

Meeting attachments Part 2

Planning Committee

Wednesday 4 October 2023 6pm

fremantle.wa.gov.au



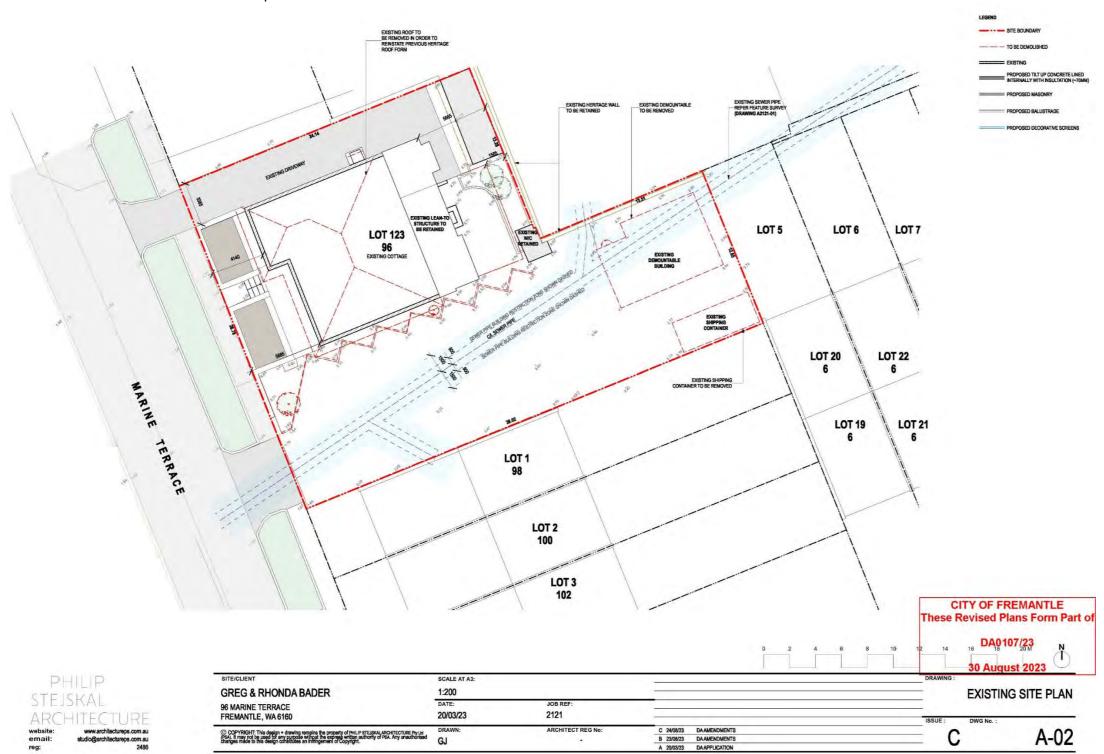
Table of Contents

| PC2310-2 | MARINE TERRACE, NO. 96 (LOT 123), FREMANTLE – |
|----------|---|
| | ALTERATIONS TO EXISTING HERITAGE BUILDING AND A |
| | TWO STOREY SINGLE HOUSE – (CM DA0107/23)2 |
| PC2310-3 | HIGH STREET, NO. 185 (STRATA LOT 1), FREMANTLE - |
| | CHANGE OF USE TO FOUR SERVICED APARTMENTS AND |
| | ALTERATIONS TO EXISTING BUILDING – (CM DA0153/23) |
| | 102 |
| PC2310-4 | JACKSON STREET, NO. 20 (LOT 1), NORTH FREMANTLE - |
| | ADDITIONS AND ALTERATIONS TO EXISTING SINGLE |
| | HOUSE – (JD DA0199/23)113 |
| PC2310-5 | MANNING STREET, NO. 5 (LOT 28) FREMANTLE - |
| | VARIATION TO DA0100/22 (TWO STOREY ADDITIONS AND |
| | ALTERATIONS TO EXISTING SINGLE HOUSE (ED |
| | VA0012/23)128 |
| PC2310-6 | SOLOMON STREET NO. 82 (LOT 62), FREMANTLE – TWO |
| | STOREY SINGLE HOUSE WITH BASEMENT – (CM |
| | DA0160/23)152 |
| PC2310-7 | MILKY WAY, NO. 1 (LOT 2), BEACONSFIELD - TWO STOREY |
| | SINGLE HOUSE – (JD DA0166/23)171 |
| PC2310-8 | INFORMATION REPORT - OCTOBER 2023183 |
| _ | |

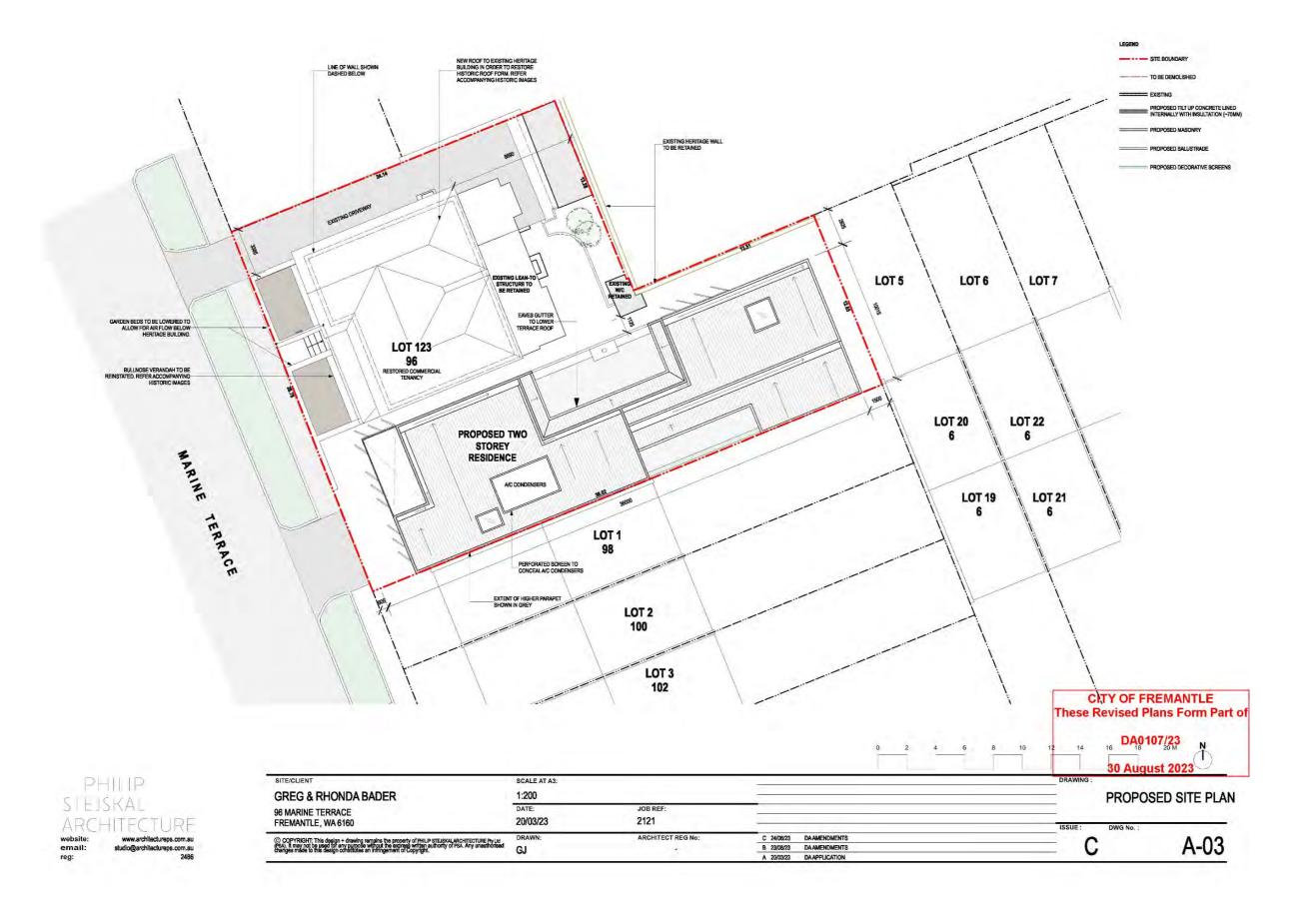


PC2310-2 MARINE TERRACE, NO. 96 (LOT 123), FREMANTLE – ALTERATIONS TO EXISTING HERITAGE BUILDING AND A TWO STOREY SINGLE HOUSE – (CM DA0107/23)

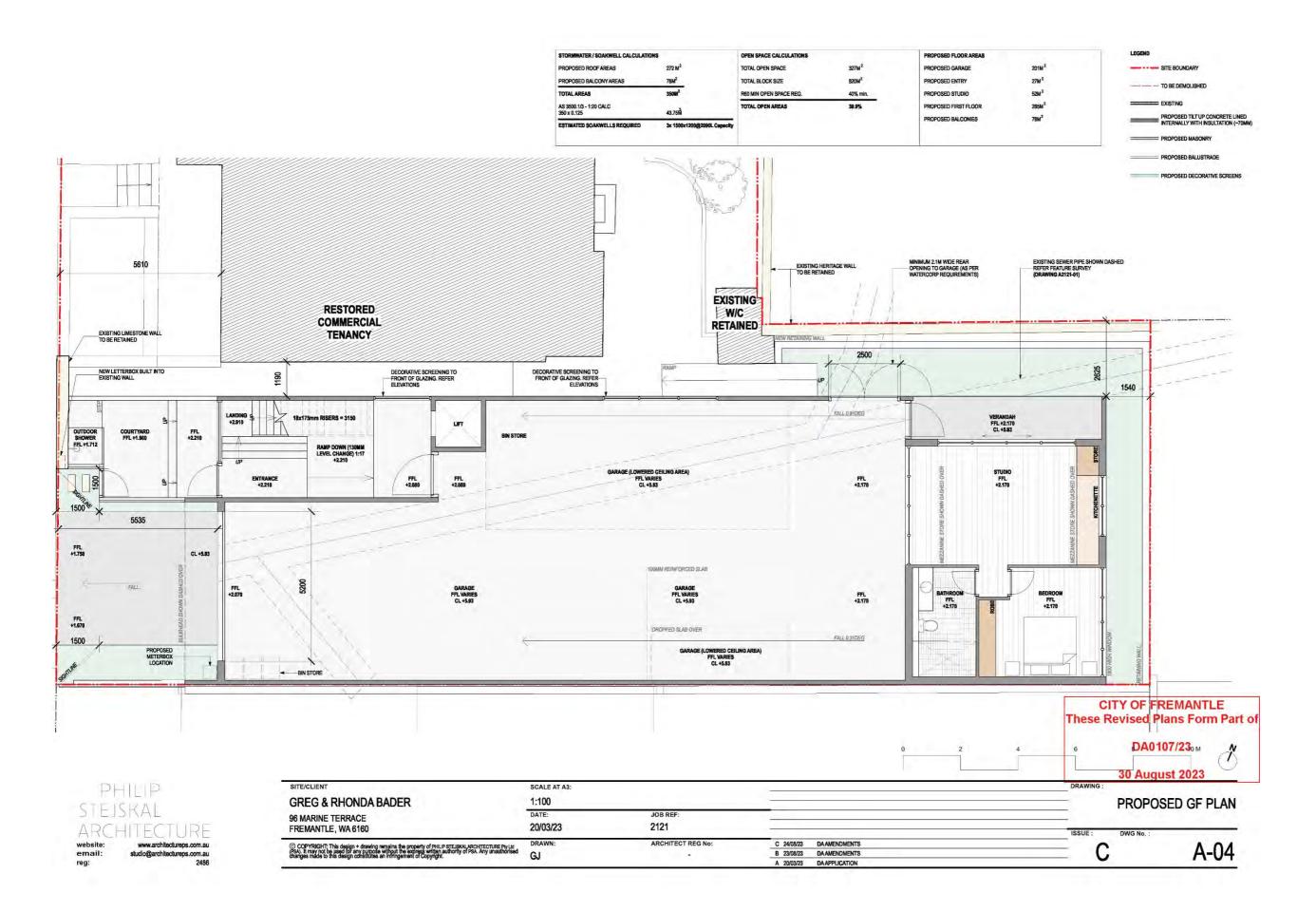
Attachment 1 – Amended Development Plans



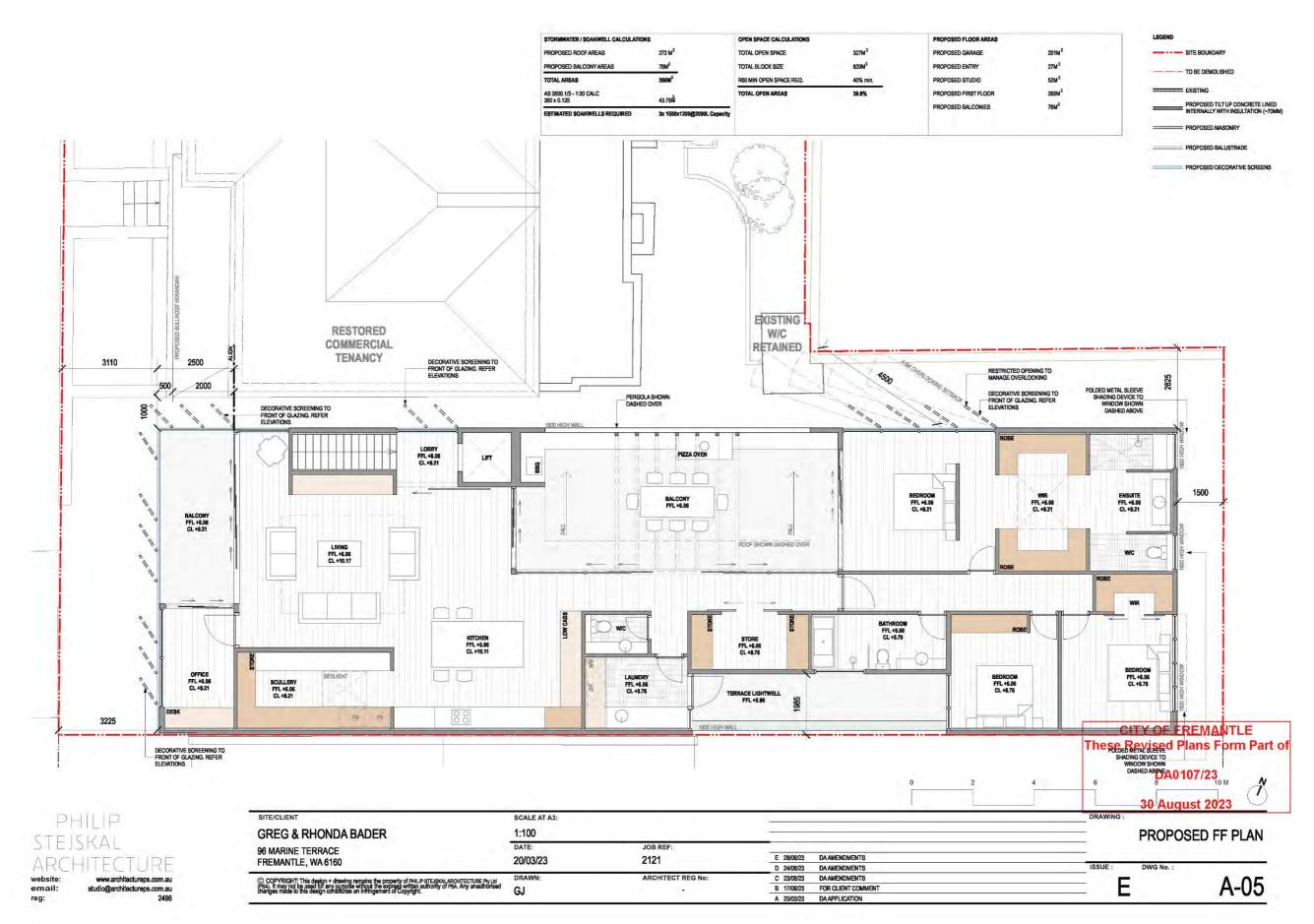






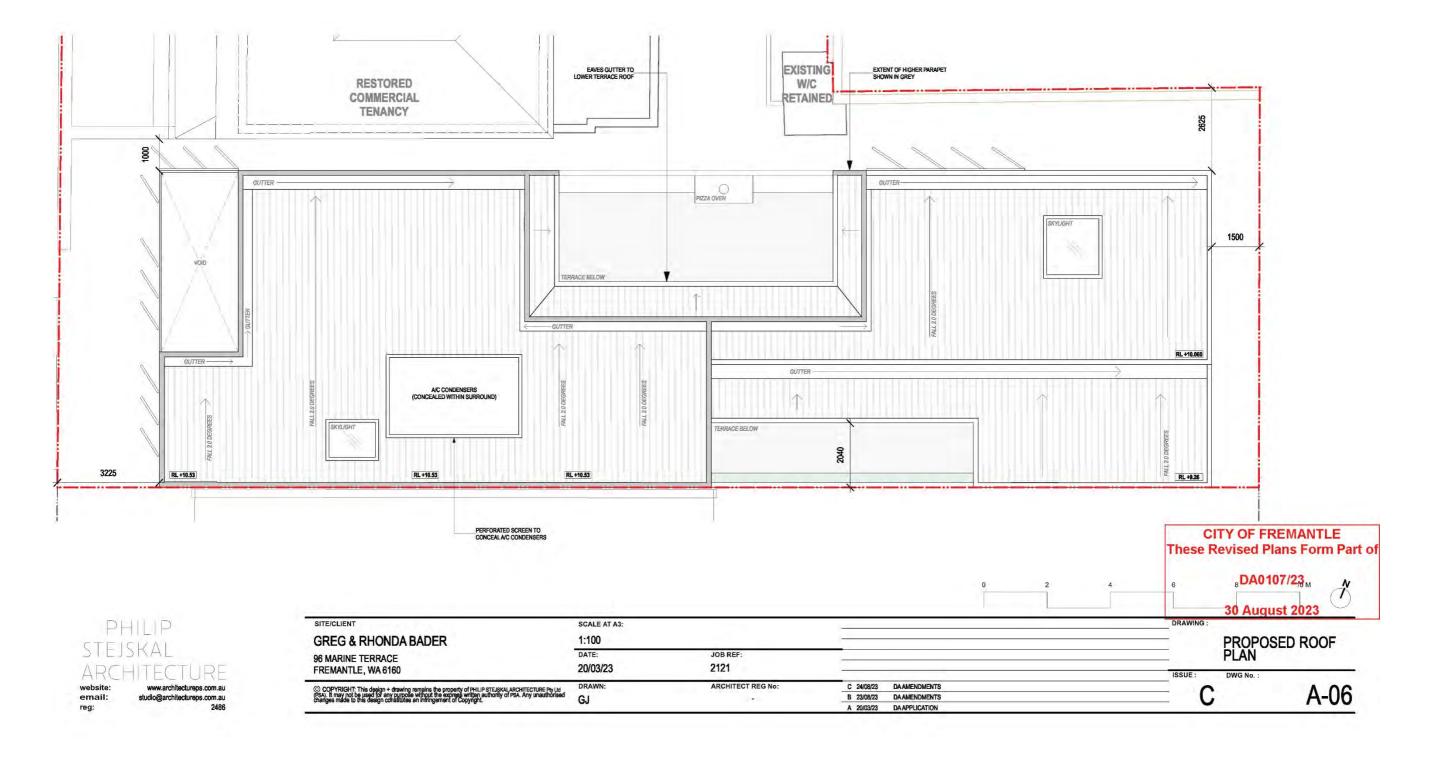




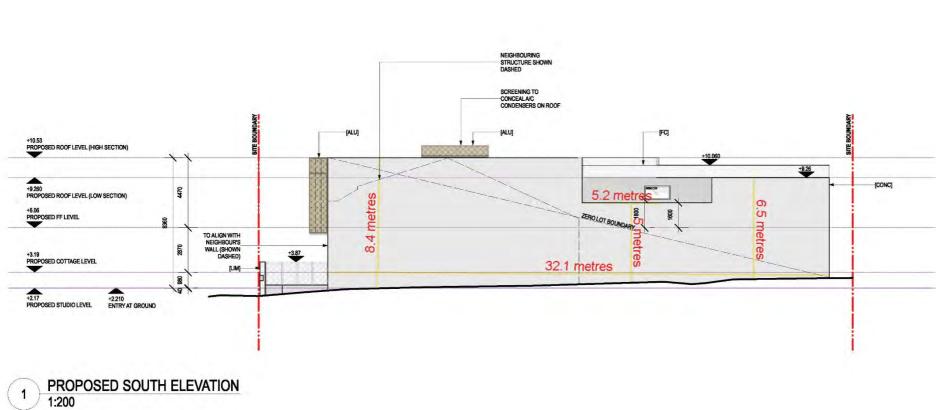




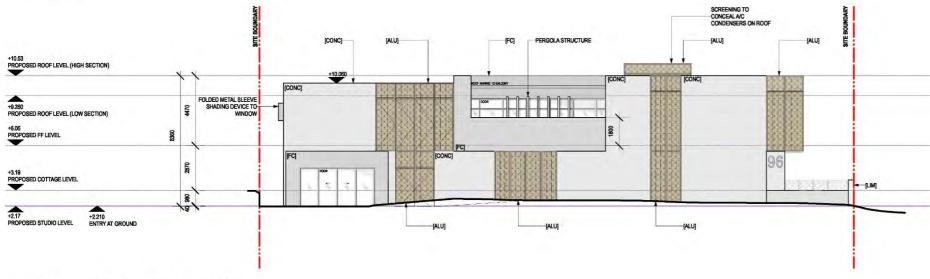
| STORMWATER / SOAKWELL CALCULATIO | NS | OPEN SPACE CALCULATIONS | | PROPOSED FLOOR AREAS | | LEGEND |
|----------------------------------|-----------------------------|-------------------------|-------------------|----------------------|-------------------|------------------------------------|
| PROPOSED ROOF AREAS | 272 M ² | TOTAL OPEN SPACE | 327M ² | PROPOSED GARAGE | 201M ² | SITE BOUNDARY |
| PROPOSED BALCONY AREAS | 78M ² | TOTAL BLOCK SIZE | 820M ² | PROPOSED ENTRY | 27M ² | — TO BE DEMOLISHED |
| TOTAL AREAS | 350M ² | R60 MIN OPEN SPACE REQ. | 40% min. | PROPOSED STUDIO | 52M ² | TO DE DENOCIONED |
| AS 3500.1/3 - 1:20 CALC | | TOTAL OPEN AREAS | 39.9% | PROPOSED FIRST FLOOR | 265M ² | EXISTING |
| 350 x 0.125 | 43.75Ñ | | | PROPOSED BALCONIES | 78M ² | PROPOSED TILT UP CONCRETE LINED |
| ESTIMATED SOAKWELLS REQUIRED | 3x 1500x1200@2090L Capacity | | | 2000 | | INTERNALLY WITH INSULTATION (~70MM |
| | | | | | | PROPOSED MASONRY |
| | | | | | | PROPOSED BALUSTRADE |
| | | | | | | PROPOSED DECORATIVE SCREENS |







TRIM DECK ROOF SHEETING PROPOSED TILT UP CONCRETE LINED INTERNALLY WITH INSULTATION (~70MM STANDING SEAM ZINC CLADDING

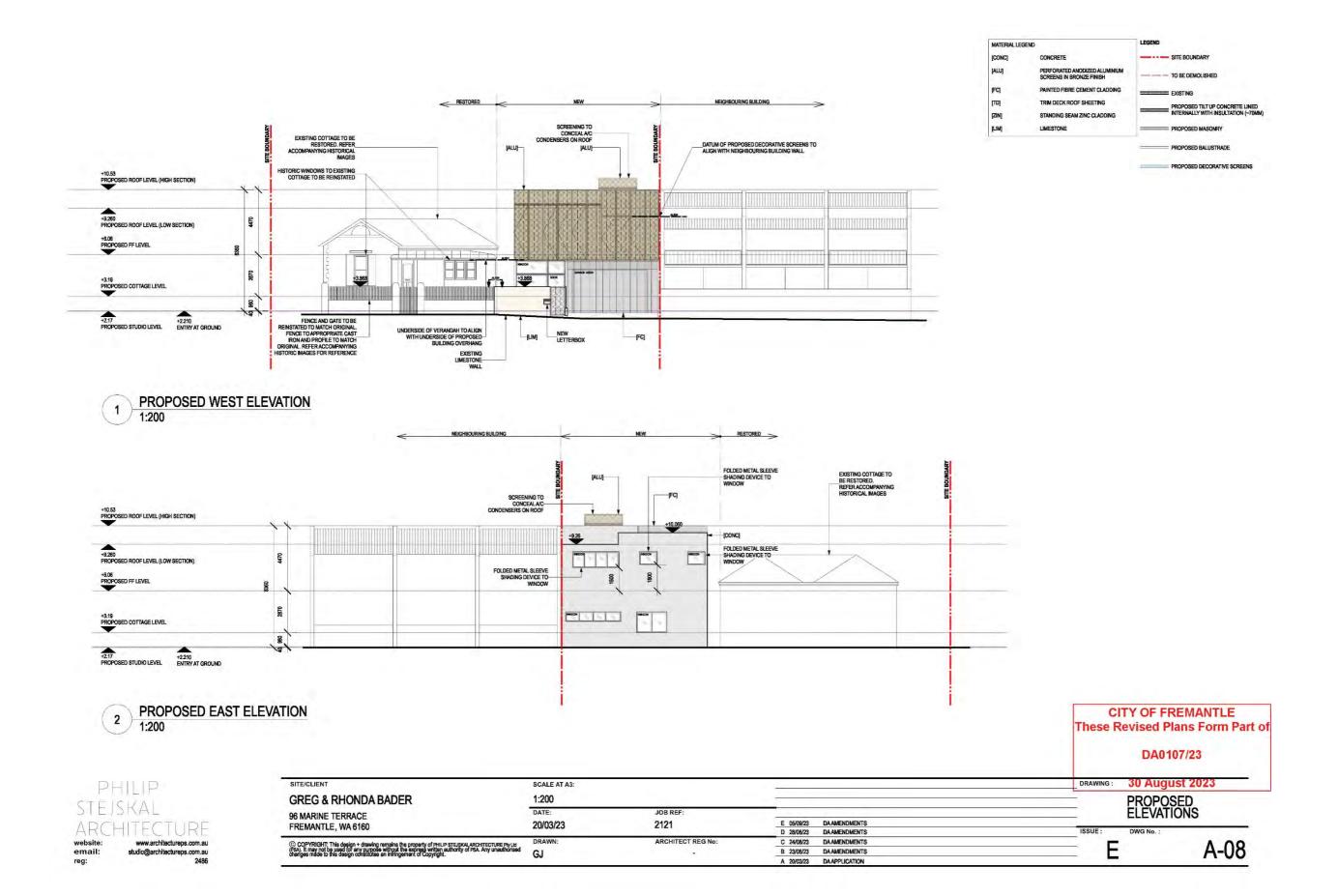


CITY OF FREMANTLE PROPOSED NORTH ELEVATION 1:200 These Revised Plans Form Part of 12 DA010,7/23 18 20 M

