and south now. - Whilst they have improved some of the internal layouts of the townhouses, they have simply renamed some of the bedrooms as 'adaptable' whilst not illustrating what that is or how it could work. This non-compliant and poorly designed development should be rejected. They should redesign this taking the key elements of the medium density-code seriously. That is the best outcome for Fremantle. 	<p>Please refer to the provided response to Email Submission 16 with regards to SPP 7.0.</p> <p>Please refer to the provided response to Email Submission 3 with regards to the alternative access solution along Amherst Street.</p> <p>Please refer to the provided response to Email Submission 16 with regards to the impacts on topography for the layout of the site.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Adaptability.</p>	
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Schedule of submissions – 55 Grouped dwellings – Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 –
Reconsideration for DAP001/22

Email submission 47 - Object		
Issue raised	Applicant response	Officer response
<p>The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area.</p> <p>The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents.</p> <p>The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors.</p> <p>The majority of homes do not have winter solar access to living areas</p> <p>Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.</p>	<p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submission 16 with regards to Landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to Visitor Parking.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email Submission 16 with regards to SPP 7.0,</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>
Email submission 48 - Object		
Issue raised	Applicant response	Officer response
<p>Character:</p> <p>The design of the proposed dwellings, as presented, does not appear to take inspiration from Fremantle's architectural history or reflect the unique character of Fremantle. Dwellings appear to be visually homogeneous in nature (both form and scale), and in their current configuration, they are merely a collection of introverted parcels of land contained within a larger site.</p> <p>Public Open Spaces & Neighbourhood Connectivity:</p> <p>The proposed project seems to fall short in the provision of adequate public open spaces, an integral part of fostering a</p>	<p>Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.</p> <p>There is no requirement for the development of 'Public Open Spaces'. A subdivision approval has been granted in which the applicant will pay a Public Open Space Cash in Lieu Contribution. Further, detailed responses are provided above with regards to the revegetation of the Amherst and Stack Street frontages.</p>	<p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
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<p>vibrant, liveable community. There is also a lack of integration and connectivity with the surrounding neighbourhood. I find the addition of a new private road that runs parallel to Amherst Street particularly unsightly and I believe that this will further disconnect the new development from the surrounding neighbourhood.</p> <p>I kindly request that these concerns are addressed while evaluating the proposed design.</p>	<p>Please refer to the provided response to Email Submission 3 with regards to the alternative access solution along Amherst Street.</p>	
Email submission 49 - Object		
<p>Issue raised</p> <p>As a recent resident to the area I have some real concerns about this development and feel that this cannot be approved as presented without some major design re-considerations.</p> <p>1. The scheme seems to be very generic and lacks consideration for the site specific liveability of the homes or the appropriate amenity for its residents. The proposed development layout seems to simply be many homes packed like sardine cans against each other. The objective seems to be to maximise profits and doesn't consider the health and well being of the people living there. Medium density has and can be been done better than this.</p> <p>2. Whilst the revised development proposal has better addressed landscaping - this seems to be the only major adjustment, this does not adequately address all prior concerns regarding the development.</p> <p>3. Given the orientation of north, the majority of homes do not have adequate solar access for healthy living. Many of the living areas and yard/patio spaces will not receive any natural light especially in winter.</p> <p>4. The homogenous design of the proposed development is lacking in the design elements that are in character with the Knutsford Industrial precinct. It is simply a design that could be placed anywhere just like similar developments from this developer in Wembley.</p>	<p>Applicant response</p> <p>The proposal is compliant with the Knutsford East Local Structure Plan. Refer to the above provided response to Email Submission 2 with regards to the KSELSP.</p> <p>Please refer to the provided response to Email Submissions 39 and 48 with regards to landscaping.</p> <p>Please refer to the provided response to Email Submission 3 with regards to solar Access.</p> <p>Please refer to the provided response to Email submission 1 with how the proposal has responded to the Fremantle Vernacular.</p>	<p>Officer response</p> <p>Same issues raised in the original application consultation. Refer to original RAR report and Schedule of submissions for commentary.</p>



Schedule of submissions – 55 Grouped dwellings - Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle – SAT Section 31 -
Reconsideration for DAP001/22

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Attachment 3 – Amended Planning Report prepared by applicant (Urbis)

Below is a link to this report on the City's Mysay Page

[Planning Report](#)

Attachment 4– Site Photos



Photo 1: Subject site (No. 2 Stack Street) as viewed from Stack Street



Photo 2: Subject site (No. 4 Stack Street) as viewed from Stack Street



Photo 3: No. 2 Stack Street viewed from Amherst Street



Photo 4: No. 38 Amherst Street viewed from Amherst Street



Photo 5: No. 36 Amherst Street viewed from Amherst Street



Photo 6: No. 34 Amherst Street viewed from Amherst Street



Photo 7: view of No. 34 Amherst Street looking south-east



Photo 8: view of No. 34 Amherst Street looking north-east



Photo 9: view of No. 36 Amherst Street looking south-east



Photo 10: view of No. 36 Amherst Street looking north-east



Photo 11: view north from northern portion of subject site along Amherst Street.



Photo 12: view south from northern portion of subject site along Amherst Street.



Photo 13: view of other side of Amherst Street from subject site looking south-west.



Photo 14: view of other side of Amherst Street from subject site looking south-west (from northern portion of subject site).



Photo 15: view of Stack Street looking west, with subject sites on right portion of photo.



Photo 16: view of southern neighbour on the other side of Stack Street.



Photo 17: view of southern neighbour on the other side of Stack Street towards Amherst Street intersection.



Photo 18: view of opposite side of Stack Street looking south-east.



Photo 19: view of eastern neighbour along Stack Street.



Photo 20: view of subject site from Stack Street looking north.



Photo 21: view of Western Power facility



Attachment 5 – DAP Determination Letters and Refused Plans –



Government of Western Australia
Development Assessment Panels

LG Ref: DAP001/22
DAP Ref: DAP/22/02244
Enquiries: (08) 6551 9919

Mr Tim Dawkins
Local Development Group C/- Urbis
Level 14
1 William Street
PERTH WA 6000

Dear Mr Dawkins

METRO INNER-SOUTH JDAP - CITY OF FREMANTLE - DAP APPLICATION - DAP001/22 - DETERMINATION

Property Location:	Nos. 34-38 (Lots 1823, 1209, 1212 And 1217) Amherst Street And Nos. 2-4 (Lots 1223 And 1222) Stack Street, Fremantle
Application Details:	56 Grouped Dwellings

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Fremantle on 30 May 2022 for the above-mentioned development.

This application was considered by the Metro Inner-South JDAP at its meeting held on 23 November 2022, where in accordance with the provisions of the City of Fremantle Local Planning Scheme No. 4, it was resolved to refuse the application as per the attached notice of determination.

Please be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the reasons for refusal, please contact Mr Joshua Loveridge on behalf of the City of Fremantle on 08 9432 9892.

Yours sincerely,

A handwritten signature in blue ink.

DAP Secretariat

28 November 2022

Encl: DAP Determination Notice
Refused Plans

Cc: Mr Joshua Loveridge
City of Fremantle

Postal address: Locked Bag 2506 Perth WA 6001 Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Intoline: 1800 626 477
daps@dolph.wa.gov.au www.dolph.wa.gov.au
ABN 68 565 723 484



Government of Western Australia
Development Assessment Panels

Planning and Development Act 2005

City of Fremantle Local Planning Scheme No. 4

Metro Inner-South Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: Nos. 34-38 (Lots 1823, 1209, 1212 And 1217) Amherst Street
And Nos. 2-4 (Lots 1223 And 1222) Stack Street, Fremantle

Application Details: 56 Grouped Dwellings

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **refused** on 23 November 2022, subject to the following:

Refuse the proposed demolition of existing buildings and construction of 56 Grouped Dwellings at Nos. 34-38 Amherst Street and Nos. 2-4 Stack Street, Fremantle (DAP Application reference DAP/22/02244) and accompanying plans (UDS2.02-RevJ, UDS3.00-RevL, DA01.00-RevN, DA01.01-RevO, DA01.02-RevO, DA01.03-RevN, DA01.04-RevN, DA01.05-RevN, DA01.06-RevN, DA02.01-RevL, DA02.02-RevL, DA02.03-RevK, DA04.01-RevN, DA4.A.01-RevG, DA4.A.02-RevE, DA4.A.03-RevE, DA4.A.04-RevE, DA4.A.05-RevE, DA4.A.06-RevE, DA4.B.01-RevG, DA4.B.02-RevE, DA4.B.03-RevE, DA4.B.04-RevE, DA4.B.05-RevE, DA4.B1.01-RevG, DA4.B1.02-RevE, DA4.B1.03-RevE, DA4.B1.04-RevE, DA4.B1.05-RevE, DA4.C.01-RevG, DA4.C.02-RevE, DA4.C.03-RevE, DA4.C.04-RevE, DA4.C.05-RevE, DA4.D.01-RevL, DA4.D.02-RevG, DA4.D.03-RevG, DA4.D.04-RevG, DA4.D.05-RevG, DA4.D1.01-RevH, DA4.D1.02-RevF, DA4.D1.03-RevF, DA4.D1.04-RevF, DA4.D1.05-RevF, DA4.E.01-RevG, DA4.E.02-RevG, DA4.E.03-RevG, DA4.E.04-RevG, DA4.E.05-RevG, DA4.E.06-RevG, DA4.E.07-RevG, DA4.E.08-RevG, DA4.F.01-RevH, DA4.F.02-RevG, DA4.F.03-RevG, DA4.F.04-RevG, DA4.F.05-RevF, DA4.G.01-RevB, DA4.G.02-RevA, DA4.G.03-RevB, DA4.G.04-RevB, DA4.G.05-RevB, DA05.01-RevL, and DA06.01-RevL (dated 31 October 2022) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Fremantle Local Planning Scheme No. 4, on the following grounds:

1. The overall development and built form is not consistent with the vision, objectives and principles of the Knutsford East Local Structure Plan and does not contribute to the overall mixed-use character or the desired amenity of the area
2. The proposed development does not contain adequate landscaping, deep planting and open space within the site for the amenity and benefit of residents
3. The proposed development does not contain adequate visitor parking across the site to meet the needs of residents and their visitors
4. The majority of homes do not have winter solar access to living areas
5. Development inconsistent with SPP7 in following areas - context and character, landscape quality, sustainability, amenity, community and aesthetics.





Brick Finish - BK

Dark - Type 1

Light - Type 2

Light - Type 2

Cladding System Finish - CS

Dark

Light

Medium Grey - Type 3

Garage Finish - GD

Dark - Type 1

Light - Type 2

Light - Type 2

Medium Grey - Type 3

Medium Grey - Type 3

Glazing Finish - GL

Metal Finish - MF

Dark - Type 1

Timber Finish - TM

Roof Finish - RF

Light - Type 1

Light - Type 2

CITY OF FREMANTLE

These Revised Plans Form Part of

DAP001/22

31 October 2022

DEVELOPMENT

ASSESSMENT PANEL

REFUSED

24-Nov-2022

Note

Refer to separate Architectural

Finishes schedule for further detail.

Refer to Civil Engineering drawings

for paving and landscaping materials.

DEVELOPMENT APPLICATION

1 01/22 BA 0007/2 FG

2 02/22 BA FG

3 03/22 BA FG

4 04/22 BA FG

5 05/22 BA FG

MONUMENT EAST

21130

MATERIALS SCHEDULE

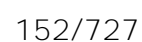
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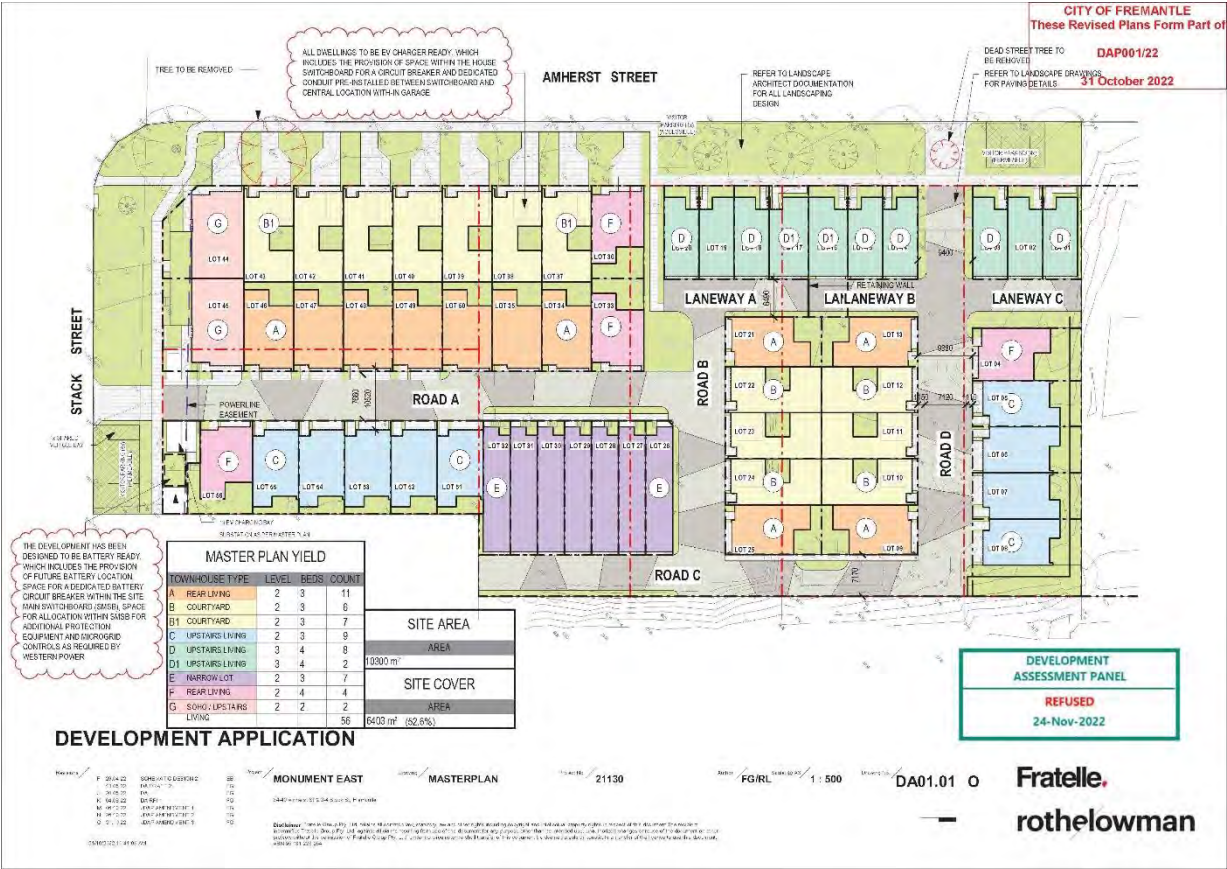
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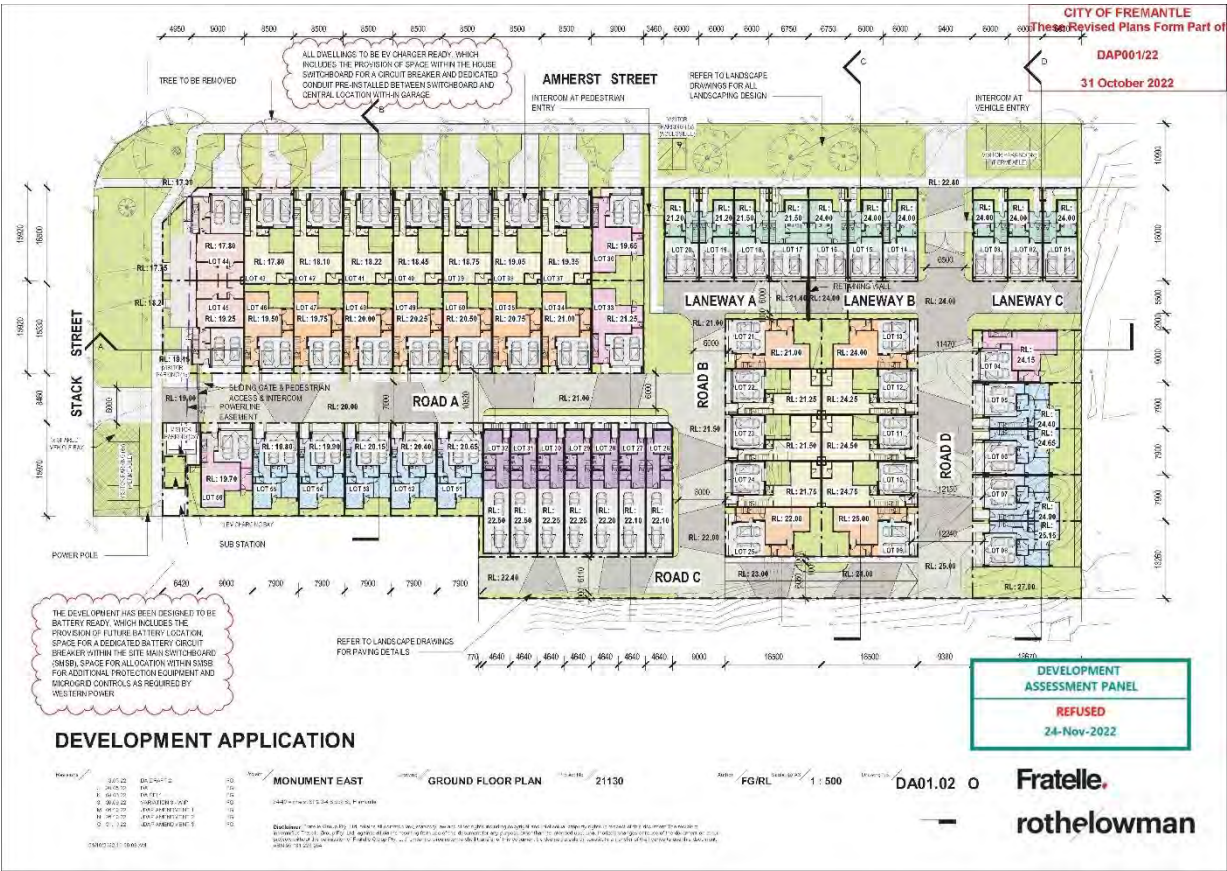
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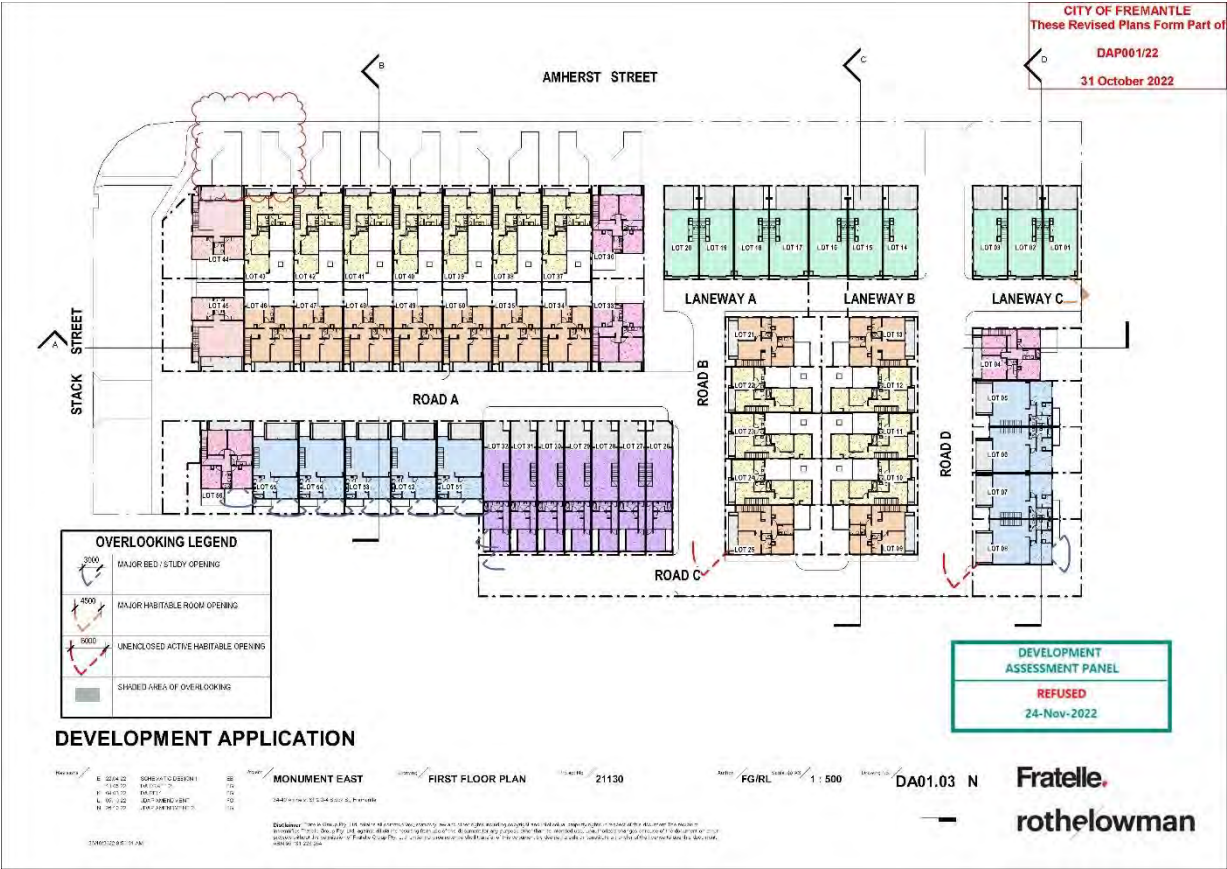
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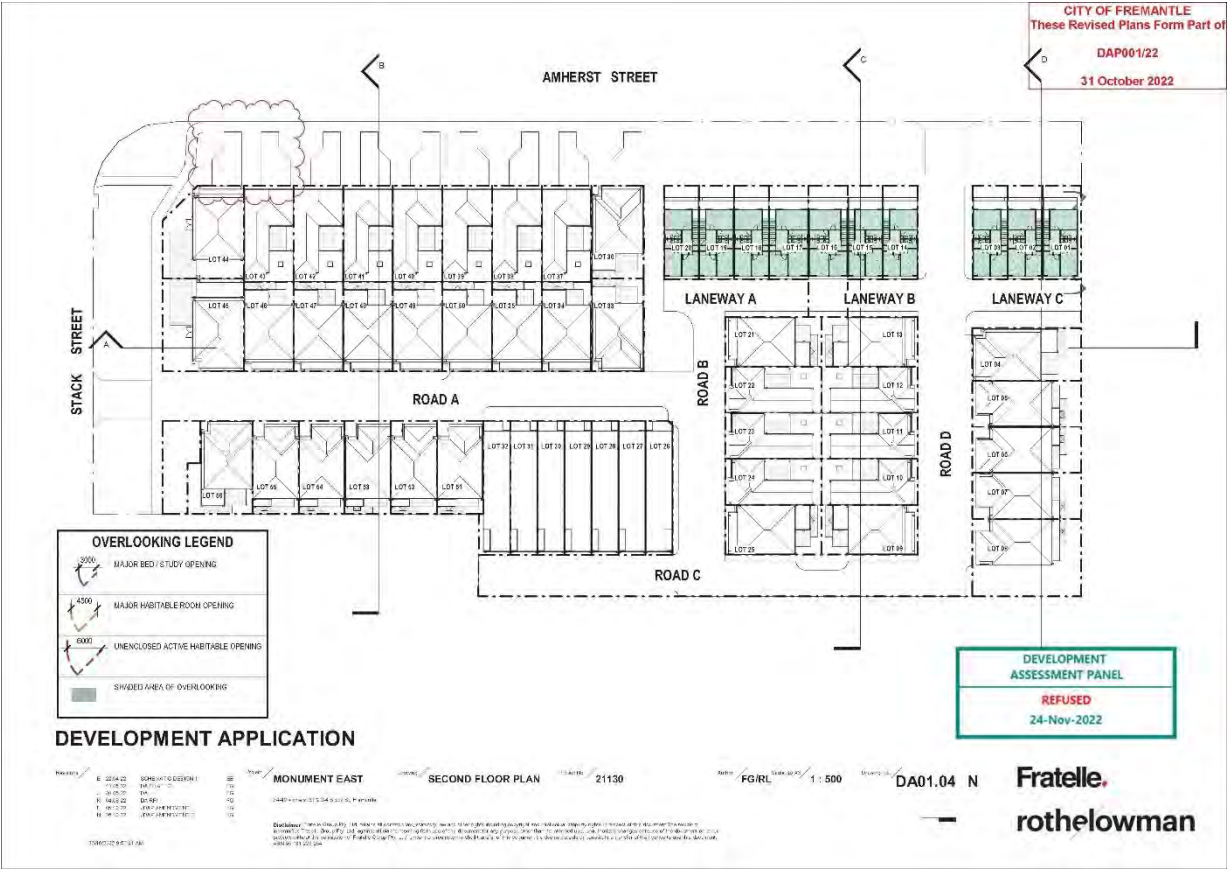
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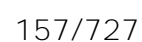