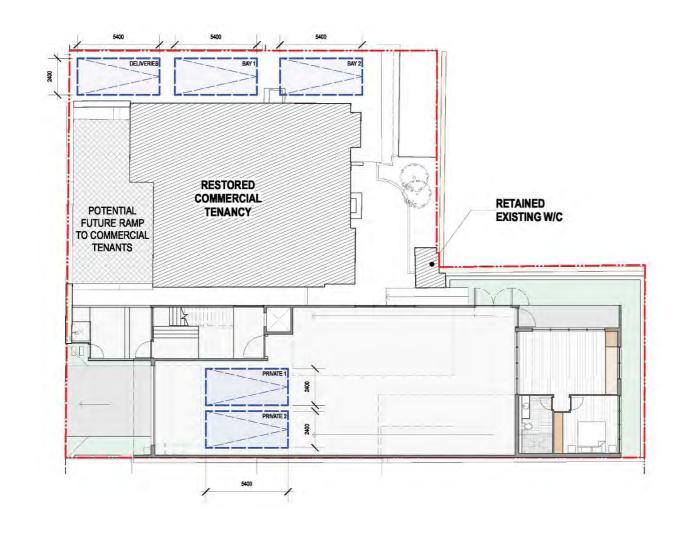
PHILIP STEJSKAL

| | | | | | ov August I | .020 | |
|--------------|-------------------|---|---|--|------------------|---|--|
| SCALE AT A3: | | | | DRAWING : | | | |
| NTS | | | | | PROPOSED | | |
| DATE: | JOB REF: | | | | ELEVATION | S | |
| 20/03/23 | 2121 | | | | | 7 | |
| C25 27 17 1 | | | | ISSUE : | DWG No. : | | |
| DRAWN: | ARCHITECT REG No: | C 24/08/23 | DA AMENDMENT\$ | | | A 07 | |
| GI | • | B 23/08/23 | DA AMENDMENTS | | | A-U/ | |
| O | | A 20/03/23 | DA APPLICATION | | | ,, ,, | |
| | DATE: | NTS DATE: JOB REF: 20/03/23 2121 DRAWN: ARCHITECT REG No: | NTS DATE: JOB REF: 20/03/23 2121 DRAWN: ARCHITECT REG No: C 24/08/23 B 23/08/23 | NTS JOB REF: 20/03/23 2121 DRAWN: ARCHITECT REG No: C 24/08/23 DA AMENDMENTS GJ - B 23/08/23 DA AMENDMENTS | NTS DATE: | NTS DATE: JOB REF: 20/03/23 2121 DRAWN: ARCHITECT REG No: C 24/08/23 DAAMENDMENTS GJ - B 23/08/23 DAAMENDMENTS PROPOSED ELEVATION: 1SSUE: DWG No.: C | |









PHILIP
STEISKAL
ARCHITECTURE
website: www.architectureps.com.au
reg: studio@architectureps.com.au
reg: 2486

| SITE/CLIENT | SCALE AT A3: | | | | DRAWING : | 30 Augu | IST 2023 |
|--|-------------------|-------------------|------------|----------------|-----------|-----------|-------------|
| GREG & RHONDA BADER | 1:200 | | | | | PROPOS | SED PARKING |
| 96 MARINE TERRACE | DATE: 20/03/23 | JOB REF: 2121 | - | | | SCENAR | RIO |
| FREMANTLE, WA 6160 | 20/03/23 | 2121 | | | ISSUE: | DWG No. : | |
| © COPYRIGHT: This design + drawing remains the property of PHILIP STEUSKALARCHITECTURE PHYLIN | DRAWN: | ARCHITECT REG No: | C 24/08/23 | DA AMENDMENTS | | | A 44 |
| O COPYRIGHT: This design + drawing remains the property of PHILIP STEJSKALARCHITECTURE Pty Ltd (PSA). If mary not be used for any purpose without the express writisty authority of PSA. Any unauthorised charges made to this design constituties an infringement of Copyright. | GJ | <u>.</u> | B 23/08/23 | DAAMENDMENTS | | | A-11 |
| | 00 | | A 20/03/23 | DA APPLICATION | | | |

CITY OF FREMANTLE These Revised Plans Form Part of





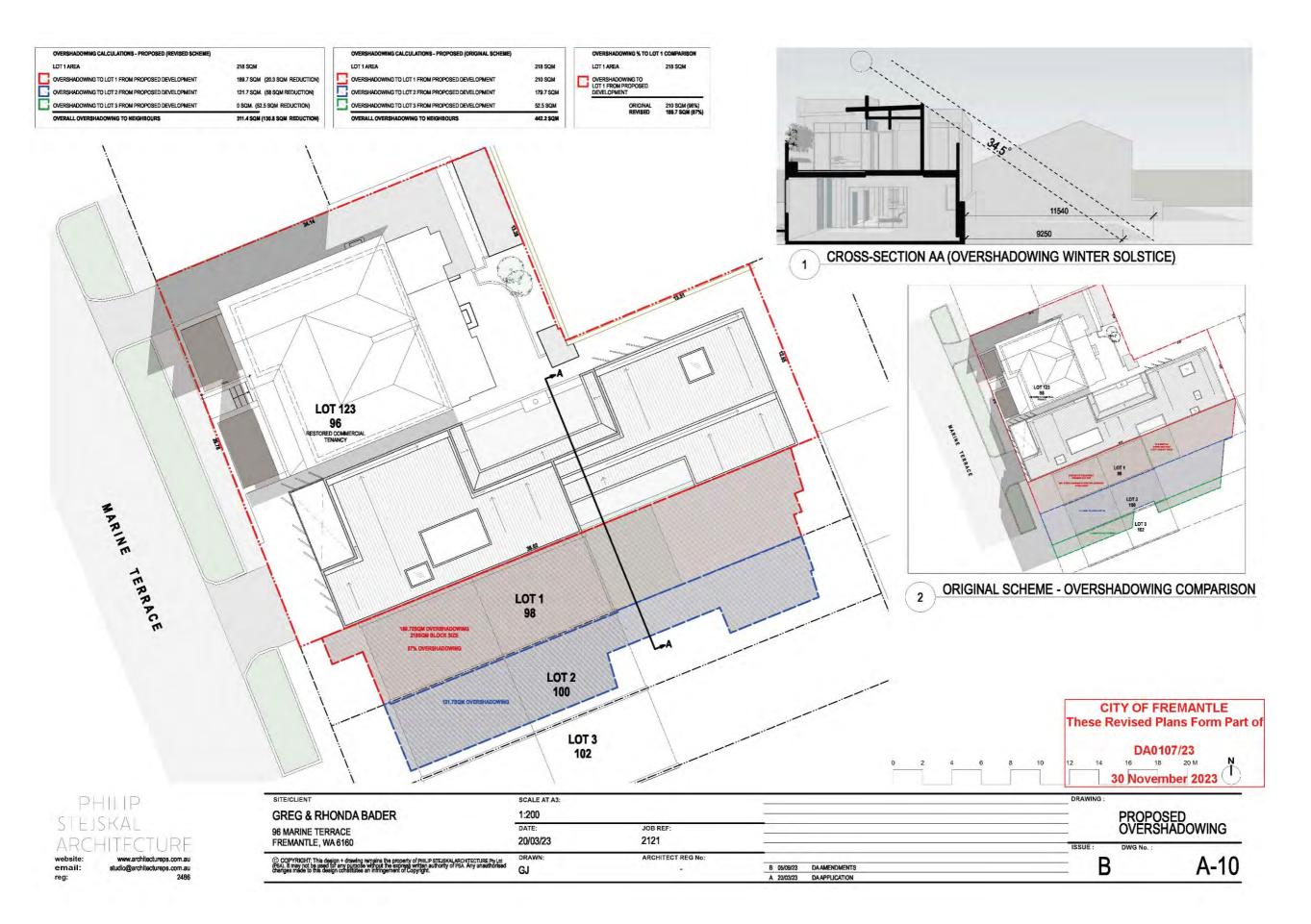
1 VIEW LOOKING NORTH UP MARINE TERRACE



PHILIP
STEJSKAL
ARCHITECTURE
website: www.architectureps.com.au
email: studio@architectureps.com.au
reg: 2486

| | | | | | | งบ Augus | 1 2023 |
|--|--------------|-------------------|------------|---------------|-----------|--------------|--------|
| SITE/CLIENT | SCALE AT A3: | | | | DRAWING : | | |
| GREG & RHONDA BADER | NTS | | - | | | PROPOSED 3Ds | |
| 96 MARINE TERRACE | DATE: | JOB REF: | | | | 0.000 | |
| FREMANTLE, WA 6160 | 20/03/23 | 2121 | - | | ISSUE: | DWG No. : | |
| © COPVENENT This design + drawing remains the remarks of CARL ID STE ISYAL ADCHITECTINE DWIN | DRAWN: | ARCHITECT REG No: | C 24/08/23 | DA AMENDMENTS | 15502. | DWG No | A 49 |
| © COPYRIGHT, This design + drawing remains the property of PHILP STEISKALARCHITECTURE Pty Ltd (PSA). It may not be used for any purpose without the express written authority of PSA. Any unauthorised charges made to this design constitutions an intringement of Copyright. | GJ | | B 23/08/23 | DAAMENDMENTS | | | A-13 |
| | • | | A 20/03/23 | DAAPPLICATION | | | |



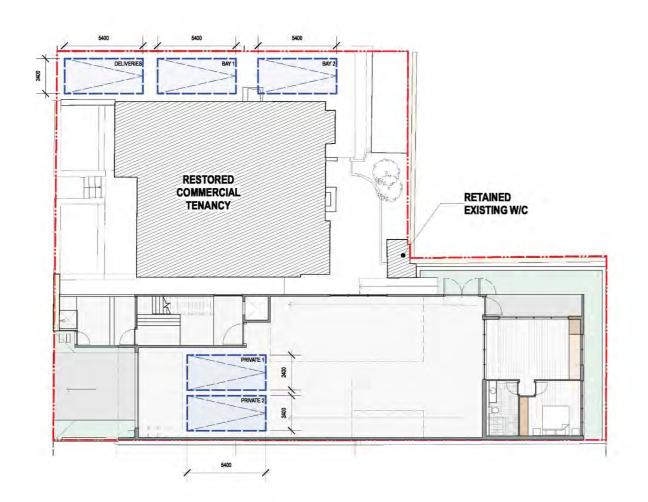




CITY OF FREMANTLE These Revised Plans Form Part of

DA0107/23

30 November 2023





| SITE/CLIENT | SCALE AT A3: | | | | DRAWING: | veinner 207 | |
|---|--------------|-------------------|--------------------------|-----------------------------|----------|-------------|-----------|
| GREG & RHONDA BADER | 1:200 | | - | | _ | PROPOSE | D PARKING |
| 96 MARINE TERRACE | DATE: | JOB REF: | | | | SCENARIO |) |
| FREMANTLE, WA 6160 | 20/03/23 | 2121 | D. 05/00/00 | DA ALEXIONETTO | ISSUE: | DWG No. : | |
| O company T : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : 1 : | DRAWN: | ARCHITECT REG No: | D 05/09/23 C 24/08/23 | DA AMENDMENTS DA AMENDMENTS | - 1550E: | DWG No. : | |
| © COPYRIGHT, This design + drawing remains the property of PHILP STEUSKALARCHITECTURE PLY LIGHTLAND IN IT MAY NOT BUSHOWN IN ANY UNBURNING WITHOUT OF PAA. Any unauthorised changes made to this design constitutes an infringement of Copyright. | GJ | | B 23/08/23 | DA AMENDMENTS | - D | | A-11 |
| oral gas made to and design constitutes an immigration of copyright. | S | | A 20/03/23 | DA APPLICATION | | | 7, 11 |

CITY OF FREMANTLE These Revised Plans Form Part of



Attachment 2 – Submission Table

Submission Table – DA0107/23 – 96 Marine Terrace, Fremantle - Restoration and Alterations to Existing Heritage Dwelling and Addition of Two Storey Grouped Dwelling

| Submission number | Submission (verbatim) |
|-------------------|---|
| 1 | The proposed building is a monstrous rectangular block constructed mainly of concrete which fully occupies the entirety of the site and does not even comply with current liberal setbacks. It resembles the construction of industrial units. Its height over the entire block is a development that has not proceeded in this area for many decades. It has serious overlooking of the living area of existing properties and dramatic shading consequences. Looking down Marine Terrace towards central Fremantle very few, of even the old commercial buildings, have a maximum height over the whole block. The suggestion that the council planning process overlook some of the developments issues because it is going to restore the existing home on the block is an insult to the residents, a case could be put that no renovations should take place as it is a great example of how changes to existing buildings by the migrant communities changed and preserved the residential nature of Fremantle. There is also no guarantee that the restoration will go ahead if the new build is completed. |
| | My whole outdoor living area will be dominated from the west by a wall at least 8.3 metres high and a length of just over 10 metres long. There are six windows overlooking my property from the second story, the floor of which is well above the height of my second story balcony. Four of these windows are 1.8 metres high from a bedroom. The setback for this proposed wall is only 1.3 metres, making the windows of the bedrooms within broom touching distance of my balcony. The bathroom and toilet windows are so close that the noise of ablutions we be quite audible from my outdoor area, especially when the windows are open. OVERSHADING. From around 3.00pm from the equinox over winter the sun will be prevented from entering my backyard. |
| | This is of a greater consequences for the townhouse blocks in Grey Street and we do not have any east west windows and the lighting of the houses is very dependent on the northern light. The 8 metre height of the proposed build greatly increased the overshading. OVERLOOKING. I will have no privacy in my backyard living area if this project goes ahead, four living area windows 1.8 m high will be 1.3 metres from the boundary. These windows will also overlook many of my neighbours. These windows on the secondary story will be considerably higher than the level of |
| | my second story and make the balcony unsuitable for outdoor use. SUMMARY. The sewage easements on the site of the proposed development were known to the owner before purchase. These does not excuse the complete avoidance of the consequences of the build on neighbours to overcome this limitations of the land. The 8 metre height of the build should not extend over the whole block. |
| | New builds should improve the area, this definitely does not. It is very detrimental to the enjoyment and value of existing properties. I strongly recommend that this development does not proceed. |



Submission Table – DA0107/23 – 96 Marine Terrace, Fremantle - Restoration and Alterations to Existing Heritage Dwelling and Addition of Two Storey Grouped Dwelling

| 2 | Dear Madam/Sir I am responding to your invitation to comment on this proposed development. My concern is with the proposed restoration/conservation plan for the existing heritage house at 96 Marine Terrace. |
|---|---|
| | You will see from the attached extract from a Heritage report done by Philip McAllister Architect, that there is more to the building than is disclosed by the Heritage report filed with the application. You will see that to the rear of the property there is a laundry which according to the plans forming part |
| | of Mr McAllister's report has been in existence since 1901; far longer than the WC which the Applicants intend to conserve as part of the Conservation plan. |
| | It seems to me that the plans relied on in the application fail to identify this building, perhaps the most significant of them all, and far more so than the WC. |
| | In the submitted plans this area is shown as part of the northern driveway, which is clearly not the case. |
| | If the Applicant intends to rely on the Conservation Plan to support the proposed building of the new residence, then it should clearly report the existence of the laundry and include an undertaking to restore and conserve it. |
| | Other than that, I have no objection to the proposed development. |
| 3 | I, a pose the development of 96 Marine Tce on the grounds of the over shadowing the building design and the main sewer water corporation issue. |
| 4 | Refer to attachment in email |
| 5 | Following our phone conversation earlier today and on the understanding that tomorrow, Friday 5th May is the deadline for Public comments |
| | I am writing to formally lodge my objection as owner and occupier of 7 Russell St, to the proposed development at 96 Marine Terrace due to its large size and looming presence at the end of my garden. I would be grateful if you would keep me informed of all further developments in this matter. |
| | This would be a highly impactful development for all of the neighbours with concerns of overlooking, shading, breeze- blocking, as well as potential light and noise pollution. I am also concerned that the overall look of the place will fit in with the heritage nature of the area. |



Submission Table – DA0107/23 – 96 Marine Terrace, Fremantle - Restoration and Alterations to Existing Heritage Dwelling and Addition of Two Storey Grouped Dwelling

I look forward to working with all concerned so that we come to a reasonable conclusion.



Attachment 3 - Additional Submission

05 May 2023 City of Fremantle Walyalup Civic Centre 151 High Street Fremantle WA 6959 FAO Planning RE DA0107/23 dated 13 APRIL 2023 OBJECTION TO DEVELOPMENT APPLICATION FOR TWO STOREY SINGLE HOUSE AT 96 (LOT 123) MARINE TERRACE, FREMANTLE (DA0107/23 dated 13 April 2023) To whom it may concern, Advertisement, Notice and Request for an Extension to the Consultation Period A limited number of neighbours to the development received a letter dated 17 April 2023 from Fremantle Council advising of the development and inviting comment on the development. This notice was not provided to other neighbours impacted by the development eg Units 2, 3 and 4 of 6 Grey Street and 7 Russell Street. These and other properties are impacted by overshadowing, setback, overlooking, privacy, loss of amenity, loss of view, car parking, and the like. The residents are unaware of any advertisement regarding the proposed development and assume this has not been carried out or not carried out such that residents were reasonably aware of the proposal. The residents confirm that notices have not been provided in accordance with Clause 64 of the Planning and Development Act 2005 - Planning and Development (Local Planning Schemes) Regulations 2015.

Meeting Attachments – Planning Committee 4 October 2023



For example Clause 64 (3) (b) (i) and (ii) requires:

giving notice of the proposed development -

(i) to the owners and occupiers of every property that is within 200 m of the proposed development; and

(ii) to any other owners and occupiers of properties in the vicinity of the proposed development who, in the opinion of the local government, are likely to be affected by the granting of development approval;

Residents noted above are within 200m of the proposed development and were not provided notice.

The residents request an extension to the deadline for comment of 5th May 2023 until such time as the residents have been formally notified and notification periods complied with.

In the interim, the impacted residents provide preliminary comment as follows:

Departures to the Planning Framework

The Planning Framework exists for the benefit of all and includes, guides, recommendations and rules governing a development.

The Urbanista report requests various departures from the Planning Framework and tries to suggest that those departures will facilitate refurbishment of the existing heritage building at significant cost.

2 THE PROPOSAL

Heritage Place

The development application seeks approval to modify the existing heritage building and to construct a two storey development on the adjacent vacant area of the site. An existing office operates from the heritage plan. The following works are proposed:

- A new reaf to the existing heritage building to restore historic roof form.
- Original bullnose verandah to be reinstated.
- · A new front lence
- . Garden bods are to be lowered to allow for air floor below the heritage building.

Meeting Attachments – Planning Committee 4 October 2023





This is disingenuous as the refurbishment works summarised at Section 2 (The Proposal) are reasonably minor in nature, can be considered ongoing maintenance and upgrade, are not urgent and are very likely tax deductable.

The office building (heritage building) was advertised for sale and sold mid to late 2021 with an annual income of \$43,000. This demonstrates the commercial nature of current land ownership.

https://www.realcommercial.com.au/sold/property-96-marine-terrace-fremantle-wa-6160-503807814

Income Details

The property is leased until mid 2022 with one (1) option period of two years, with an income of \$43,000 pa net, plus outgoings which are payable by the tenant.

The development proposal for the new dwelling is for commercial gain only ie addition of a residential property for profit or single landowner occupation on land not previously intended or designated for such use.

If anything, the addition of a new and demonstrably oversize dwelling diminishes and dwarfs the heritage building.

The residents respectfully request that the City respect the Planning Framework and not allow departures that disadvantage the existing landowners and residents in the immediate vicinity of the development.

The several residents should not be disadvantaged in amenity and value of their properties for the commercial gain of a single developer.

Meeting Attachments – Planning Committee 4 October 2023



Setbacks

Page 26 of the Urbanista report identifies that the proposed development does not comply at the Southern and Eastern boundaries as follows:

| Wall | Assessment | R-Code Requirement | Setback Provided | Complies/Does Not Comply |
|------------------|---|--|--|-----------------------------|
| Southern Wall | Length: 16 metres Height: 8.5 metres at the front and 7.2 metres at the rear due to the sloping nature of the iot. | For R35 a maximum height of 3.5 metres is permitted. Boundary walls where they abut an existing or simultaneously constructed wall of similar or greater dimension where they do not cause an overshadowing impact. A maximum (wo-thirds the length of the lot boundary the wall abuts, measured from behind the street setback. | An average height of 7.85 metres is proposed. A portion of this wall is permitted as it abuts a simultaneously constructed boundary wall, however it still exceeds 2/3 the length of the lot. | Does not comply. |
| Eastern Wall | Length: 5 metres Height: 3.9 metres | A setback of 1.5 metres is permitted. | Setback 1.35 metres | Does not comply. |

Notwithstanding that the proposed development is already non-compliant, the residents question whether Urbanista have used the correct dimensions in their assessment and suggest that the level of non-compliance is actually much worse.

For the Eastern wall the report suggests a length of 5 metres and a height of 3.9 metres. The drawings show an actual length over 10 metres (10.015m) and a height of somewhere between 7.2 and 8.5 metres.

The scale of the building would dominate neighbouring buildings and lead to significant loss of amenity, privacy, sunlight and views.

The limited setbacks (already non-compliant) mean that the eastern ground floor bedroom and the eastern 1st floor rooms of the proposed development will be immediately adjacent to its neighbouring property (Unit 1, 6 Grey Street) kitchen, bedrooms, balconies and outdoor spaces.

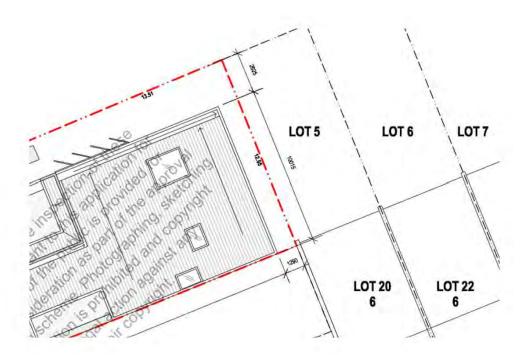
The upper floor bedroom window of the proposed building will be almost within touching distance from the balcony of 1/6 Grey Street and will be able to look into the gardens, balconies and



bedrooms of Unit 1, Unit 2 and Unit 3 of 6 Grey Street. The suggested 1600mm high window and shading will not prevent this.

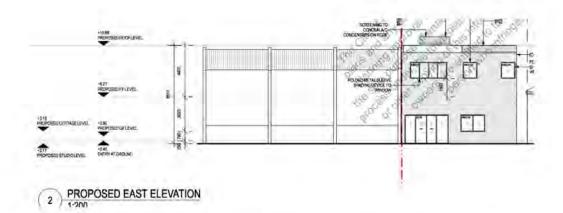
The proposed building will block views from the units of 6 Grey Street and lead to significant shading.

At the Southwest boundary (Marine Terrace elevation) the oversize balcony will lead to loss of privacy, potential noise nuisance to the neighbouring property main bedroom and loss of light. Living accommodation (kitchen, dining & living) of the proposed development is at 1st floor level which places it alongside the Marine Terrace property bedrooms and creates potential loss of privacy and noise nuisance.



Meeting Attachments – Planning Committee 4 October 2023





The planners may also wish to consider whether noise nuisance or environmental considerations such as cooking / bathroom smells are an issue at the Eastern boundary / boundary of Unit 1, 6 Grey Street and beyond. The downstairs studio of the proposal development places a bedroom (with large format sliding doors), kitchen and bathroom within 1.3m of the Grey Street garden and in very close proximity to the Unit 1, Grey Street WC (including exhaust fan), laundry, kitchen and external gas appliance (boiler). Freedom from noise and smells, and privacy for existing and proposed properties would be severely compromised.

DfES may also need to comment on whether suitable separation at ground floor and fire compartmentation and / or proximity to existing timber balustrade and exposed timber roof structure at the existing balconies are a concern. Access for fire emergency services to the rear of the Grey Street properties would also be severely compromised should the development be permitted.

At the proposed development's northern boundary the building mass would be unsightly and imposing to the established Russell Street properties. At circa 8m tall it would dominate the outdoor spaces and accommodation at the rear of house.

The proposed balcony and bedroom overlook the garden area and lead to loss of privacy within the property. Although the proposal details a 1600mm high balustrade to the balcony and shading screens to the bedroom this does not stop or prevent overlooking. A significant proportion of persons will be tall enough to look straight over the balcony balustrade and into the garden and house. The bedroom shading does not stop direct line of site into 7 Russell Street. Noise transfer between proposed and existing is also likely.

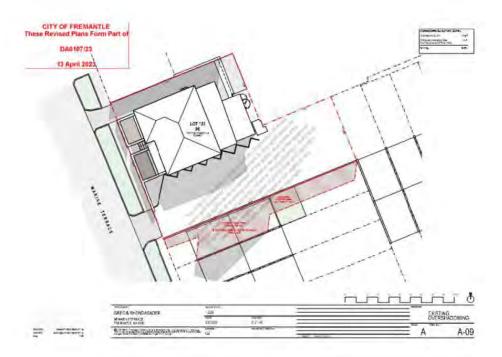


Shading

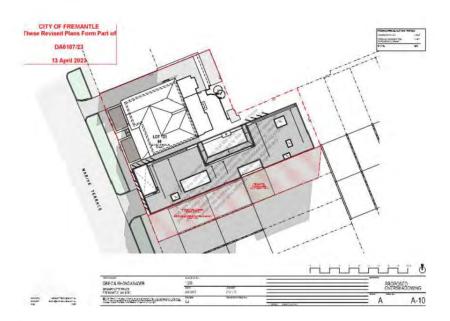
The shading commentary provided in the Urbanista report appears to suggest limited shading. The residents suggest that the report is lacking and provides a limited, biased or highly optimistic view.

The comparison between existing shading (Drawing A-09) and after (Drawing A-10) is misleading as the existing shading is at low level. If the new development was allowed to proceed, the shading would impact the gardens, rear ground floor rooms, upper floor balconies and upper floor bedrooms of the existing Marine Terrace properties to the South of the development. It would block almost all sunlight at most times of the day and most times of the year.

The Urbanista report appears to only consider part of the Southern shading for a limited time period, possibly mid-morning.







Without the resources available to the developer, the residents provide the below images and shading profiles utilising free web based software with added commentary to model the new development and the new shading profiles that this would create. The height and extent of the proposed development will significantly affect current shading.



Existing fence & shipping container at the South / East boundary of the subject site (2.55m high). New building is circa 8.5m high





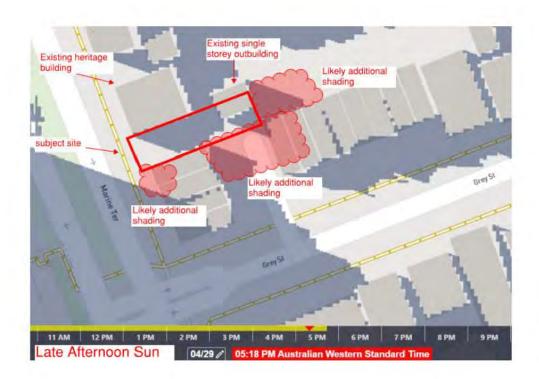












Car Parking

Page 8 of the report by Urbanista Town Planning requests the City to depart from the planning framework for car parking.

Page 21 of the report identifies that the site requires 7 bays to comply with the framework. The development aims to provide 4 bays which is a shortfall of 3 bays.

The residents identify that parking at the development site is already oversubscribed and has been for many years.

Urbanista suggest:



- As the building and its land use are established use within the locality, it is considered an office use is a low impact use in terms of its parking.
- Casual, on-street parking is located along Marine Terrace and the side streets that allows for any
 visitors to the tenancy to park for a short period of time.
- Reduced car parking encourages the use of alternative forms of transport such as blcycle, motorbike
 parking and public transport (i.e., buses along South Terrace which is located within a walkable
 distance of approximately 200 metres east of the subject site).
- The site is significantly constrained due to the water corporation easement that runs through the
 site. This means it is not possible to construct a building over this portion of the lot. Instead, this
 area can only be used for car parking and as such, this car parking should be dedicated solely for
 the use of the dwelling to provide adequate separation between the two distinct uses.

The residents suggest that the statements made are disingenuous and lacking in local knowledge.

The images below show historic parking demand at the subject site is at or near capacity and well above the planning framework / proposed reduced provision.

Response to Urbanista reasons for departure:

- The office is not low impact as can be seen by the photos below (parking is in high demand and oversubscribed to current framework guidelines).
- Casual parking at Marine Terrace is already in limited supply, the area is used by surrounding suburbs, and people from out of town who commute into Fremantle and onwards to Perth City via the rail network.
- Reduced parking does not encourage alternative use, demand in the locality appears to be increasing.
- Subdivision of the site and allocation of parking to the proposed residential dwelling completely ignores the current office demand – thus making the current office noncompliant.
- The sewer easement remains a matter for WaterCorp to comment on.

Historic photos showing parking demand - 2012 to 2023







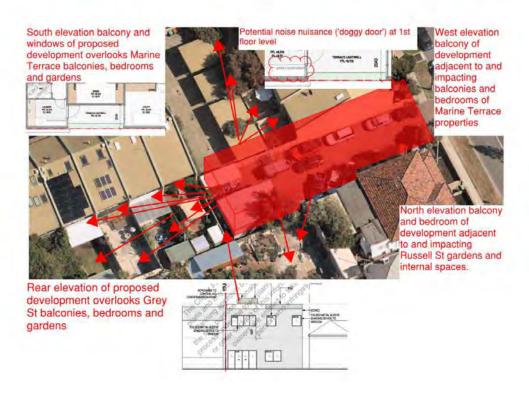




Privacy

The residents suggest that the Planning Application and Urbanista report should have included elevations and aspects to properly advise the Planners of impacts to surrounding properties.

Without the resources available to the developer, the residents provide the below images to try and demonstrate privacy and loss of amenity issues that the proposed development would create.







Proposed development's windows and balconies overlook Marine Terrace, Grey St and Russell St gardens, balconies and bedrooms.

East Elevation Mock Ups (Grey St Properties)



Rear of proposed development (east elevation) overlooks Grey St gardens, balconies and bedrooms.







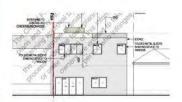








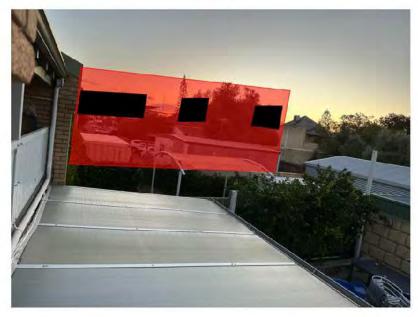




Approx outline of proposed development (blocks light & view).

Mass of new development inappropriate and out of place with surrounding properties.

Privacy compromised (windows look into balconies and gardens of Grey St & Russell St properties)



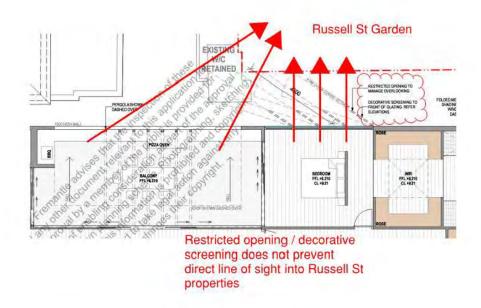


North Elevation Mock Ups (Russell St Properties)









South Elevation Mock Ups (Marine Terrace Properties)







South elevation balcony and utility room of proposed development overlooks Marine Terrace gardens, ground floor rooms, balconies and bedrooms.

Conclusion

The Development Application for the proposed development, by its own admission, does not comply with the Planning Framework.

Existing residents adjacent to the development will suffer loss of amenity and privacy and be subject to overlooking, shadowing, increased parking congestion and the like.

The residents request that the planners adhere to the Planning Framework and not allow departures for the sole benefit of a single developer.

The mock ups and images provided are a best attempt to convey the impact that this development would have on the surrounding properties. Should the Planners be seriously considering anything other than a rejection to the scheme, the residents would request that the Planners and relevant consultants to the development attend the site and adjacent properties to meet with the residents and view firsthand what the development would mean in the context of the existing residencies and living spaces.



Attachment 4 – City's Heritage Impact Assessment



Heritage Impact Assessment

Address: 96 Marine Terrace, Fremantle

Application number: DA0107/23

Proposal: Conservation of house and new two storey grouped dwelling

Requesting officer: Cardia Mariani

Date: 29/08/2023



96 Marine Terrace, Aerial photograph, Google Maps, 1/02/2023

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in the revised drawings stamped 30/8/23 for DA0107/23 and the affect that they will have upon the heritage values of 96 Marine Terrace. The proposed changes include:

- Conservation of heritage house c. 1901
 - o Remove Post war alterations to exterior and reinstate the following elements:
 - front facing gable end and roof to projecting room
 - windows to facade
 - bullnose front verandah
 - roof cladding
 - Front fence
- · New two storey grouped dwelling

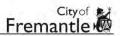
HERITAGE LISTINGS

| Heritage Place Name | House & Limestone Features, 96 Marine Terrace |
|-----------------------------------|---|
| State Register of Heritage Places | No |
| City of Fremantle Heritage List | Yes |
| City of Fremantle Heritage Area | No |
| Local Heritage Survey | Yes |
| Management Category | Level 3 |
| Inherit database place record | 21256 |
| Further comment | |

Heritage Impact assessment, 96 Marine Terrace - DA0107/23 - heritage restoration and new dwelling

Page 1 of





RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

- · Pre lodgement discussion
- Site Visit
- · Meeting at CoF offices

Previous relevant DAs:

N/A

Previous relevant legal dealings:

N/A

BACKGROUND

History

The following information was taken from the Place Record on the Inherit website:

House and Limestone Features, 96 Marine Terrace was built in 1901/02 for Alfred Borchet, a merchant of Fremantle. For a time, the house was known as "Tilbury House" and until the mid-1920s, its address was 109 Fitzgerald Terrace

By 1908, the house was owned by T O Watson and leased to a tenant. The following year, the house was bought by Samuel Hardcastle, who owned it until c. 1915. There were several changes in ownership until 1925, when House, 96 Marine Terrace was bought by Victor Silich.

In 1926, Mr Silich built a cottage on the lot (in future, No. 98) by converting existing stables and adding to them. The Silich family lived in the house (No. 96), while boarders or tenants lived in the cottage. The Silich family comprised Victor and Mandalena Silich, their two girls, four boys and nephew.

In 1929, Mr Silich would meet newly arrived immigrants from Yugoslavia at the wharf, take them home, help them buy clothes and train tickets. Many of these men would board with the Silich family for only one night before catching the train to the Goldfields or the south-west, where many of them worked cutting timber.

The Silich family also provided meals. Trestle tables would be set up in the long hallway, and according to family memories, at times there were 80 people to feed.

In 1934 the family moved to the Whitby Falls Coach House at Mundijong, where they stayed until 1940. Both the house and the cottage in Marine Terrace were leased during this time. From the late 1940s, the cottage was also occupied by members of the Silich family. In 1941, the cottage was given the street number of 98 Marine Terrace.

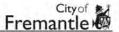
Mandalena Silich died in 1960 and Vicitor died in 1963. Victor Silich junior purchased the property in 1964. Between 1964 and 1972, the galvanised iron roof was replaced with tile and the bull nosed verandah was replaced. Most of the windows were changed.

Victor Silich junior sold the property in 1972, and the new owners demolished the cottage. Since that time, House, 96 Marine Terrace has been occupied by a number of businesses. It has been owned by the Cicerello family since 1980.

This place was included in the list of heritage places in the City of Fremantle identified by the Fremantle Society (1979/80) - BROWN -significant for making a positive contribution to the built environment of Fremantle.

This place was also identified in the "Heritage Report on 19th century limestone walls and steps in Fremantle" prepared by Silvana Grassadonia, for the City of Fremantle, 1986. Limestone walls were built around properties in Fremantle to prevent sand drift in response to an early building regulation dating from the 1830s. The use of limestone is part of the Fremantle landscape and gives the City coherence and character. Most of the limestone in small walls came from local quarries.





In the Fremantle Library Local History Collection there are several images of the house from the 1930s which show details of the original roof form, front verandah, bay window, front windows and front fence prior to changes made in the 1960s.

Physical Description

The section of Marine Terrace between Collie and South Streets has a mixed character of late 19th and early 20th century residential buildings set back from the street behind modest gardens and, Late Twentieth Century infill development much of which is multi storey and built up to the front site boundary.

96 Marine Terrace sits in the middle of a short block between Russell and Grey Streets and is set back behind a narrow front garden. On the north is a single storey house which faces Russell Street and has a secondary frontage facing Marine Terrace with a minimal setback to accommodate the eaves of the roof. On the south side is a 1980s, heritage inspired two storey block of four terrace houses dating from the 1980s. The terrace has a slightly greater setback than 96 Marine Terrace. All the buildings have verandahs lining most of their street frontage.

The following description of the house at 96 Marine Terrace was taken from the Place Record on the Inherit website:

96 Marine Terrace is a single storey, rendered masonry and tile house built in 1901/02 with an asymmetrical facade designed in the Federation Bungalow style of architecture with some modifications in the Post War Era.

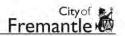
The walls are rendered masonry. The roof is hipped and clad with tiles. The facade has one projecting front room with double hung sash windows. The verandah has a separate tiled roof which extends over the protruding front room and is supported by timber posts and extra brackets. The front door has a fanlight and there are double hung sash windows to the right hand side. The house is elevated from street level.

There is a high limestone wall to the front boundary of recent construction.



96 Marine Terrace Google Streetview, 2023





IMPACT ASSESSMENT

Impact on the heritage significance of the place

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

| House, 96 Marine Terrace, is a typical masonry single storey house from c. 1901 that has undergone some modification during the Post-War era. | Positive impact |
|---|-----------------|
| The place has aesthetic value for its contribution to the streetscape and the surrounding area. | Minor impact |
| It is representative of the typical workers' houses in the Fremantle area. | Positive impact |
| The place is an example of the Federation Bungalow style of architecture. | Positive impact |
| The place demonstrates the evolution of the area and the contribution made to Fremantle and its character by Migrants from Southern Europe. | Minor impact |

Impact of the heritage values of the place

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

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

Heritage Impact Comments

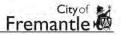
House (c. 1901)

The proposed conservation works to the c. 1901 house will generally have a positive impact on the heritage values of the place as it will reinstate the original roof form, front verandah and front windows. These items will be based on documentary evidence.

The proposed conservation works will remove the evidence of the post-war era renovations and the links to Post War European migration, but this is a secondary layer of significance which can be recorded and interpreted to retain the social and historic values.

Reinstatement of the original front fence with rendered masonry base and piers and permeable cast iron infill panels will also positively contribute to the character and heritage values of the house. The height of this fence needs to match the fence shown in the 1927 photographs rather than be upscaled to align with the height of the existing c. 1980s limestone boundary wall as shown on the drawings.





NOTE: The horizontal format window facing the front verandah is a replacement item from the 1960s renovations. Removal of cement render from the surrounding wall will most likely reveal the original window opening.

New grouped dwelling

The new dwelling is a two storey building that covers most of the southern half of the site and is separate from the c. 1901 house. The upper floor of the new dwelling cantilevers out over the ground floor and has a projecting wing at one end of the façade and a deck extending along the remainder. The deck has full height perforated aluminium folding screens to the façade but no roof. The roof of the upper floor is concealed by a parapet giving the building a simple rectangular massing.

In the original proposal the upper floor had a zero setback from the front boundary and the recessed ground floor was setback to align with the main front wall of the 1901 house. This did not comply with the requirements of LPP2.9 Residential Streetscape or LPP3.6 Heritage Areas. Following discussions with the applicant the design was revised so that the upper floor setback was increased to roughly align with the front setback to the verandah and projecting room of the adjacent 1901 house and the lower floor was setback to align with the wall to the back of the front verandah of the 1901 house.

The revised design for the proposed new development respects the scale and setbacks of the prevailing streetscape and will not significantly reduce views to the heritage house on the site or limit its contribution to the character of the Marine Terrace streetscape. The façade treatment of the upper floor of the new building with its projecting room and deck interprets and responds to the tradition form of the adjacent heritage house. The rectangular massing of the new building responds to commercial and industrial buildings in the surrounding streetscape.

The solid front fence in front of the new development is an existing fence. The new side returns to the front courtyard garden will have perforated screens in accordance with LPP2.7.

RECOMMENDATIONS:

The works proposed in this application are acceptable with conditions as overall they will have only a minor impact on the heritage values of House, 96 Marine Terrace

Conditions

Furter detail to be provided at building licence stage:

- Reinstated masonry and iron fence to front of heritage house
- Design of front window looking on to verandah



Attachment 5 – Applicants Planning Report and Heritage Impact Statement



1 INTRODUCTION

Urbanista Town Planning are acting on behalf of the landowner to obtain development approval for a two-storey grouped dwelling to an existing heritage place.

In addition to this planning report, the following documentation is submitted to facilitate development approval:

- City of Fremantle Application Form, MRS Form 1 and Certificate of Title;
- Architectural drawings by Phillip Stejskal Architects; and
- A Heritage Impact Statement by Stephen Carrick Heritage Architect.

The detail provided in this report demonstrates that the application for the retention of the heritage building and two storey dwelling development should be approved by the City.

We look forward to working with the City to obtain approval for the proposed works.

2 THE PROPOSAL

Heritage Place

The development application seeks approval to modify the existing heritage building and to construct a two storey development on the adjacent vacant area of the site. The following works are proposed:

- A new roof to the existing heritage building to restore historic roof form.
- · Removal of the lean-to addition at the rear to revert to the original building footprint.
- · Original bullnose verandah to be reinstated.
- · A new front fence.
- Garden beds are to be lowered to allow for air floor below the heritage building.

Single House

- The main entrance to the single house, featuring an entrance lobby, stairs and lift.
- A front courtyard year featuring a pedestrian area and outdoor shower.
- An undercroft car park, with two-way vehicular entry featuring a garage door, bin store area and space for two car parking bays.
- A ground floor studio located at the rear of the lot. The studio features a bedroom, bathroom, kitchenette, storage area and open space/studio area.
- A rear landscaping area.
- Two (2) balconies, one (1) at the front and one (1) to the northern side of the building featuring the dining area.
- A living, kitchen, scullery/store and office.
- Two (2) bedrooms, one with a walk in rob and ensuite.
- Additional bathroom, additional storage area and a utility room.
- A terraced lightwell area.



30 March 2023

The below images depict the layout of the upper floor of the single house and a perspective of the proposed single house alongside the existing heritage building on the subject site.

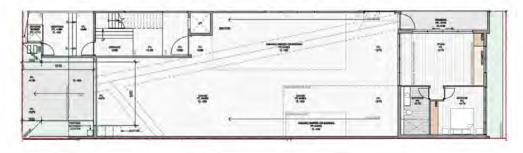




Figure 1 - Upper & Ground Floor for Single House

3 THE SITE & CONTEXT

The subject site (No. 96 Marine Terrace) has an area of 821m² and a frontage of 26.76 metres. The subject site is flat, and the property is an 'L' shaped lot, with an existing heritage building located on the northern most part of the lot. The southern portion of the lot is vacant.

There is also an existing demountable building and shipping container located at the rear of the lot. A solid limestone block wall space most of the frontage, which is typical characteristic other properties within the Fremantle locality.

An aerial image of the property in relation to the surrounding locality is provided below (site shaded blue).

The property is located directly across the road to a freight railway line, Blue HQ Fremantle (a boat storage facility) and approximately 150 east of Success Boat Harbour.

The adjacent street is characterised by a wide median/verge space and this portion of the road is lined with pine trees, another typical feature of the Fremantle locality.



The subject site is zoned mixed use under the City of Fremantle's Local Planning Scheme No. 4. The property is also located in Local Planning Area 4 – South Fremantle and sub-area Marine Terrace: Norfolk Street to South Street. The below image depicts the respective planning areas the site is subject to.

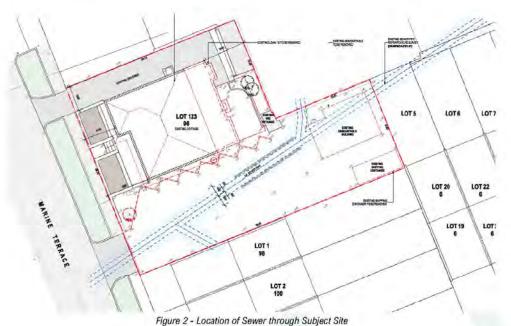
Site Constraints

A sewer line is also located through the middle of the site, from the front to the rear. The below image depicts the location of the sewer line.

This constraint has influenced the design of the proposed dwelling on the vacant portion of the subject site. This is because Water Corporation does not support buildings over sewer lines and requires a 2 metre building clearance either side of a sewer line.

As such, a cohesive and meaningful building cannot be constructed on the vacant portion of the lot. On this basis, the proposed design of the dwelling has had to respond to this significant site constraint, with only a small portion of building being permitted at the front and rear of the lot.

The below image depicts the location of the sewer line through the vacant portion of the property (shaded blue).





4 HERITAGE SIGNIFICANCE

The existing single house is listed on subject dwelling is listed on the following heritage lists:

- The City of Fremantle's Local Heritage Survey, Category 3 (Some Significance).
- he City of Fremantle Heritage List (Level 3), 18 September 2000.

The City's LPP 1.6 describes Management Category - Level 3 - Some Significance as follows:

The City of Fremantle has identified this place as being of some cultural heritage significance for its contribution to the heritage of Fremantle in terms of its individual or collective aesthetic, historic, social or scientific significance, and/or its contribution to the streetscape, local area and Fremantle. Its contribution to the urban context should be maintained and enhanced and its significant parts conserved.

Statement of Significance

House, 96 Marine Terrace, is a typical masonry single storey house from c. 1901 that has undergone some modification during the Post-War era.

The place has aesthetic value for its contribution to the streetscape and the surrounding area. It is representative of the typical workers' houses in the Fremantle area. The place is an example of the Federation Bungalow style of architecture.

The place demonstrates the evolution of the area and the contribution made to Fremantle and its character by Migrants from Southern Europe.

Physical Description

96 Marine Terrace is a single storey, rendered masonry and tile house built in 1901/02 with an asymmetrical façade designed in the Federation Bungalow style of architecture with some modifications in the Post War Era.

The walls are rendered masonry. The roof is hipped and clad with tiles. The façade has one projecting front room with double hung sash windows. The verandah has a separate tiled roof which extends over the protruding front room and is supported by timber posts and extra brackets. The front door has a fanlight and there are double hung sash windows to the right hand side. The house is elevated above street levels. There is a high limestone wall to the front boundary of recent construction.

Historic Overview

The dwelling was built in 1901/02 for Alfred Borchet, a merchant of Fremantle. For a time, the house was known as "Tilbury House" until the mid-1920s, its address was 109 Fitzgerald Terrace. Several changes in ownership occurred between 1908 and 1925, when the house was purchased by Victor Silich.

In 1926, Mr Silich built a cottage on the lot (future house No. 98), by converting existing stables and adding to them. The Silich family lived in the house (No. 96), which boarder or tenants lived in the



30 March 2023

cottage. By 1929, Mr Silich would meet newly arrived immigrants from Yugoslavia at the wharf, take them home, help them buy clothes and train tickets. Many of the men who would board with the Silich family would eventually catch the train to the Goldfields or the south-west, where many of them worked cutting timber.

The Silich family also provided meals. Trestle tables would be set up in the long hallway, and according to family memories, at times, there were 80 people to feed.

After his mother and father passed away in 1960 and 1963 respectively, Victor Silich junior purchased the property in 1964. Between 1964 and 1972, the galvanised iron roof was replaced with tile and the bull nosed verandah was replaced. Most of the windows were also changed.

Victor Silich junior sold the property in 1972, and the new owners demolished the cottage. Since that time, the remaining dwelling has been occupied by several business. It has been owned by the Cicerello family since 1980.

This place was included in the list of heritage places in the City of Fremantle identified by the Fremantle Society (1979/80) for making a positive contribution to the built environment of Fremantle.

This place was also identified in the "Heritage Report on 19th century limestone walls and steps in Fremantle" prepared by Silvana Grassadonia, for the City of Fremantle, 1986. Limestone walls were built around properties in Fremantle to prevent sand drift in response to an early building regulation dating from the 1830s. The use of limestone is part of the Fremantle landscape and gives the locality coherence and character. Most of the limestone in small walls came from local quarries.

Integrity/Authenticity & Condition

The place has a medium degree of integrity (original intent mostly clear, current use compatible, high long term sustainability). Medium degree of authenticity with some original fabric remaining. The condition has been assessed as good.



Figure 3 - Street View Image of Subject Site



5 HERITAGE FRAMEWORK & ASSESSMENT

As the existing dwelling is classified as 'Management Category – Level 3 – Some Significance' under the heritage framework, an assessment of the proposal against the provisions of the heritage framework is provided below.

Additionally, a Heritage Impact Statement has been prepared and findings of the report are contained in the assessment below.

State Planning Policy 3.5 - Historic Heritage Conservation

This Policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's heritage and principally applies to heritage areas, buildings and structures. The objectives of the Policy are to conserve places and areas of historic significance, ensure development does not adversely affect the significance of heritage places and ensure heritage significance is given due weight in planning decision making.

In addition to these broad considerations, local governments should also have regard to the matters listed in in the below table. An assessment against these matters is also provided below.

Local Planning Policy 1.6 - Heritage Assessment and Protection

Notwithstanding an assessment of the proposed dwelling against the R-Codes, an assessment against LPP 1.6 must also be considered. This is on the basis that the proposed dwelling is located on the same lot as an existing heritage place/building and a change of use to this building is proposed.

Essentially, LPP 1.6 requires the preparation of a Heritage Impact Statement (HIS) for any development proposal which has the potential to have an impact on heritage significance of a place. On this basis, a HIS has been prepared and is submitted with this development application. Relevant sections of the HIS are discussed in further detail below.

Planning and Development Act 2005 & Deemed Provisions

The Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Part 3 Clause 12 'Variations to Local Planning Scheme Provisions for Heritage Purposes' permits local government to vary any provisions within its Scheme where places of heritage value are retained, as follows:

- (1) The local government may vary any site or development requirement specified in this Scheme to –
 - facilitate the built heritage conservation of a place entered in the State Register of Heritage Places under the Heritage Act 2018 section 42 or included on the heritage list; or
 - (b) enhance or preserve heritage values in a heritage area.
- (2) A variation under subclause (1) may be unconditional or subject to any conditions the local government considers appropriate.
- (3) If the local government is of the opinion that the variation of site or development requirements is likely to affect any owners or occupiers in the general locality of the place or the heritage area the local government must—



30 March 2023

- (a) consult the affected parties by following one or more of the provisions for advertising under clause 64 (4);
- (b) have regard to any views expressed prior to making its determination to vary the site or development requirements under this clause.

Given that the owner is refurbishing the existing heritage building at significance cost, which will add to the local area streetscape, the City is asked to apply discretion and support the following departures from the planning framework;

- Setbacks
- Car parking
- Overshadowing

On this basis it is contended that the proposed design has taken into consideration the site constraint to deliver a positive outcome for the subject site and the streetscape.

Meeting Attachments - Planning Committee 4 October 2023



CITY OF FREMANTLE These Plans Form Part of

DA0107/23

URBANISTA

Clause Acceptable Development

30 March 2023

Relevant considerations for development assessment

The Model Scheme Text provisions require local government in considering applications for planning approval to have regard, amongst other things, to -

Assessment Comments

area that has been registered in the register of heritage places under the Heritage Act or is the or which is included in the heritage list under clause 7.1 of the scheme, or which is designated scheme.

The conservation and protection of any place or The proposal seeks to conserve the existing heritage place on the subject site. As noted in the heritage record and in comparing the current building form, several changes have occurred. The existing building is not an accurate reflection of its original form. The proposed modifications to the subject of a conversation order under the Act, building will bring this building back to its original fabric and enhance the amenity associated with the heritage, within the locality.

6.5 the location, bulk, form, or appearance of the . proposed development.

in a heritage area under clause 7.2 of the Additionally, the proposed single house will not adversely impact the heritage building. This is because the single house is not attached to the heritage building. This means that the heritage values associated with the building will remain entirely intact.