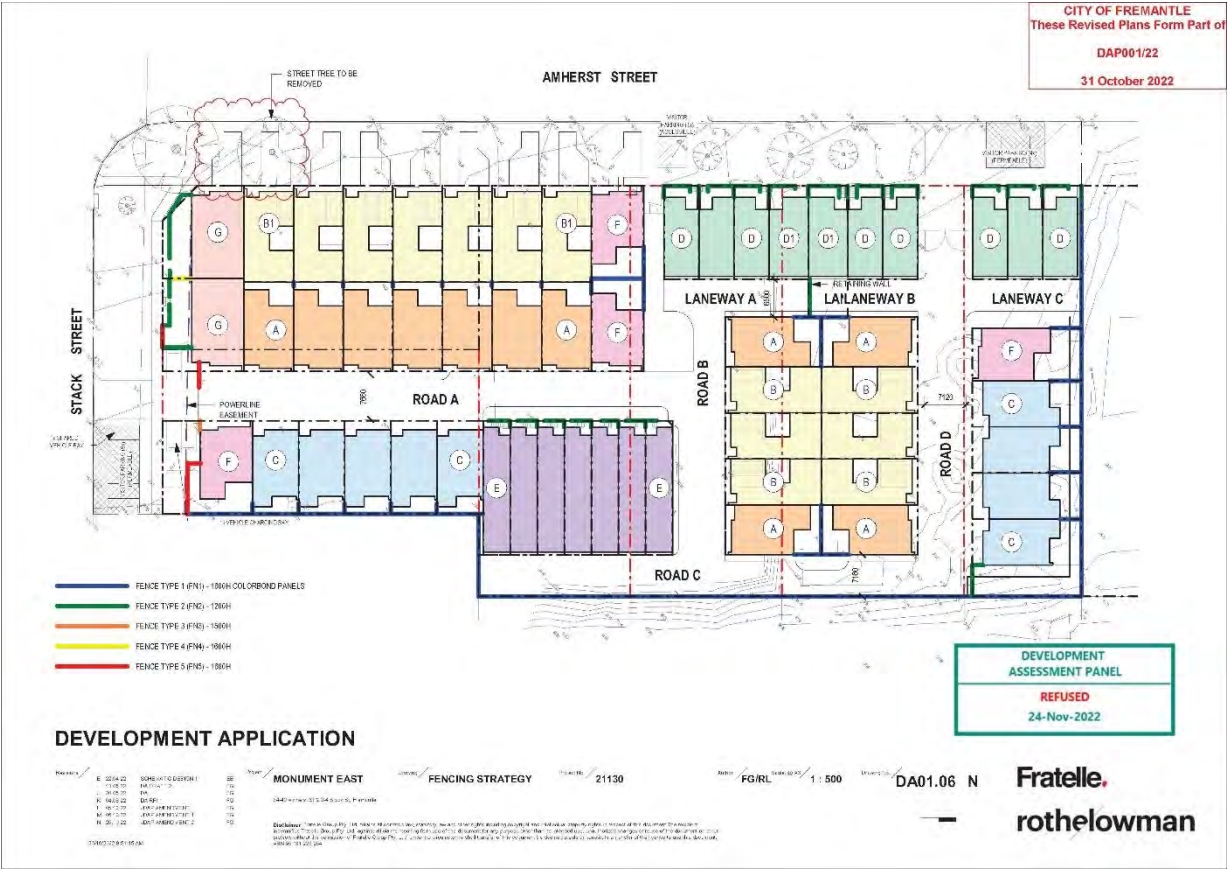






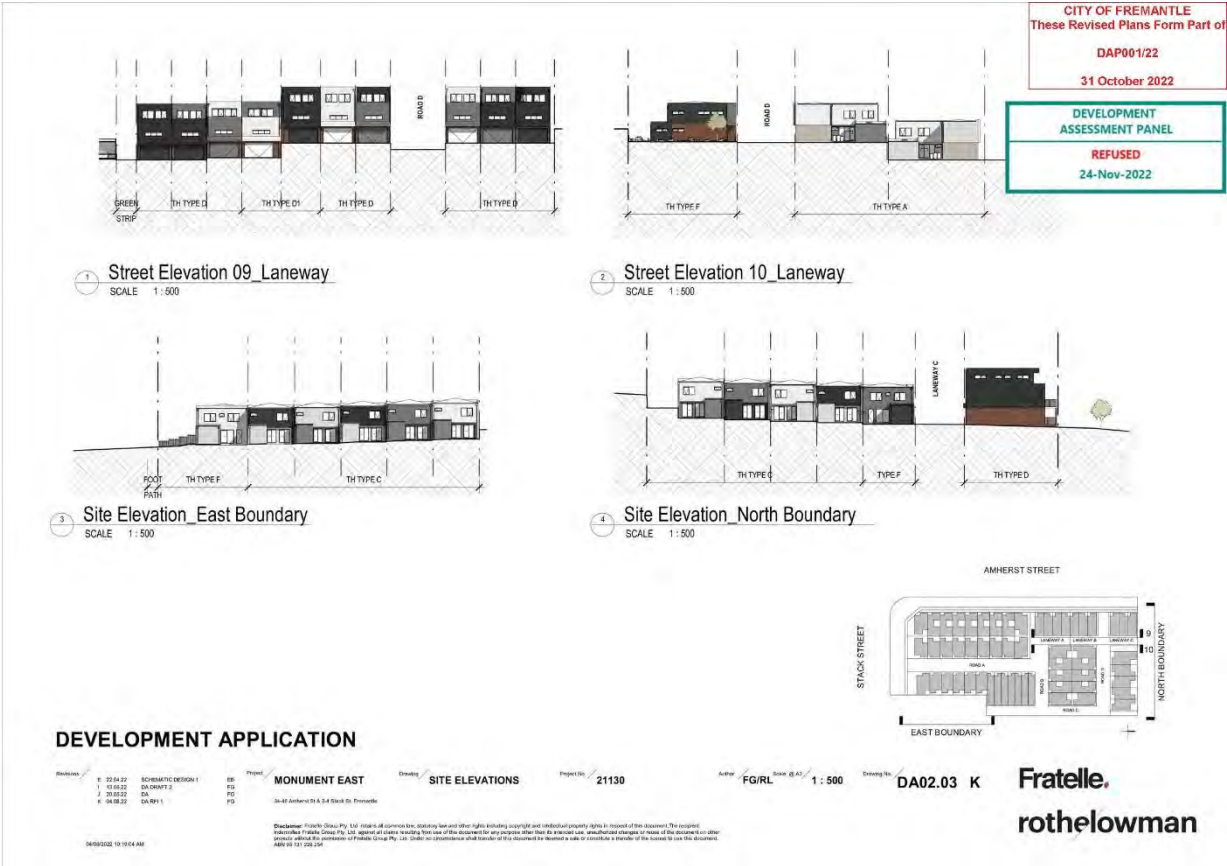














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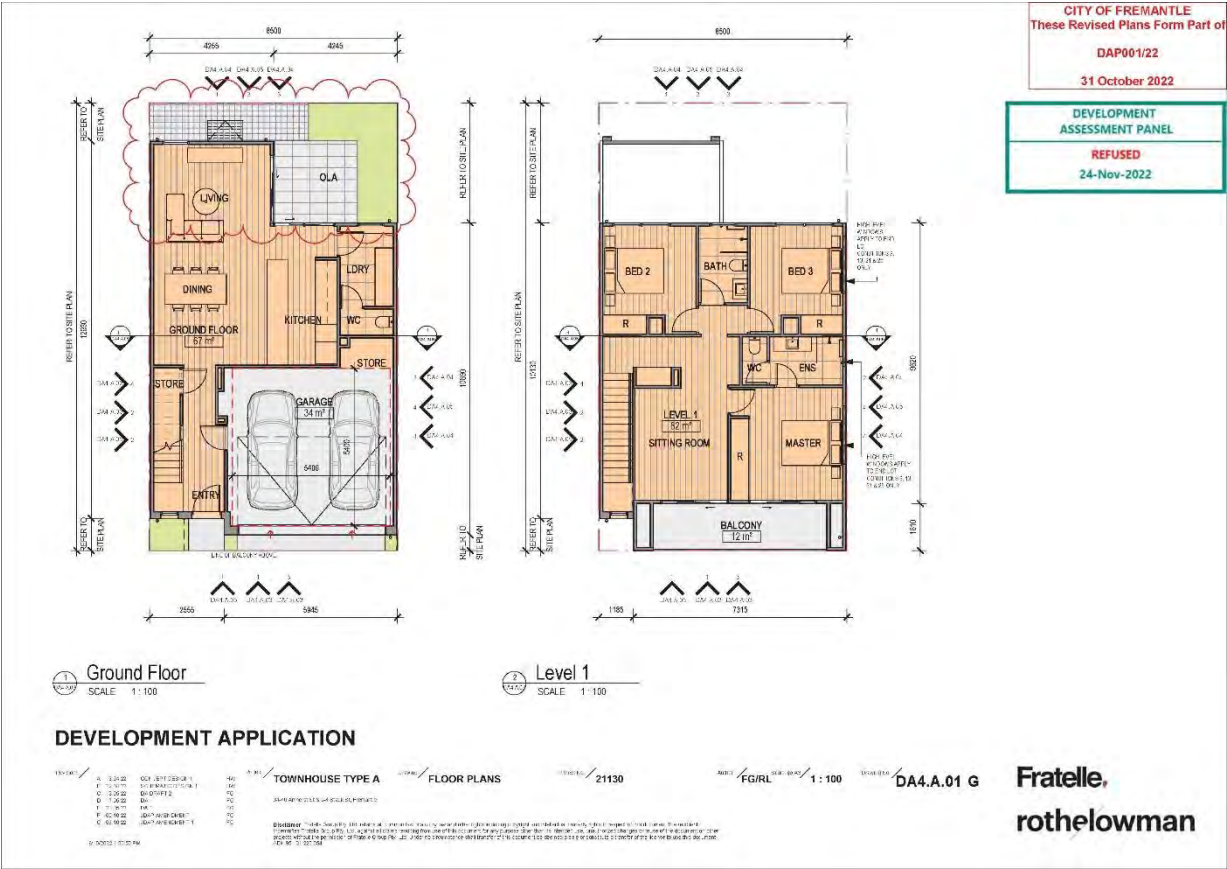
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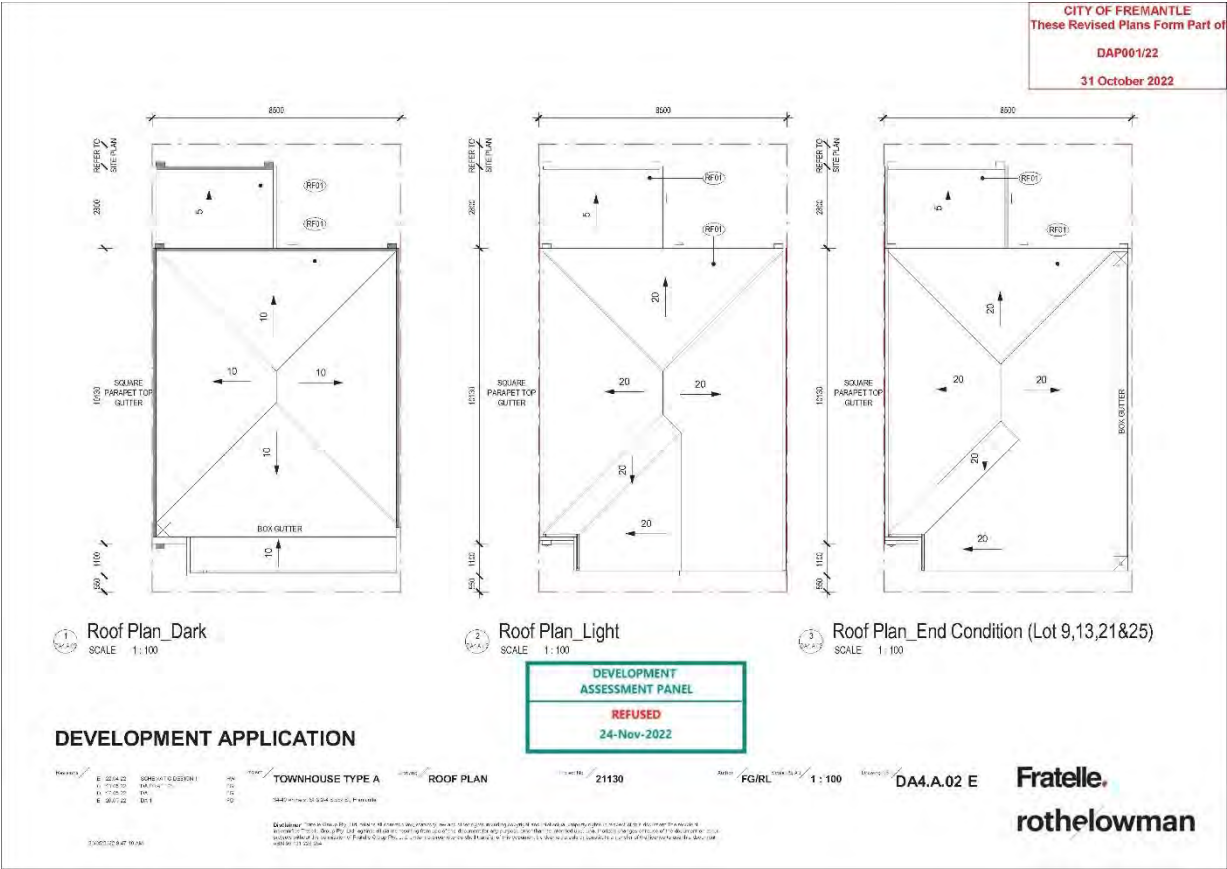
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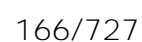
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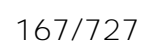
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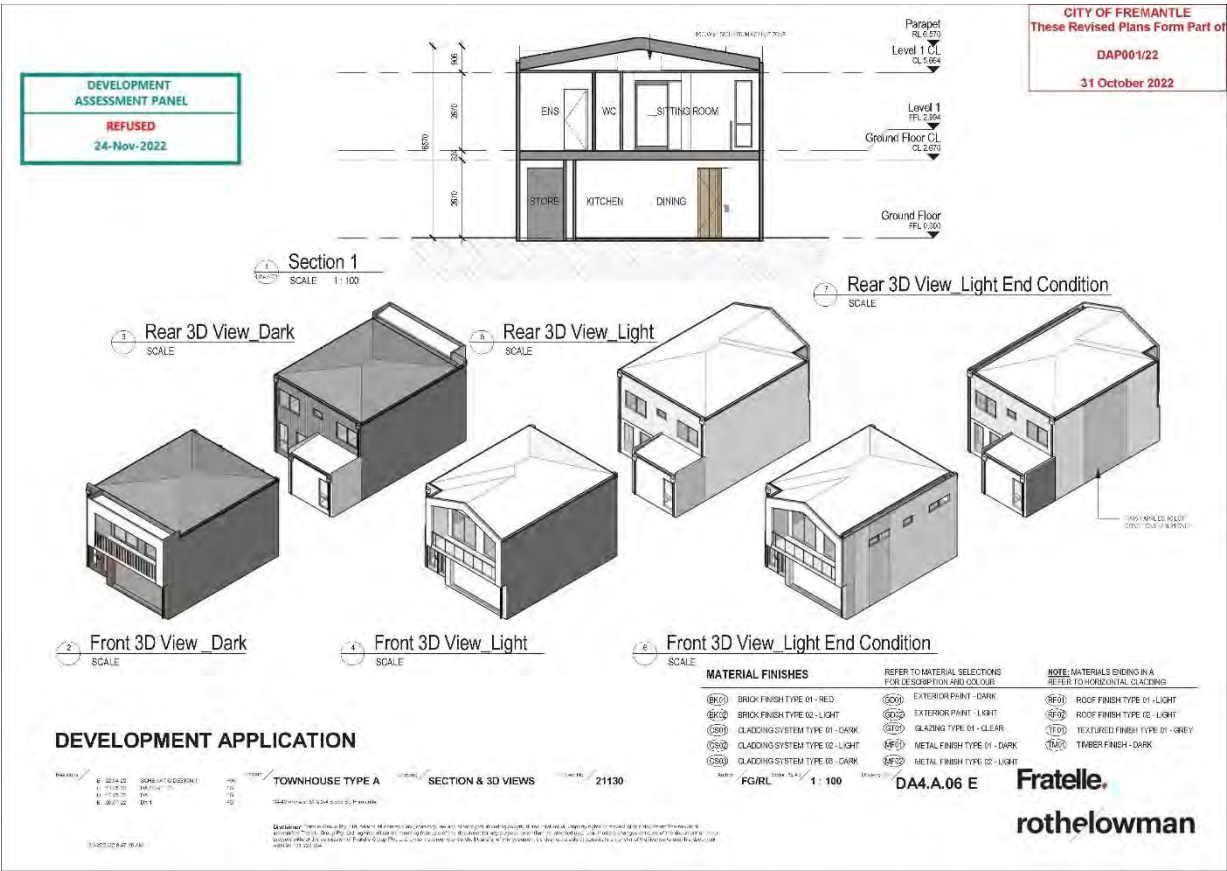