Whether the proposed development will The proposed single house is designed in a manner that does not result in an adverse impact on the adversely affect the significance of any heritage existing heritage building for the following reasons:

- place including any adverse effect resulting from . The single house is entirely separated from the heritage building.
 - The single house is designed in a manner that ensures the ground floor is set back to allow for view corridors to the heritage building.
 - . The upper floor design of the single house hangs over the ground floor of the building but is designed in a manner that is transparent to reduce any perceived impact of building bulk on the streetscape and minimises bulk obstructing view corridors to the heritage building. The below image depicts the sympathetic nature of the design of the single house to the heritage building. Further, the elevations depict that the underside of the verandah will align with the underside of the proposed building overhang for the single house (refer to below image).

Meeting Attachments - Planning Committee 4 October 2023

Clause Acceptable Development



CITY OF FREMANTLE These Plans Form Part of

DA0107/23

URBANISTA

Assessment Comments 30 March 2023 AM INTRACE

- . In terms of the massive and treatment, the first floor balcony volume has been designed as a modern interpretation of the traditional bull-nose verandah - a light-weight addition intended to mediate sun and inclement weather, 'attached' to the front of house property. The balcony volume is clad in perforated aluminium, part of which are operable. The material is 'banded' vertically for strength and also to reference the traditional banding of the bullnose verandah.
- The front fence associated the single house portion of the development is designed to tie in with the front fence associated with the heritage building. This design feature provides cohesion between the two buildings to make the development appear as one site. Further, it should be noted that this portion of the solid limestone wall is existing.

Alterations, extensions, change of use or demolition affecting a heritage place (including a place within a heritage place)

- place, based on a relevant heritage assessment.
 - Measures proposed to conserve the . heritage significance of the place and its setting.
 - The structural condition of the place, and conservation.
- The level of heritage significance of the The restoration works to the heritage place and its associated fabric ensure the ongoing protection of the building into the future. These works also align with the original description of the dwelling contained in the heritage record.
 - The separation of the single house from the heritage building ensures the ongoing conservation of the heritage building.
 - The heritage building is in a condition that restoration works can be contemplated. This ensures the ongoing conservation of the building.
 - whether the place is reasonably capable of The existing use will be ongoing and is not proposed to change in this development application.

Meeting Attachments - Planning Committee 4 October 2023



URBANISTA

CITY OF FREMANTLE These Plans Form Part of

DA0107/23

Clause Acceptable Development

Assessment Comments

30 March 2023

Whether the place is capable of adaptation to a new use which will enable its retention and conservation.

Development control principles

The following development control principles should be applied in considering planning applications in relation to a place entered in a heritage list, a place or area entered in the state register, or a heritage area designated pursuant to a local planning scheme. The weight given to a heritage as a consideration will vary, depending on the degree of significant of a place or area, and relevant economic, social or environmental factors that may apply.

- Alterations, extensions or change of use affecting a heritage place.
 - the cultural significance of a heritage place structure and should involve the least possible change to the significant fabric.
 - Alterations and additions to a heritage place should not detract from its significance and . architectural style and form, materials and external finishes of the place. Compatibility requires additions or alterations to sit well with the original fabric rather than simply copying or mimicking it.
 - . In some cases, the conservation and protection of a heritage place may require a change of use to ensure a reasonable beneficial use of return. Sympathetic

- . Development should conserve and protect . The alterations to the existing heritage building only propose to restore the dwelling to its original design which is considered to enhance the cultural significance of the heritage place.
 - based on respect for the existing building or The alterations that have been made to the heritage building had detracted from the original design of the dwelling. The proposed works to this building will enhance the heritage values associated with the place. Specifically, the modifications to the roof and the verandah at the front will ensure the dwelling looks more in keeping with its original design.
 - No change of use is proposed.
 - should be compatible with the siting, scale, . As the dwelling is currently used as an office, it is considered the works to this building will enhance the existing use by ensuring the longevity of the building and its associated heritage fabric remains intact.

Meeting Attachments – Planning Committee 4 October 2023



URBANISTA

CITY OF FREMANTLE These Plans Form Part of

DA0107/23

Clause Acceptable Development

Assessment Comments

30 March 2023

adaptation and change of use should be supported in such cases.

 Development should be in accordance with any local planning policies relating to heritage.



Figure 4 - Perspective of Development from Street



6 DEVELOPMENT ASSESSMENT AND JUSTIFICATION

Objectives of the Zone

In order to determine the suitability of the proposal, an assessment against the objectives of the mixed use zone is provided in the below table.

| Mixed Use Zone – Objective | Assessment Comment | |
|--|---|--|
| Provide for a mix of compatible land uses including light, service and cottage industry, wholesaling, trade and professional services, entertainment, recreation and retailing of good and services in small scale premises, including showrooms, where the uses would not be detrimental to the viability of retail activity and other functions of the City Centre, Local Centre and Neighbourhood Centre zones. | subject site through the office land use in the heritage building. The addition of a single house will enable the vacant part of the land to be used for residential purposes and will provide activation to the street and fit with the mixed use streetscape. Additionally, the provision of residential on the subject site will not cause a detrimental impact to the viability of retail activity in the City Centre, Local Centre and Neighbourhood Centre zones. Although a single house is proposed, the design of the dwelling is not reflective of traditional single house | |
| Provide for residential at upper level, and also at ground level providing the residential component is designed to contribute positively to an active public domain. | | |
| Ensure future development within each of the mixed use zones is sympathetic with the desired future character of each area. | It is considered the proposal is sympathetic with the desired future character of the area for the following reasons: The proposed buildings do not exceed the maximum building height, which means the proposal is in keeping with the established character of the area. The proposed design of the development, particularly the design of the façade adds visual interest and fits with the mixed nature of the development along the street. The proposed design provides for activation and passive surveillance to the street through the | |





30 March 2023

| | design of the balcony on the upper floor of the proposed dwelling. • The design employs the use of different colours and materials to add visual interest to the street, while fitting with the established context of the locality. |
|--|--|
| Ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality. | The proposed development is sympathetic to the amenity of the adjoining properties for the following reasons: The proposed height is in keeping with the surrounding properties. The design of the development's aesthetic characteristics are sympathetic to the existing design cues in the locality. The restoration of the existing heritage building will improve the outcome to the streetscape and promotes heritage values within the locality. |
| Conserve places of heritage significance the subject of or affected by the development. | The proposal not only proposes to maintain the existing heritage building, but also enhance and restore the building to its original form. |

Objectives of the Marine Terrace Policy Area

In order to determine the suitability of the proposal, an assessment against the objectives of the Marine Terrace policy area is provided in the below table.

| Marine Terrace Policy - Objective | Assessment Comment |
|--|---|
| 1.1. The general character of the area should be distinctly inner urban. | The proposed restoration works to the existing heritage building ensures the heritage values of the place are maintained and that the ongoing presentation of the building to the street will be maintained. The provision of a new dwelling will provide for the inner urban feel to the locality by activating the vacant part of the lot and providing a streetscape outcome that is in keeping with the established character of the |
| 1.2 Marine Terrace should act as a seafront boulevard and a formal gateway entrance to the city. | locality as a zone with a mix of buildings. The proposed design of the new dwelling will provide for a seafront boulevard design by ensuring passive surveillance to the upper floor balcony is a dominant design feature of the proposed façade of the building. This is ensures the development 'hugs' the interface |



URBANISTO723

30 March 2023

| | between the property and the street boundary and provides an active frontage that allows for passive surveillance and engagement with the street. |
|---|--|
| 1.3 Development should be 'hard edged' relating directly to the street, both on the horizontal and vertical planes. Development should be of a scale appropriate to its setting and serve to close off the ends of the streetblocks abutting Marine Terrace. Incongruous isolated developments, and the overdevelopment of individual sites, will not be supported. | The proposed balcony façade provides for a hard edge to the Marine Terrace streetscape. The design achieves this design philosophy in the following manner: The use of vertical lines and panelling associated with the balcony screening along the upper floor, that wraps around the front of the dwelling. Accentuating the position of the balcony on the upper floor to exaggerate its vertical and horizontal alignment with the neighbouring dwellings to the south of the property. Matching the upper floor levels with the neighbouring dwellings to the south to ensures the new development on the site is not incongruous with existing development. |
| 1.4 Landscaping should be formal, consistent with the status of Marine Terrace as a 'boulevard entrance' to the city. | The existing front setback area associated with the heritage place provides an opportunity for meaningful landscaping in the front setback area to enhance the 'boulevard entrance' to the City. |
| 1.5 All uses that are residential or have a general relationship to harbour activities both industrial and recreational would be encouraged, given the usual environmental standards. | A residential land use is proposed on the vacant portion of the lot. |

This area should retain a mixed use commercial/residential character. Acceptable uses could include serviced apartments, residential, marine industry and offices. A maximum height limit of three storeys should apply to sites capable of being redeveloped, as greater heights would be incongruous with the adjacent residential neighbourhoods. A number of the buildings in this area have local historic significance and the Council will encourage their retention and restoration.

Although the development is not strictly classified as mixed use development (i.e., commercial on the bottom, residential on the upper floors) however, the proposed development still spatially achieves a mixed use type of development. This is because two separate land uses are provided on the property. These land uses are designed to interact with one another and are also sympathetic to each other.

The design has chosen not to pursue the 3 storey height maximum as it will also a detrimental impact on the amenity of the neighbour residential dwellings to the south. Limiting the bulk of the building associated



URBANDST.

30 March 2023

| with the dwelling is appropriate in this instance, and this has been achieved by limiting the overall height. |
|---|
| Furthermore, the proposal seeks approval for the restoration of the heritage place on the subject site, which is in keeping with the objectives of the Norfolk Street to South Street locality. |

Land Use

As previously discussed, the subject site is zoned mixed use. The existing land use of 'office' is a 'P' (permitted) use in the mixed use zone.

The proposed land use of 'single house' is an 'A' use in the mixed use zone. This means that the use is not permitted unless the Council has exercised its discretion and has granted development approval after giving notice of the application (advertising) in accordance with Clause 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2. On this basis, it is expected that the City of Fremantle will advertise this proposal for public comment.

Height

For 'Local Planning Area 4 – South Fremantle', LPS 4 specifies a maximum external wall height requirement of 7 metres for properties within the mixed use zone.

Furthermore, Sub Area 4.3.4 (Marine Terrace: Norfolk Street to South Street) of LPS 4 specifies that for properties between the Intersection of Norfolk Street to South Street that building height shall be limited to a maximum of three storeys (maximum external wall height of 10 metres as measured from ground level with a maximum roof plain pitch of 33 degrees).

It is considered the provision for a 10 metre maximum prevails over the 7 metre maximum on the basis that it is specific to the sub-area and other properties would have likely developed to this maximum. It is understood that this sub-area can enjoy more height due to its interface with Marine Terrace and being located across the road from industrial/commercial sites associated with the harbour.

An assessment of the development plans depicts a compliant wall height (being a maximum height of 8.5 metres at the front of the property. The proposed height of the single house matches with the dwellings to the south. Additionally, the architect has also designed a portion the datum of the proposed decorative screening along the front balcony to align with the neighbouring building wall to provide continuity between the proposed development and the adjoining buildings within the street block.

The below image depicts how the architectural design of the single house achieves this continuity between the proposed building and the existing buildings to the south.



These Plans Form Part of
URBANISTA

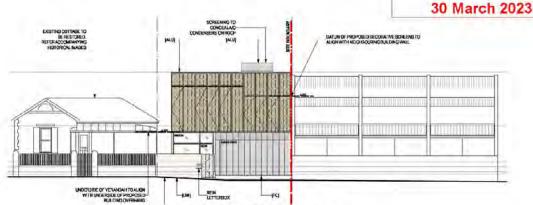


Figure 5 - Architectural Design of Single House

On this basis, it is considered the proposed height of the single house can be supported.

Car Parking

As discussed with the Duty Planner at the City of Fremantle on 1 March 2023, the existing heritage building is approved as an 'Office' land use. The Planner advised that there was no record of any car parking conditions (i.e., number of required bays) for this approved use.

Notwithstanding, an assessment to determine the required number of car parking bays for the office use is provided in the below table. Specifically, Table 2 of LPS 4 requires the following car parking ratio for 'office' 1 bay per 30m² of gross lettable area and 1 bay per 500m² for delivery bays.

On this basis, the following car parking bays are required:

| Bay Type | Provision | Required | Provided |
|-------------------------------|--|--|---|
| Residential | Within 250 metres of a high frequency bus route; 1 bay required for 2+ bedroom dwelling | 1 bay. None for ancillary dwelling required. | 1 bay. |
| Office (Heritage Building) | 1 bay per 30m² of GLA and 1 bay per 500m² for delivery bays | GLA: 113m ² 113/30 = 3.76 0.23 delivery bay required. 3.986 bays required. Total: 4 bays | 3 bays Shortfall of 1 bay |
| | | Total Required: 5 bays overall | Total Provided: 4 bays overall Shortfall of 1 bay |

Meeting Attachments – Planning Committee 4 October 2023



30 March 2023

As also previously discussed, the *Regulations* provides discretion to vary any site or development requirement to facilitate the built heritage conservation of a place included on a heritage list. Given this, it is considered the car parking shortfall can be supported for the following reasons:

- As the building and its land use are established use within the locality, it is considered an office use
 is a low impact use in terms of its parking. Additionally, the reduced size of the building means
 (removing the rear lean-to addition) that less car parking is required for the use.
- Casual, on-street parking is located along Marine Terrace and the side streets that allows for any
 visitors to the tenancy to park for a short period of time.
- Reduced car parking encourages the use of alternative forms of transport such as bicycle, motorbike
 parking and public transport (i.e., buses along South Terrace which is located within a walkable
 distance of approximately 200 metres east of the subject site).
- The site is significantly constrained due to the water corporation easement that runs through the
 site. This means it is not possible to construct a building over this portion of the lot. Instead, this
 area can only be used for car parking and as such, this car parking should be dedicated solely for
 the use of the dwelling to provide adequate separation between the two distinct uses.

It is considered that a car parking shortfall can be supported on the basis that the subject lot is constrained, and there is adequate access to on-street parking and alternative transport options within the locality. On this basis, the proposal can be supported.

Compliance with Residential Design Codes

Noting that the properties to the east and the south are also zoned mixed use, it is reasonable to accept that strict compliance with the R-Codes should not be required. Notwithstanding, the proposed dwelling addition is located adjacent to existing residential properties to the east and south. On this basis, the proposed single house should be considered against the provisions of the *R-Codes Vol. 1* and *Draft R-Codes Vol. 1 2023* to determine the level of impact on the amenity of the adjoining neighbours.

As discussed above, the proposed height complies with provisions of LPS 4. Other matters such as, lot boundary setbacks, open space etc. are not strictly applicable to this site (as it is zoned mixed use) but are assessed against the R-Codes as the dwelling abuts residential development. The provisions are guide to determine if the proposed development is appropriate, rather than a deemed-to-comply assessment.

An assessment of the proposed dwelling reveals that it generally compliant with the provisions of the R-Codes however several matters such as street setbacks, overshadowing an fencing are discussed in greater detail below.

Street Setback

The below image depicts the existing streetscape on either side of the vacant portion of the subject site.





30 March 2023



Figure 6 - Adjacent Site's Boundary Wall

As depicted in the above image, the streetscape and its associated setback area is characterised by solid walls and some prominent landscaping/trees on the site and the neighbouring properties to the south.

Clause 4.2.5 of LPS 4 states that residential density in the mixed use zone may be increased up to R60 where residential development is part of a mixed use development, where, in the opinion of Council the proposal is not detrimental to the amenity of the area.

The lots to the south appear to be developed at an R35 to R40 density which would require a setback of 4 metres from the primary frontage. The dwellings on the lots to the south are oriented to face Marine Terrace and are setback approximately 4.5 metres from the front boundary.

It is therefore reasonable to assume that despite the vacant portion of the property being developed as a single house, the neighbouring primary street setback is a suitable guide as to what could be considered acceptable on the subject site despite noting that these sites could be developed up to a maximum R60 setback (which would permit a primary street setback of 2 metres).

These primary street setback provisions are also the same State Planning Policy 7.3 – Residential Design Codes Volume 1 2023.

The proposed single house is set back 5.35 metres on the ground floor and 0.6 metres on the upper floor. As the upper floor provides a reduce setback, consideration of the proposal against the relevant design principles for street setbacks from the *R-Codes Vol. 1 2023* is provided the below table.





30 March 2023

| | | 30 March | |
|---|---|---|--|
| Design Principle | Assessment | | |
| P2.1 Buildings set back from street boundaries an appropriate distance to ensure they: contribute to, and are consistent with, and established streetscape; provide adequate privacy and open space for dwellings; accommodate site planning requirements such as parking, landscape and utilities; and allow safe clearances for easement for essential service corridors. | developments. This is because all properties along Marine Terrace are zoned mixed use. This zoning does not specify front setback requirements. Given this, the proposed setback will fit in the character of the mixed use zone. • The upper floor primary street setback allows for a | | |
| P2.2 Buildings mass and form that: uses design features to affect the size and scale of the building; uses appropriate minor projections that do not detract from the character of the streetscape; minimises the proportion if the façade at ground level taken up by building services, vehicle entries and parking supply, blank walls, servicing infrastructure access and meters and the like; and | It is considered the proposed primary meet the relevant design principles reasons: The design of the wall of the groun as far as possible from the front be there is a reduced bulk at the ey street. Notwithstanding, the design and definable front entry to building. A small portion of space is available floor to accommodate the entry designed so as not to conflict clearance area. This entry lobby als the overall design and how it prese | for the following d floor is set back bundary to ensure le level along the ensures a strong g is still provided, le on the ground and it is cleverly with the sewer so helps to anchor | |





30 March 2023

- positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.
- It is considered the front façade of the building is of high quality and will make a positive contribution to streetscape as it adds visual interest through the use of high quality materials and finishes and inventive building form to engage with the streetscape.

Lot Boundary Setbacks

The below table provides an assessment of the southern and eastern wall setbacks of the proposed single house.

| Wall | Assessment | R-Code Requirement (2023) | Setback Provided | Complies/Does Not Comply |
|-------------------|--|---|--|-----------------------------|
| Southern Walls | Length: 16 metres Height: 8.5 metres at the front and 7.2 metres at the rear due to the sloping nature of the lot. | For R30-R40 a maximum height of 3.5 metres is permitted. Clause C3.4.5 permits boundary walls where they abut an existing or simultaneously constructed wall of similar or greater dimension where they do not cause an overshadowing impact. Table 3.4b permits a maximum two-thirds the length of the lot boundary the wall abuts, measured from behind the street setback. | An average height of 7.85 metres is proposed. A portion of this wall is permitted as it abuts a simultaneously constructed boundary wall, however it still exceeds 2/3 the length of the lot. | Does not comply. |
| Eastern Wall | Length: 5 metres Height: 3.9 metres | For two (2) storey walls, a setback of 1.5 metres is permitted. (Table C) | Setback 1.35 metres | Does not comply. |

As the proposal does not meet the lot boundary setback provisions, consideration of the proposal against the relevant design principles from the *R-Codes Vol. 1 2023* is provided in the below table.



URBANDST.

30 March 2023

| Design Principle | Assessment |
|---|---|
| Dezigii Frincipie | Assessment |
| P3.4.1 Lot boundary setbacks reinforce the location's streetscape character and are consistent with the existing or desired built form local character. | As depicted in the above elevation which depicts the streetscape, the side boundary wall setback allows for the continuation of the building form and massing to occur between the two lots. The design also makes use of vertical lines which is a characteristic featured in the adjoining buildings to the south. There are many examples where buildings along Marine Terrace are characterised by side by side boundary walls. Given this, it is considered the proposal is in keeping with the established character of the locality. |
| P3.4.2 The setback of development from lot boundary provides transition between sites with different land uses or intensity of development. | Refer to the comments provided above – nil setbacks between sites is an established characteristic of the suburb. |
| P3.4.3 | Not applicable (for buildings on the same lot). |
| P3.4.4 Buildings are built up to lot boundaries where this: iii. makes more effective use of space for primary garden areas and/or private open space; iv. maintains adequate solar access to major openings and private open space of adjoining properties; and v. contributes positively to the prevailing or future development context and streetscape as outlined in the local planning framework. | Garden areas are provided within the front setback area of the ground floor. This space is made available by the fact that a 5.53 ground floor primary street setback is provided. As the prevailing lot configuration in the locality is that properties have their longest lot boundaries in an east to west configuration. This means that most properties in the locality will likely be impacted by overshadowing. The design of the side by side nature of the proposal with the adjoining dwellings to the south is consistent with the prevailing development context of the locality, in particular the mixed use zone along Marine Terrace, which allows a mix of development typologies. |



Overshadowing

The below image depicts the extent of the overshadowing as a result of the dwelling addition on the vacant portion of the lot.

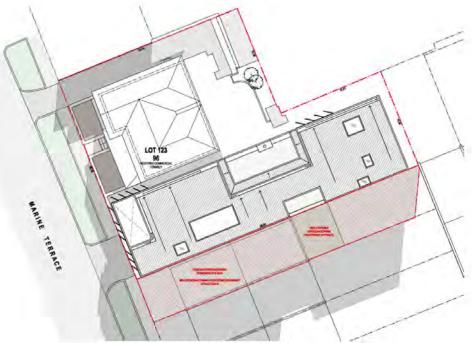


Figure 7 - Overshadowing Diagram

As previously noted, the vacant portion of the subject site is significantly constrained by the existing sewer line that runs diagonally through the property. Additionally, the proposed design does not seek to max out the permissible height under the Scheme.

A further review of the existing overshadowing situation between the subject site and the property to the south, it should be noted that the existing boundary fence and the parapet wall associated with the dwelling to the south overshadows the dwelling's lot by 55 per cent. Additionally, the fence also overshadows approximately half of the outdoor living area associated with the dwelling to the south.

As discussed above, the *Regulations* allow decision makers to vary any site or development requirement on the basis the proposal is to facilitate the built heritage conservation of a place. As the proposal seeks to minimise the impact of any development on the heritage place associated with the office building, it is considered appropriate to apply this discretion when considering the overshadowing to the southern neighbouring property.



Further, the proposed design of the dwelling also does not seek to develop the vacant portion of the site to the maximum height limit of three (3) stories as prescribed in the Scheme. The design of the dwelling also ensures it matches in with the heights and vertical lines present in the built form associated with the grouped dwellings to the south.

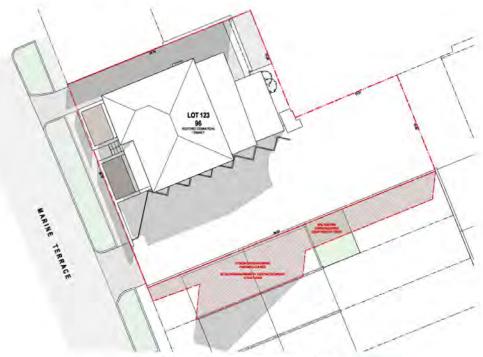


Figure 8 - Overshadowing Diagram of Existing Fence

In addition to the above, the existing lot configuration and pattern within the locality should be noted in the overshadowing assessment. This is because the lots and this lot specifically, have their longest boundaries along the southern side of lot. This makes means it is reasonable to assume there will be some overshadowing because of any development proposed on the vacant portion of the subject site.

In addition to reducing the overall height of the dwelling, to further respond to this lot configuration constraints i.e., the east-west configuration, the design seeks to minimise overshadowing by ensuring a flat roof is proposed to the dwelling.

As the subject site and the adjoining properties to the south are zoned mixed use, it is considered the overshadowing is acceptable as most of the lots in the locality are configured in a manner in an east-west orientation. This means most properties in the locality will be overshadowing by the buildings from the northern orientation.



CONCLUSION

The detail provided in this report demonstrates that the application for the retention of the heritage building and two storey dwelling development should be approved by the City.

In addition, the proposed single house on the vacant portion of the subject site is considered acceptable on the basis that its form is in keeping with other mixed use sites along Marine Terrace and the amenity of the neighbouring residential properties will not be compromised. The setbacks and building bulk are considered acceptable and appropriate for the site.

We look forward to working with the City to finalise this matter and obtain development approval. Should you have any questions in relation to the details provided in this submission, please contact Andra Biondi on 6444 9171 or andra@urbanistaplanning.com.au.

Yours sincerely,

Petar Mrdja Director





DA0107/23

30 March 2023

HERITAGE IMPACT STATEMENT

96 MARINE TERRACE, FREMANTLE

PROPOSED RESTORATION OF EXISTING BUILDING + NEW TWO STOREY RESIDENTIAL DEVELOPMENT

DATE: 10 MARCH 2023

VERSION: FINAL PREPARED FOR:

PETAR MRDJA DIRECTOR, URBANISTA TOWN PLANNING



Meeting Attachments – Planning Committee 4 October 2023

STEPHEN CARRION ARCHITECTS



CITY OF FREMANTLE These Plans Form Part of

DA0107/23

30 March 2023

This Heritage Impact Statement has been prepared in accordance with the scope of services described in the contract or agreement between Stephen Carrick Architects and the Client. The report relies upon data collected upon a site visit, referenced documents and photographs taken at or under the particular times and conditions specified herein.

Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the Client. Furthermore, the report has been prepared solely for use by the Client and Stephen Carrick Architects accepts no responsibility for its use by other parties.



40

41

CITY OF FREMANTLE These Plans Form Part of

DA0107/23

30 March 2023

CONTENTS

STEPHEN CARRICK ARCHITECTS

| XECUTIVE SUMMARY | 4 | 8_CONCLUSION |
|--|-------------|-------------------|
| INTRODUCTION | 5 | 9_RECOMMENDATIONS |
| 1.1 INTRODUCTION | 5 | |
| 1.2 ACKNOWLEDGEMENTS 1.3 CONSULTANT QUALIFICATIONS | 6 | |
| 1.4 LOCATION PLAN | 7 | |
| HERITAGE LISTINGS | 9 | |
| 2.1 LISTINGS | 9 | |
| 2.2 STATE REGISTER OF HERITAGE PLAC | | |
| 2.3 NATIONAL TRUST OF AUSTRALIA (WA 2.4 LOCAL HERITAGE SURVEY (LHS) | (y) 9 | |
| 2.5 HERITAGE LIST | 9 | |
| 2.6 HERITAGE AREA | 9 | |
| _HISTORICAL OVERVIEW | 10 | |
| PHYSICAL DESCRIPTION | 11 | |
| 4.1 SITE AND SETTING | 11 | |
| 4.2 EXTERNAL | 11 | |
| 4.3 CONDITION 4.4 EXISTING DRAWINGS | 11 | |
| 4.5 PHOTOGRAPHS | 15 | |
| SIGNIFICANCE | 21 | |
| 5.1 STATEMENT OF SIGNIFICANCE | 21 | |
| PROPOSAL | 22 | |
| _ASSESSMENT OF HERITAGE IMPACT | 35 | |
| 7.1 DESIGN CRITERIA | 35 | |
| 7.2 STATEMENT OF SIGNIFICANCE | 37 | |
| 7.3 DESIGN GUIDELINES D.G.F16 (M. TERRACE POLICY) | ARINE 38 | |
| 7.4 STATE PLANNING POLICY 3.5 | 39 | |



EXECUTIVE SUMMARY

30 March 2023

This Heritage Impact Statement (HIS) has been prepared by Stephen Carrick Architects for Petar Mrdja, Urbanista Town Planning to assess the proposed development for 96 Marine Terrace, Fremantle. Urbanista has been commissioned by the owners, Greg and Rhonda Bader, to coordinate and submit a Development Application to the City of Fremantle. The proposal has been prepared by Philip Stejskal Architecture. This report focuses on assessing the heritage impact of the proposal on the existing place.