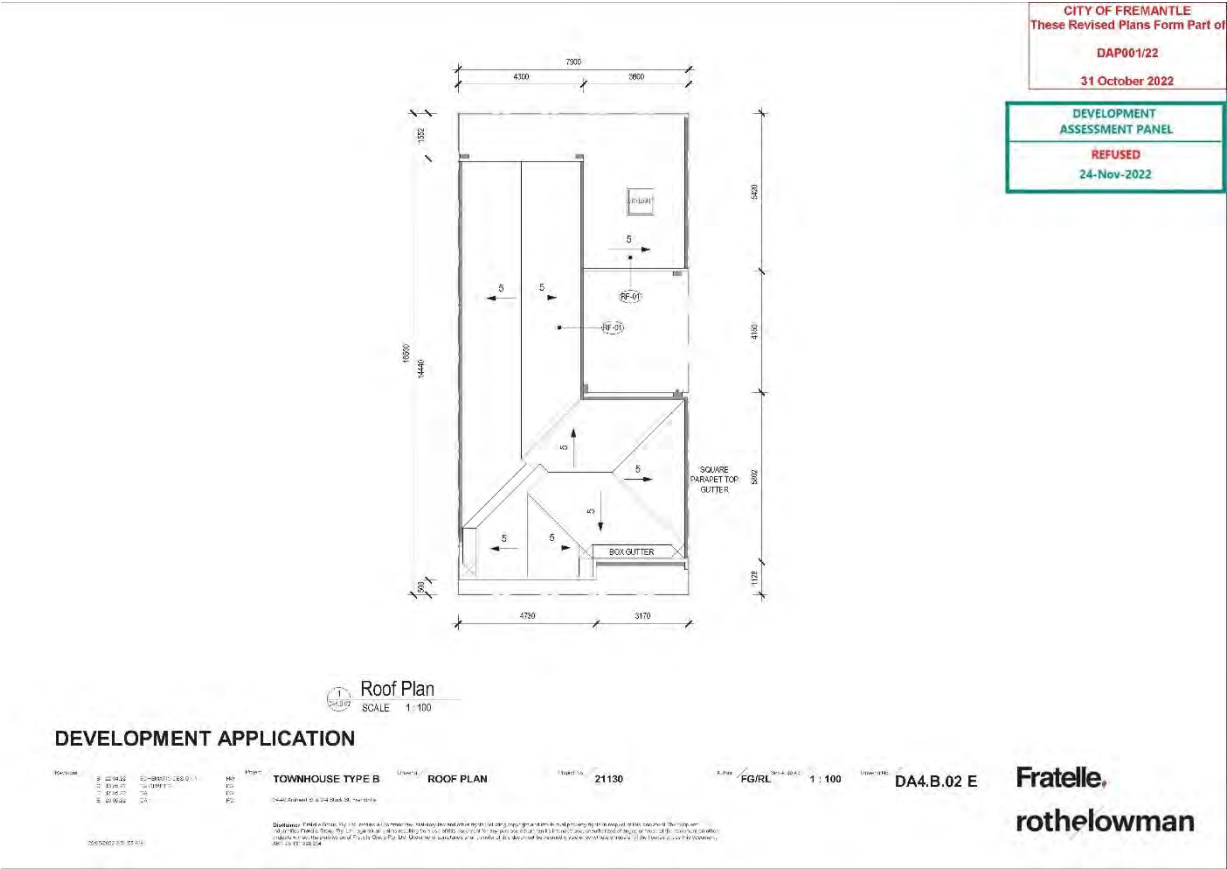






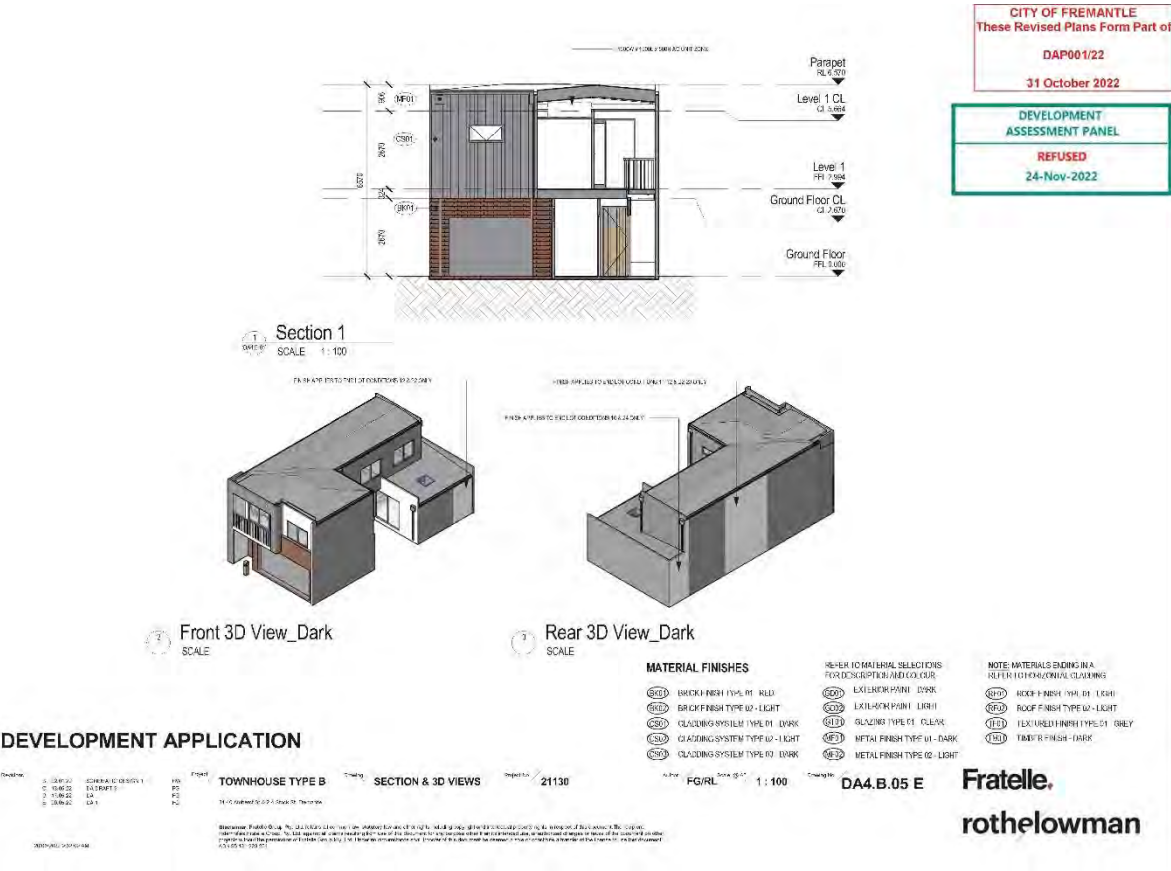


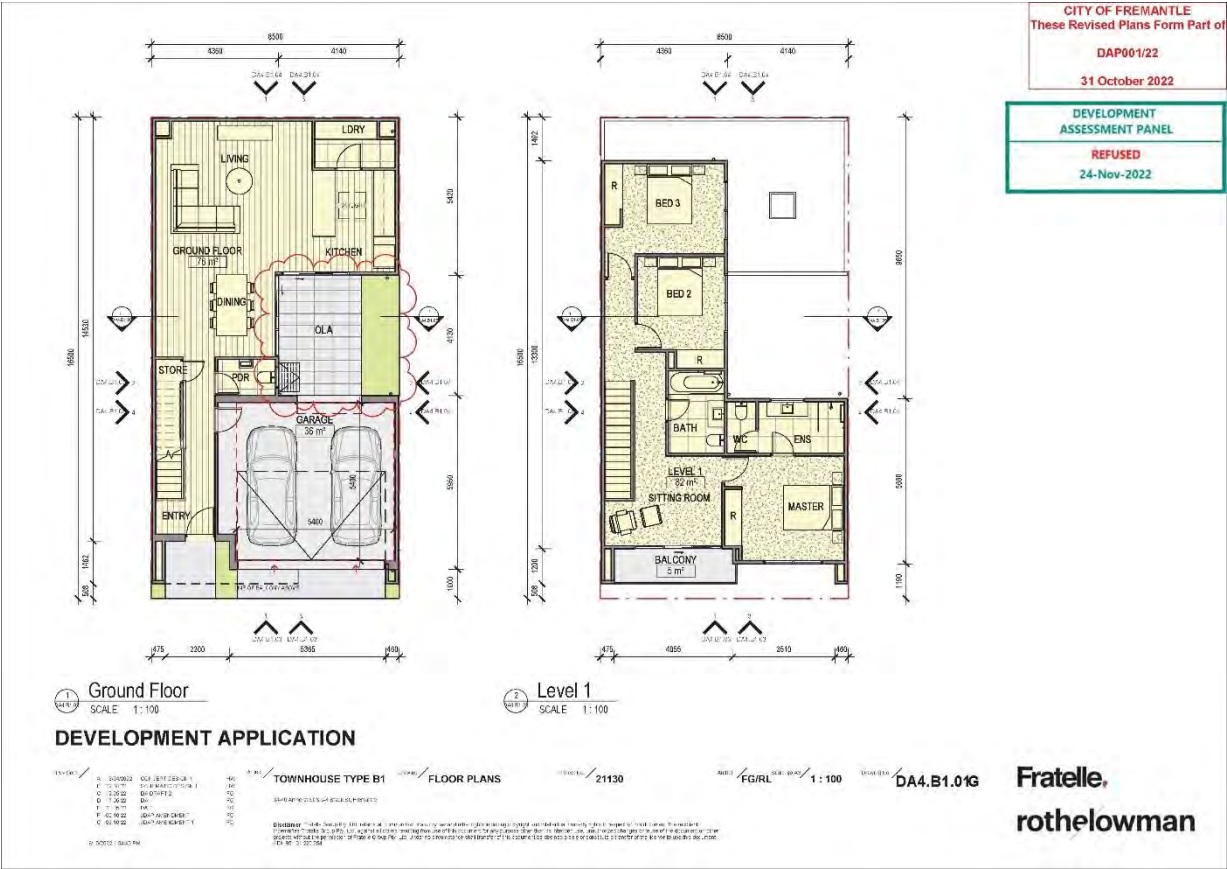


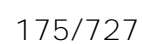


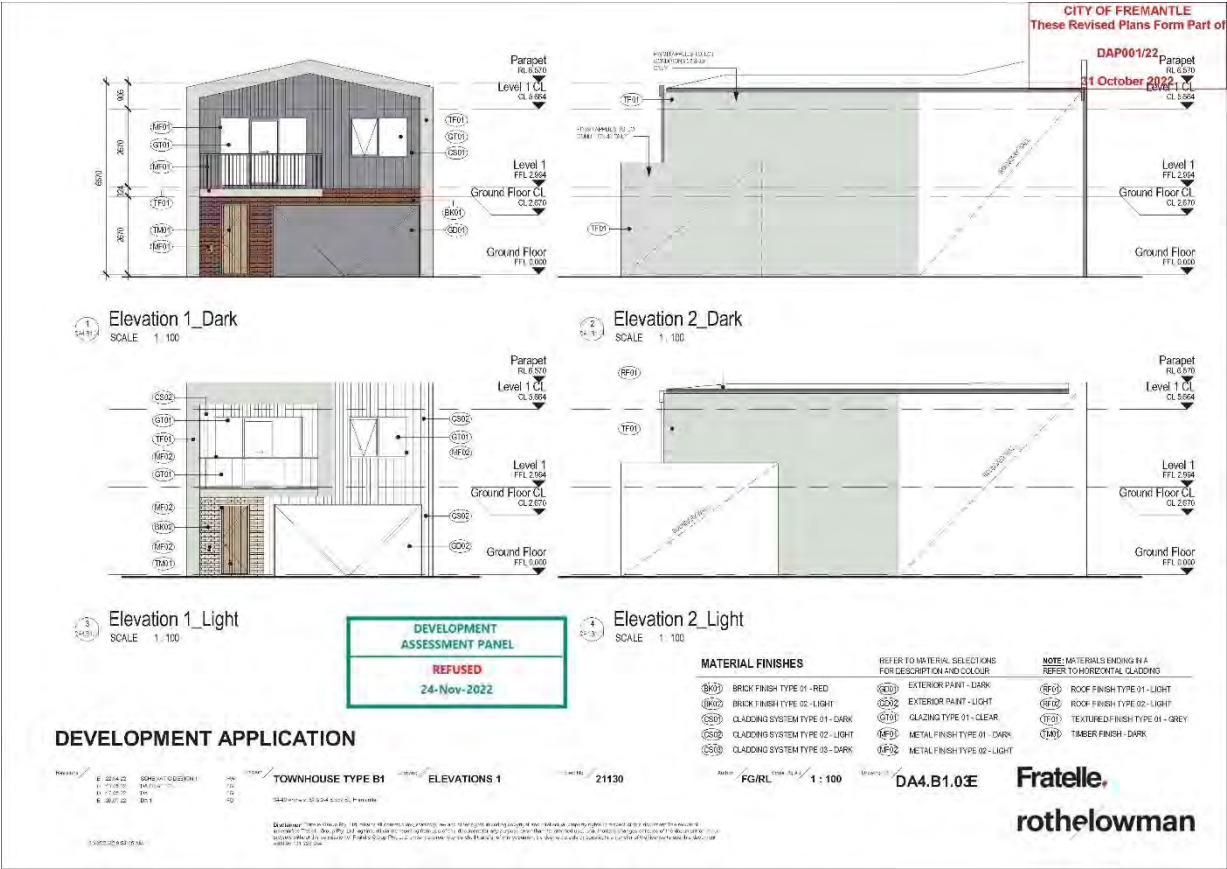


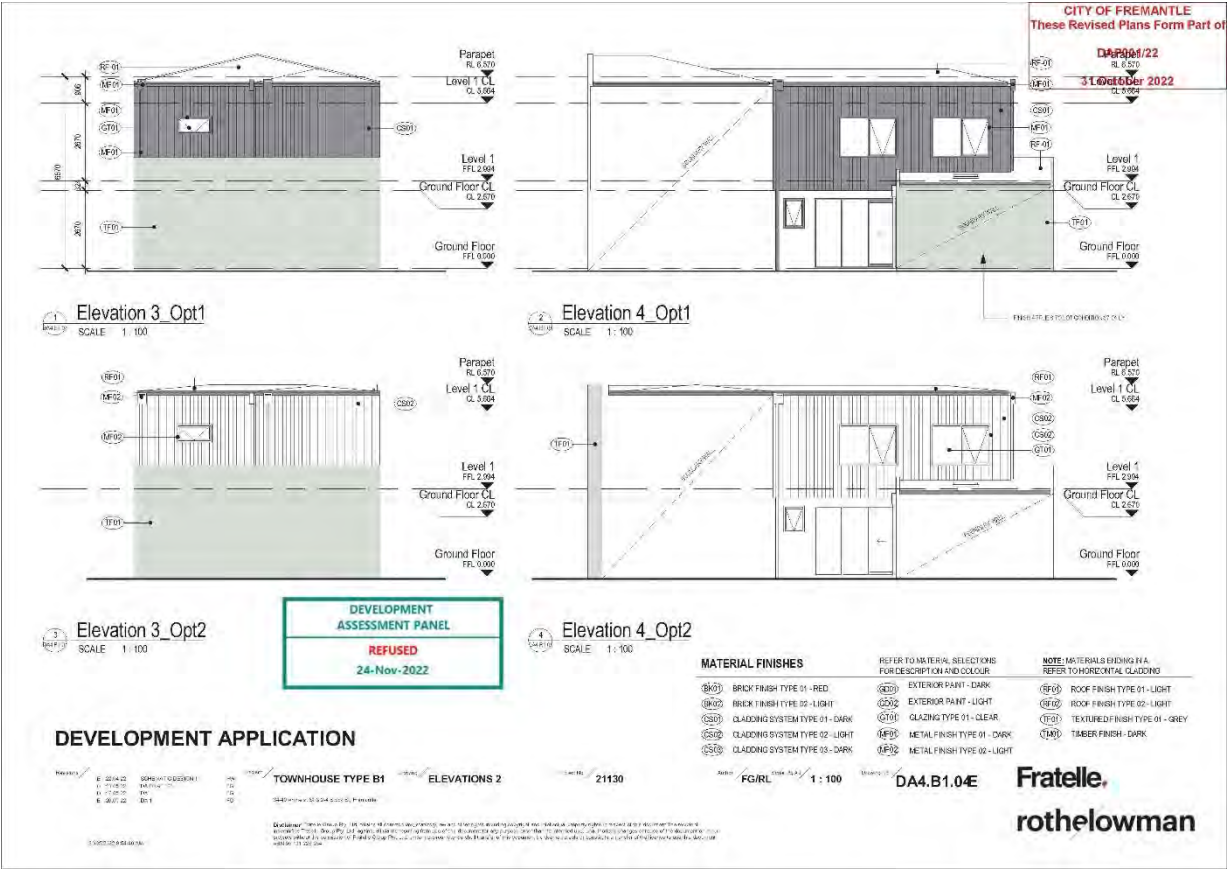


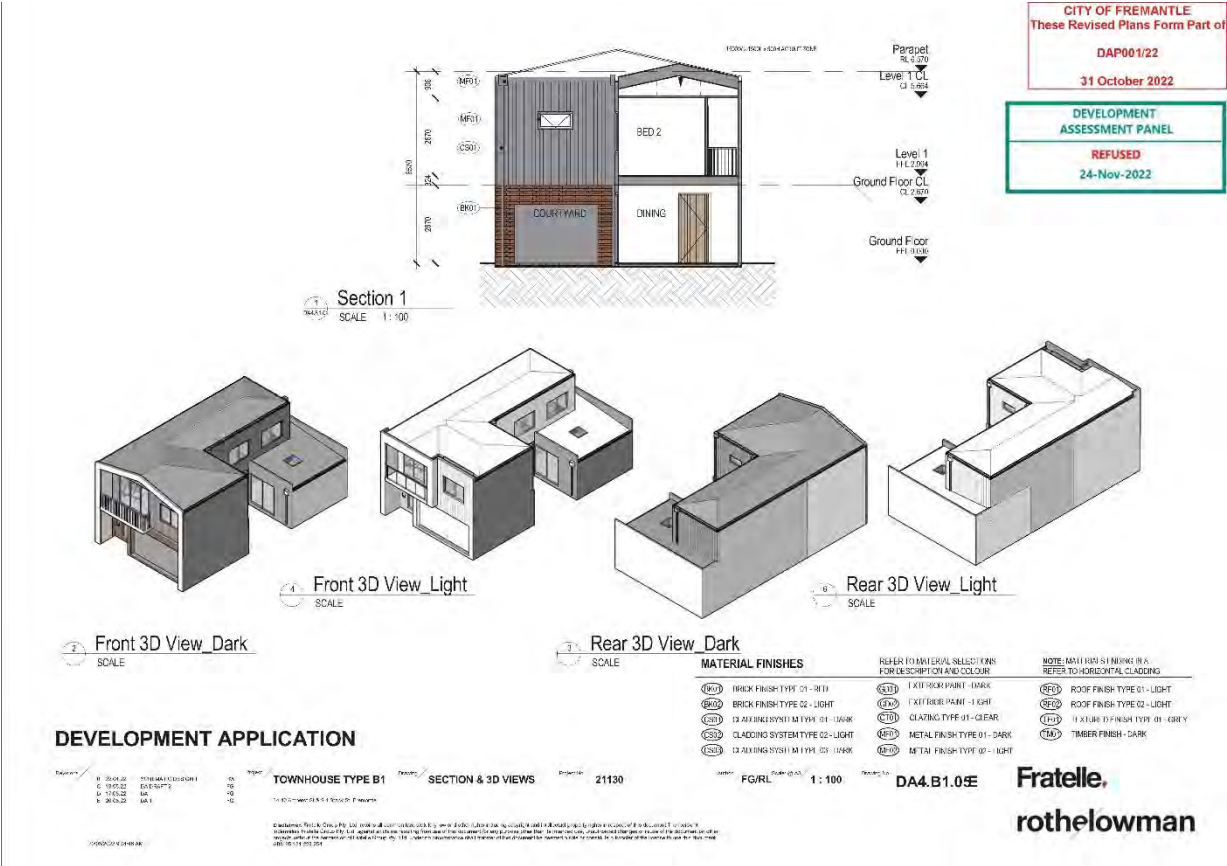


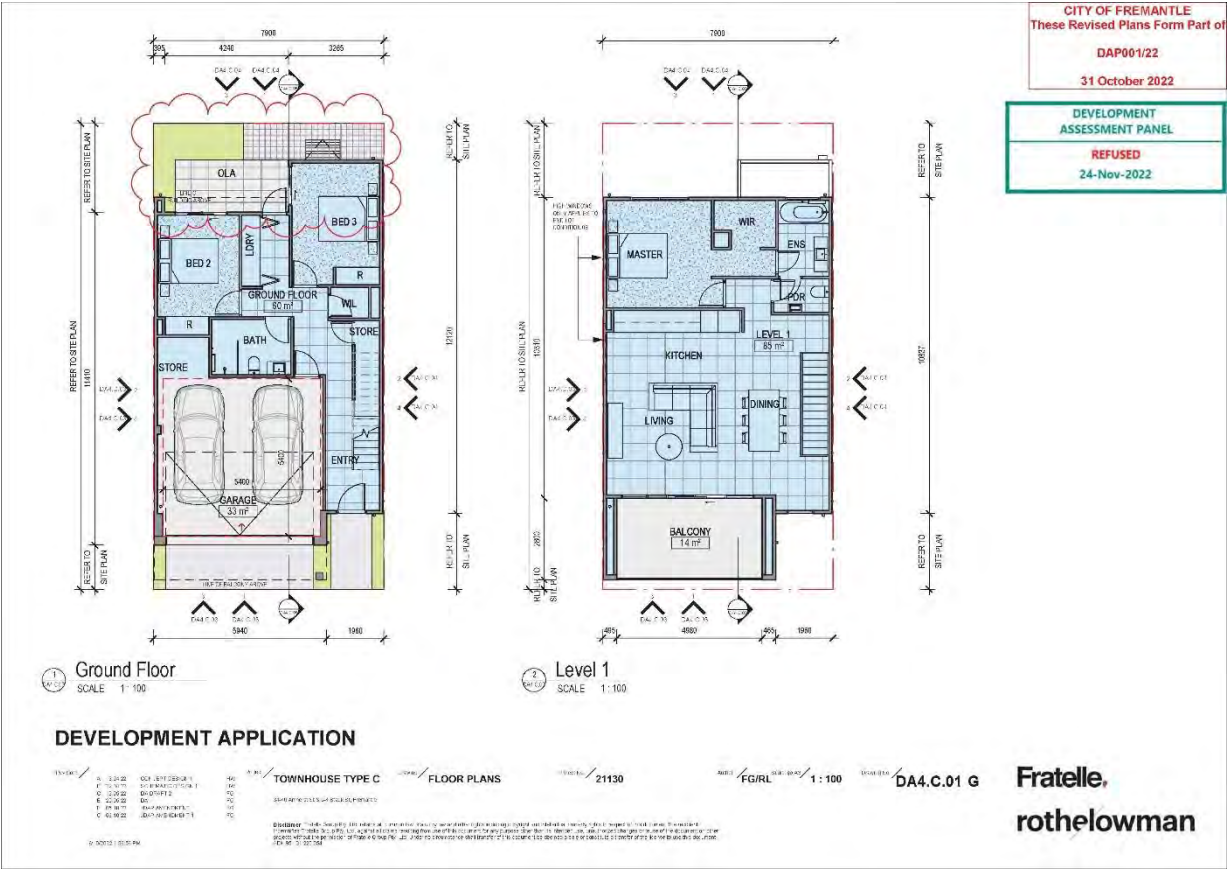


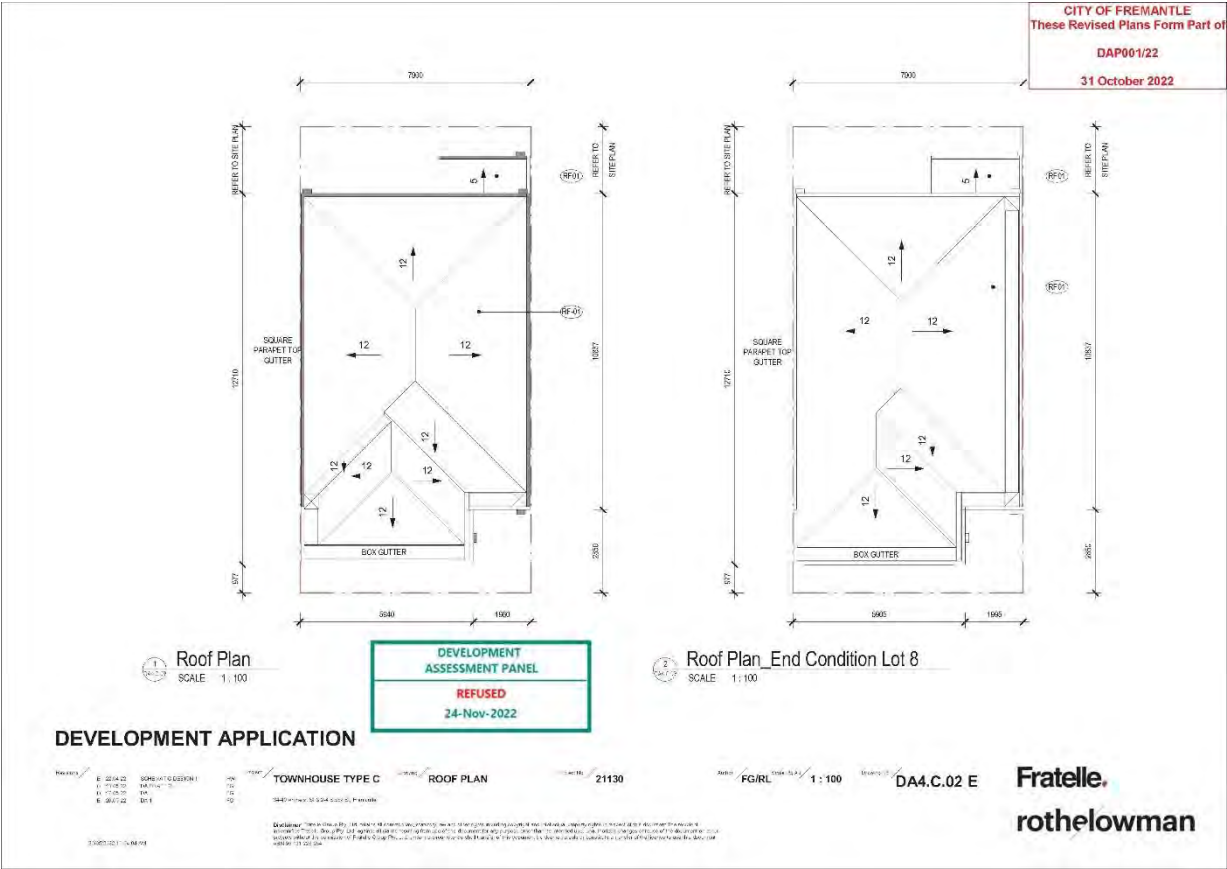


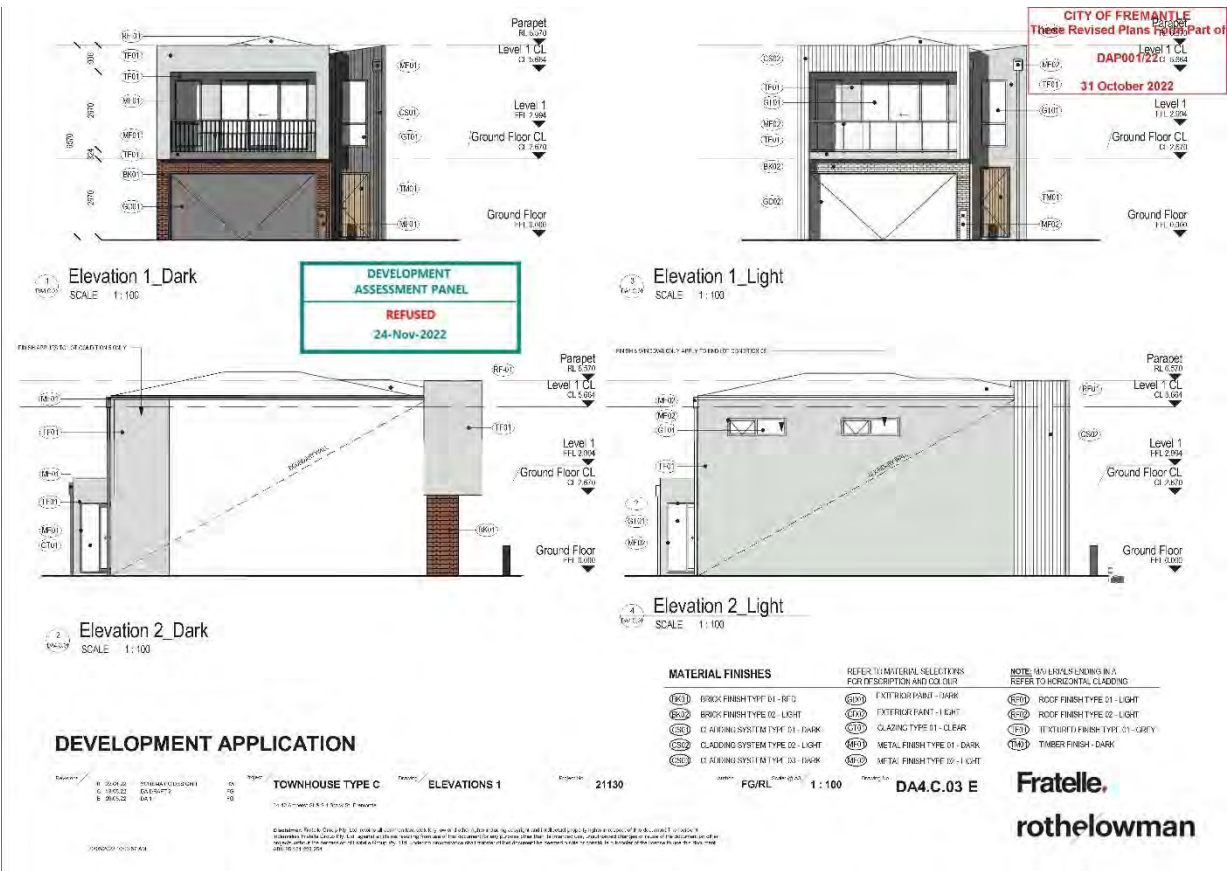




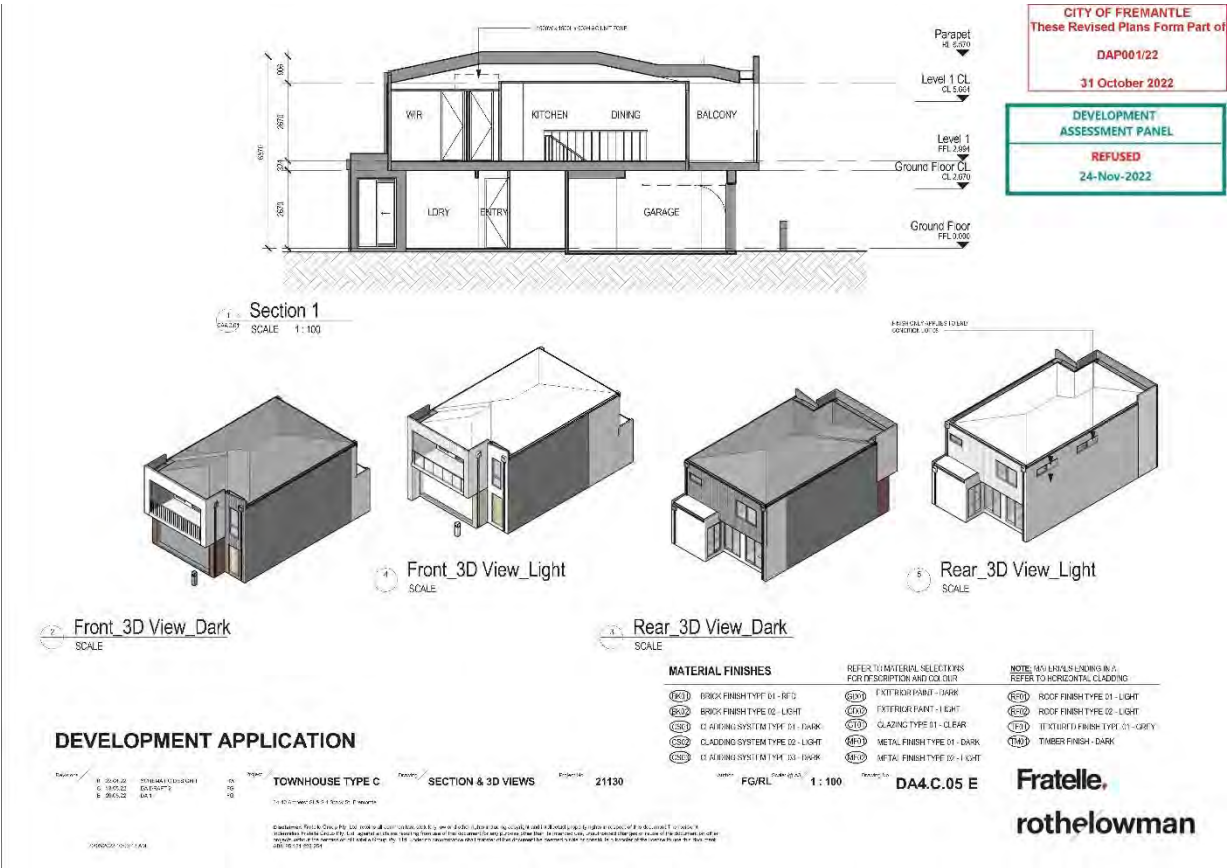




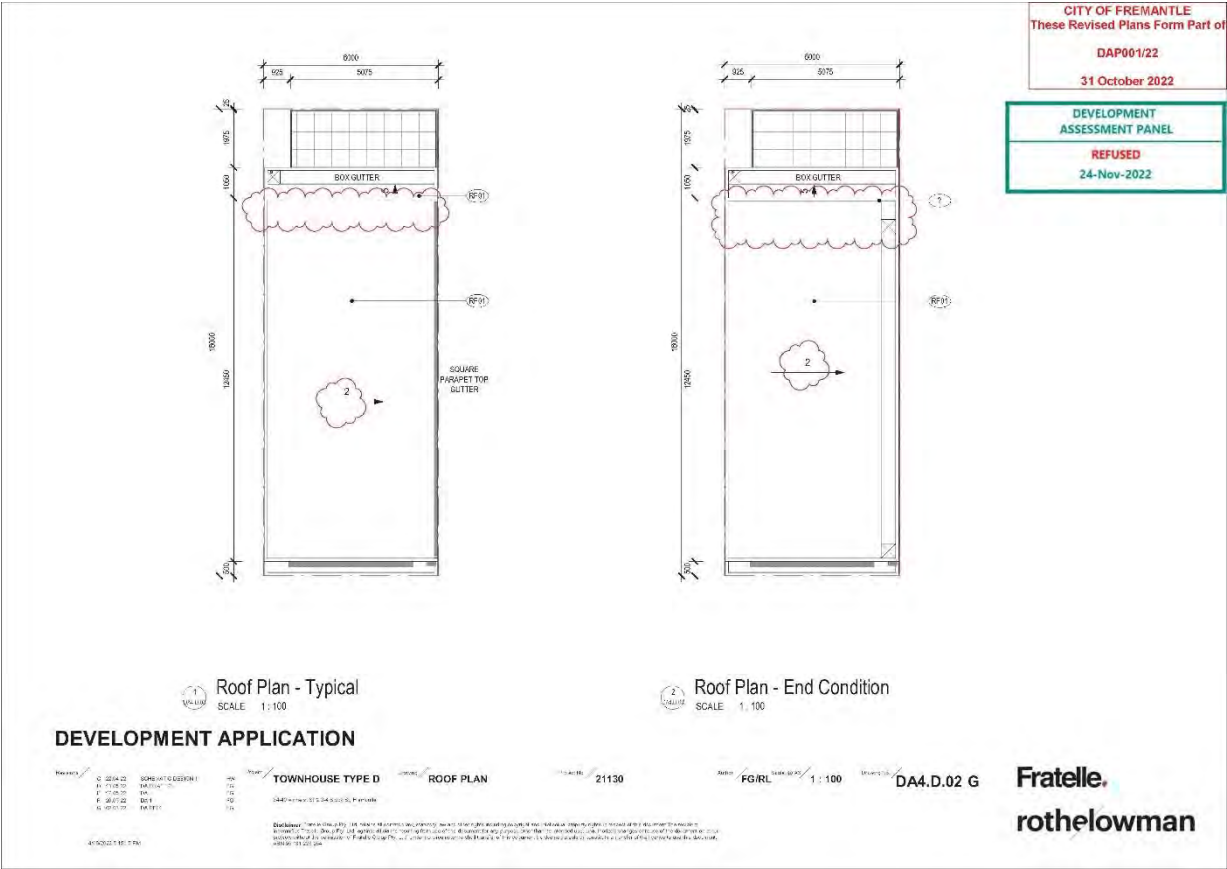




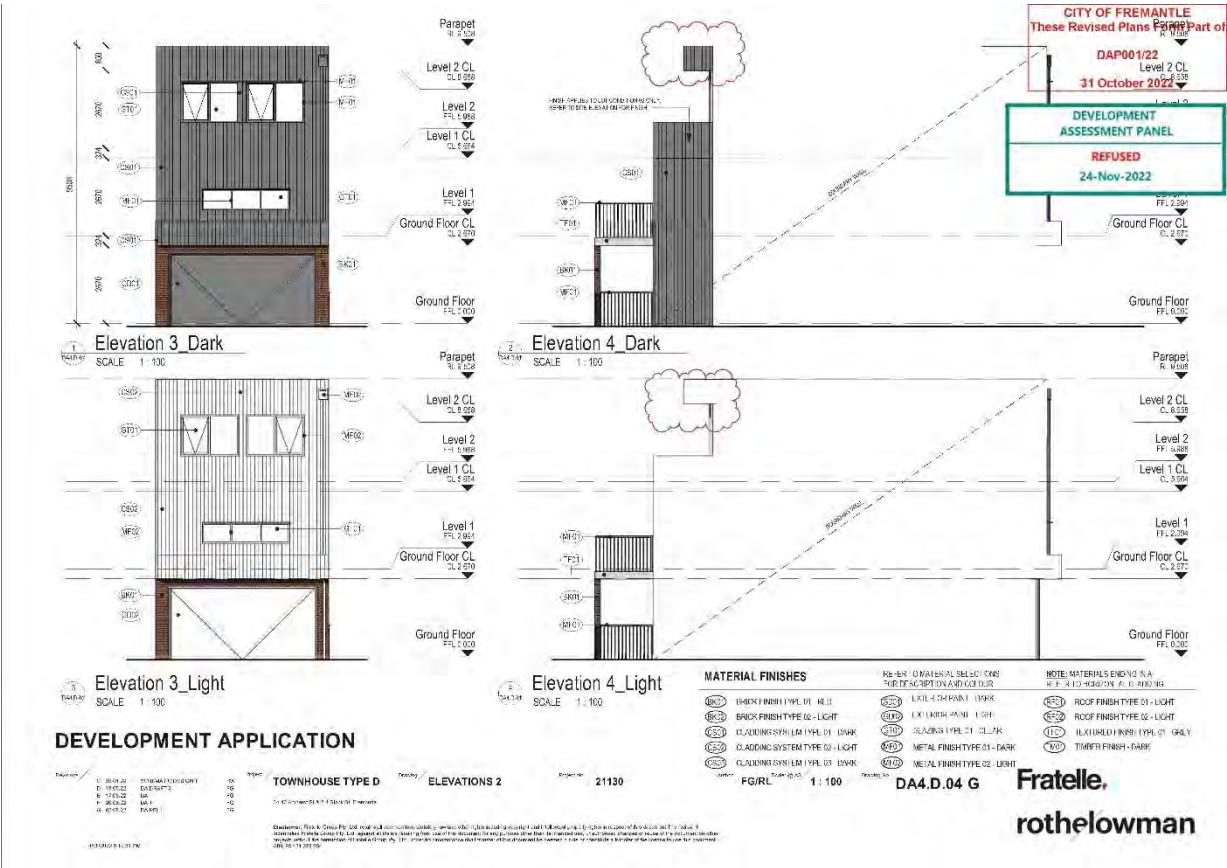


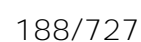




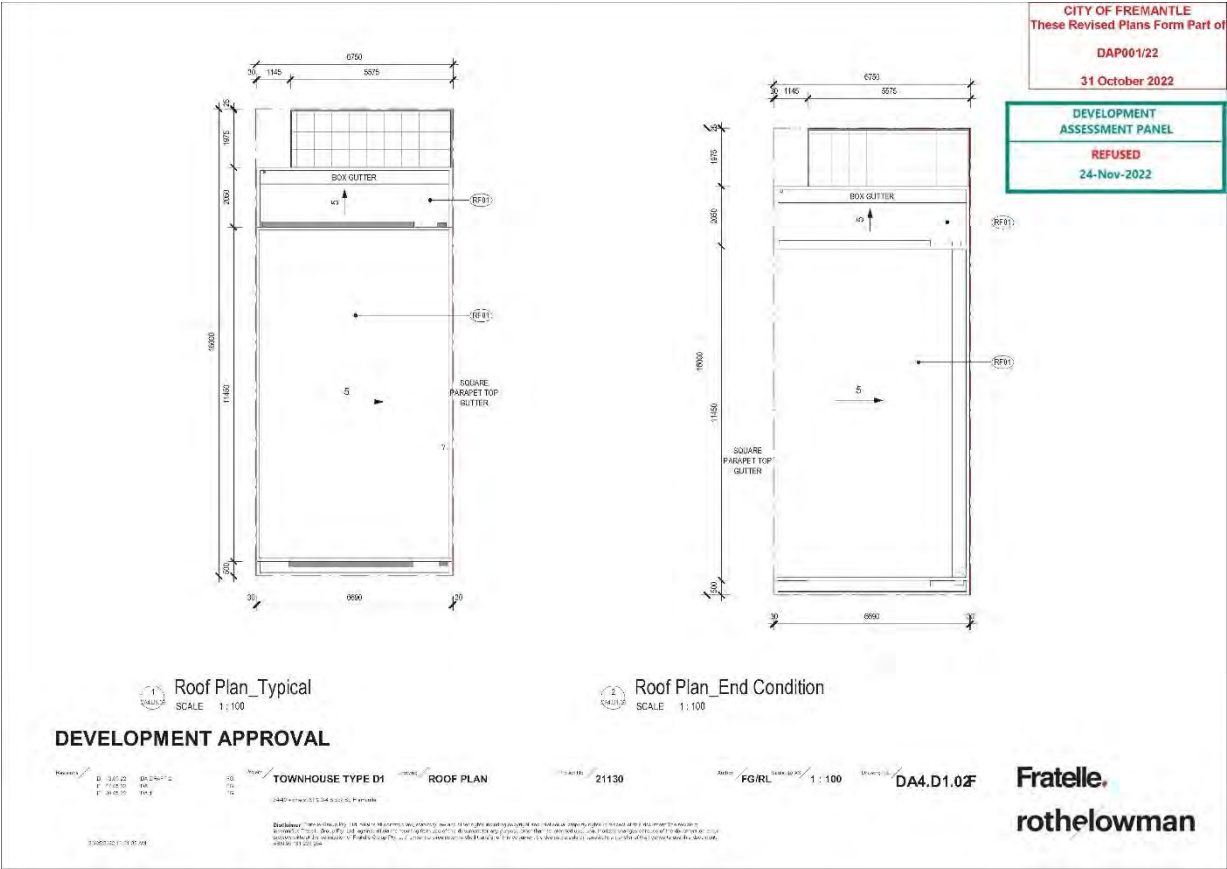


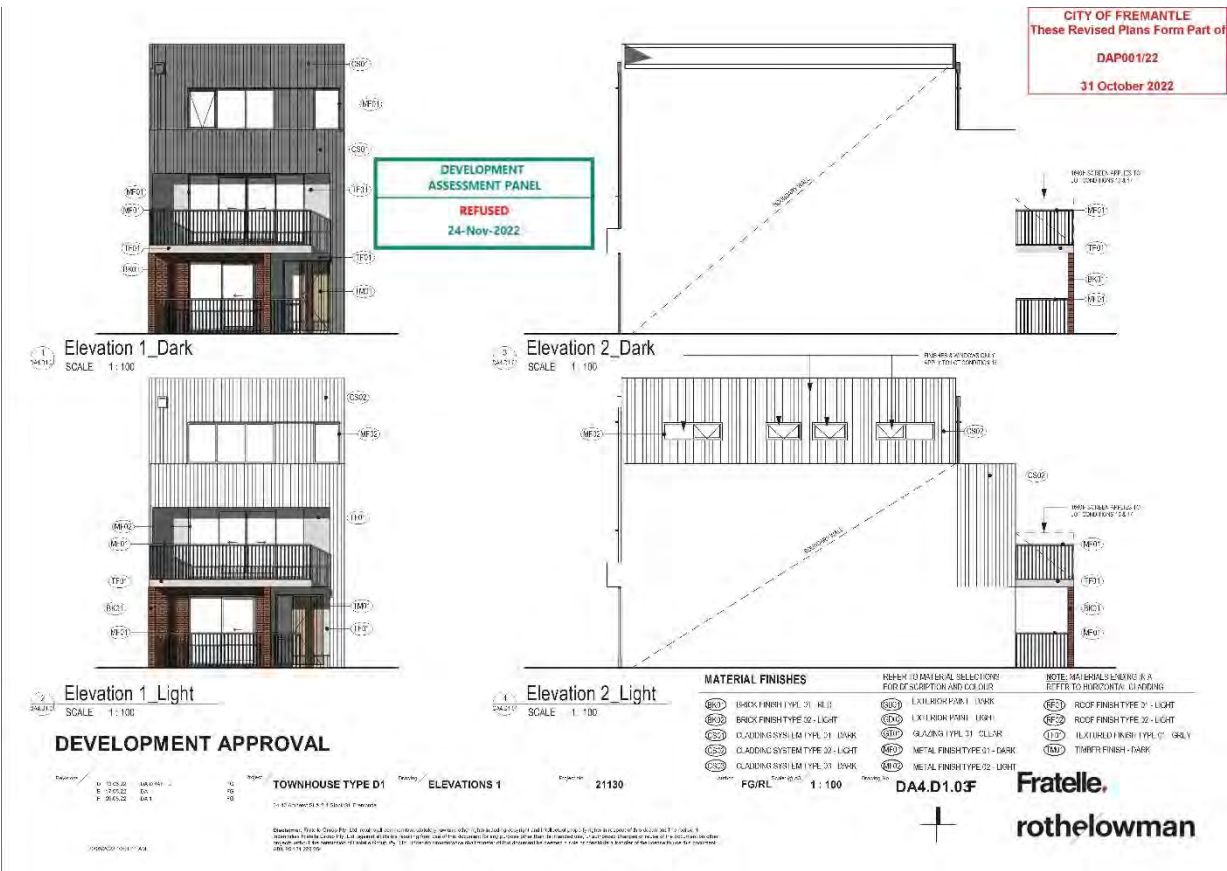