The proposal is separated into the following two components:

- 1. Alterations to the Existing Place for commercial use
- · Remove the existing demountable building
- · Remove the existing shipping container
- · Remove lean-to to rear of the existing house
- Remove front verandah and reinstate bullnose verandah to match the original detailing
- Remove roof and reinstate gable roof form to match the original detailing
- Alterations to the front limestone fence to match the original detailing
- 2. New contemporary two storey residence to the south of the existing house

The impact has been assessed against the following criteria and documentation:

- Design Criteria
- Statement of Significance (96 Marine Terrace)
- Design Guidelines Fremantle, D.G.F16 (Marine Terrace Policy)
- State Planning Policy 3.5

Following the assessment of the heritage impact of the proposal, the consultants professional opinion is that the proposal is considered acceptable. This opinion is formed following the consideration of all the relevant documentation; the proposal and, most importantly, the impact of the proposal on the cultural heritage values of 96 Marine Terrace, Fremantle.

Following the assessment of the impact of the proposal on the cultural heritage values of 96 Marine Terrace, Fremantle it is recommended that consideration is given to the following actions:

- This Heritage Impact Statement should be considered by the client. If accepted by the client, this HIS should form part of the proposal.
- This Heritage Impact Statement should be considered by the City of Fremantle as part of their evaluation of the Development Application.
- A photographic record of the existing building should be undertaken and provided to the City of Fremantle.
- 4. The detailing to the proposed two-storey development should remain refined and simple to reflect the contemporary nature of the new development. This design approach should be maintained when the documentation is prepared for a Building Permit.
- More information and details on the extent of restoration works (specifically gable fretwork, bullnose banding, walls, windows, window shutters, roof finish, verandah) should be provided at a later stage.
- Consideration should be given to restoring the decorative iron infill to the front boundary fence as illustrated in photographic evidence.
- Consideration should be given to the interpretation of the migrant history of the place as highlighted in the Statement of Significance for the place.
- Provide a photographic record to the City of Fremantle following completion of the works.

26 MARINE TERRACE, I PEMARTLE HERRIAGE IMPACT STATEMENT



1

CITY OF FREMANTLE These Plans Form Part of

INTRODUCTION

30 March 2023

The following section provides an introduction to this Heritage Impact Statement. The section is divided into the following sub-sections:

- 1.1 Introduction
- 1.2 Acknowledgements
- 1.3 Consultant Qualifications
- 1.4 Location Plan

1.1 INTRODUCTION

This Heritage Impact Statement (HIS) has been prepared by Stephen Carrick Architects for Petar Mrdja, Urbanista Town Planning to assess the proposed development for 96 Marine Terrace, Fremantle. Urbanista has been commissioned by the owners, Greg and Rhonda Bader, to coordinate and submit a Development Application to the City of Fremantle. The proposal has been prepared by Philip Stejskal Architecture. This report focuses on assessing the heritage impact of the proposal on the existing place.

The proposal is separated into the following two components:

- 1. Alterations to the Existing Place for commercial use
- Remove the existing demountable building
- Remove the existing shipping container
- Remove lean-to to rear of the existing house
- Remove front verandah and reinstate bullnose verandah to match the original detailing
- Remove roof and reinstate gable roof form to match the original detailing
- Alterations to the front limestone fence to match the original detailing
- 2. New contemporary two storey residence to the south of the existing house

This report provides background information on the place; a description of the site including listings and significance; a description of the proposal; an assessment of the potential impact of the proposal on the cultural heritage values and design criteria; and, recommendations arising from the assessment.

The preparation of this Heritage Impact Statement for a place of cultural heritage significance is consistent with best practice in heritage conservation.

A site inspection from the public domain was undertaken by Stephen Carrick Architects on the 25th February 2023. The inspection included the visual assessment of the current context, streetscape, and physical condition of the building and surrounding site. The existing building was viewed from the street only. Photographs have been included as part of this assessment.

The following information has been provided or accessed for the preparation of this Heritage Impact Statement:

- HCWA Inherit Database: P21256 House & Limestone Feature(s), 96 Marine Terrace
- A-00 Cover Sheet, February 2023, Job Ref.: 2121-00, prepared by Philip Stejskal Architecture.
- A-01 Feature Survey (courtesy MNG), February 2023, Job Ref.: 2121-01, prepared by Philip Stejskal Architecture.
- A-02 Existing Site Plan, February 2023, Job Ref.: 2121-02, prepared by Philip Stejskal Architecture.
- A-03 Proposed Site Plan, February 2023, Job Ref.: 2121-03, prepared by Philip Stejskal Architecture.
- A-04 Proposed Ground Floor Plan, February 2023, Job Ref.: 2121-04, prepared by Philip Stejskal Architecture.
- A-05 Proposed First Floor Plan, February 2023, Job Ref.: 2121-05, prepared by Philip Stejskal Architecture.
- A-06 Proposed Roof Plan, February 2023, Job Ref.: 2121-06, prepared by Philip Stejskal Architecture.
- A-07 Proposed Elevations, February 2023, Job Ref.: 2121-07, prepared by Philip Stejskal Architecture.
- A-08 Proposed Elevations, February 2023, Job Ref.: 2121-08, prepared by Philip Stejskal Architecture.
- A-09 Existing Overshadowing, February 2023, Job Ref.: 2121-09, prepared by Philip Stejskal Architecture.
- A-10 Proposed Overshadowing, February 2023, Job Ref.: 2121-10, prepared by Philip Stejskal Architecture.

LERHEN CARRIOT, ARCHITECT

26 MARINE TERRACE I REMONTLE HESITAGE IMPACT STATEMENT

Meeting Attachments – Planning Committee 4 October 2023



CITY OF FREMANTLE These Plans Form Part of

DA0107/23

30 March 2023

 A-11 Proposed Parking Scenario, February 2023, Job Ref.: 2121-11, prepared by Philip Steiskal Architecture.

 A-12 Historical Images (img. courtesy Fremantle Library), February 2023, Job Ref.: 2121-12, prepared by Philip Stejskal Architecture.

- A-13 Proposed 3Ds, February 2023, Job Ref.: 2121-13, prepared by Philip Stejskal Architecture.
- · Design Intent Statement

This Heritage Impact Statement has been prepared in accordance with the principles, processes and practice as outlined in the ICOMOS Burra Charter 2013 and the State Heritage Office, 'Guide to Heritage Impact Statements' (2019). Definitions of terms are in accordance with the Burra Charter.

1.2 ACKNOWLEDGEMENTS

The consultant would like to acknowledge the assistance of the following in the preparation of this Heritage Impact Statement;

- Petar Mrdja: Urbanista Town Planning
- Philip Stejskal: Philip Stejskal Architecture
- Georgia Jeps: Philip Stejskal Architecture
- · Greg and Rhonda Bader: Owner

1.3 CONSULTANT QUALIFICATIONS

Stephen Carrick is a registered architect with extensive experience and expertise having worked in private practice in Sydney from 1985 to 1992, for the Western Australian Government from 1992 to 2009 and from 2009 in private practice specialising in all aspects of heritage conservation work. Stephen is a former Acting Director of the Heritage Council of WA and was responsible for managing the Development Referrals Program, Assessment and Registration Program, Grant Funding and the Heritage Advisory Program within the Heritage Council. Stephen has previously been responsible for conservation programs for sites such as the World Heritage listed Fremantle Prison.

Stephen has over 30 years experience in architecture as well as the conservation and

management of heritage sites. Stephen's experience and expertise have been developed from extensive work on large and small heritage projects in both metropolitan and regional Western Australia.

Stephen Carrick Architects is an architectural practice focussing on all aspects of heritage, and conservation architecture and architectural projects. The practice has specific expertise in conservation works, conservation planning, residential and commercial projects. They are experienced in the requirements for the preparation of Heritage Impact Statements.

Stephen Carrick Architects have previously prepared Heritage Impact Statements for:

- The former Cue Public Buildings
- Pinjarra City Markets, Kalgoorlie
- Hotel Rottnest, Rottnest Island
- Manjimup Timber Museum
- Mersey Point Jetty, Shoalwater
 173 William Street, Northbridge
- · 4 Hubert Street, Guildford
- · The McKenzie's Buildings, Kalgoorlie
- 56-58 Carrington Street, Palmyra.
- · 289 Murray Street, Perth
- · 8 Parker Road, Northbridge
- 5 Dene Street, Mount Lawley
- · 44 Holmfirth Street, Menora
- 30 Merrifield Avenue, Kelmscott
- 10 Rokeby Road, Subjaco
- 54 Wood Street, Inglewood
- 130 James Street, Northbridge
- Fairbridge Chapel, Pinjarra
- 330 Crawford Road, Inglewood
 18-22 Coghlan Road, Subiaco
- 18 Bindaring Parade, Claremont
- 36 Gill Street, East Fremantle
- 36 Gill Street, East Fremantle
- Fremantle Technical College Annexe Fmr. Infants and Girls School
- 34 Market Street, Guildford
- . 5 Bay View Terrace, Mosman Park
- Rokeby Road South Precinct, Subjaco
- 290 Beaufort Street, Perth
- St. John's Lutheran Church
- · 32 High Street, Fremantle
- Matilda Bay Brewery (fmr), North Fremantle
- 22 Tamarisk Way, Woorree
- · 296 Fitzgerald Street, North Perth
- 104-106 Beechboro Road South,
 Bayswater

26 MARINE TERRACE, FREMANTLE HERTIAGE IMPACT STATEMENT



DA0107/23

30 March 2023

1.4 LOCATION PLAN

96 Marine Terrace, Fremantle is located on the east side of Marine Terrace between Russell Street, to the north, and Grey Street, to the south. Marine Terrace is a two way traffic street with a wide central medium strip with grass and Norfolk Island pine trees. The site faces west towards Mews Road and the Success Boat Harbour. A freight rail line runs parallel and between Marine Terrace and Mews Road. The buildings to the west along Mews Road are predominately for marine infrastructure and contain boat docks and storage units that service Success Boat Harbour.



Site Plan

Existing House & Limestone Features

Lot 123, No.96 Marine Terrace, Fremantle

Image Source:
Near Maps, Satellite Image
https://apps.nearmap.com/maps/#/@-32.0613289,115.7479423,18.00z,360d/V/20230118
(date accessed: 7th February 2023)

STEPHEN CARRICK ARCHITECTS

96 MARINE TERRACE, FREMANTLE - HERITAGE IMPACT STATEMENT



DA0107/23

30 March 2023



Location Plan



Lot 123, No.96 Marine Terrace, Fremantle



Image Source: Google Maps, Satellite Image

(date accessed: 7th February 2023)



CITY OF FREMANTLE These Plans Form Part of

HERITAGE LISTINGS

30 March 2023

The following section outlines the current heritage listings for 96 Marine Terrace, Fremantle. The section is divided into the following sub-sections:

- 2.1 Listings
- 2.2 State Register of Heritage Places
- 2.3 National Trust of Australia (WA)
- 2.4 Local Heritage Survey (LHS)
- 2.5 Heritage List

2.1 LISTINGS

| National Heritage List (Commonwealth) | No | |
|--|-----|--|
| State Register of Heritage Places | No | |
| National Trust of Australia (WA) | No | |
| Local Heritage Survey (LHS) | Yes | |
| Heritage List | Yes | |
| Heritage Area | No | |

2.2 STATE REGISTER OF HERITAGE PLACES

The Heritage Council of Western Australia maintains a heritage database, 'InHerit'. The database contains information on statutory and non-statutory heritage listings, and the results of heritage surveys and studies. Inclusion on the State Register carries statutory requirements.

96 Marine Terrace, Fremantle is not included on the Heritage Council of Western Australia's State Register of Heritage Places.

2.3 NATIONAL TRUST OF AUSTRALIA (WA)

National Trust classification provides community recognition of a place as having cultural heritage significance. It does not carry any legal requirements.

96 Marine Terrace, Fremantle is not classified by the National Trust of Australia (WA).

2.4 LOCAL HERITAGE SURVEY (LHS)

A Local Heritage Survey (previously known as a Municipal Heritage Inventory) is an angoing database that records and provides information on places of cultural heritage significance located within the municipality.

96 Marine Terrace, Fremantle is included in the City of Fremantle's Local Heritage Survey with a Management Category 3 (Some Significance). Management Category 3 has the following definition:

"The City of Fremantle has identified this place as being of some cultural heritage significance for its contribution to the heritage of Fremantle in terms of its individual or collective aesthetic, historic, social or scientific significance, and /or its contribution to the streetscape, local area and Fremantle. Its contribution to the urban context should be maintained and enhanced."

2.5 HERITAGE LIST

The City of Fremantle Local Planning Scheme No. 4 Heritage List comprises of properties which are of cultural heritage significance and worthy of conservation.

96 Marine Terrace, Fremantle is included on the City of Fremantle's Heritage List.

2.6 HERITAGE AREA

The City of Fremantle Local Planning Scheme No. 4 has 18 heritage areas. These are areas where special planning control is needed to conserve and enhance the cultural heritage significance and character of an area.

96 Marine Terrace, Fremantle is not located within any of the City of Fremantle's Heritage Areas.

STEPHEN CARRION ARCHITECTS

96 MARINE TERRACE, I-PEMANTLE -HERITAGE IMPACT STATEMENT



CITY OF FREMANTLE These Plans Form Part of

HISTORICAL OVERVIEW

30 March 2023

The following overview of historical and physical development has been extracted (in full) from the Heritage Council of Western Australia's InHerit Database entry for P21256 House & Limestone Feature(s), 96 Marine Terrace, Fremantle.

House and Limestone Features, 96 Marine Terrace was built in 1901/02 for Alfred Borchet, a merchant of Fremantle. For a time, the house was known as "Tilbury House" and until the mid 1920s, its address was 109 Fitzgerald Terrace.

By 1908, the house was owned by T O Watson and leased to a tenant. The following year, the house was bought by Samuel Hardcastle, who owned it until c. 1915. There were several changes in ownership until 1925, when House, 96 Marine Terrace was bought by Victor Silich.

In 1926, Mr Silich built a cottage on the lot (in future, No. 98) by converting existing stables and adding to them. The Silich family lived in the house (No. 96), while boarders or tenants lived in the cottage. The Silich family comprised Victor and Mandalena Silich, their two girls, four boys and nephew.

In 1929, Mr Silich would meet newly arrived immigrants from Yugoslavia at the wharf, take them home, help them buy clothes and train tickets. Many of these men would board with the Silich family for only one night before catching the train to the Goldfields or the south-west, where many of them worked cutting timber.

The Silich family also provided meals. Trestle tables would be set up in the long hallway, and according to family memories, at times there were 80 people to feed.

In 1934 the family moved to the Whitby Falls Coach House at Mundijong, where they stayed until 1940. Both the house and the cottage in Marine Terrace were leased during this time. From the late 1940s, the cottage was also occupied by members of the Silich family. In 1941, the cottage was given the street number of 98 Marine Terrace.

Mandalena Silich died in 1960 and Victor died in 1963. Victor Silich junior purchased the property in 1964. Between 1964 and 1972, the galvanised iron roof was replaced with tile and the bull nosed verandah was replaced. Most of the windows were changed.

Victor Silich junior sold the property in 1972, and the new owners demolished the cottage. Since that time, House, 96 Marine Terrace has been occupied by a number of businesses. It has been owned by the Cicerello family since 1980.

This place was included in the list of heritage places in the City of Fremantle identified by the Fremantle Society (1979/80) - BROWN significant for making a positive contribution to the built environment of Fremantle.

This place was also identified in the "Heritage Report on 19th century limestone walls and steps in Fremantle" prepared by Silvana Grassadonia, for the City of Fremantle, 1986.

Limestone walls were built around properties in Fremantle to prevent sand drift in response to an early building regulation dating from the 1830s. The use of limestone is part of the Fremantle landscape and gives the City coherence and character. Most of the limestone in small walls came from local quarries.

The following description has been prepared by Stephen Carrick Architects:

Photographic evidence from 1927 shows the building as a single storey residence with an asymmetrical elevation and hip and gable roof. The bullnosed verandah was painted in contrasting bands and the gable end had decorative timberwork with timber shutters to the front window. The front fence was previously a low limestone wall with limestone piers and a central timber gate. Above the limestone base and between the piers is decorative iron infill panels. A mature Norfolk Island pine tree was planted in the front yard.

LERHEN CARRIOTAR CHIECTS

26 MARINE TERRACE, I PENNITTLE «HESTIALE IMPACT STATEMENT



CITY OF FREMANTLE These Plans Form Part of

PHYSICAL DESCRIPTION

30 March 2023

The following section records the physical description of 96 Marine Terrace, Fremantle. This section is divided into the following sub-sections:

- 4.1 Site and Setting
- 4.2 External
- 4.3 Condition
- 4.4 Existing Drawings
- 4.5 Photographs

4.1 SITE AND SETTING

96 Marine Terrace is located approximately 22 kilometres south west of the Perth CBD in the City of Fremantle.

The site is located approximately 650 metres south of the State Heritage Listed West End Heritage Area, and about 650m southwest of the World Heritage Listed Fremantle Prison.

96 Marine Terrace, Fremantle is located on the east side of Marine Terrace between Russell Street, to the north, and Grey Street, to the south. Marine Terrace is a two way traffic street with a wide central medium strip with grass and Norfolk Island pine trees. The site faces west towards Mews Road and the Success Boat Harbour. A freight rail line runs parallel and between Marine Terrace and Mews Road. The buildings to the west along Mews Road are predominately for marine infrastructure and contain boat docks and storage units which service the Success Boat Harbour.

To the north of the subject site are mixed uses with typical development being commercial to the ground floor and residential above. The style of architectural development is mixed with contemporary development and some retention of turn of the twentieth century buildings.

To the corner of Russell Street is a single storey Federation Bungalow with a corrugated steel hip roof, brick chimneys and a return verandah. The residence has brick, rendered and painted walls and features a stucco finish to the upper walls. The site boundary has a low limestone fence. Adjacent to the subject site is a two storey limestone building with a corrugated steel hip roof that is well set back from the street alignment.

To the north of Russell Street is a single storey

shop with a rendered parapet and an adjoining two storey residence that is accessed from Russell Street

To the south of the subject site is a row of two storey face brick townhouses with brick dividing walls and a corrugated steel gable roof. High brick fences are located to the front boundary. Further south are single, two and three storey commercial and residential buildings. Some buildings have a nil setback to the front boundary and are predominantly masonry, rendered and painted with parapets to the roof line.

Photographs are located in Section 4.5.

4.2 EXTERNAL

The subject property is a single storey building with an asymmetrical façade with a tiled hip main roof and a separate tiled lower roof over the verandah. The building is elevated from the street level and screened by a high limestone boundary fence. The walls are masonry, rendered and painted and the timber verandah posts are chamfered with simple decoration. Timber windows are double hung with some fixed glazed sections. The front door has glazed panels to the upper section and solid panels to the lower. The entry door has sidelights and a highlight.

To the north of the site is a driveway and to the south is an open area with angled parking bays and small native trees. To the rear of the site appears to be further structures and storage.

The place is currently occupied by environmental and archaeological company Terra Rosa Consultina.

4.3 CONDITION

As viewed from the street, 96 Marine Terrace, Fremantle appears to be in good condition. It appears to be occupied and maintained.

4.4 EXISTING DRAWINGS

'Existing' Drawings prepared by Philip Stejskal Architecture are included on the following pages.

STEPHEN CARRICH ARCHITECTS

DE MARINE TERRACE, I PEMANTLE «HESTAGE IMPACT STATEMENT



DA0107/23 30 March 2023

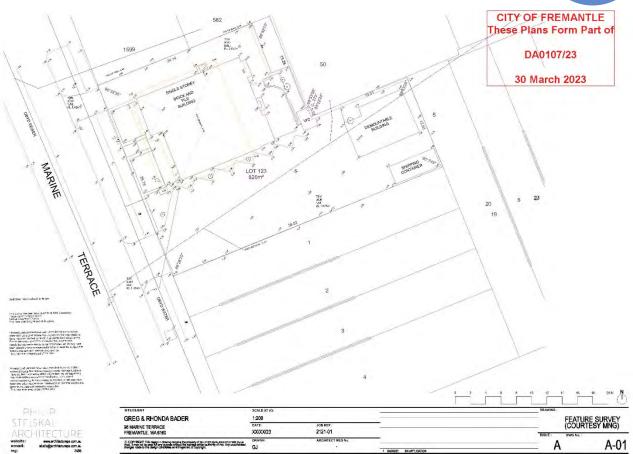


| PH | HL P |
|----------|---|
| STEL | SKAL |
| ARCI | HITECTURE |
| website: | www.architecturege.com.as. shullostherchitecturege.com.as. |
| reg: | 248 |

| SITE/CLIENT | SCALE AT AS: | | | DRAWING : | |
|--|--------------|---------------------|-------------------------|-----------|-------------|
| GREG & RHONDA BADER | NTS | | | | COVER SHEET |
| 98 MARINE TERRACE FREWANTLE, WA 6180 | XX/XX/23 | JOB REF: 2121-00 | | ISSUE: | DWG No. : |
| C. COMPREST: This design is drawing regime the process of PRLIF BILLIAN AND STELLINE, but from Lindy of the last of large appeal which has reproduced to the process of the last of the la | GJ GJ | ARCHITECT RES No: | 1 3000022 DAAPPLICATION | A | A-00 |

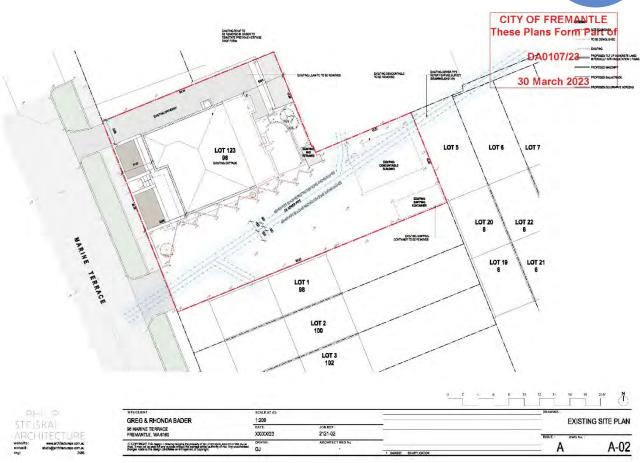
Meeting Attachments – Planning Committee 4 October 2023





Meeting Attachments – Planning Committee 4 October 2023







DA0107/23

30 March 2023

4.5 PHOTOGRAPHS



01 96 Marine Terrace, Fremantle



O2 Proposed site for redevelopment

STEPHEN CARRICK ARCHITECTS

96 MARINE TERRACE, FREMANTLE - HERITAGE IMPACT STATEMENT



DA0107/23

30 March 2023



03 Northern driveway



O4 Southern boundary wall to neighbouring townhouses

STEPHEN CARRICK ARCHITECTS

96 MARINE TERRACE, FREMANTLE - HERITAGE IMPACT STATEMENT



DA0107/23



05 98-104 Marine Terrace



06 Street context- current view of subject site from north



DA0107/23



07 Street context- current view of subject site from south



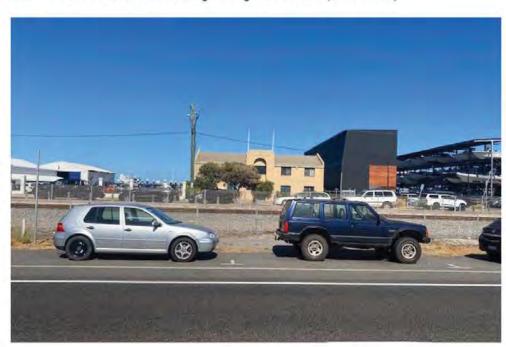
08 Street context-106b Marine Terrace (south of site)



DA0107/23



09 Street context- Boat storage along Mews Road (west of site)



10 Street context- Marina buildings along Mews Road (west of site)



DA0107/23



11 Street context-88 Marine Terrace (north of site)



12 Street context- 92 Marine Terrace (north of site)



CITY OF FREMANTLE
These Plans Form Part of

SIGNIFICANCE

30 March 2023

5.1 STATEMENT OF SIGNIFICANCE

The following Statement of Significance is an extract from the InHerit Database entry for Place Number 21256 House and Limestone Feature (s), 96 Marine Terrace, Fremantle.

96 Marine Terrace, Fremantle has cultural heritage significance for the following reasons:

- House, 96 Marine Terrace, is a typical masonry single storey house from c. 1901 that has undergone some modification during the Post-War era;
- The place has aesthetic value for its contribution to the streetscape and the surrounding area;
- It is representative of the typical workers' houses in the Fremantle area;
- The place is an example of the Federation Bungalow style of architecture; and
- The place demonstrates the evolution of the area and the contribution made to Fremantle and its character by Migrants from Southern Europe.

STEPHEN CARRICL ARCHITECTS

96 MARINE TERRACE, FREMANTLE - HERITAGE IMPALT STATEMENT

61



CITY OF FREMANTLE These Plans Form Part of

PROPOSAL

30 March 2023

Philip Stejskal Architecture has prepared a Development Application for alterations and additions to Lot 123, 96 Marine Terrace, Fremantle.

The proposal is separated into the following two components:

- Alterations to the Existing Place for commercial use
- · Remove the existing demountable building
- · Remove the existing shipping container
- · Remove lean-to to rear of the existing house
- Remove front verandah and reinstate bullnose verandah to match the original detailina
- Remove roof and reinstate gable roof form to match the original detailing
- Alterations to the front limestone fence to match the original detailing
- 2. New contemporary two storey residence to the south of the existing house

The following drawings illustrate the proposal:

- A-03 Proposed Site Plan, February 2023, Job Ref.: 2121-03, prepared by Philip Stejskal Architecture.
- A-04 Proposed Ground Floor Plan, February 2023, Job Ref.: 2121-04, prepared by Philip Stejskal Architecture.
- A-05 Proposed First Floor Plan, February 2023, Job Ref.: 2121-05, prepared by Philip Steiskal Architecture.
- A-06 Proposed Roof Plan, February 2023, Job Ref.: 2121-06, prepared by Philip Stejskal Architecture.
- A-07 Proposed Elevations, February 2023, Job Ref.: 2121-07, prepared by Philip Stejskal Architecture.
- A-08 Proposed Elevations, February 2023, Job Ref.: 2121-08, prepared by Philip Steiskal Architecture.
- A-09 Existing Overshadowing, February 2023, Job Ref.: 2121-09, prepared by Philip Stejskal Architecture.
- A-10 Proposed Overshadowing, February 2023, Job Ref.: 2121-10, prepared by Philip Stejskal Architecture.
- A-11 Proposed Parking Scenario, February 2023, Job Ref.: 2121-11, prepared by Philip Stejskal Architecture.

- A-12 Historical Images (img. courtesy Fremantle Library), February 2023, Job Ref.: 2121-12, prepared by Philip Stejskal Architecture.
- A-13 Proposed 3Ds, February 2023, Job Ref.: 2121-13, prepared by Philip Stejskal Architecture.

The following statement (in *italics*) has been provided by Philip Stejskal Architecture and outlines the design intent.

The project attempts to breathe new life into a complex site along Marine Terrace, currently consisting of a historically significant cottage alongside a long-vacant Watercorp easement. For many years the vacant part of the lot has deterred potential development due to complexities surrounding the sewer that traverses it from East to West. The cottage has had many layers applied over the original, with little remaining evidence of what it once was.

The new owners' desire has been to redevelop the property to 1) restore the cottage to its former and original identity as one of the area's early dwellings, and, 2) to populate the vacant part of the site with a raised dwelling that 'hovers' over the sewer easement.

A further desire has been to create a development, which makes reference to the eclectic nature of the area, and realises aspects of the strategic aspirations noted in the Town Planning Scheme for the area — characterised by "hard-edged" development "relating directly to the street" and "distinctly inner urban" (Items 1.2 / 1.3 of D.G.F.16).

In response to these goals, our proposal seeks to implement a number of restorative changes to the dwelling, being to i) restore original rooflines, ii) restore original bull-nose verandah, iii) restore original window format and mouldings, iv) restore original wall finish, v) restore original front fence / gate arrangement, vi) remove lean-to structures that have accreted over time.

TERHEN CARRIOT, APOPULECTO

26 MARINE TERRACE, I PEMANTLE HERTIACE IMPACT STATEMENT

Meeting Attachments – Planning Committee 4 October 2023



CITY OF FREMANTLE These Plans Form Part of

DA0107/23

30 March 2023

In complement to these changes, the other part of our proposal – the insertion on the vacant part of the site – aims to provide practical amenity on a lot that is particularly challenged due to existing services constraints, yet in a way that a) respects the restored cottage / southern neighbour, and, b) makes a fitting contribution to its immediate context, both, in terms of what is there now and what is envisaged to be there from a policy perspective.

A key design driver for the new structure was the adoption of existing datums from adjoining structures. For example, the first floor volume aligns with the underside of the new bull-nose verandah. The setback of the new entrance sits in alignment with the corresponding wall on the cottage. The articulation of the screens to the first floor picks up on an existing datum to the southern neighbour, whilst the existing balcony floor level is continued by the underside of a bulkhead spanning the garage of the proposed dwelling.

In terms of massing and material treatment, the first floor balcony volume has been designed as a modern interpretation of the traditional bull-nose verandah - a light-weight addition intended to mediate sun and inclement weather, 'attached' to the front of house proper. Visually, the new balcony volume commences in alignment with the adjoining bull-nose verandah, even though it extends out slightly further to achieve the "hard edge" pursued by D.G.F16. The balcony volume is clad in perforated aluminium, parts of which are operable. The material is 'banded' vertically for strength and also to reference the traditional banding of the bullnose verandah. The perforations have been designed to make this element feel visually light and breezy, yet without losing the clarity of the simple rectilinear shape, which harks back to the historically utilitarian nature of the area, and the historical presence of sheds on this actual part of the site. Other parts of the design seek to strengthen this particular reference, such as the large "96" imprinted on the entrance wall and the textured concrete walls proposed as the main structural element. The bronze colour of the screens themselves forms a bridge between many an eclectic past - rusted metal of former corrugated structures in the area, needles of the ubiquitous Norfolk Pine, timber hulls of ships in the harbour.

LERHEN LARRIUL AR LALLEC IS

We have sought to design a proposal that solves a significant technical challenge in order to house a family for the sustainable long-term, whilst also intentionally celebrating history through the restoration of an existing Free cottage and nods to its eclectic past.



CITY OF FREMANTLE These Plans Form Part of

ASSESSMENT OF HERITAGE IMPACT

30 March 2023

The purpose of this section is to assess:

- How the proposed restoration works to the existing heritage building, and new development on site will impact the design criteria and cultural heritage values of the individual place outlined in the existing documentation?
- What measures are proposed to ameliorate any adverse impacts of the proposed development?
- Will the proposed development result in any heritage conservation benefits that might offset any adverse impacts?

The impact has been assessed against the following criteria and documents:

- 7.1 Design Criteria
- 7.2 Statement of Significance for 96 Marine Terrace, Fremantle
- 7.3 Design Guidelines D.G.F16 (Marine Terrace Policy)
- 7.4 State Planning Policy 3.5

7.1 DESIGN CRITERIA

To achieve a successful development that is compatible with an area of cultural heritage significance the following design criteria are considered appropriate:

- Scale;
- Form;
- Siting:
- Materials and colour; and
- Detailing.

These criteria are defined below and a comment on the proposed development to 96 Marine Terrace, Fremantle is provided against each criteria.

Scale

The scale of building is its size in relation to surrounding buildings or landscape. New design should recognise the predominant scale; including height; bulk; density and grain of the setting and then respond sympathetically.

Comment:

Existing House

The existing house is a single storey building

with a hipped roof. The proposal includes reinstating the original hip and gable roof and reinstating the bullnose verandah to the front facade. The existing single story scale is being maintained.

The proposed alterations to the existing building are considered to have a positive impact on the heritage values of the place. The alterations will not negatively impact on the scale and will return the building to its original proportions.

Proposed Development

The proposal includes a new contemporary two storey residence to the south of the existing house. The residence will have a finished roof height of 8500mm. The existing neighbouring property to the south, 98-104 Marine Terrace, is a row of two storey town houses. The proposed development will have a similar height to that of the neighbouring property.

The scale of the proposed development is considered to be appropriate within the street and does not negatively impact on the overall streetscape scale.

Form

The form of a building is its overall shape and volume and the arrangement of its parts. New design should be sympathetic with the predominant form of its neighbours.

Comment:

Existing House

The proposed alterations to the existing building aim to reconstruct and restore the roof form and verandah to better represent the original design intent.

The post war alterations are proposed to be removed with the 1901 form being reinstated. This will enhance the specific building form and the Marine Terrace streetscape.

Proposed Development

The proposed two storey development is rectilinear in form and clearly of a contemporary design. The form reflects new development as evident in the streetscape and development to Mews Road.

(EPHEN CARRICH ARCHITECTS

96 MARINE TERRACE, FREMANTLE HESITAGE IMPACT STATEMENT

Meeting Attachments – Planning Committee 4 October 2023



CITY OF FREMANTLE These Plans Form Part of

DA0107/23

30 March 2023

Siting

New buildings in a valued historic context should add sympathetically to the local streetscape and the grain of the area. The qualities of the streetscape can be reinforced by conforming to existing front and side setbacks and the general location of new buildings on site and the complementary treatment of street edges.

Comment:

Existing House

The existing house is being retained and restored and the current setbacks will remain intact. The existing house reflects the qualities of the former Marine Terrace streetscape.

Proposed Development

The proposed ground floor is set back to align with the existing house to the north and townhouses to the south. The first floor is cantilevered above with a 605mm front setback. The ground floor setback along with the cantilevered first floor allows sight lines to the existing house to be maintained at pedestrian level.

The siting of the proposed development incorporates the variance of setback lines present in the street. Setbacks vary from nil setback to approximately 5.5 metres. Based on this variance and due to the retention of sight lines, the siting of the proposed development is considered acceptable.

Materials and Colour

Within a locality of consistent character there are usually predominant building materials, textures and ranges of colour, particularly in detail and decoration. Good infill buildings should recognise characteristic materials, textures and colours used locally and in adjacent buildings. These should be re-interpreted and incorporated as part of the new building.

Comment:

Existing House

The tiled roof to the existing house is proposed to be replaced with corrugated steel sheets.

Confirmation of the extent of materials being replaced and selected colour choices should be provided at a later stage. Items such as the existing concrete verandah and the possible return of timber decking should be considered.

Proposed Development

The materials proposed to the two storey residence includes concrete panels with sections of decorative screens.

The proposed material selection is considered acceptable as the materials are clearly contemporary. The material selection adds visual interest to an already mixed development streetscape.

Detailing

Common details within an area establish neighbourly resemblance and contribute to its special character. Details that contribute to the character of a conservation area or heritage item should be identified. They can inform or inspire the design of the new building.

Modern details can reinterpret traditional details and create new relationships between old and new. Contemporary detailing of materials and junctions can provide levels of visual interest that contribute positively to the character of a place.

If an area has a consistent planting scheme or plant types, new planting schemes should recognise and reinforce their height, form and character.

Comment:

Existing House

The principle of the restoration of original details is supported and considered a positive enhancement to the place and streetscape. More information on items, such as gable fretwork, bullnose banding, windows, walls and window shutters, should be provided at a later stage.

Consideration should be given to returning elements of decorative iron infill fencing between the proposed masonry piers, as illustrated in photographic evidence.

Proposed Development

The detailing of the proposed development reflects the contemporary design approach. This detailing is clearly evident in the decorative aluminium screens.



DA0107/23

30 March 2023

The place is an example of the Federation
Bungalow style of architecture; and

Comment:

The house has undergone a number of alterations in the 1960s-70s which included the replacement and restructure of the original roof. The building is not currently characteristic of a typical Federation Bungalow styled house. The proposed alterations to the house will restore the original roof pitch and reinstate the gable form and the bullnose verandah which will have a positive impact on the architectural style of the building.

 The place demonstrates the evolution of the area and the contribution made to Fremantle and its character by Migrants from Southern Europe.

Comment:

The original house is being retained. The proposed reinstatement of original features will assist in representing characteristics typical in early 20th Century Fremantle. The connection the house has with the migrant history of Fremantle should be encouraged and represented through interpretation.

The proposed two storey development will continue to evolve Fremantle's story.

7.2 STATEMENT OF SIGNIFICANCE

The following statement of significance is an extract from the InHerit Database entry for Place Number 21256 House and Limestone Feature (s), 96 Marine Terrace, Fremantle.

96 Marine Terrace, Fremantle has cultural heritage significance for the following reasons:

 House, 96 Marine Terrace, is a typical masonry single storey house from c. 1901 that has undergone some modification during the Post-War era;

Comment:

The existing house is being retained and restored. Many of the Post War alterations are to be removed. The proposal includes reinstating the original roof form and verandah details and is considered to be a positive heritage outcome.

 The place has aesthetic value for its contribution to the streetscape and the surrounding area;

Comment:

The existing building and the limestone elements are being retained. The conservation works proposed to the existing building are considered to have a positive impact on its aesthetic value.

The proposed development will be contemporary in nature and provide a point of visual interest within the existing mixed inner urban streetscape.

 It is representative of the typical workers' houses in the Fremantle area;

Comment:

The house is currently occupied for commercial use. The available historic information indicates that the building has been occupied by commercial businesses since c1970s. Although the proposed use will be commercial, the place will maintain its residential scale, appearance and features. The proposed alterations will have a positive impact on the features of a typical workers house.

Meeting Attachments – Planning Committee 4 October 2023



CITY OF FREMANTLE These Plans Form Part of

DA0107/23

30 March 2023

7.3 DESIGN GUIDELINES D.G.F16 (MARINE TERRACE POLICY)

The following section includes relevant policies relating to the proposed development. A comment has been provided against the policies.

The objective of this policy is to encourage a form and scale of development appropriate to Marine Terrace's character as a sea-front forming an edge between the City and the ocean. Development should not adversely affect residential uses in adjoining streets. The identification and fostering of heritage elements on and adjacent to Marine Terrace also forms an integral part of the policy.

- 1.1 The general character of the area should be distinctly inner urban.
- 1.2 Marine Terrace should act as a seafrant boulevard and a formal gateway entrance to the city.
- 1.3 Development should be 'hard edged' relating directly to the street, both on the horizontal and vertical planes. Development should be of a scale appropriate to its setting and serve to close off the ends of the streetblocks abutting Marine Terrace. Incongruous isolated developments, and the overdevelopment of individual sites, will not be supported.
- 1.4 Landscaping should be formal, consistent with the status of Marine Terrace as a 'boulevard entrance' to the city.
- 1.5 All uses that are residential or have a general relationship to harbour activities both industrial and recreational would be encouraged, given the usual environmental standards. In more detail the three sections of Marine Terrace should have the following roles and characteristics:

(i) Norfolk Street to South Street

(EPHEN LARRIU), ARLHITECT

This area should retain a mixed use commercial/residential character. Acceptable uses could include serviced apartments, residential, marine industry and offices. A maximum height limit of three storeys should apply to sites capable of being redeveloped, as greater heights would be incongruous with the adjacent residential neighbourhoods. A number of the buildings in this area have local historic significance and the Council will encourage their retention and restoration.

Comment

The architect's design intent and overall approach has addressed the design guidelines.

The 'inner urban' nature of the area has been interpreted to represent the mixed use nature of Marine Terrace and encourage city/ urban living. The proposal combines both residential and commercial occupancy reflecting the aspirations of the area and is considered to be an appropriate response.

The 'hard edged' guideline has been interpreted through the places form and setbacks. The approach is considered appropriate and reflects the minimal and nil setbacks throughout the area.

The two storey residential dwelling is in keeping with the recommended guidelines for the section between Norfolk Street and South Street. The retention and restoration to an original form of the existing heritage place is considered a positive outcome and an appropriate response within the streetscape.

The 'seafront boulevard entrance' associated with Marine Terrace will not be negatively impacted by this proposal. It is our opinion that the proposed works to the existing place as well as the new contemporary development will have a positive aesthetic contribution to the existing mixed development and provide visual interest within the streetscape as well as restoring an existing 1901 Federation Bungalow.



DA0107/23

30 March 2023

it, or incorporating it into new development; the extent to which the community would benefit from the proposed redevelopment; and any local planning policies relating to the demolition of heritage places.

Comment

The existing house is being retained and restored.

The proposed alterations to the existing house are in keeping with the desired approach to a heritage place outlined in the State Planning Policy 3.5.

The proposed restoration works will conserve the original fabric and reinstate the original form, details and materials that were originally evident in 1927 and 1940 photographic evidence.

The proposed alterations will enhance the Marine Terrace streetscape and have a positive impact on the cultural heritage values of the place.

The existing building has been a commercial premise for an extended period of time and therefore continuing this use is acceptable.

Specific details of the overall restoration to 96 Marine Terrace will need to be provided.

7.4 STATE PLANNING POLICY 3.5

Places on the Heritage List or in a Heritage Area enjoy special protection under the planning scheme. Heritage listings and areas do not prohibit any development of a place - it means that changes made should respect and be sympathetic to the heritage values of the place.

The City of Fremantle utilises the State Planning Policy 3.5- Historic Heritage Conservation (Clause 6.6) when considering the impact of a proposal on a heritage place.

The following considerations have been deemed relevant to this proposal. A comment has been provided following the relevant policy statements.

Alterations, extensions or change of use affecting a heritage place

- Development should conserve and protect the cultural significance of a heritage place based on respect for the existing building or structure, and should involve the least possible change to the significant fabric.
- + Alterations and additions to a heritage place should not detract from its significance and should be compatible with the siting, scale, architectural style and form, materials and external finishes of the place. Compatibility requires additions or alterations to sit well with the original fabric rather than simply copying or mimicking it.
- In some cases, the conservation and protection of a heritage place may require a change of use to ensure a reasonable beneficial use or return. Sympathetic adaptation and change of use should be supported in such cases.
- Development should be in accordance with any local planning policies relating to heritage.

Demolition of a heritage place (including a place within a heritage area)

- Demolition of a State heritage place is rarely appropriate and should require the strongest justification. Demolition of a local heritage place should be avoided wherever possible, although there will be circumstances where demolition is justified. The onus rests with the applicant to provide a clear justification for it.
- Demolition approval should not be expected simply because redevelopment is a more attractive economic proposition, or because a building has been neglected. Consideration of a demolition proposal should be based upon the significance of the building or place; the feasibility of restoring or adapting



CITY OF FREMANTLE These Plans Form Part of

CONCLUSION

30 March 2023

This Heritage Impact Statement (HIS) has been prepared by Stephen Carrick Architects for Petar Mrdja, Urbanista Town Planning to assess the proposed development far 96 Marine Terrace, Fremantle. Urbanista has been commissioned by the owners, Greg and Rhonda Bader, to coordinate and submit a Development Application to the City of Fremantle. The proposal has been prepared by Philip Stejskal Architecture. This report focuses on assessing the heritage impact of the proposal on the existing place.

The proposal is separated into the following two components:

- 1. Alterations to the Existing Place for commercial use
- · Remove the existing demountable building
- · Remove the existing shipping container
- Remove lean-to to rear of the existing house
- Remove front verandah and reinstate bullnose verandah to match the original detailing
- Remove roof and reinstate gable roof form to match the original detailing
- Alterations to the front limestone fence to match the original detailing
- 2. New contemporary two storey residence to the south of the existing house

The following documentation of the proposed development was provided by Philip Stejskal Architecture:

- Proposed Drawing Set, dated February 2023, Job Ref.: 2121-00 to 2121-13, prepared by Philip Stejskal Architecture.
- Design Intent Statement

96 Marine Terrace, Fremantle is included on the City of Fremantle's Heritage List and Local Heritage Survey with a Management Category Level 3 (Same Significance).

This Heritage Impact Statement is prepared in line with best practice to assist with the assessment of the Development Application for a place included on a Local Heritage List.

Following the assessment of the heritage impact of the proposal through consideration of Design Criteria; Statement of Significance; Fremantle Design Guidelines D.G.F16 (Marine Terrace Policy) & State Planning Policy 3.5 the consultant's professional opinion is:

- The retention and restoration of the existing house is an important and positive heritage outcome for the site and the Marine Terrace streetscape. The reinstatement of the original form and detailing will have a positive impact on the building and acknowledge the places cultural heritage values.
- The continued use and the functional alterations are an important and positive conservation outcome for the building.
- The two storey scale and form of the new development is representative of the surrounding buildings and representative of the mixed use nature of the area. The aesthetic qualities of the proposal will have a positive impact on the streetscape appeal and provide visual interest.
- 4. The proposed development incorporates the variance of setback lines present in the street. The proposed ground floor setback aligns with the existing house to the north and townhouses to the south. The combination of the ground floor setback and cantilevered first floor still allows sight lines to the existing house to be maintained at pedestrian level.
- In line with the City of Fremantle policy for places of some significance the proposals contribution to the inner urban context is maintained and enhanced.
- 6. In our professional opinion, the proposed restoration works to the existing building and the proposed two storey development are cognisant and respectful of the cultural heritage values of the place. Based on the heritage impact the proposal is considered acceptable.

LERHEN CARRIOTAR CHIECTS

26 MARINE TERRACE, I PENNITTLE «HESTIALE IMPACT STATEMENT



CITY OF FREMANTLE
These Plans Form Part of

RECOMMENDATIONS

30 March 2023

Following the assessment of the impact of the proposal on the cultural heritage values of 96 Marine Terrace, Fremantle it is recommended that consideration is given to the following actions:

- This Heritage Impact Statement should be considered by the client, If accepted by the client, this HIS should form part of the proposal.
- This Heritage Impact Statement should be considered by the City of Fremantle as part of their evaluation of the Development Application.
- A photographic record of the existing building should be undertaken and provided to the City of Fremantle.
- 4. The detailing to the proposed two-storey development should remain refined and simple to reflect the contemporary nature of the new development. This design approach should be maintained when the documentation is prepared for a Building Permit.
- More information and details on the extent of restoration works (specifically gable fretwork, bullnose banding, walls, windows, window shutters, roof finish, verandah) should be provided at a later stage.
- Consideration should be given to restoring the decorative iron infill to the front boundary fence as illustrated in photographic evidence.
- Consideration should be given to the interpretation of the migrant history of the place as highlighted in the Statement of Significance for the place.
- Provide a photographic record to the City of Fremantle following completion of the works.

STEPHEN CARRIOT, ARCHITECTS



Attachment 6 - Site Photos

Photo 1: Subject site as viewed from Marine Terrace







Photo 2: Subject site and adjoining dwellings to the south



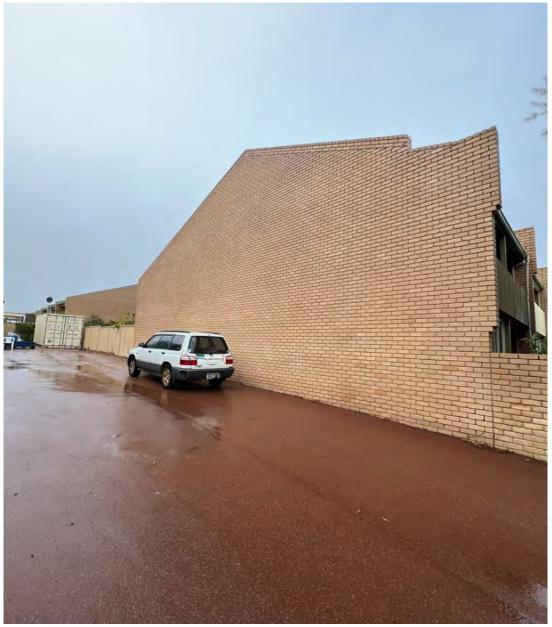


Photo 3: Existing boundary wall located to the south of the subject site





Photo 4: Existing heritage dwelling (office) and primary street fencing including retaining wall



Photo 5: Across the road from the subject site





Photo 6: Property to the south of the subject site showing existing boundary wall.



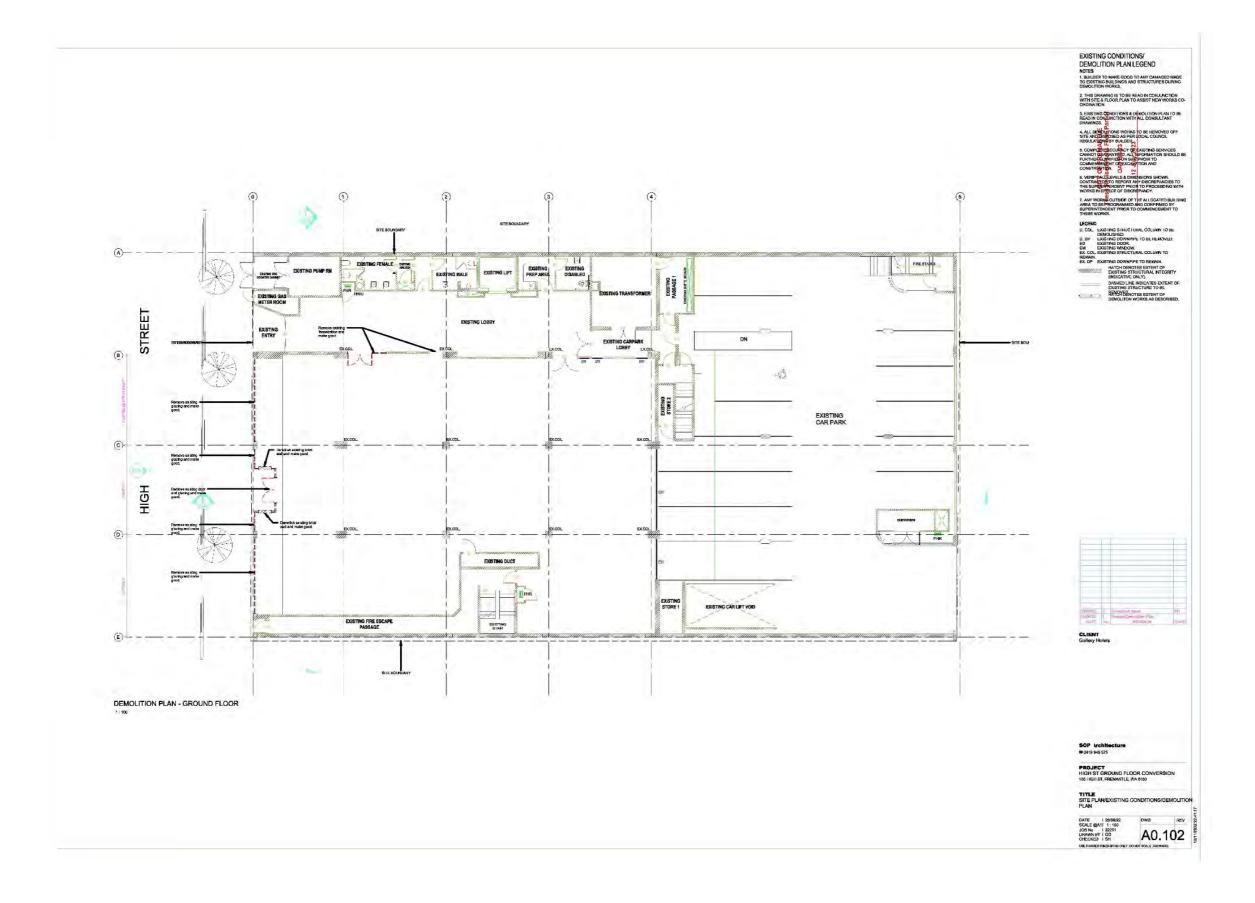
Photo 7 – Photo of subject site looking north