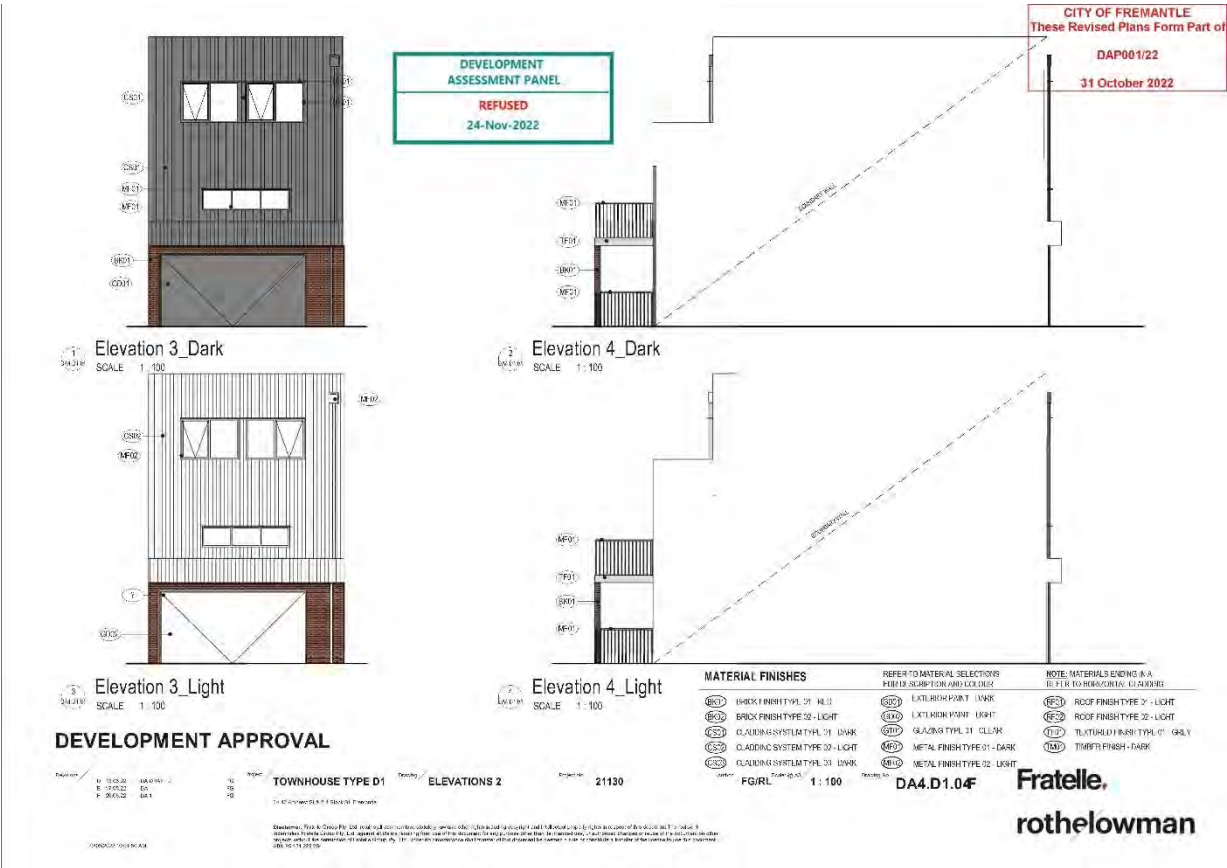


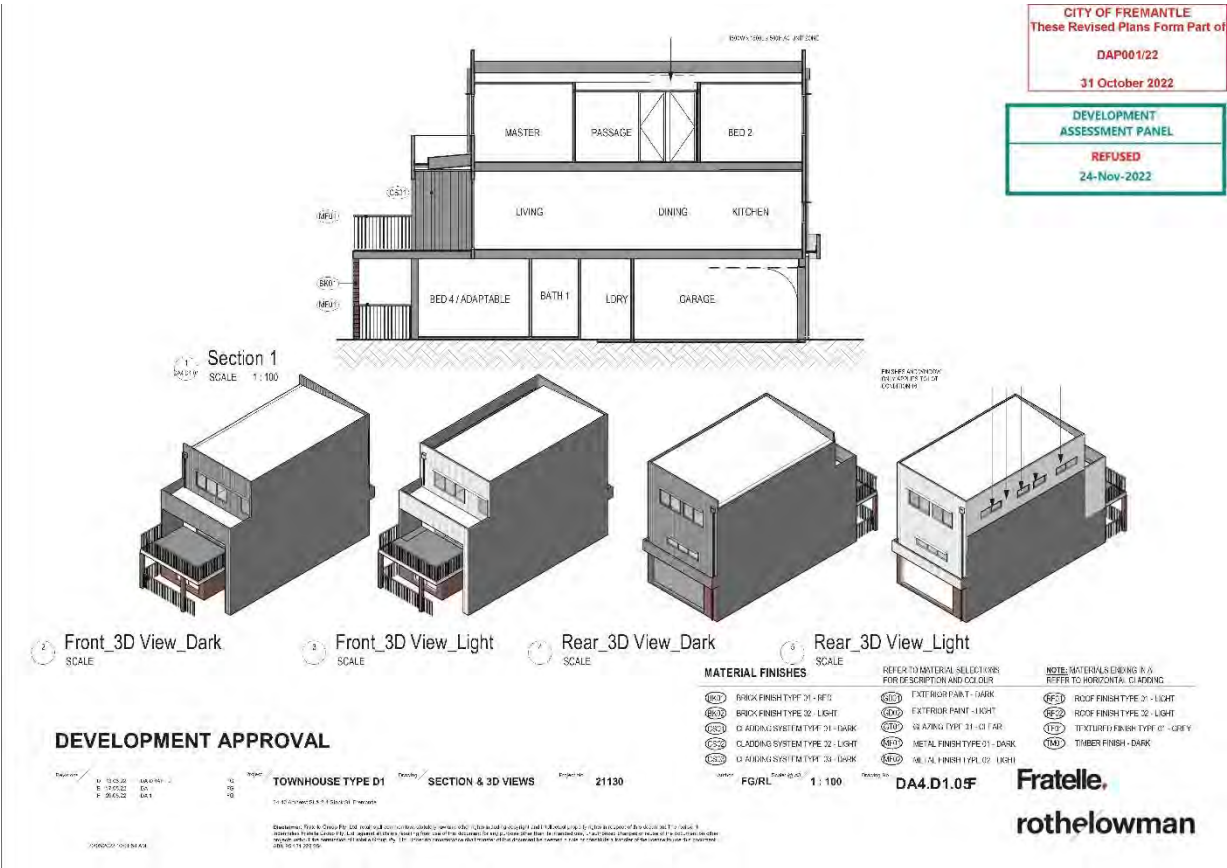


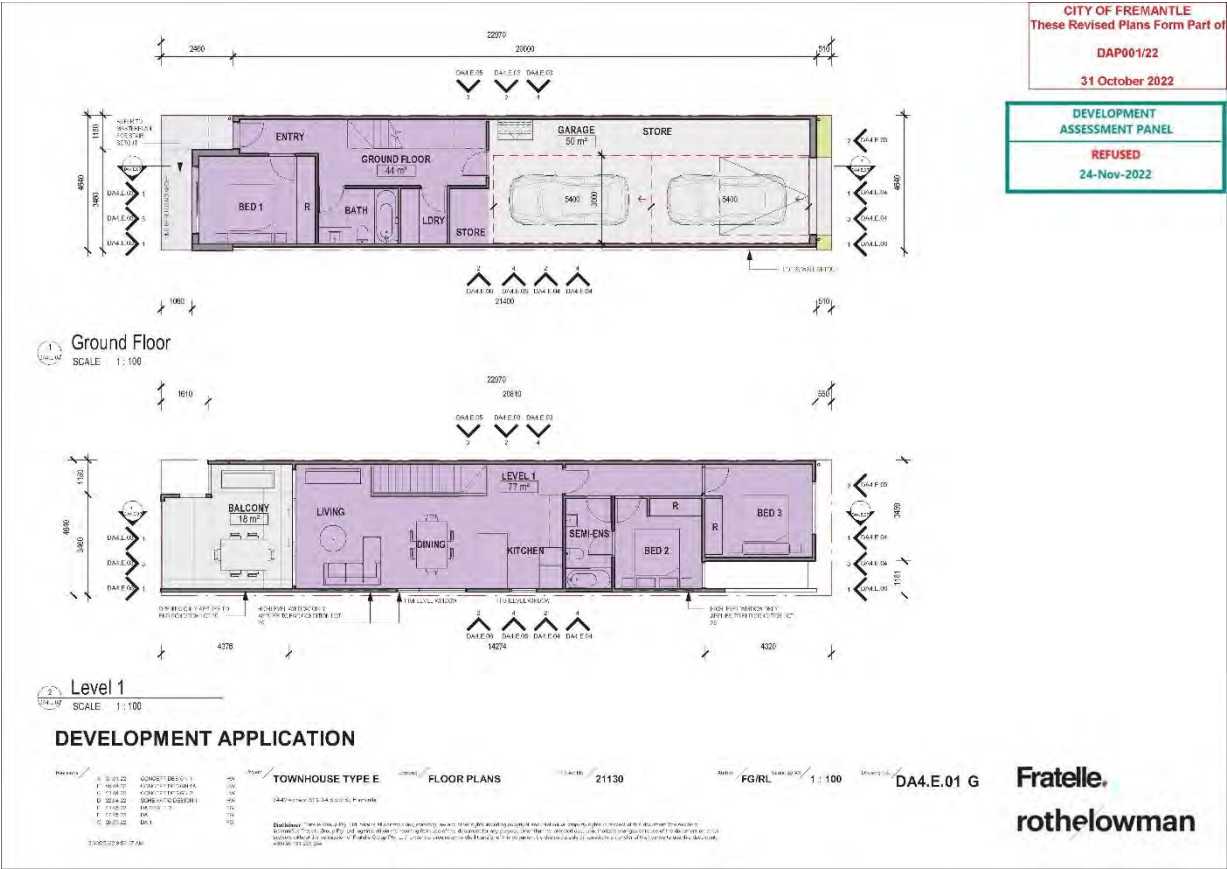


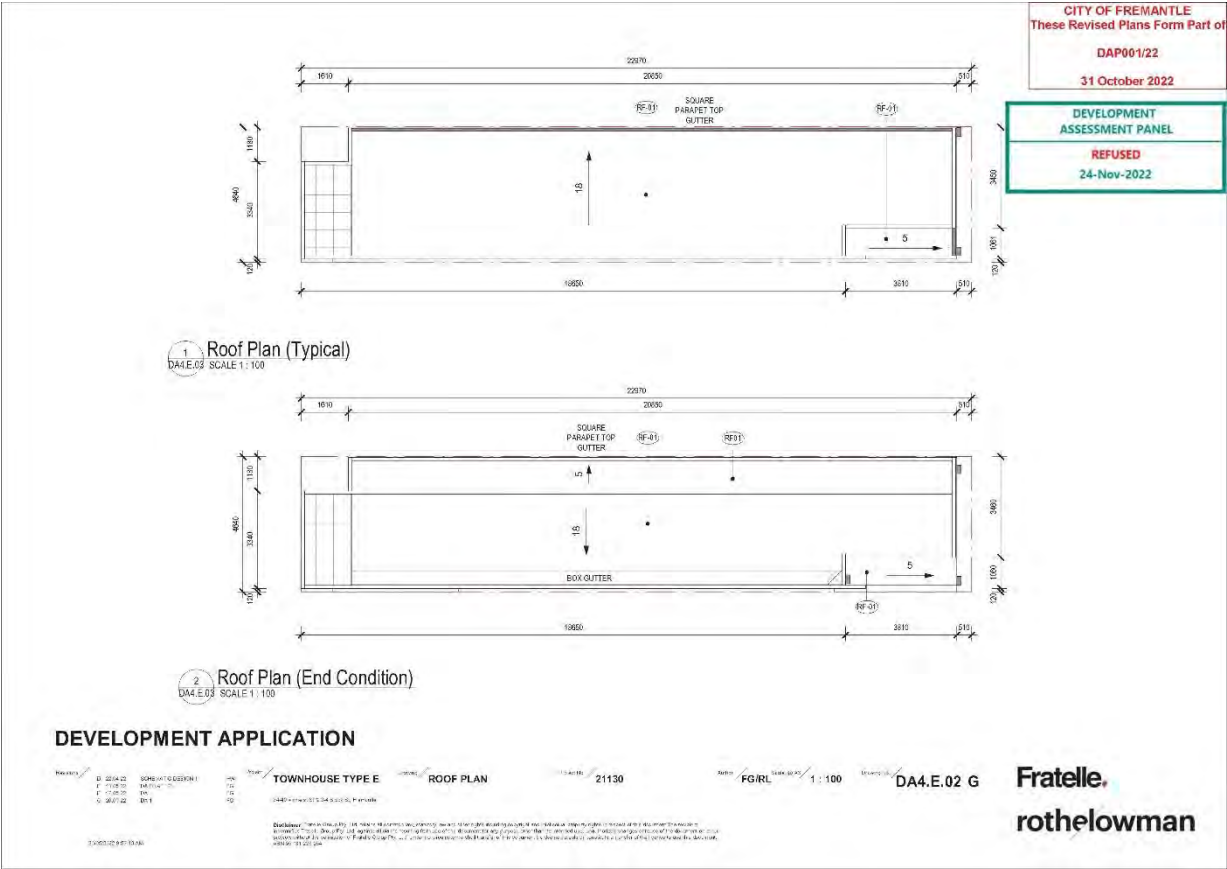




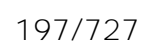


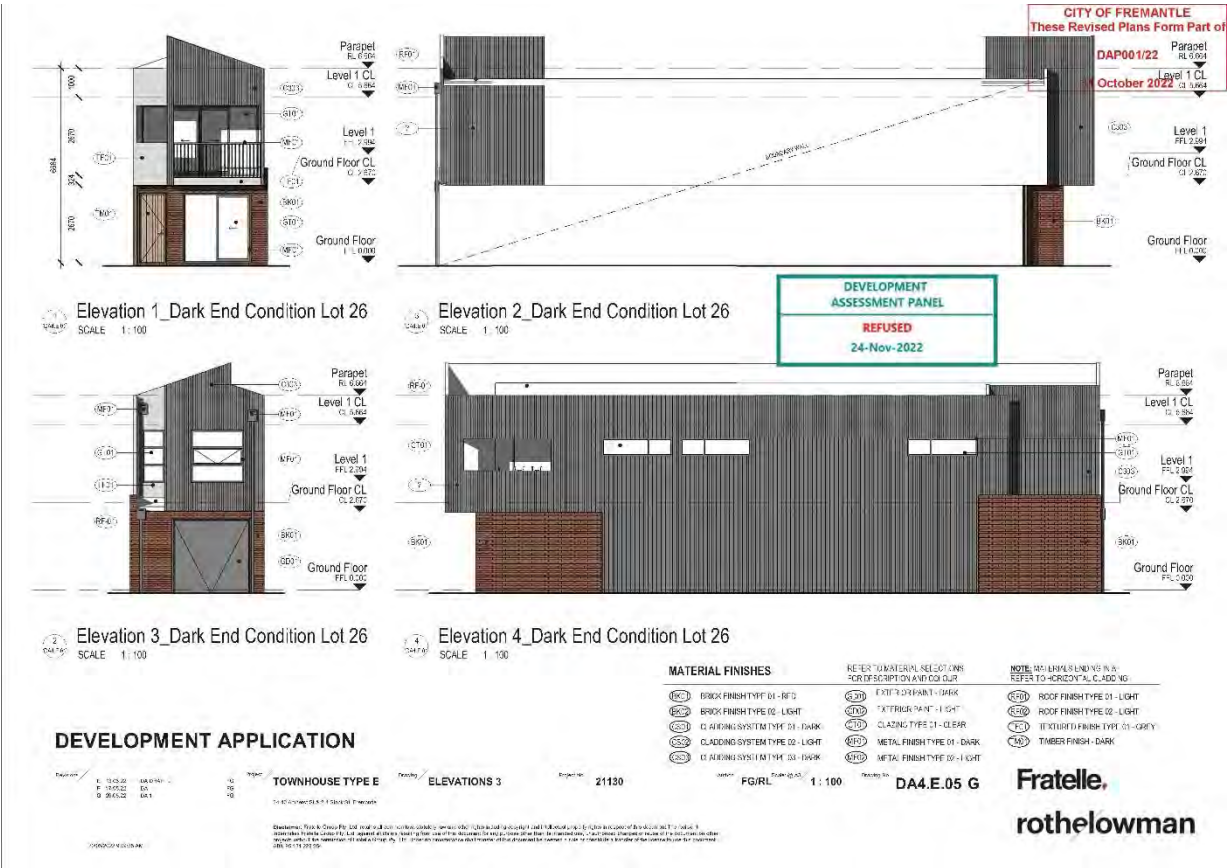


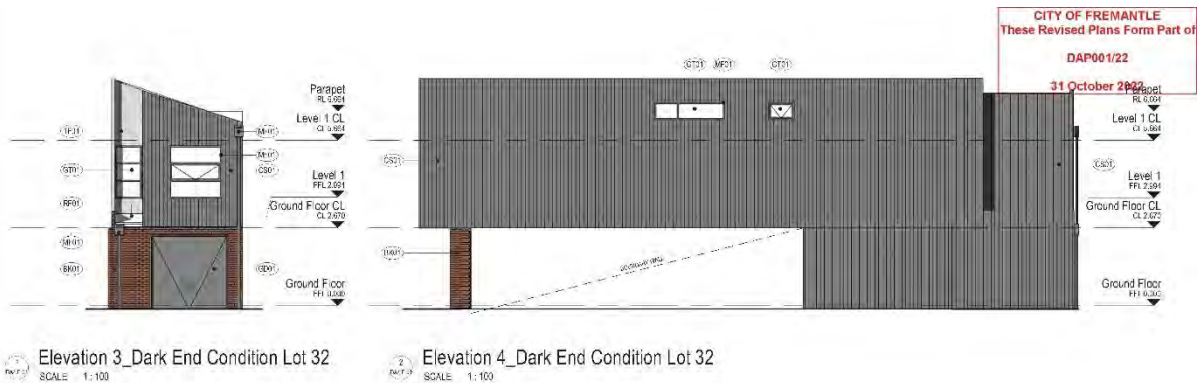












DEVELOPMENT
ASSESSMENT PANEL
REFUSED
24-Nov-2022

DEVELOPMENT APPLICATION

Project No. 1
P. 10/22
D. 10/22
BA.1

TOWNHOUSE TYPE E

ELEVATIONS 4

21130

FGIRL

1:100

DA4.E.06 G

**Fratelle,
rothelowman**

MATERIAL FINISHES

- BRICK FINISH TYPE 01 - RED
- BRICK FINISH TYPE 02 - LIGHT
- CLADDING SYSTEM TYPE 01 - DARK
- CLADDING SYSTEM TYPE 02 - LIGHT
- CLADDING SYSTEM TYPE 03 - LIGHT

REFER TO MATERIAL SELECTIONS FOR DESCRIPTION AND COLOUR

- EXTERIOR PAINT - DARK
- EXTERIOR PAINT - LIGHT
- GLAZING TYPE 01 - CLEAR
- METAL FINISH TYPE 01 - DARK
- METAL FINISH TYPE 02 - LIGHT

NOTE: MATERIALS LISTING IS A REFERENCE TO MATERIAL SELECTIONS

- ROOF FINISH TYPE 01 - LIGHT
- ROOF FINISH TYPE 02 - LIGHT
- TEXTURE FINISH TYPE 01 - GREY
- TIMBER FINISH - DARK

NOTE: MATERIALS LISTING IS A REFERENCE TO MATERIAL SELECTIONS

- ROOF FINISH TYPE 01 - LIGHT
- ROOF FINISH TYPE 02 - LIGHT
- TEXTURE FINISH TYPE 01 - GREY
- TIMBER FINISH - DARK

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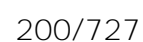
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	F 12.0.22	10
	G 12.0.22	121