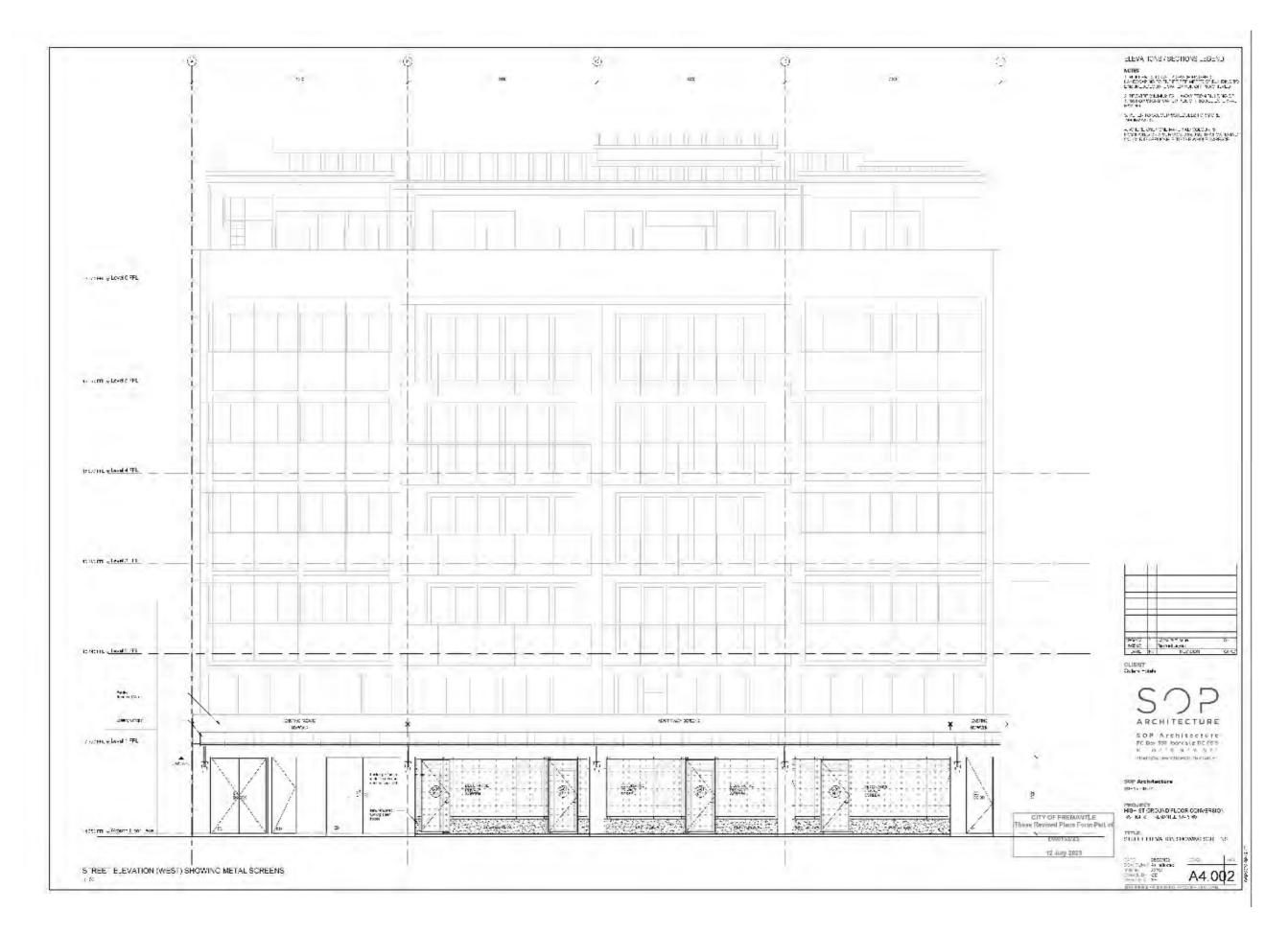
PC2310-3 HIGH STREET, NO. 185 (STRATA LOT 1), FREMANTLE – CHANGE OF USE TO FOUR SERVICED APARTMENTS AND ALTERATIONS TO EXISTING BUILDING – (CM DA0153/23)

ATTACHMENT 1 – Amended Development Plans

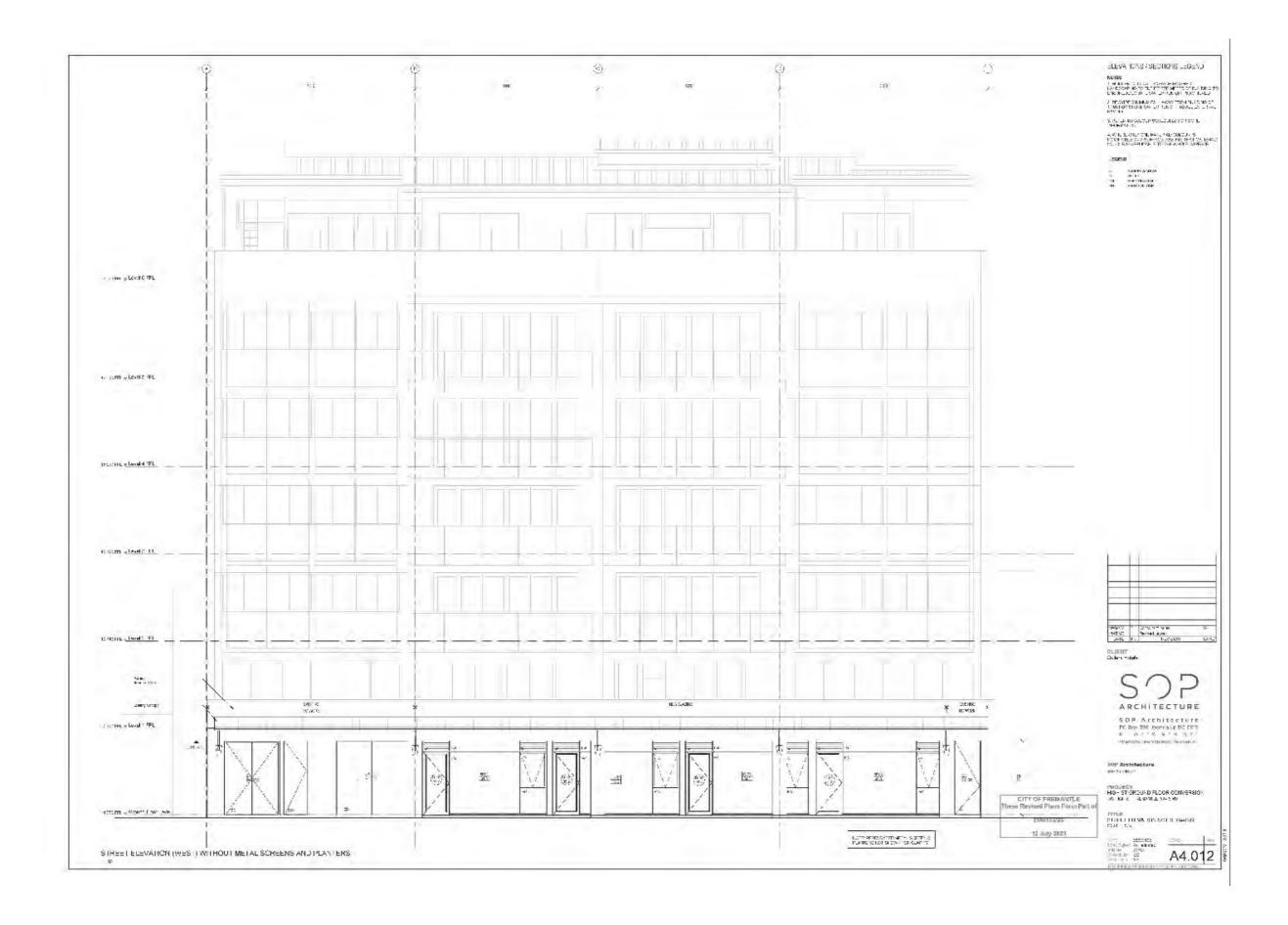




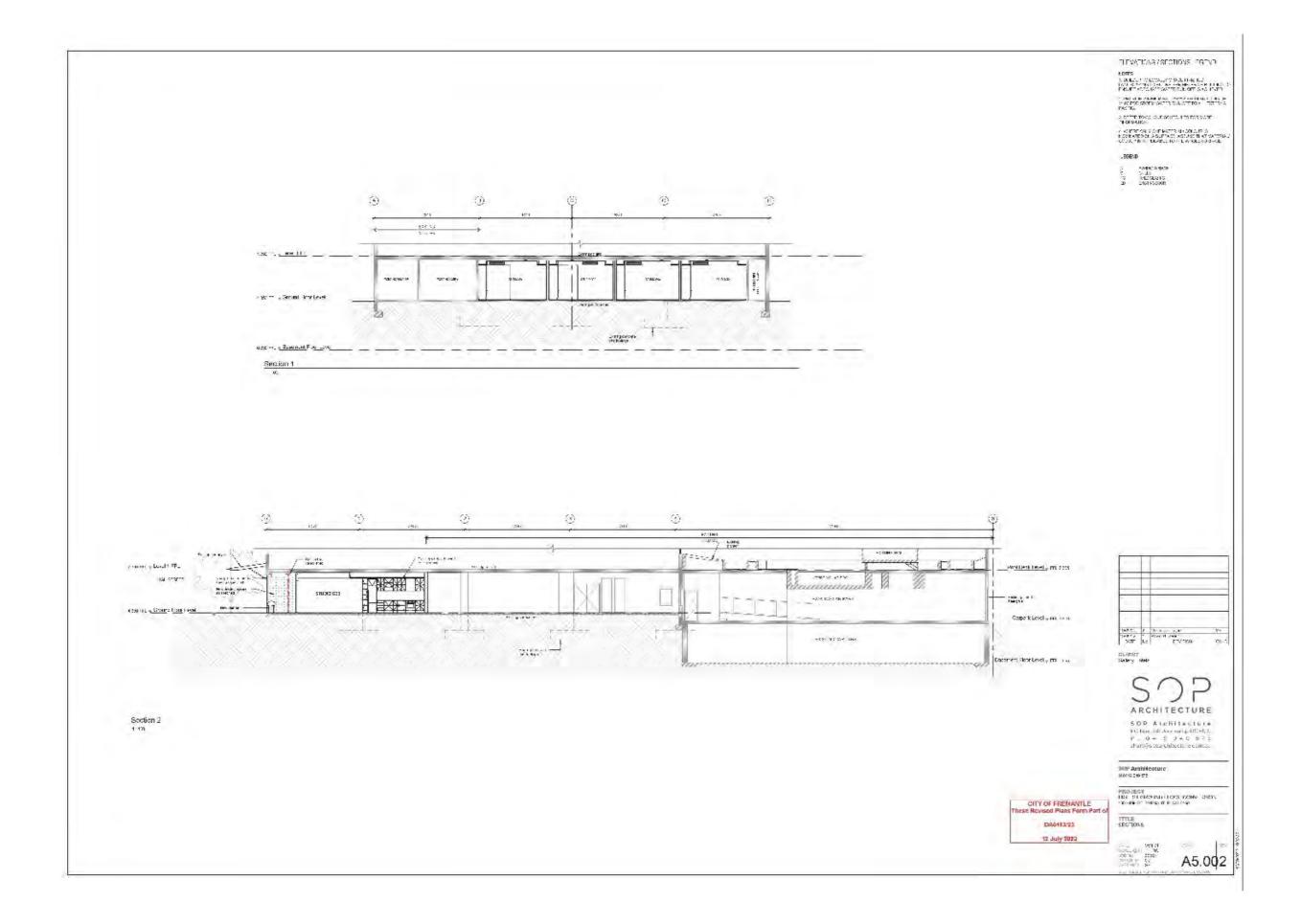




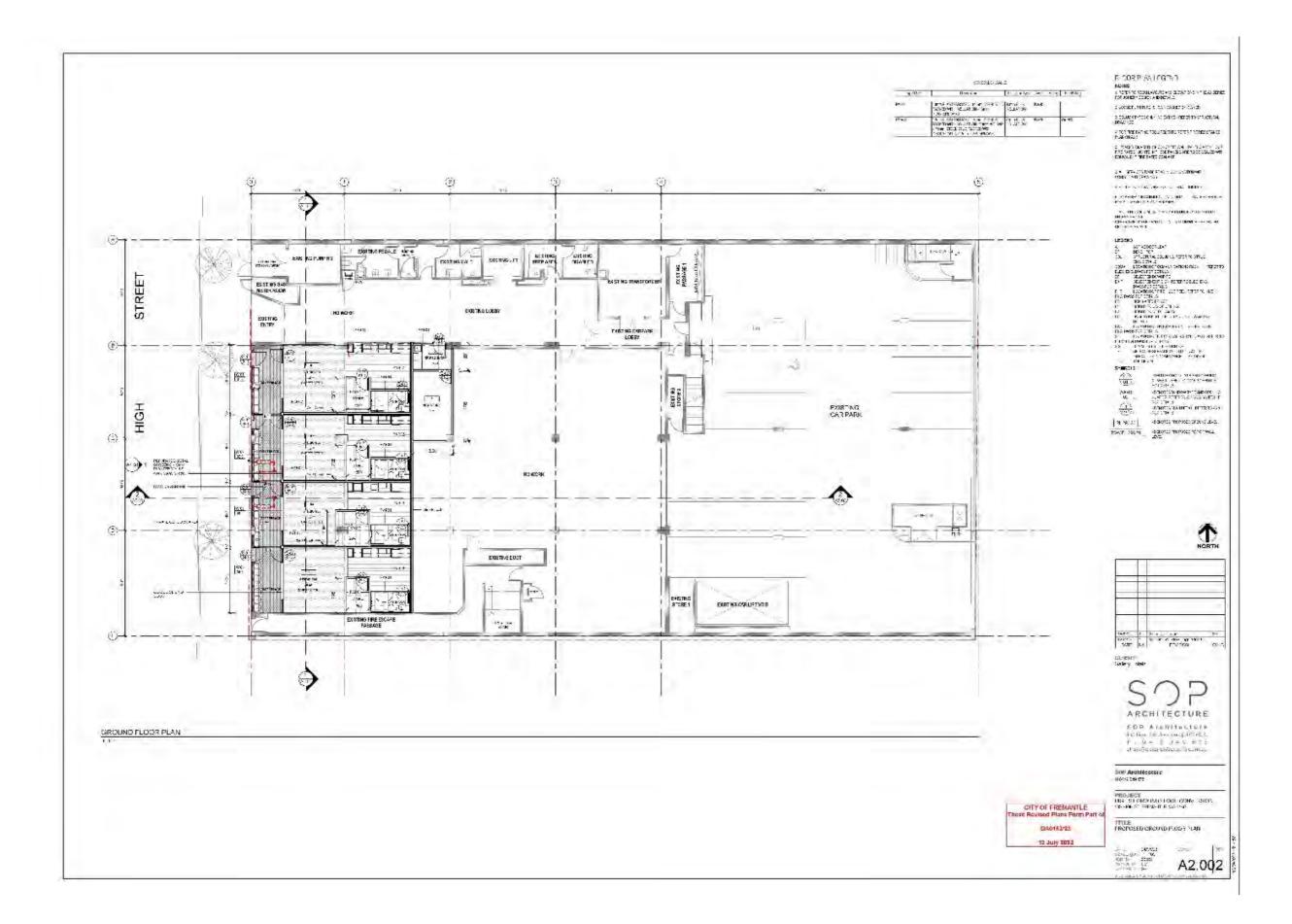














ATTACHMENT 2 – Applicants Justification

185 High Street Fremantle

City of Fremantle

Local Planning Policy 3.1.5 - Precinct 5

Section 5 Public Realm

Clause 5.1

The proposed development addresses the following provisions as described below:

5.1.1 Lower levels of the development should be designed to reinforce the significance of the primary streets with an appropriate scale and high standard of details materials and finishes.

The proposal is an adaptive reuse conversion within the existing building scale. The street façade is enhanced by decorative perforated screens.

5.1.2 Development is encouraged to incorporate a mix of active land uses at ground level that extend the hours of activity in the adjacent public domain beyond traditional retail hours

The proposal is a residential use accessed from the public domain and movement to an from the accommodation will activate the ground floor.

5.1.3 Residential uses on-site vehicle parking are not permitted at ground level adjacent to primary streets

No parking is provided at ground level adjacent to the primary street

5.1.4 Multiple ground level tenancies shall be provided and shall obtain their main public pedestrian entry from and level with the primary street. Wide building frontages with a single use or tenancy should be limited.

There a number of tenancies across the frontage which are accessed from the primary street.

5.1.5 Ground floor frontages are to be predominantly glazed or open to the street and shall incorporate design measures to contribute to an interesting, safe and diverse public realm

The frontages are glazed with decorative perforated screens for privacy. Refer to drawing A4.01

5.1.6 No vehicle access, blank walls and/or service areas should be located on primary street frontages if alternative locations are available. If vehicle access is necessary from the primary street, vehicle entrance points and services areas are to be integrated in to the overall building design and shall minimise detraction from the pedestrian environment and street vitality. Vehicle crossovers are to be minimised, consolidated and shared where possible.

No vehicle access is located on the primary street

- 5.1.7 Weather protection along footpaths for pedestrians shall be provided, either in the form of awnings or first floor balconies, and satisfy all of the following:
- a) Shelter to be continuous along all primary street frontages;

The existing building has a canopy above the proposed development for weather protection.

https://sitearchitecture-my.sharepoint.com/personal/shart_sitearchitecture_com_au/Documents/Documents/AA Stephens Stuff/Projects/SOP Architecture/22201 185 High Street/1 Correspondence/2 Authorities/185 High Street Fremantle - LPS 3.1.5 Cl 5.1 justification.docx

Meeting Attachments – Planning Committee 4 October 2023



b) The weather protection shall be integrated with the building design, appropriately scaled and designed to reinforce the importance of primary streets while still providing shelter and a sense of enclosure for pedestrians;

The existing building has a canopy above the proposed development.

c) The weather protection shall be permanently fixed and shall be constructed of materials that
provide sun and rain protection (i.e. a high degree of sun shading and water impenetrability);

The existing building has a canopy above the proposed development.

- d) The weather protection shall project a minimum horizontal distance of 2.4 metres over the adjacent footpath; and
- e) Awnings shall have a consistent clear height from footpath level of between 3m and 3.5m.

The above items d and e are achieved by the existing awning.

Council may, at its discretion, vary any of the above requirements where:

- The installation of weather protection would be incompatible with the heritage significance of the existing building; or
- ii) Necessary to ensure appropriate clearances from street infrastructure or trees; or
- iii) The installation of weather protection would present significant practical difficulties in terms of vehicle accessibility and there is no satisfactory alternative design solution available.
- 5.1.8 Footpath widths are to be maximised along primary streets. In addition to the setbacks required in Queen Street between Cantonment Street and Elder Place that are identified in the Local Planning Scheme, new development in High Street and Adelaide Street shall be setback to correlate with the widened road reserve on adjoining lats, as shown in Figure 5.

The footpath is existing as is the existing building and setback

5.1.9 Any area where the building is setback from the front lot boundary shall be designed and treated as part of the adjacent pedestrian domain.

Not applicable

5.1.10 The full extent of the St Johns Church triangle in Kings Square is to be reinforced as a generally green passive space.

Not applicable

https://sitearchitecture-my.sharepoint.com/personal/shart_sitearchitecture_com_au/Documents/Documents/AA Stephens Stuff/Projects/SOP Architecture/22201 185 High Street/1 Correspondence/2 Authorities/185 High Street Fremantle - LPS 3 1,5 - CI 5.1 justification.docx



ATTACHMENT 3 - Site Photos



Photo 1: Subject site as viewed from High Street





Photo 2: ground floor of subject site as viewed from High Street

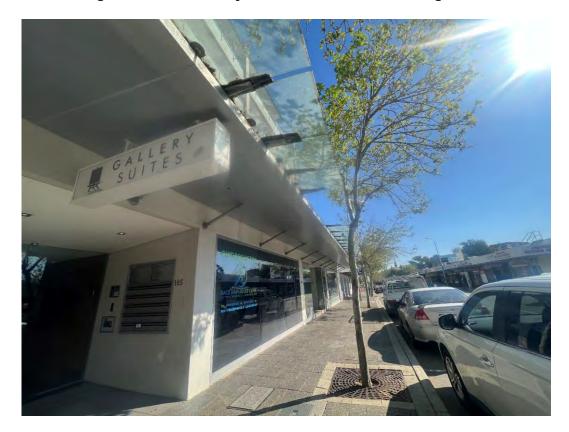


Photo 3: ground floor of subject site as viewed from High Street





Photo 4: Subject site in relation to recently approved Tavern located to the right.



PC2310-4 JACKSON STREET, NO. 20 (LOT 1), NORTH FREMANTLE – ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE – (JD DA0199/23)

ATTACHEMENT 1 - Development Plans

CITY OF FREMANTLE These Plans Form Part of

DA0199/23

6 Jul 2023





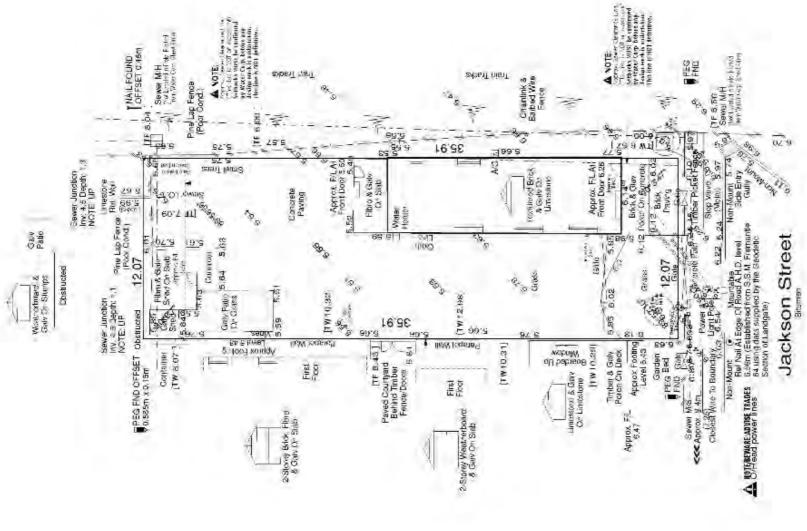


| spaceagency: | E CONTRACTOR | 0204 DE | 24/2 | int (+ th) A fiction activity of the property lets A first think to be the think to the first think | 20 JACKSON ST | 2202 | LOCATION PLAN | DA01 |
|---|--------------|--------------|-----------|---|-----------------------------|------|--|------|
| architects 0 2,000 4,000 8,000 1:200 @ A3 | | | | 2. This is died as we will be a prompt of the policy of the condition from the prompt of the policy of the condition of the policy of the p | 20 Jackson Street Fremantie | | ion- 16/6/2023 | HALL |
| 15304 - 4501 1734 - 12.55 | 1. | FOR 4PPROPAL | 16/9/2002 | they become to the day of | Sergio & Anthea Guazzelli | | 5.9 1:1.25, 1:12.50, 1:5.21 @43 5.90.2 FOR APPROVAL | 01 |