TOURHOUSE TYPE 5

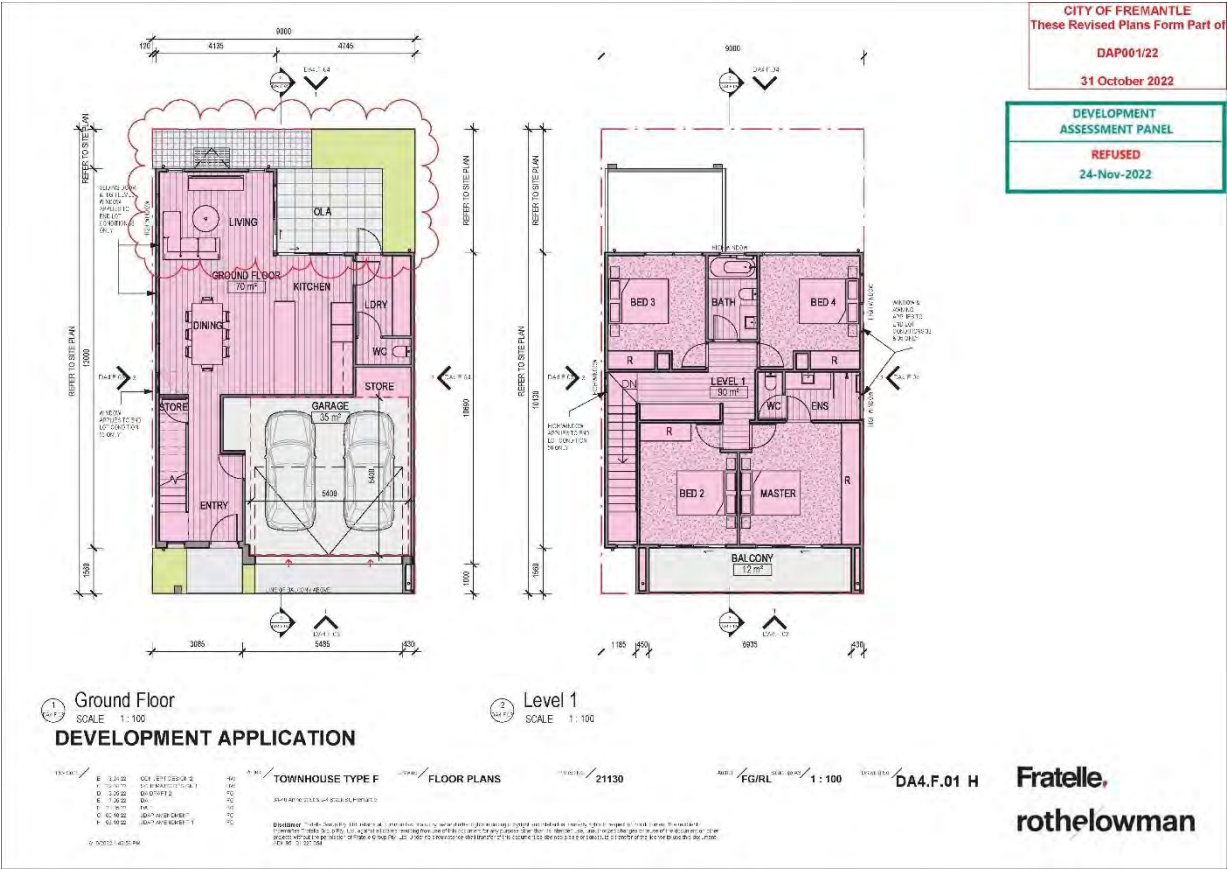
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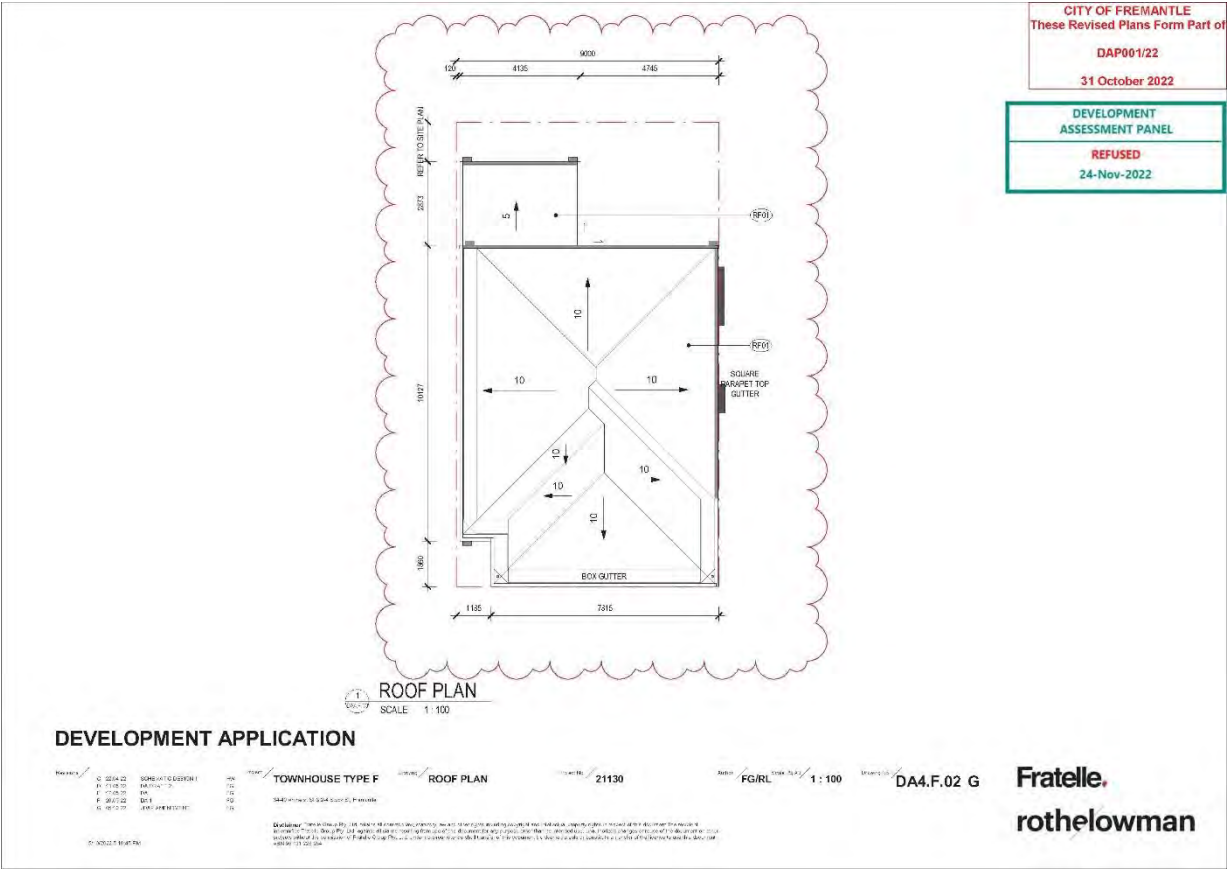
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Ordering No. **D-15000**

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Elevation 3 Dark
SCALE 1:100



Elevation 4 Dark
SCALE 1:100

DEVELOPMENT APPLICATION

Drawings:
C. 01.01.01 ARCHITECTURAL
D. 01.01.02 ARCHITECTURAL
E. 01.01.03 ARCHITECTURAL
F. 01.01.04 ARCHITECTURAL
G. 01.01.05 ARCHITECTURAL

TOWNHOUSE TYPE F

ELEVATIONS 2

21130

MATERIAL FINISHES

- BRICK FINISH TYPE 01 - RED
- BRICK FINISH TYPE 02 - LIGHT
- CLADDING SYSTEM TYPE 01 - DARK
- CLADDING SYSTEM TYPE 02 - LIGHT
- CLADDING SYSTEM TYPE 03 - DARK

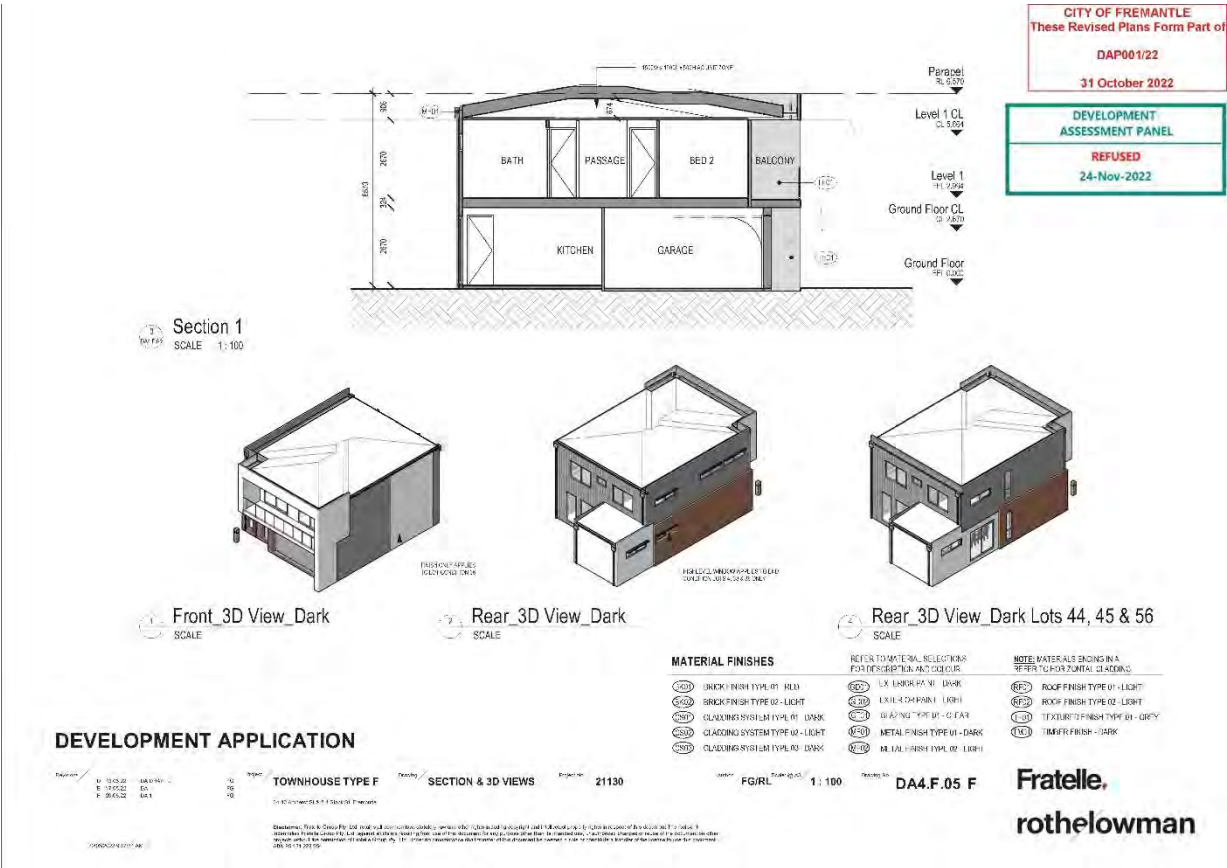
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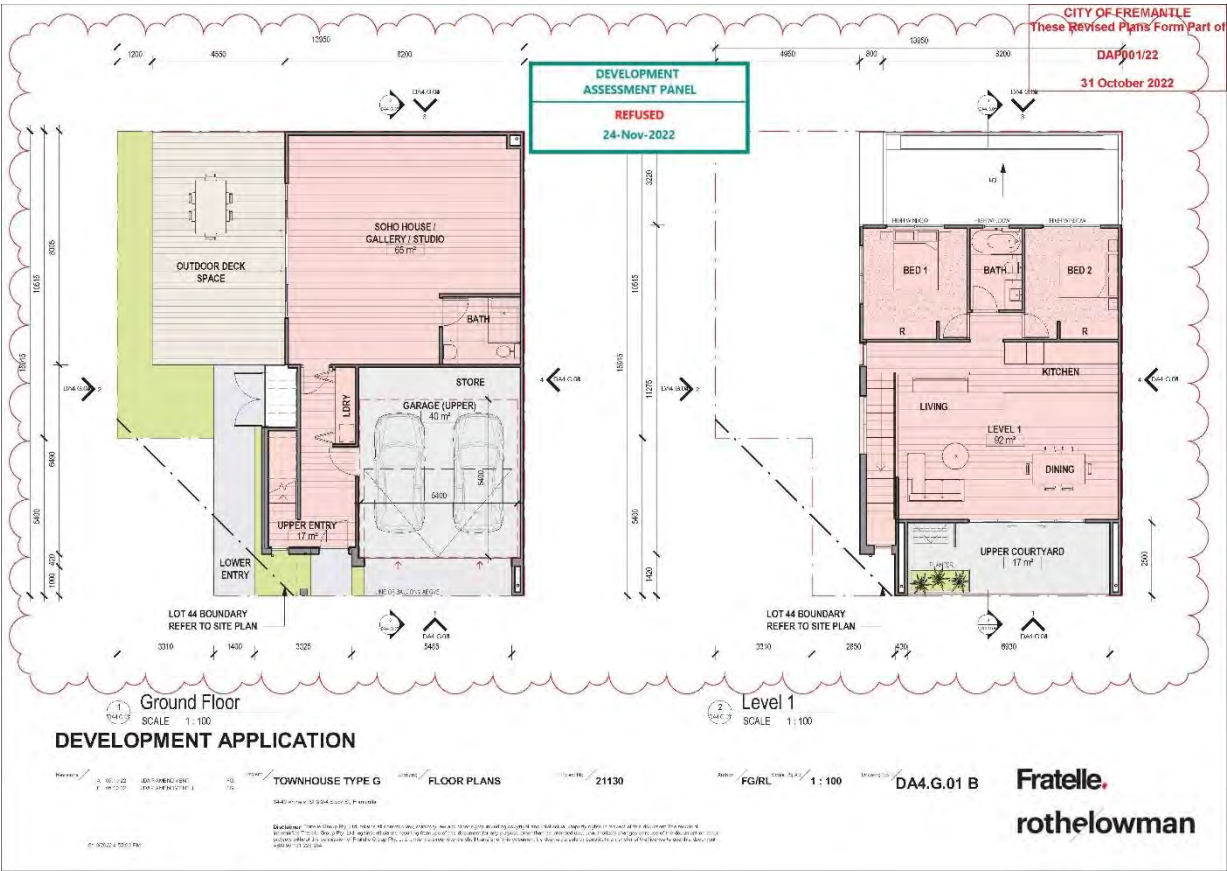
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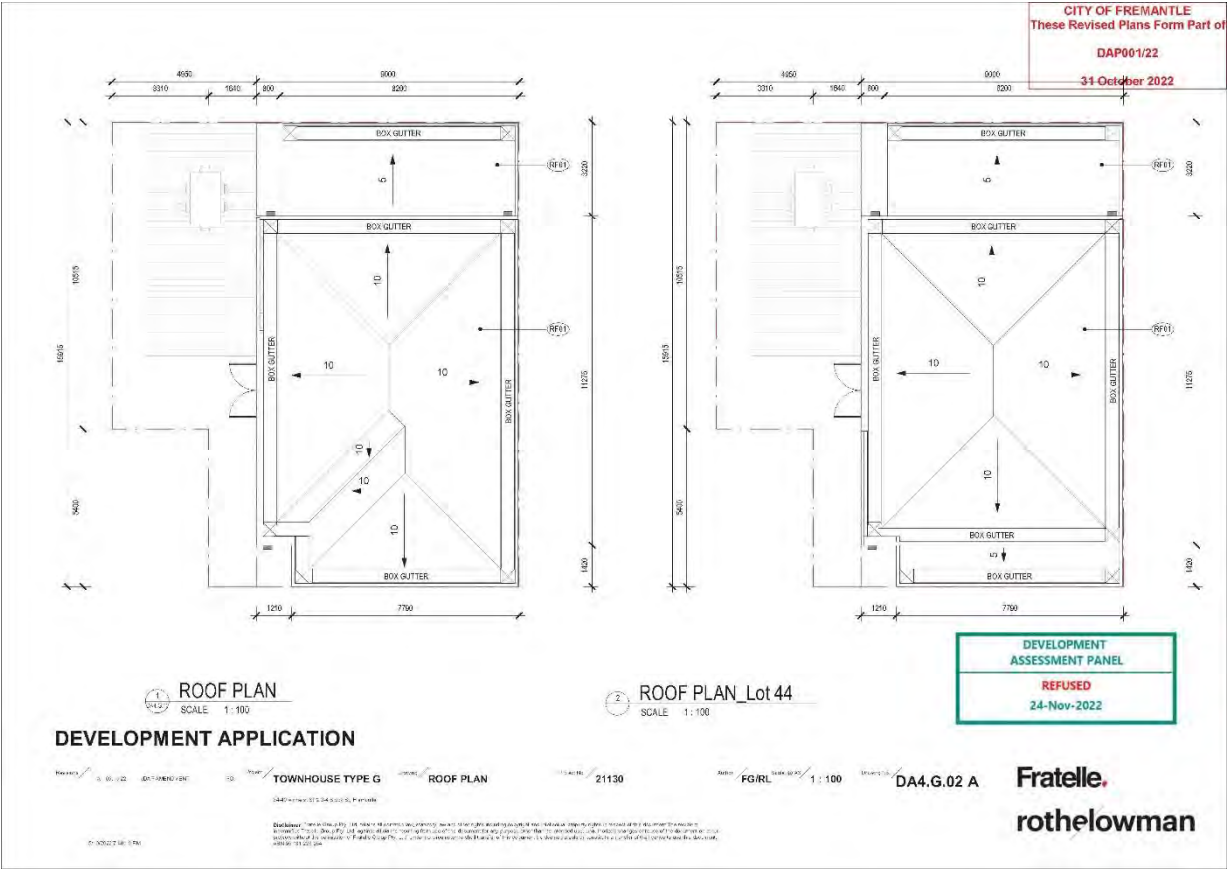
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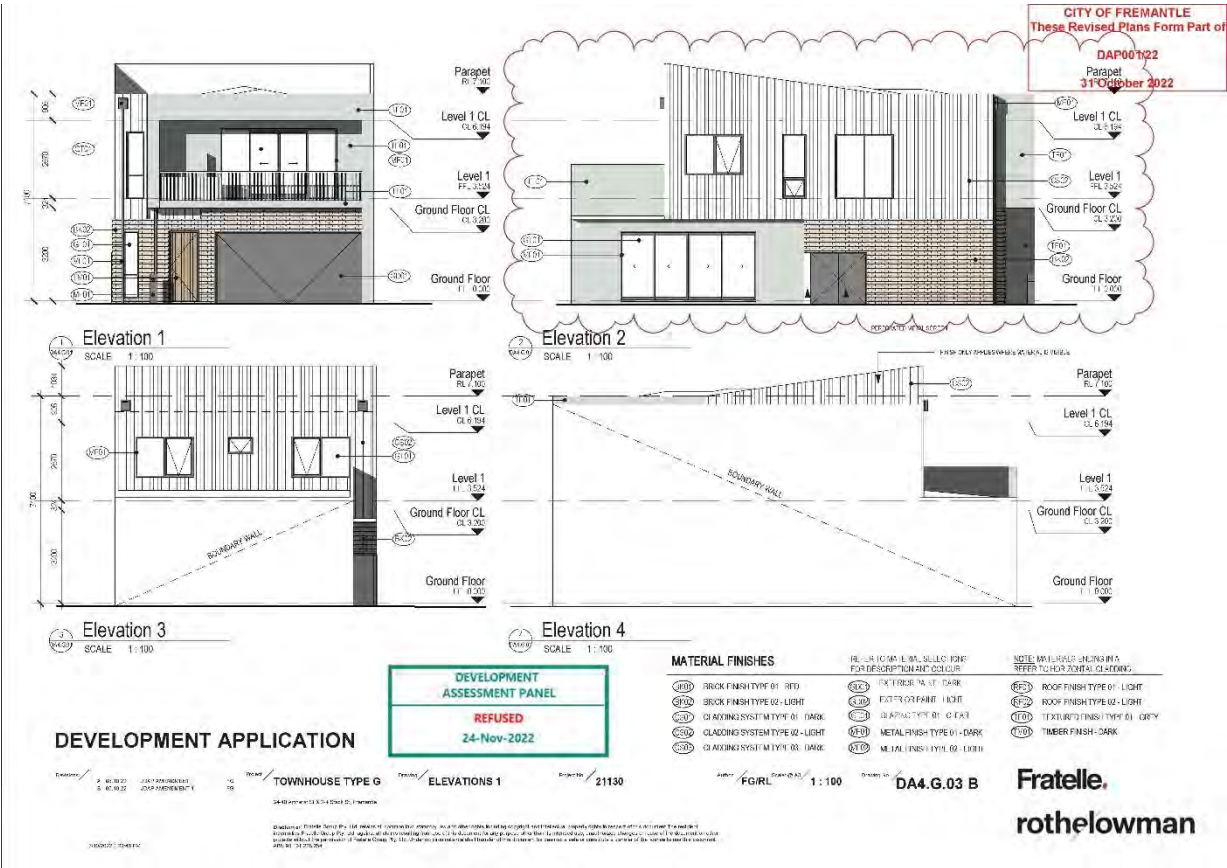
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- TIMBER FINISH - DARK

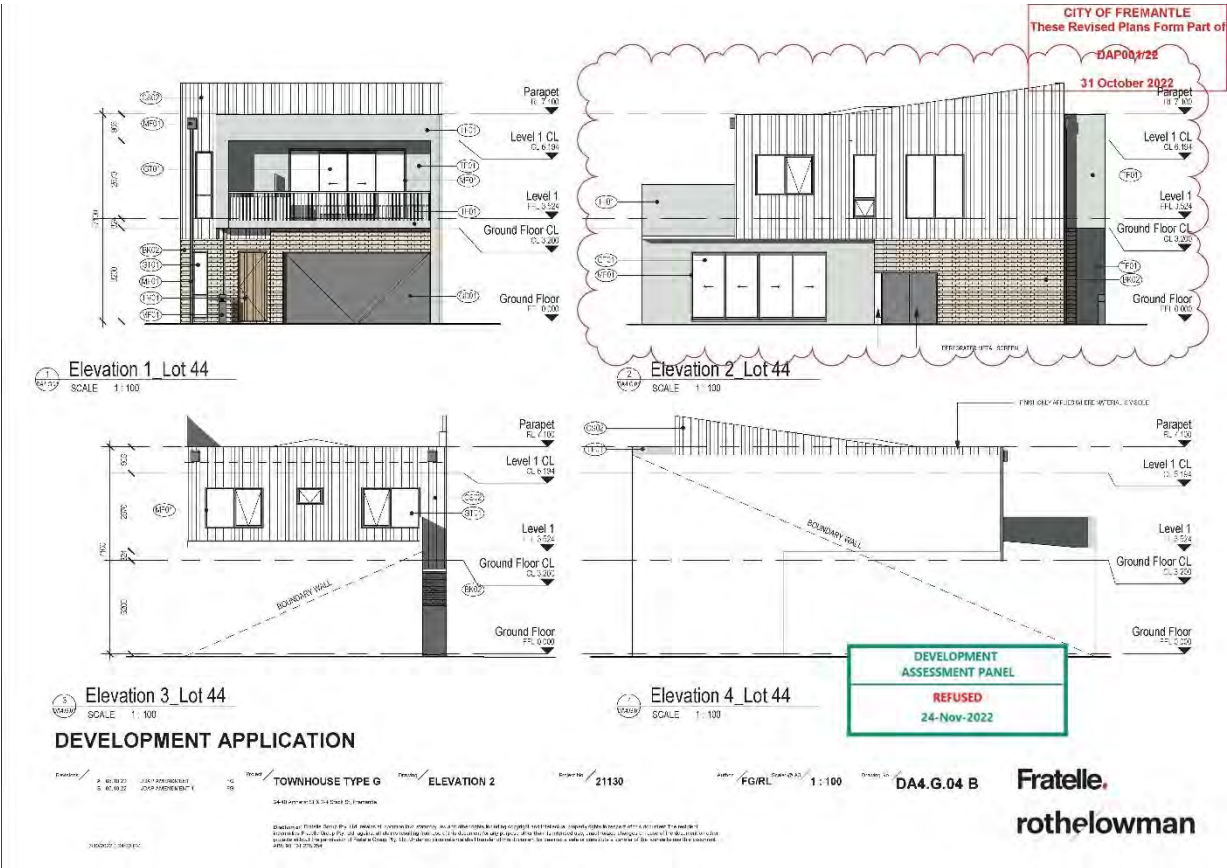
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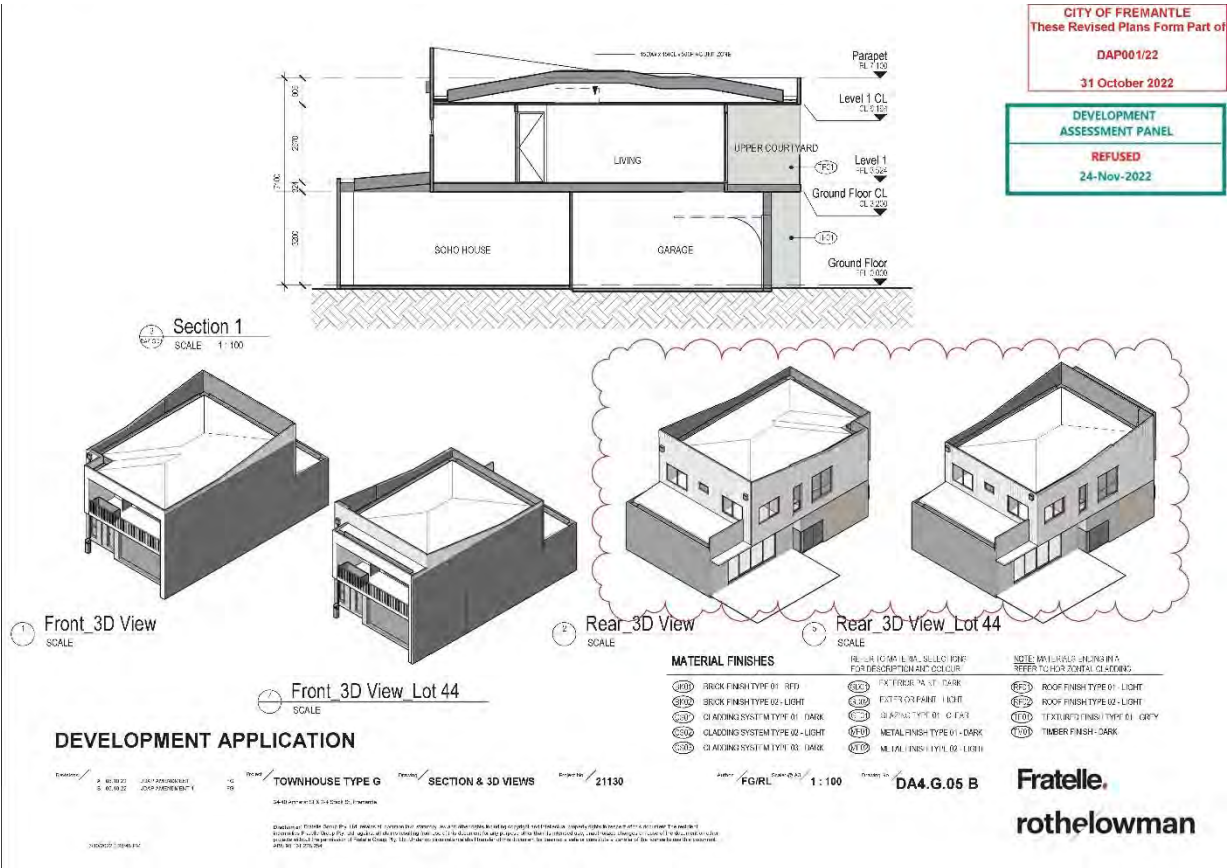


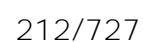














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These Revised Plans Form Part of

DAP001/22

31 October 2022

DEVELOPMENT
ASSESSMENT PANEL

REFUSED

24-Nov-2022

DEVELOPMENT SUMMARY

Townhouse Type	Lot Width	Townhouse GBA (Inc Garage)	Garage Area	Number of Levels	Number of Bedrooms	Number of Carparks	Living Arrangement	Parking Arrangement	Count
A	8500	199 m ²	34 m ²	2	3	2	Ground	Double	11
B	7900	191 m ²	34 m ²	2	3	2	Ground	Double	6
B1	8500	203 m ²	36 m ²	2	3	2	Ground	Double	7
C	7900	196 m ²	33 m ²	2	3	2	Upstairs	Double	9
D	6000	246 m ²	36 m ²	3	4	2	Upstairs	Double	8
D1	6750	277 m ²	39 m ²	3	4	2	Upstairs	Double	2
E	4640	194 m ²	50 m ²	2	3	2	Upstairs	Tandem	7
F	9000	216 m ²	35 m ²	2	4	2	Ground	Double	4
G	9000	214 m ²	40 m ²	2	2	2	Upstairs	Double	2
									56

DEVELOPMENT APPLICATION

1. 10/10/22

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DEVELOPMENT SUMMARY

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Attachment 6 – Landscaping plan

Below is a link to the document on the City's Mysay Page.

[Landscaping Plan](#)



Attachment 7 – Revised Traffic Impact Assessment Statement



transport planning
traffic engineering
modelling

CITY OF FREMANTLE
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DAP001/22

1 May 2023

Proposed Townhouse Development, Fremantle

Revised Transport Impact Statement

PREPARED FOR:
Locus Development Group
April 2023



Document history and status

Author	Revision	Approved by	Date approved	Revision type
Vladimir Baltic	r01	B Bordbar	31/03/2022	Draft
Vladimir Baltic	r01a	B Bordbar	26/04/2022	Final
Vladimir Baltic	r02	B Bordbar	18/05/2022	1 st Revision
Vladimir Baltic	r03	B Bordbar	28/03/2023	2 nd Revision
Kunyou Dai	r03a	R White	05/04/2023	3 rd Revision

File name: t22.067.vb.r03.docx
Author: Vladimir Baltic
Project manager: Behnam Bordbar
Client: Locus Development Group
Project: 34-38 Amherst Street & 2-4 Stack Street, East Fremantle
Document revision: r03a
Project number: t22.067

CITY OF FREMANTLE
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1 May 2023

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APPENDIX A: PROPOSED DEVELOPMENT PLAN

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1 Introduction

This Revised Transport Impact Statement has been prepared by Transcore on behalf of Locus Development Group with regard to the proposed townhouse development at 34-38 Amherst Street and 2-4 Stack Street in the City of Fremantle (hereafter the subject site).

The subject development (also known as “Monument East”) is situated at the southeast corner of the existing intersection of Amherst Street and Stack Street, as shown in **Figure 1**.



Figure 1: Location of the subject site

The Transport Impact Assessment Guidelines for Developments (WAPC, Vol 4 – Individual Developments, August 2016) states: “A Transport Statement is required for those developments that would be likely to generate moderate volumes of traffic and therefore would have a moderate overall impact on the surrounding land uses and transport networks”. Section 6 of Transcore’s report provides details of the estimated trip generation for the proposed development. Accordingly, as the total peak hour vehicular trips are estimated to be less than 100 trips, a Transport Impact Statement is deemed appropriate for this redevelopment.





The site is bounded by Amherst Street to the west, Stack Street to the south and the existing light industrial and commercial developments to the immediate north and east. The site currently accommodates a number of commercial and warehouse/workshop buildings and associated outbuildings.

Vehicular access to the site is currently available from both fronting roads.

The Knutsford Street East Structure Plan area (hereafter KSESP) occupies an area of about 11.5ha between Montreal Street, Blinco Street, Amherst Street and Stack Street. Presently and in the past, this area accommodated mostly light industry and commercial developments but has been earmarked for redevelopment from industrial to mixed use residential purpose. In accordance with the current planning, this area is expected to be transformed into a new residential precinct over a period of 15 years through potential acquisitions. Development of the subject site is one of the steps in this process.

The subject site is zoned “Development” and forms part of the Development Area 1 under the provisions of the City of Fremantle Local Planning Scheme No. 4 with a total combined area of approximately 1.03ha.

The subject site is also zoned “Urban” in the Metropolitan Region Scheme. Refer **Figure 2** for more details.

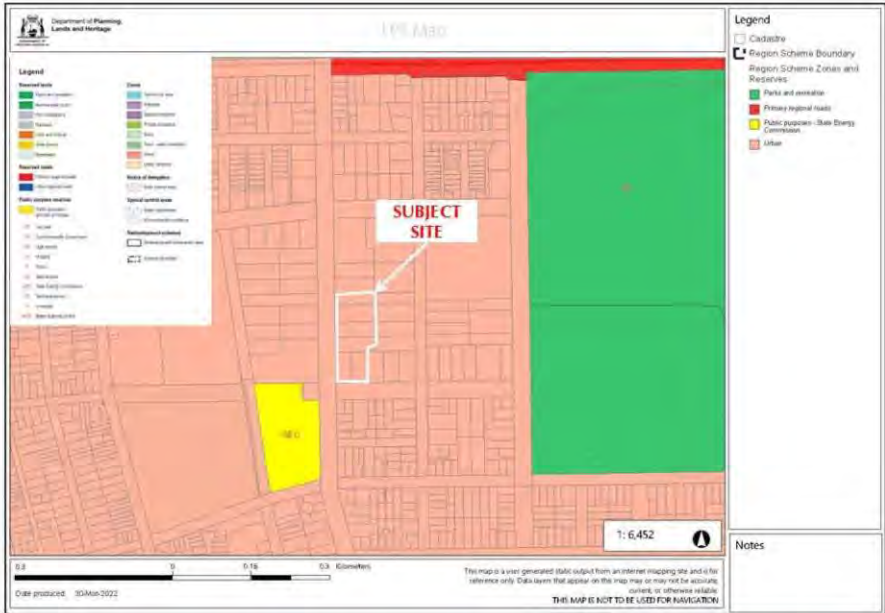


Figure 2: Location of the subject site within the Metropolitan Region Scheme

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1 May 2023





2 Development Proposal

The development proposal for the subject site comprises 55 residential dwellings (mix of 2-, 3- and 4-bedroom townhouses) distributed across the site. The subject site is bisected by an internal east-west retaining wall splitting the site into two sections. The northern portion accommodates a total of 16 residential dwelling while the southern portion accommodates 39 dwellings.

The two portions of the site are served by separate internal two-way road systems which connect externally to Amherst Street at the west and Stack Street at the south. The majority of the residential dwellings are proposed to be served by the respective internal road systems, while a total of nine dwellings, at the southwestern end of the site, will be served by a one-way service road off Amherst Street.

The proposed residential development will be served by internal road system comprising roads with varying trafficable carriageway width (ranging between 5.0m and 6.0m) while the trafficable width of the one-way service road is 5.17m including proposed shared path. The internal road system is envisaged as a space shared by vehicles and pedestrians, so no dedicated footpaths are proposed in this case. It is anticipated that the combination of low speed, low traffic volume and vehicle/cycle/pedestrian mix will help create a safe environment for all users.

As part of the proposed development a total of 16 bays are also provided to cater for the visitor parking. Of these a total of 11 bays are provided on both the Amherst and Stack Street frontages, including 10 bays provided in the form of 90-degree on-street parking, and a dedicated ACROD bay at the development entry. An additional 6 bays are provided internally within the development.

As part of the development proposal a pedestrian footpath is proposed to be constructed along the Amherst Street and Stack Street frontage. It is anticipated that this footpath will ultimately integrate with the wider precinct footpath system once the remainder of the KSESP is developed.

Refer to **Appendix A** for the proposed master plan.

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3 Vehicle Access and Parking

The two separate internal site's road systems connect to the existing surrounding road network via two access intersections, one of which is at the western side of the site (Amherst Street) and the other on the south side of the site (Stack Street). The Amherst access intersection is proposed to be located approximately 20m from the northern end of the site while the Stack Street access intersection is proposed to be located approximately 17m west of the eastern end of the site. Both access intersections are proposed in form of 7.0m wide full-movement intersection.

The proposed service road off Amherst Street would serve only a limited number of dwellings (total of nine) but would also provide access to one ACROD bay for visitor parking. The service road will operate in one-way southbound direction only format with in-only access point at the northern end and egress-only egress point at the southern end.

All resident parking will be accommodated on-site with accesses off either internal loop roads or service road off Amherst Street.

The visitor parking is proposed to be accommodated through verge parking at two locations off Amherst Street and Stack Street (total of 11 bays including one ACROD bay in the form of 90-degree bays). An additional seven parking bays (inclusive of one ACROD bay) are provided internally within the development and accessible from the internal road system (or the service road in case of ACROD bay). These are designed as either 90-degree parking or embayed parallel bays.

The proposed parking rate of (more than) one visitor bay per four dwellings is consistent with the provisions of the Residential Design Codes.





4 Provision for Service Vehicles

The waste collection is organised weekly on designated dates when the rubbish bins shall be wheeled out to several designated locations on Amherst Road and Stack Street for collection.

The waste collection vehicle would therefore not be entering the subject site.

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5 Hours of Operation

The proposed development is expected to generate heaviest traffic movements during the typical weekday morning and afternoon commuter peaks.

Therefore, the peak period of development traffic and road network traffic will be experienced during the weekday AM and PM peak hours typically between 8:00-9:00AM and 5:00-6:00PM.

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6 Daily Traffic Volumes and Vehicle Types

6.1 Trip Generation

The traffic volumes likely to be generated by the proposed development have been estimated based on the type of the proposed land uses and in accordance with RTA New South Wales Guide to Traffic Generating Developments 2002 documents, which provides daily and peak hour trip rates for town houses.

The total daily, AM and PM peak hour trip rates of 6.5, 0.65 and 0.65 trips/dwelling respectively was adopted for the development.

Accordingly, it is estimated that the proposed development would generate a total of approximately **358** daily vehicle trips with about **36** trips during both AM and PM peak hour periods. These trips include both inbound and outbound vehicle movements.

The traffic distribution detailed in

Table 1 was based on the following directional split assumptions for peak hour periods:

- Morning (AM) peak split estimated at 25%/75% for inbound/outbound trips, respectively; and,
- Afternoon (PM) peak split estimated at 66%/34% for inbound/outbound trips, respectively.

Table 1: Peak hour trips for the residential development

Peak Period	Direction	Residents	Peak Hour Trips
AM Peak	Inbound	9	36 cars
	Outbound	27	
PM Peak	Inbound	24	36 cars
	Outbound	12	

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6.2 Trip Distribution

Considering the location of the proposed development, the available access and egress routes to and from the development as well as location of key regional attractors the anticipated directional trip distribution of the development-generated traffic is assumed to be as follows:

- A total of 10% of all development-generated traffic would travel to and from the areas north of the site;
- A total of 40% of all development-generated traffic would travel to and from the areas west of the site;
- A total of 20% of all development-generated traffic would travel to and from the areas east of the site; and,
- A total of 30% of all development-generated traffic would travel to and from the areas south of the site.

The directional morning, afternoon and total daily trip distribution of the development-generated traffic is illustrated in **Figure 3**.



Figure 3. Estimated traffic movements for the subject development – morning peak / afternoon peak / total daily trips





6.3 Impact on Surrounding Roads

The WAPC *Transport Impact Assessment Guidelines (2016)* provides guidance on the assessment of traffic impacts:

“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road, but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where the development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”

From **Figure 3** it can be seen that the estimated traffic impact from the proposed development would be nowhere near the critical thresholds with the most pronounced traffic increases of 17vph along Stack Street (east of crossover), hence the impact on the surrounding road network will be insignificant.

It is considered that the surrounding roads and intersections have capacity to accommodate the relatively low traffic generation of the proposed development.

It should be noted that this traffic assessment disregards the existing traffic generation of the site and is therefore a conservative one. Hence, the net traffic increase as a result of the proposed development will be less than the development traffic generation outlined previously.

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7 Traffic Management on Frontage Streets

7.1 Context

The subject site occupies land at the southeast corner of the existing intersection of Amherst Street and Stack Street.

7.2 Existing Road Network

Amherst Street and Stack Street, in the immediate vicinity of the site, are both constructed as single-carriageway, two-lane roads with approximately 7.6m (Amherst Street) and 6.2m (Stack Street) wide carriageways. Pedestrian paths are intermittently in place along one side of Amherst Street and fully on Stack Street. Refer **Figure 4** to **Figure 7** for more details.



Figure 4: Northbound view along Amherst Street in the vicinity of the site

Both roads, including majority of surrounding roads, operate under a default built-up area speed limit of 50km/h.

Both of these roads are classified as *Access Roads* in the Main Roads WA *Metropolitan Functional Road Hierarchy* document and are under care and control of City of Fremantle.

Traffic count data obtained from City of Fremantle indicates that Amherst Street (north of Stack Street) carried average weekday traffic flows of 2,928 vehicles per day (vpd) in October 2020.



There are no available traffic counts for Stack Street but it is estimated to carry relatively low level of local traffic only.



Figure 5: Southbound view along Amherst Street in the vicinity of the site



Figure 6: Eastbound view along Stack Street from Amherst Street intersection

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Figure 7: Westbound view along Stack Street towards Amherst Street intersection

Amherst Street and Stack Street form a priority-controlled T-intersection at the southwest corner of the subject site.

Main Roads WA Intersection *Crash Ranking Report* provides detailed crash data for the Amherst Street/Stack Street intersection over the 5-year period ending 31 December 2021. Information available on the Main Roads WA website indicates that the intersection of Amherst Street/Stack Street recorded no crashes over the five-year period ending in December 2021.

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The subject site has limited exposure to public transport services at present. The nearest bus stops are located on Amherst Street immediately south of the site and are accessible via the existing path system. Bus service Nr. 502 connects Fremantle Train Station with Bull Creek Train Station providing access to the Fremantle and Mandurah Train Lines.

Table 2: Bus services operating in vicinity of the site

As detailed in the bus routes map presented in in **Figure 9**, the existing bus services operating along Amherst Street provides high frequency public transport connectivity between Fremantle and Bull Creek.



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9 Pedestrian Access

Pedestrian access to the subject site is available via the existing external footpath network comprising paved footpaths on Stack Street and partially completed footpath on Amherst Street. However, as part of the proposal, the missing section of the Amherst Street footpath, along the site frontage, will be constructed to integrate with the remainder of the path on this road.

Pedestrian crossing facilities including drop kerbs are currently provided at the intersection of Amherst Street and Stack Street.

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10 Cyclist Access

Bike access to the site is not readily available however, there is an interconnected network of routes in the close proximity of the site comprising roads classified as “good road riding environment” which link to a network of shared paths and PBN – continuous signed routes, providing links to Fremantle town centre to the west of the site. Accordingly, the site is indirectly linked to a network of cyclist paths providing a viable non-motorised transport option for the future residents.

The Department of Transport’s Perth Bike Map series (see Figure 9) shows cyclist facilities in the immediate vicinity of the site.



Figure 9: Extract from Perth Bicycle Network (Department of Transport)

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11 Site Specific Issues

No site-specific issues were identified within the scope of this assessment.

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12 Safety Issues

No safety issues were identified within the scope of this assessment.

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13 Conclusions

This Revised Transport Impact Statement has been prepared by Transcore behalf of Locus Development Group with regard to the proposed townhouse development at 34-38 Amherst Street and 2-4 Stack Street in the City of Fremantle.

The proposal contemplates construction of 55 residential dwellings (mix of 2-, 3- and 4-bedroom townhouses) with associated visitor car parking. The dwellings will be served by an internal system of loop roads connecting externally to Amherst Street and Stack Street via full-movement access intersections and a one-way service road off Amherst Street serving a total of nine dwellings, at the southwestern end of the site.

The traffic modelling undertaken in this report shows that the traffic generation of the proposed development is estimated to be in order of about 358 daily and 36 weekday AM and PM peak hour trips (both inbound and outbound).

The traffic analysis undertaken in this report demonstrates that the estimated development-generated traffic will have insignificant impact on the surrounding road network.

The subject site has very good accessibility by the existing pedestrian and to a lesser degree cyclist networks and has direct access to public transport service through existing bus service operating immediately adjacent to the site.

In conclusion, the findings of this Revised Transport Impact Statement are supportive of the proposed residential development.

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Appendix A

PROPOSED DEVELOPMENT PLAN

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transport planning
traffic engineering
modelling





Attachment 8 – Revised Waste Management Plan



Waste Management Plan

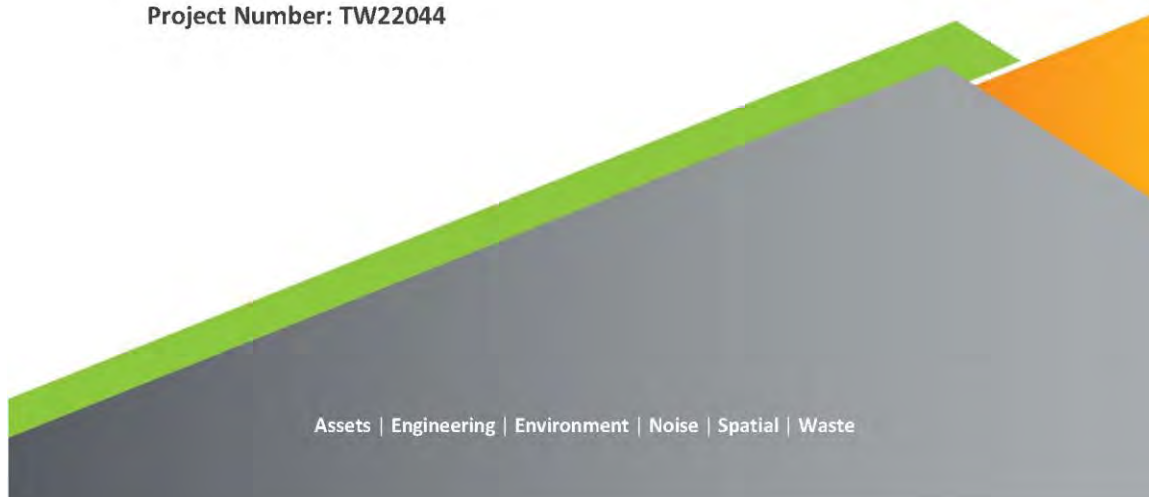
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Prepared for Locus Development Group

28 March 2023

Project Number: TW22044



Assets | Engineering | Environment | Noise | Spatial | Waste



Waste Management Plan
Amherst and Stack Street, Fremantle
Locus Development Group



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DOCUMENT CONTROL					
Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	18/05/2022	DP	RH	DP
2.0	Second Approved Release	28/03/2023	DP	RH	DP
Approval for Release					
Name	Position	File Reference			
Dilan Patel	Project Manager – Waste Management Consultant	TW22044-01_Waste Management Plan_2.0			
Signature	Digitally signed by Dilan Patel Date: 2023.03.28 13:52:49 +08'00'				
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Waste Management Plan
Amherst and Stack Street, Fremantle
Locus Development Group



Executive Summary

Locus Development Group is seeking development approval for the proposed townhouse development located at 34-38 Amherst Street and 2-4 Stack Street, Fremantle (the Proposal).

To satisfy the conditions of the development application the City of Fremantle (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The City will collect refuse, recyclables and FOGO from the Proposal utilising its kerbside collection service. The City's waste collection vehicle will service the bins from Amherst Street and Stack Street.

Strata management/residents will oversee the relevant aspects of waste management at the Proposal.

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Waste Management Plan
Amherst and Stack Street, Fremantle
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Waste Management Plan
Amherst and Stack Street, Fremantle
Locus Development Group



1 Introduction

Locus Development Group is seeking development approval for the proposed townhouse development located at 34-38 Amherst Street and 2-4 Stack Street, Fremantle (the Proposal).

To satisfy the conditions of the development application the City of Fremantle (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by commercial developments to the north and east, Stack Street to the south and Amherst Street to the west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse, recyclables and FOGO) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation and Storage;
- Section 3: Waste Collection;
- Section 4: Waste Management; and
- Section 5: Conclusion.

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2 Waste Generation and Storage

The anticipated volume of waste is based on 55 townhouses at the Proposal. Waste materials generated from each townhouse at the Proposal will be collected in the bins presented to Amherst Street and Stack Street, as highlighted in Diagram 1, and discussed in the following sub-sections.

2.1 Waste Generation

As per the City's requirements, each townhouse must accommodate one 140L refuse bin, one 240L recycling bin and one 240L FOGO bin.

2.2 Bin Sizes

Table 2-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 2-1: Typical Bin Dimensions

Dimensions	Bin Sizes	
	140L	240L
Depth (mm)	615	730
Width (mm)	535	585
Height (mm)	915	1,060

Reference: SULO Bin Specification Data Sheets

2.3 Bin Requirements

Each townhouse will be provided with one 140L refuse bin, one 240L recycling bin and one 240L FOGO bin. Refuse and recycling will be collected on alternating fortnights and FOGO will be collected weekly.

Table 2-2 shows the total bin numbers required for the Proposal.

Table 2-2: Bin Requirements

Waste Stream	Number of Bins Required	
	140L	240L
Refuse	55	-
Recycling	-	55
FOGO	-	55

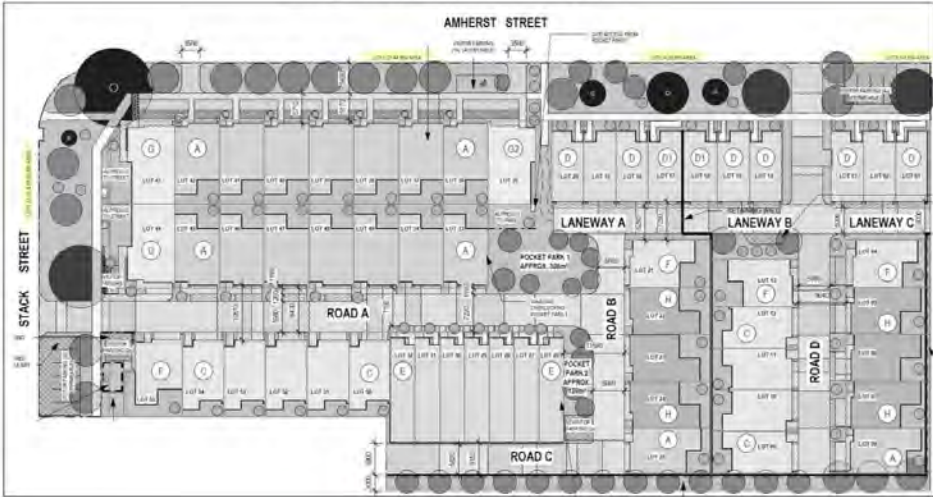
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Diagram 1: Bin Presentation Points



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3 Waste Collection

The City will service the Proposal by providing the townhouses with one 140L bin for refuse, one 240L bin for recyclables and one 240L bin for FOGO. The City will collect refuse and recyclables on alternating fortnights and FOGO weekly from the Proposal utilising the City’s side arm waste collection vehicle.

The City will service bins from Amherst Street and Stack Street as shown in Diagram 1.

Bins will be presented for collection with the wheels and handles facing away from Amherst Street and Stack Street. The bins will remain clear of obstructions such as power poles, signs and street trees, and will be placed so as not to obstruct pedestrians, footpaths or bike lanes. Bins will be lined up neatly, with sufficient space between each bin to facilitate collection by the City’s side arm waste collection vehicle.

Strata management/residents will ferry the bins to and from the Bin Presentation Area (Amherst Street or Stack Street) on collection days. The travel path will be of flat surface and kept free of obstacles. Strata management/residents will return the bins to their respective townhouse’s garage as soon as possible on the same day following collection.

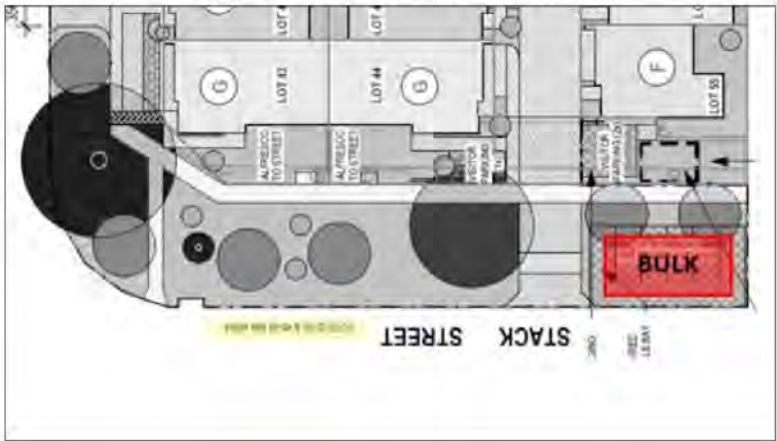
3.1 Bulk Waste and Greenwaste Collection

Given the streetscape adjacent to the Proposal, placement of bulk waste on the internal roads for collection would be considered undesirable. Strata management will inform residents prior to occupancy that they will not receive any general or green waste bulk verge services from within the property. Instead bulk waste material will be removed from the Proposal as it is generated from the Stack Street verge as indicated in Diagram 2.

Removal of bulk waste will be monitored by strata management, who will assist with the removal of bulk waste, as required.

Greenwaste collection services will be provided by external contractors, as required. Strata management will liaise with service providers to ensure an efficient and effective service is maintained.

Diagram 2: Bulk Waste Presentation Point





Waste Management Plan
Amherst and Stack Street, Fremantle
Locus Development Group



4 Waste Management

Strata management in conjunction with residents will be engaged to complete the following tasks:

- Monitoring and maintenance of bins;
- Cleaning of bins, as required;
- Ensure all residents at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident behaviour and identify requirements for further education and/or signage;
- Monitor bulk waste accumulation and assist residents, as required;
- Regularly engage with residents to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City to ensure efficient and effective waste service is maintained.

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Amherst and Stack Street, Fremantle
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5 Conclusion

As demonstrated within this WMP, the City will provide each townhouse with the following:

- One 140L refuse bin, collected fortnightly;
- One 240L recycling bin, collected fortnightly; and
- One 240L FOGO bin, collected weekly.

The City will collect refuse, recyclables and FOGO from the Proposal utilising its kerbside collection service. The City's waste collection vehicle will service the bins from Amherst Street and Stack Street.

Strata management/residents will oversee the relevant aspects of waste management at the Proposal.

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Figures

Figure 1: Locality Plan

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Attachment 9 – Revised Indicative Retaining Plan






Attachment 10 – Design Advisory Committee Minutes (May 2023)

Design Review Report

**34-40 Amherst St and 2-4 Stack St, Fremantle:
DR 1**

23rd May 2023



Design Review Report		
Subject	24-40 Amherst St and 2-4 Stack St, Fremantle – Design Review 1	
Date	23 rd May 2023	
Time	3.00pm - 5.00pm	
Location	City of Fremantle	
Design Reviewers	Munira Mackay Marco Vittino Patrick Kosky Alf Seeling Andrew MacIver	Chair Panel Member Panel Member Panel Member Panel Member
Proponent	Locus Development Group	
Project Team	Rothelownman Architects + Fratelle Urbis	
Planning Authority	City of Fremantle	
Staff	Chloe Johnston	Manager Development Approvals
Stakeholders	-	
Declarations	None	
Briefings		
Relevant Authorities	The Planning Officer made a presentation to the Committee.	
Project Team	The Applicant made a presentation to the Committee.	
Design Review Report endorsement		
Reviewers signature	 Munira Mackay	



Introductory Comments	
<p>In accordance with clause 78B(6)(b) of Local Planning Scheme No. 4, Council shall not determine a development application that proposes a building with a building height of 11 metres or greater in any zone other than the Residential or Industrial zones without first referring the application to the Design Advisory Committee for advice and having regard to the advice provided by the DAC. In providing advice to Council, the DAC shall have due regard to the following principles of good design: Character; Continuity and Enclosure; Quality of the public realm, Ease of movement; Legibility; Adaptability; and Diversity.</p> <p>For the purposes of recording the advice of the DAC, the City will record the strengths of the proposal and comments and recommendations in accordance with SPP7.0 Design of the Built Environment, as detailed below.</p>	
Design quality evaluation	
<p>For review purposes, the City of Fremantle provided the DAC with the Applicant's plans that were refused by the JDAP in November 2022, and the current modified plans dated May 2023 that will be reconsidered by the JDAP in June 2023.</p>	
Strengths of the Proposal	<p>The DAC noted some improvements to the current design, including:</p> <ul style="list-style-type: none"> -In Amherst Street, a new one-way laneway in the eastern part of the verge (rather than individual crossovers from the street) for vehicular access to driveways and garages of dwellings on Lots 35 to 43. -Upgraded landscaped verges on both Amherst Street and Stack Street with new medium and large size trees, however, note the comment in Principle 4 regarding the provision of hard stand bin collection areas. (Note that the Applicant confirmed 'a single build-out' by the developer. Furthermore, a strata management company would be engaged to undertake functions within the development and to maintain the landscaped verges in the public street reserve). -An enlarged central communal open space and locations identified for additional trees within the development. However, note the comments on issues to be addressed in Principle 1 and Principle 2. -Revision of dwelling Type E, from three bedrooms to two bedrooms plus a study, improves the housing diversity. However, note the comments on issues to be addressed in Principle 1 and Principle 6.
Principle 1 Context and character	<p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p>
	<p>a) The DAC highlighted the key inherent flaws of the site planning strategy and approved subdivision that, in turn, have generated concerns for the design, as follows:</p> <ul style="list-style-type: none"> -Legibility, safety and accessibility around the site are compromised due to dead-ends in the street and lane network. -The development consists of large houses all with two car spaces in garages on narrow small lots, and with limited potential for soft landscape and generous tree canopy on the Lots and in the streetscapes. -The retaining wall in Laneway A isolates and prevents residents' access internally to the communal open space from dwellings on lots around Laneway C and Road D. Residents would have to walk out of the gated development into Amherst Street and re-enter via a separate gate to the communal open space. -Predominantly east-west lot orientation limits access of daylight and winter solar gain into living areas and the outdoor living areas of dwellings. For example, Lots 26 to 32 are 4.7m wide x 21m long and accommodate the very deep plan of House Type E that has minimal access for natural amenity into



	<p>the living area and first floor outdoor living area.</p> <p>This design approach does not contribute to neighbourliness, community activity or high-quality streetscapes in this development.</p> <p>The flaws in the subdivision and its density are compounding the issues concerning the quality of the built form and publicly accessible areas, legibility, accessibility and safety of the movement network, landscape design and the access of amenity into dwellings and outdoor living areas.</p> <p>b) The majority of the dwellings in the development are configured so that they have double car garages and entry doors on narrow lot frontages with a single point of access from the street or internal road. This means that the southern part of Amherst Street and the internal streetscapes on both sides of Roads A and D are sterile, without passive surveillance opportunities and inactive at ground level due to domination by double garage doors and the absence of habitable rooms facing the internal road/street.</p> <p>c) The DAC supports the Type G adaptable 'SOHO' that should activate the Stack Street streetscape, potentially with a commercial use.</p> <p>However, for Lot 35's Type G2 adaptable SOHO, the DAC suggests a relocation of the gallery/studio from the rear to the street frontage where any commercial use would benefit from a visual connection to the public realm and access by passing pedestrians.</p>
Recommendations	<ol style="list-style-type: none"> The DAC understands that the WAPC has approved the subdivision plan. However, the DAC strongly recommends that if there are no further changes to the subdivision being considered, then the Applicant must still address the structural flaws of the subdivision through the architectural, movement network and landscape design to greatly improve the quality of the built form and publicly accessible areas, the movement network, landscape design and the access of natural amenity into dwellings and outdoor living areas. Explore alternative dwelling types that do not have double car garages and entry doors on narrow lot frontages with a single point of access from the street or internal road side. Consider revising Type G2 for improved business visibility and accessibility from the public street.
Principle 2 Landscape quality	<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
	<p>a) The DAC supports the landscape proposal for the verges in both streets. However, note the comment in Principle 4.</p> <p>b) The DAC supports the increase in area of the central communal open space. However, the surrounding ground level interface of mostly blank walls and garage doors does not support passive surveillance opportunities from openings or residents' activity.</p>
Recommendations	<ol style="list-style-type: none"> Consider the verge design and integration of hard stand areas for bin collection. Consider improving the design of the interface with the communal open space to support passive surveillance opportunities and residents' activity.
Principle 3 Built form and scale	<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
	a) No comment provided.
Recommendations	1. None



Principle 4 Functionality and build quality	<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
	<p>a) The DAC queried the waste storage and waste collection for this development. The Applicant advised that residents' bin storage is on each Lot, and that residents would be responsible for placing their own bins on the verge for collection from Amherst Street and Stack Street. The DAC noted that most of the dwellings are located on internalized roads/lanes, and many dwellings are considerable distance from the external public streets where the waste collection trucks would operate. For example, the residents of dwelling Type E would have to wheel their two bins more than 150m (each way) on waste collection days.</p> <p>The DAC noted that only Type D1 identifies the bin store in the garage and that access within this space is narrow and restricted.</p> <p>The DAC suggests the Applicant identifies appropriately sized and screened bin stores on the plans for all house types and for them to be independent of the dwelling's store.</p> <p>The DAC also suggests the Applicant identifies appropriate access to hard stand locations for bin collection on the verges, particularly as the verges are proposed to include visitor car parking bays and to be extensively soft landscaped as amenity for the residents and community to enjoy.</p> <p>b) The DAC noted clothes drying areas for Types D and E are within garages and would not benefit from more efficient drying in the open air.</p> <p>The DAC suggests the Applicant identifies appropriately located and screened external clothes drying areas on the plans for all house types.</p> <p>c) The DAC queried the adaptability, universal access, and potential for 'ageing in place' of dwelling Type D. The front door access is via steps, and while there is a bedroom and bathroom at the ground floor, the living spaces are located upstairs on the first floor.</p>
Recommendations	<ol style="list-style-type: none"> 1. Provide a waste management strategy for the development and consider appropriately screened locations and sizes for bin stores on each Lot. 2. Provide appropriately screened locations for external clothes drying areas on each Lot. 3. Consider improving the design of dwelling Type D for improved adaptability, universal access and potential for 'ageing in place'.
Principle 5 Sustainability	<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
	<p>a) The DAC suggests the Applicant addresses both the benefits of passive solar design and the provision and integration of PV panels on dwellings.</p> <p>b) The DAC notes the plan is inefficient, in that the percentage of roads to houses is high, particularly with single-loaded roads such as Road C and Laneways A and C.</p>
Recommendations	<ol style="list-style-type: none"> 1. Consider addressing passive solar design and the integration of solar power for dwellings. 2. Consider improving the efficiency of the design by reducing the quantum of single-loaded development.
Principle 6 Amenity	<i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i>
	<p>a) The Applicant is advised to give due regard to the incoming provisions of SPP7.3 RD Codes Volume 1 - Part C (Medium Density). The DAC advised reconsideration of elements that currently are detrimental to the quality of the</p>



	<p>design, such as:</p> <ul style="list-style-type: none"> -excessive garage width on the ground floor frontage of double-storey dwellings on narrow lots. -the relatively small communal open space for this density and size of development. -lack of area on Lots for on-site soft landscape and tree canopy, such as dwelling Type E that includes steps in the front setback area (the only ground level open space on the Lot), and almost complete cover over this space at the first-floor level. <ul style="list-style-type: none"> b) The living areas of Types C and F are small and should be sized to correspond to the likely household size and number of bedrooms. c) Consider any detrimental impact of the 3m high retaining wall at the northern boundary of the site on the residential amenity of Lots 64 to 68 that back on to this wall. d) Consider residential privacy and preventing any overlooking, such as of outdoor living areas, through good design and not screening. e) Refer also to Principle 1 for comments on access of natural amenity into the dwellings.
Recommendations	<ol style="list-style-type: none"> 1. Consider the incoming provisions of SPP7.3 RD Codes Volume 1 - Part C (Medium density) in relation to elements that currently are detrimental to the quality of the design, such as garage width, provision of communal open space and on-site landscape. 2. Consider re-sizing living areas to better match household size/bedroom numbers. 3. Consider ways of mitigating the impact of the northern boundary high retaining wall on the amenity of dwellings on lots that abut this boundary. 4. Consider any privacy and overlooking issues through good design, rather than reliance on screens. 5. Refer to Principle 1 on improving the access of natural amenity into dwellings.
Principle 7 Legibility	<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
	<ul style="list-style-type: none"> a) Note the comment in Principle 1 about the current illegibility of the movement network.
Recommendations	<ol style="list-style-type: none"> 1. Improve the legibility of the movement network by reconsidering the dead ends, and provide direct internal accessibility for all residents to the communal open space.
Principle 8 Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i>
	<ul style="list-style-type: none"> a) The exposed flank walls of dwellings that abut publicly accessible areas (including the communal open areas) have few major openings to provide opportunities for passive surveillance or an active interface at the ground level.
Recommendations	<ol style="list-style-type: none"> 1. Consider additional ground level openings and an active interface to the publicly accessible movement network and communal open spaces.
Principle 9 Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
	<ul style="list-style-type: none"> a) Consider introducing 1-bed or studio type dwellings to increase the housing diversity and affordability mix of this development. b) The DAC supports the compact townhouse typology in principle since it offers the opportunity for a person to live in a home on its own land, and, furthermore, a well-designed townhouse contributes to a safe and legible streetscape; enables accessibility of natural amenity to habitable rooms and to an



	<p>appropriately sized outdoor living area, and includes landscaped open areas.</p> <p>A well-designed townhouse typology should present as an attractive alternative to quality apartment living where residents would have similar access of natural amenity to habitable rooms, a communal open area, and, as a point of difference, the outdoor living space of the balcony would benefit from an expansive view.</p> <p>However, in this proposal the density of the townhouse development is a concern as minimum thresholds for the good design of built form, streetscapes, landscape, and natural amenity for the habitable rooms of the dwellings and outdoor living areas are not being met.</p> <p>c) The DAC is concerned that the proposal's internal pedestrian and vehicle movement network is more like a conventional and utilitarian laneway network, such as in Subi Centro. In that development the rear lane network has a clear function in providing vehicular access to carparking at the rear of lots and a location for utilities; whereas the house frontages (habitable rooms and the front door) face landscaped, pedestrian oriented streets with a generous tree canopy.</p> <p>d) Consider the benefits for the design of the forthcoming RD Codes Volume 1 - Part C (Medium Density) requirement for minimum one car on the lot, such as for increasing the quality of the urban design, housing affordability and diversity for a broader demographic. Consider also creative ways to design car spaces for potentially different uses and with visually permeable garage doors to see activity.</p>
Recommendations	<ol style="list-style-type: none"> 1. Consider including smaller dwellings in the current mix to increase housing diversity and affordability. 2. The DAC supports the town house typology. However, consider improvements to the design of the townhouses to better integrate the positive attributes of the typology and to raise the overall quality of the house types in their context. 3. Consider improving the design of the laneway-like network and built form to create a better quality pedestrian oriented and attractively landscaped street network. 4. Consider the many benefits for the design of reducing the car parking provision, in tandem with a review of creative ways to manage car parking spaces for residents' possible alternative uses.
Principle 10 Aesthetics	<p><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p>
	<p>a) Provide further analysis of the local context and character and interpretation of references in the aesthetic of the built form and streetscapes. The elevations would benefit from greater articulation, including the use of elements to provide climate protection for the dwelling.</p>
Recommendations	<ol style="list-style-type: none"> 1. Further research and strengthen the contextual aesthetic of the development, with an emphasis on greater articulation and use of elements to provide climate protection for dwellings.

Concluding Remarks

The DAC appreciates the Applicant presenting their current design and, accordingly, notes the small number of improvements.

However, the DAC has noted that while the subdivision plan has been approved, the DAC strongly recommends that if there are no further changes to the subdivision being considered, then the Applicant must still address the structural flaws of the subdivision through the architectural design, movement network and landscape design to greatly improve



the quality of the built form and publicly accessible areas, the movement network, landscape design and the access of natural amenity into dwellings and outdoor living areas.

The DAC is unable to provide support for this application as significant high-level and detailed design issues have yet to be resolved to sufficiently meet all the objectives of the Knutsford East Local Structure Plan, SPP 7 ten design principles, and forthcoming SPP7.3 RD Codes Volume 1 - Part C (Medium Density), which is now a 'due regard' consideration.