Meeting Attachments – Planning Committee 4 October 2023

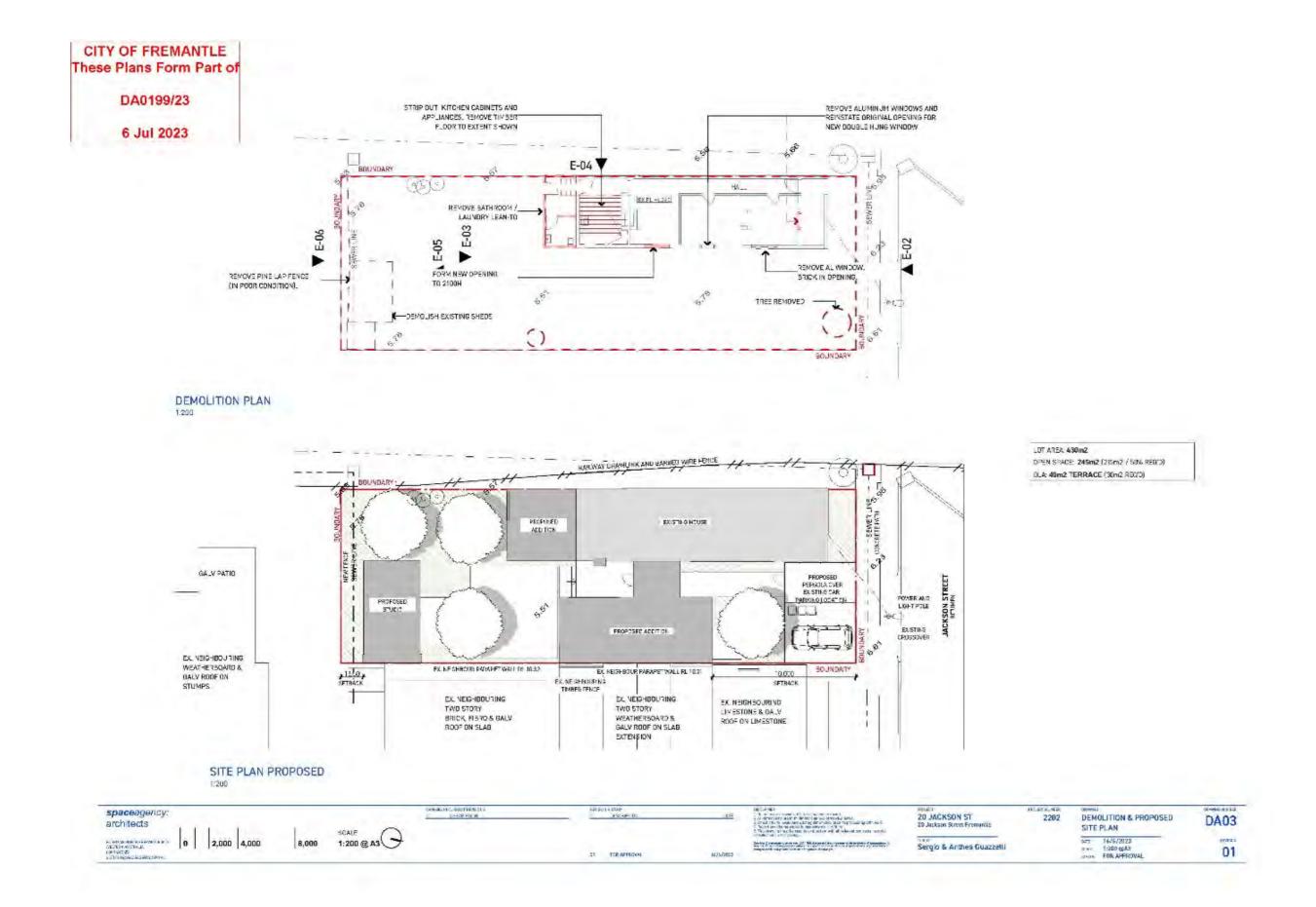






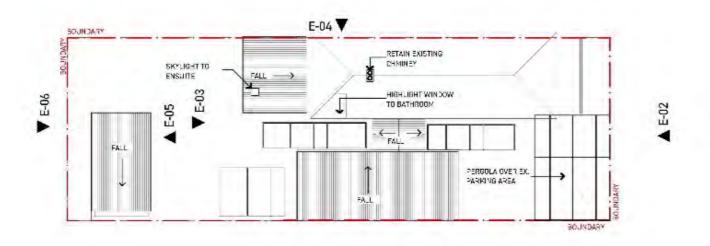


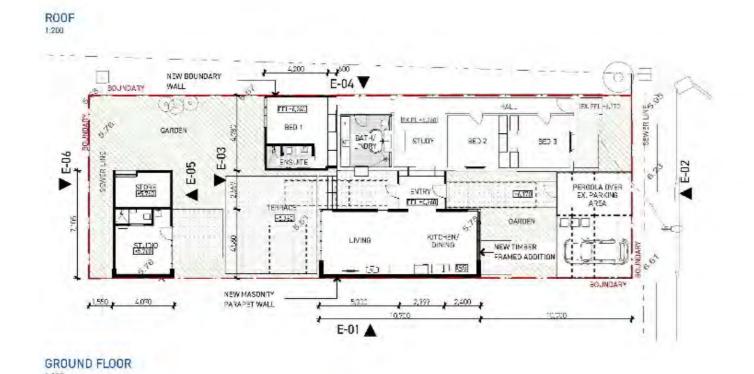








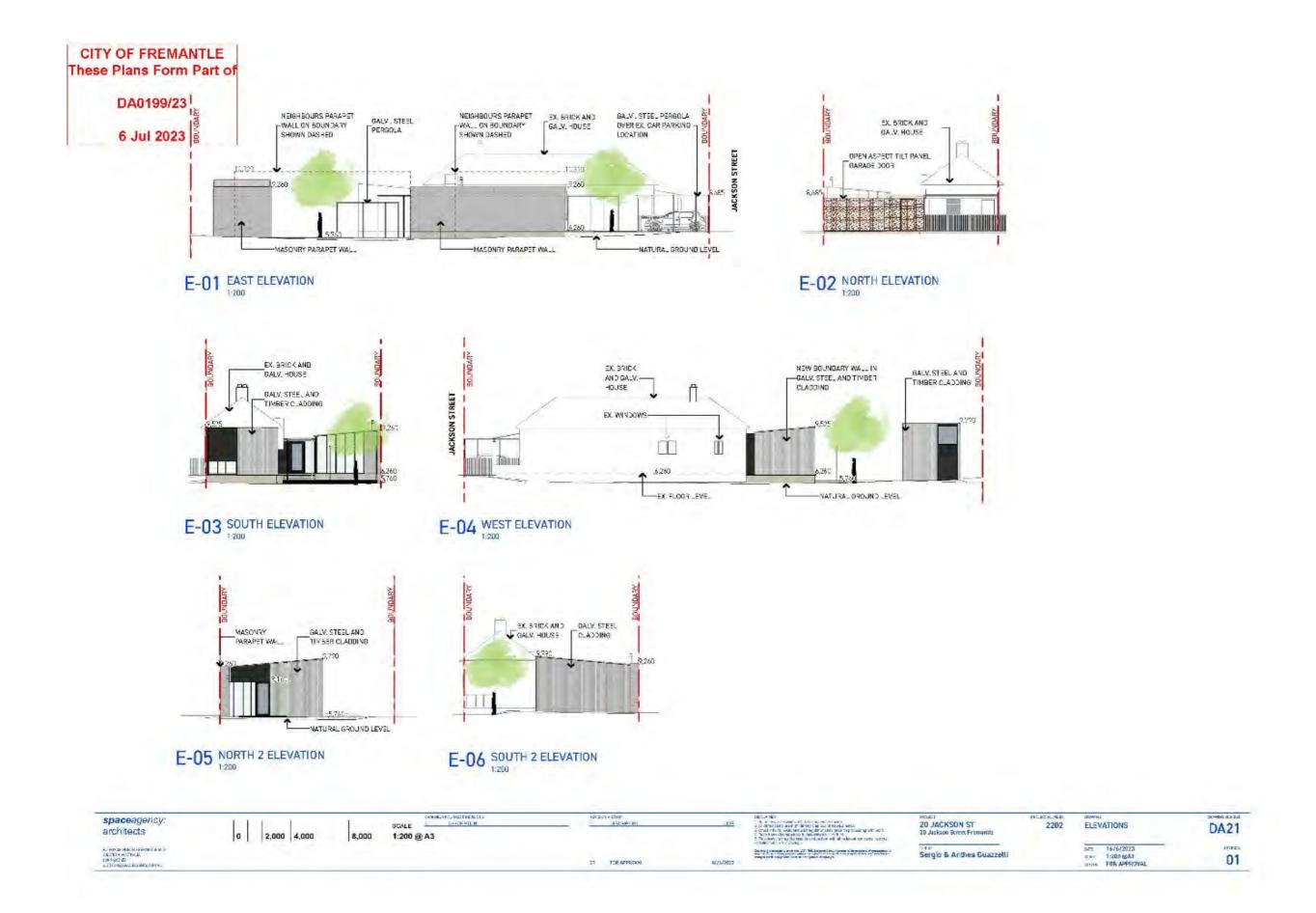




Spaceagency:
architects

SCAIF







ATTACHEMENT 2 – Heritage Impact Assessment



Heritage Impact Assessment - North Fremantle

Address: 20 Jackson Street

Application number: DA0199/23

Proposal: alterations and additions

Requesting officer: Jonathan Dornan Date: 21/07/2023



2 Aerial photograph, Google Maps, 2015

INTRODUCTION

The purpose of this heritage comment is to assess the changes to the place that are proposed in DA0199/23 and the affect that they will have upon the heritage values of 20 Jackson Street North Fremantle. The proposed changes include:

 Demolition of rear addition and outbuilding and single storey additions to the rear and eastern side of the existing house

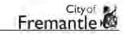
HERITAGE LISTINGS

| Heritage Place Name | House, 20 Jackson Street, North Fremantle |
|-----------------------------------|---|
| State Register of Heritage Places | No |
| City of Fremantle Heritage List | Yes |

Heritage Impact assessment, 20 Jackson Street, North Fremantle

Page 1 of 8





| City of Fremantle Heritage Area | North Fremantle Precinct Heritage Area |
|---------------------------------|--|
| Local Heritage Survey | Yes |
| Management Category | Level 3 |
| Inherit database place record | 21018 |
| Click or tap here to onter text | |

RELEVANT PREVIOUS DEALINGS

Recent meetings or discussions:

N/A

Previous relevant DAs:

N/A

Previous relevant legal dealings:

N/A

BACKGROUND

Historical Information

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

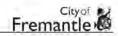
With the impact of the goldrushes in the 1890s and 1900s, in particular the huge growth in population and the increase in prosperity, North Fremantle began to develop as a residential area. However, with the construction of the Rocky Bay Quarries in 1892 and the completion of the Inner Harbour in 1897,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

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

The impact of the railway initially was to provide better communication and accessibility for people and goods however its location ultimately became a divisive element with a predominately industrial character established to the west on the sand dune topography of the coast. A predominately residential character was established to the east by subdivision

North Fremantle Heritage Study, 1993





of the original Pensioner Lots on the limestone hills and alluvial flats. The rapid residential and industrial development coupled with the establishment of local government established a strong sense of local community and identity.

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

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

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

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

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

Heritage Impact assessment, 20 Jackson Street, North Fremantie

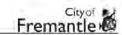
North Fremantle Heritage Study, 1993

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

North Fremantle Heritage Study, 1993

North Fremantle Heritage Study, 1993





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

Individual property history

Jackson Street was originally part of Lot P47, which was granted to Pensioner Guard George Costigan in 1884. The land was transferred to James Roe (Perth Journalist), then to George Frederick Gallop (Fremantle Clerk) before being purchased by a group of gentlemen in 1897. William Edward Marmion, James Grave, Edward Keane, Edmund Gilyard Lacey and Frederick Charles Monger immediately subdivided the land for residential development and the lots were gradually taken up between 1897 and 1913. The origin of the name Jackson Street is not known.

Jackson Street was developed as a short street running east-west between Pearse Street and Queen Victoria Street (near the present junction with Stirling Highway). The houses built in Jackson Street were generally modest brick, stone or timber cottages for people working in the area. Many of the houses were investment properties leased to tenants. With the development and expansion of Fremantle Port, the zoning for the area changed from residential to general industrial purposes. In 2004, Jackson Street continues to be a residential street with most homes occupied by their owners.

A narrow, brick and iron cottage was built at 20 Jackson Street between 1897 and 1913 for an unidentified owner. Bartholomew Magee owned the cottage between 1921 and 1928, which was then described as a three room stone cottage. Magee also owned the adjacent property at 18 Jackson Street, and leased both cottages to a series of tenants. In 1930, both cottages were purchased by Marcus Barlow, who also tenanted both properties until 1934. Between 1955 and 1961, the cottage at 20 Jackson Street was owned and occupied by Norman Hawke.

In 1940, the cottage retained its original form filling the front half of the block. By this time, a verandah and galvanised iron addition had been built to the rear. Within the remaining back yard were a galvanised iron wash house and water closet. A photograph of the place taken in 1979 shows that the front verandah had been enclosed with a wall of louvres, brick and weatherboard. Aluminium windows were inserted in this cladding. In 2004, the place is used as a residence.

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

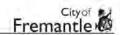
Physical Description

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

Heritage Impact assessment, 20 Jackson Street, North Fremantie

Page 4 of 8





Jackson Street was originally part of Lot P47, which was granted to Pensioner Guard George Costigan in 1884. The land was transferred to James Roe (Perth Journalist), then to George Frederick Gallop (Fremantle Clerk) before being purchased by a group of gentlemen in 1897. William Edward Marmion, James Grave, Edward Keane, Edmund Gilyard Lacey and Frederick Charles Monger immediately subdivided the land for residential development and the lots were gradually taken up between 1897 and 1913. The origin of the name Jackson Street is not known.

Jackson Street was developed as a short street running east-west between Pearse Street and Queen Victoria Street (near the present junction with Stirling Highway). The houses built in Jackson Street were generally modest brick, stone or timber cottages for people working in the area. Many of the houses were investment properties leased to tenants. With the development and expansion of Fremantle Port, the zoning for the area changed from residential to general industrial purposes. In 2004, Jackson Street continues to be a residential street with most homes occupied by their owners.

A narrow, brick and iron cottage was built at 20 Jackson Street between 1897 and 1913 for an unidentified owner. Bartholomew Magee owned the cottage between 1921 and 1928, which was then described as a three room stone cottage. Magee also owned the adjacent property at 18 Jackson Street, and leased both cottages to a series of tenants. In 1930, both cottages were purchased by Marcus Barlow, who also tenanted both properties until 1934. Between 1955 and 1961, the cottage at 20 Jackson Street was owned and occupied by Norman Hawke.

In 1940, the cottage retained its original form filling the front half of the block. By this time, a verandah and galvanised iron addition had been built to the rear. Within the remaining back yard were a galvanised iron wash house and water closet. A photograph of the place taken in 1979 shows that the front verandah had been enclosed with a wall of louvres, brick and weatherboard. Aluminium windows were inserted in this cladding. In 2004, the place is used as a residence.

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

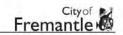


Sewerage map dated 1940 – showing 20 Jackson Street 18 Jackson was demolished about the 1960s and the land is incorporated to number 20

Heritage Impact assessment, 20 Jackson Street, North Fremantle

Page 5 of 8







Aerial view Fremantle ESRI mapping, 2023

IMPACT ASSESSMENT

Statement of Significance for the place

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

| House, 20 Jackson Street, is a typical rendered brick and iron single storey, single frontage, cottage dating from the 1890s. | No discernible impact |
|---|-----------------------|
| The place has aesthetic value for its contribution to the streetscape and the surrounding area. | Minor impact |
| It is representative of the typical building stock located within the residential areas of North Fremantle. | No discernible impact |
| Historically significant as a representation of typical workers' houses in the North Fremantle area. | No discernible impact |
| | Choose an item. |

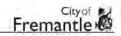
Statement of Significance for the North Fremantle Heritage Area

North Fremantle is significant as a mixed residential and industrial area located to the north of the Swan River and the Port of Fremantle with a history of European settlement dating back to the Pensioner Guards in the mid nineteenth century.

Heritage Impact assessment, 20 Jackson Street, North Fremantle

Page 6 of 8





The proposed development of the place was assessed against the following values identified in the statement of significance for the North Fremantle Heritage Area:

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

Heritage values

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

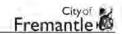
| Aesthetic value | Medium impact | Condition | No discernible impact |
|------------------|---------------------------|----------------------|-----------------------|
| Historic value | Minor impact | Integrity | No discernible impact |
| Scientific value | No discernible impact | Authenticity | No discernible impact |
| Social value | No discernible impact | Historical evolution | No discernible impact |
| Rarity | No discernible impact | Streetscape | Medium impact |
| Representativene | ess No discernible impact | | |

Heritage Impact Comments

The rear skillion roof addition and shed do not form part of the original development of the site and the demolition is supportable. The replacement of aluminium windows with timber framed sash windows is a positive contribution to the heritage significance of the place.

Heritage impact assessment, 20 Jackson Street, North Fremantle





The brick infill to the eastern wall and the creation of an opening further on that wall will have a minor negative impact on the significance of the residence. The single storey timber framed additions to the rear and to the eastern side of the site are an appropriate design and in accordance with the Principles of the Burra Charter. Therefore, the opening of the original eastern wall that it is proposed which has a minor impact is acceptable to facilitate these additions.

The garage is proposed forward of the front of the original house which will have a negative impact on the vision towards the original house and within the streetscape. This is also not in accordance with LPP2.9 Residential Streetscape Policy. Therefore the garage should be set further back so as not to negatively impact on the original house or streetscape.

RECOMMENDATIONS:

Generally, the works proposed in this application are acceptable on heritage grounds but the garage forward of the house is NOT acceptable as this will have a negative impact on the heritage values of 20 Jackson Street, North Fremantle.



ATTACHEMENT 3 – Site Photos



Image 1 – View from Jackson Street towards subject site.



Image 2 – View from Jackson Street to proposed parking space/location of car bay structure.



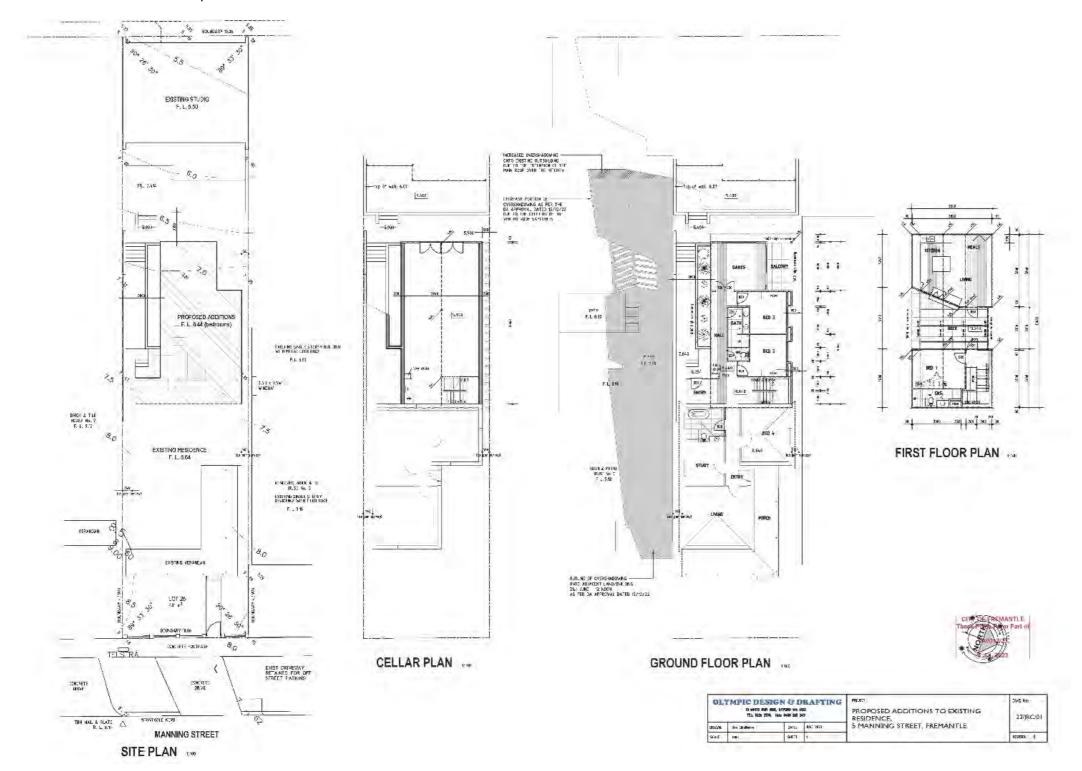


Image 3 – View from Jackson Street looking east towards adjoining lot 16 Jackson Street.

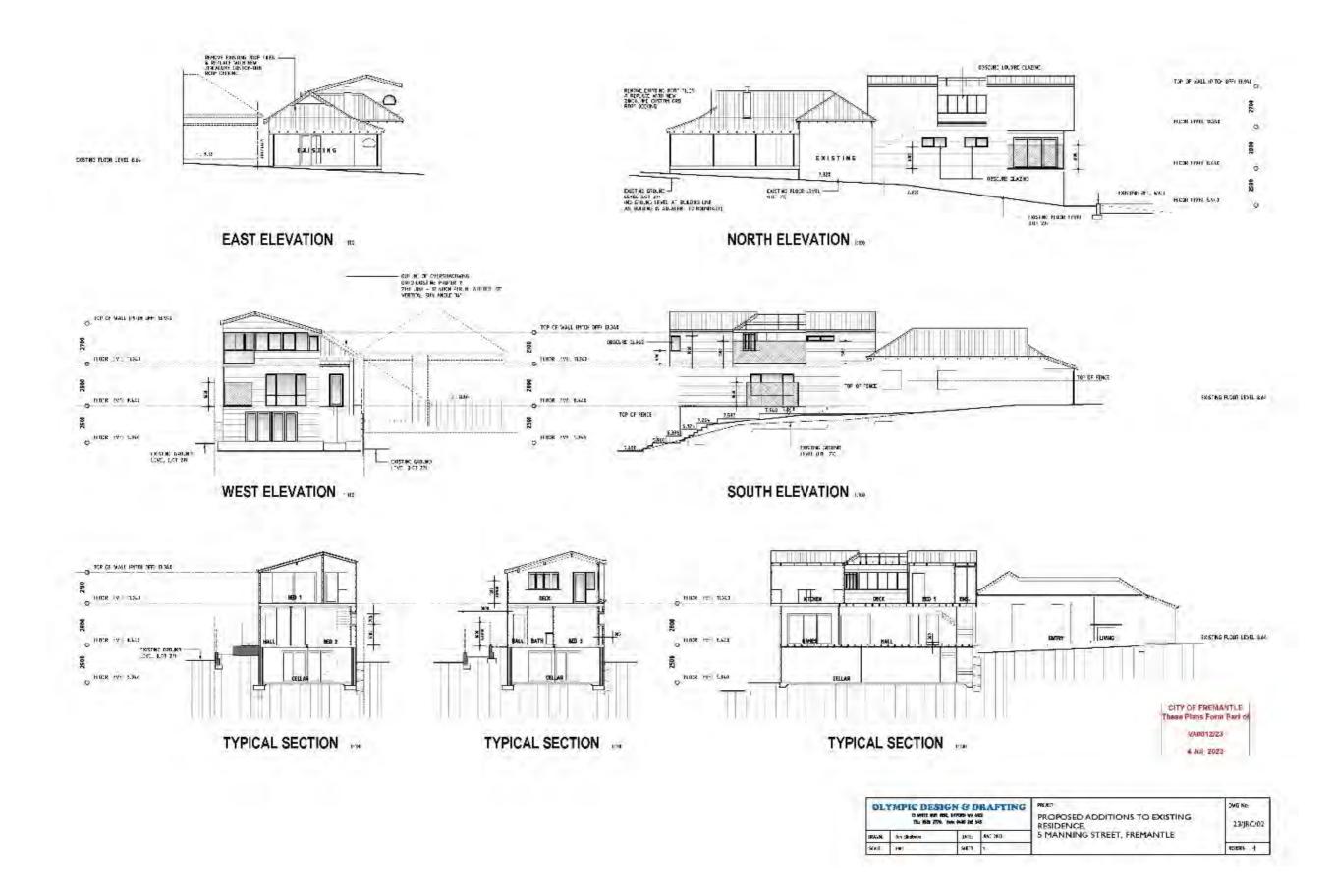


PC2310-5 MANNING STREET, NO. 5 (LOT 28) FREMANTLE - VARIATION TO DA0100/22 (TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (ED VA0012/23)

Attachment 1 - Development Plans









Attachment 2 - Site Photos



Photo 1: Subject site as viewed from Manning Street.





Photo 2: View of northern neighbour from front yard.



Photo 3: View of southern neighbour from front yard.





Photo 4: View of southern neighbours raised outdoor living area from subject site.



Photo 5:View of existing Ancillary dwelling from subject site (looking southwest).





Photo 6: View of northern neighbours boundary wall (eastern portion).





Photo 7: View of northern neighbours boundary wall (western portion).





Photo 8: View of northern neighbours window from subject site.



Attachment 3 – Original Decision Notice and Approved Plans

Application no: DA0100/22 Enquiries: Justin Lawrence Telephone: 1300 693 736

Email: planning@fremantle.wa.gov.au

Fremantie

15 December 2022

J J Carter PO Box 606 JURIEN BAY WA 6516

Dear Sir / Madam

Address: 5 Manning Street FREMANTLE WA 6160

Lot and plan: Lot 28 Plan 2062

Application: Two storey additions and alterations to existing Single

house

The City of Fremantle, in accordance with the requirements of the City of Fremantle Local Planning Scheme No. 4 and the Metropolitan Region Scheme, has decided to *grant town planning approval to commence development* in accordance with the plans and elevations dated **24 October 2022** subject to the conditions and advisory notes on the attached Notice of Determination.

Note that it is an offence to undertake work contrary to the approved plans and conditions of approval. Any proposed changes to the planning approval may require a new planning application or you may be able to seek a variation to the development approval. A building permit must be consistent with the development approval. For any queries relating to the development approval, please contact the City's Customer Service Centre on 1300 693 736 to arrange an appointment with the duty planner.

If required you may now proceed with the preparation of plans for the relevant application for building approval, as required under the Building Act 2011. Please note that it is an offence to commence any construction prior to the issue of a building permit and any such activity may prompt the City to consider further action. For enquires relating to the building permit application process please refer the City's website at www.fremantle.wa.gov.au/buildingservices. Specific advice on building permit matters can be obtained by sending an email to building@fremantle.wa.gov.au.

Pursuant to Clause 76 of the Planning and Development (Local Planning Schemes) Regulations 2015, if the applicant and/or owner is aggrieved by the decision of the Council, as a result of a condition of approval or by a determination of refusal, there may be a right to apply for a review of the decision.

Walyalup Civic Centre 151 High Street Fremantle PO Box 807 Fremantle WA 6959 T 9432 9999 TTY 9432 9777 1300 MY FREO (1300 693 736) ABN 74 680 272 485



Page 1 of 5



This application must be made in accordance with the provisions of Part 14 of the *Planning and Development Act 2005* and be lodged with the State Administrative Tribunal within twenty eight (28) days of the receipt of the decision letter.

The contact details of the State Administrative Tribunal are as follows:

State Administrative Tribunal

565 Hay Street PERTH WA 6000 Telephone: (08) 9219 3111 Tollfree: 1300 306 017

Website: 1300

www.sat.justice.wa.gov.au

A copy of the application for review of the decision must be served on the local authority, which is the City of Fremantle.

Please quote application number DA0100/22 in any future correspondence relating to this application. If you require any further information in relation to this determination, please contact the assessing officer by telephone or by e-mail at planning@fremantle.wa.gov.au.

Yours faithfully

Chloe Johnston

Manager Development Approvals

Enc:

Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Notice of Determination

CC

J J Carter, R L Carter PO Box 606 JURIEN BAY WA 6516





PLANNING AND DEVELOPMENT ACT 2005 City of Fremantle NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

| Location: 5 Manning Street FREMANTLE WA 6160 | ,,,,,,,,,, |
|---|------------|
| Lot: Diagram/ Plan: Lot 28 Plan 2062 | |
| Vol. No.: 820 Folio No.: 3 | www |
| Application date: 30 March 2022 Received on: 30 March | 2022. |
| Description of proposed development: Two storey additions and | |
| alterations to existing Single house | |
| | |

The application for development approval is:

- Approved subject to the following conditions:
- This approval relates only to the development as indicated on the approved plans, dated 24 October 2022. It does not relate to any other development on this lot and must substantially commence within four years from the date of this decision letter.
- All storm water discharge from the development hereby approved shall be contained and disposed of on-site unless otherwise approved by the City of Fremantle.
- The works hereby approved shall be undertaken in a manner which does not irreparably damage any original or significant fabric of the building. Any damage shall be rectified to the satisfaction of City of Fremantle.
- 4. Prior to the issue of a Building Permit for the development hereby approved, a detailed drawing showing how the ground floor games room and deck as they face south, upper floor deck and kitchen (facing south) and the upper floor Master Bedroom as they impact on the southern neighbour, is to be screened in accordance with Clause 5.4.1C1.1 of the Residential Design Codes by either:
 - a) fixed obscured or fixed translucent glass to a minimum height of 1.60 metres above internal floor level, or
 - fixed screening, with openings not wider than 5cm and with a maximum of 25% perforated surface area, to a minimum height of 1.60 metres above the internal floor level, or
 - a minimum sill height of 1.60 metres above the internal floor level,

Prior to occupation of the development hereby approved, the approved screening method shall be installed and maintained to the satisfaction of the City of Fremantle.



- 5. Prior to occupation/ use of the development hereby approved, the boundary walls located on the north lot boundary shall be of a clean finish in any of the following materials:
 - coloured sand render,
 - face brick,
 - painted surface,

and be thereafter maintained to the satisfaction of the City of Fremantle.

6. Where any of the preceding conditions has a time limitation for compliance, if any condition is not met by the time requirement within that condition, then the obligation to comply with the requirements of any such condition (other than the time limitation for compliance specified in that condition), continues whilst the approved development continues.

ADVICE NOTES

- A building permit is required to be obtained for the proposed building work. The building permit must be issued prior to commencing any works on site.
- Fire separation for the proposed building works, including the decking, must comply with Part 3.7 of the Building Code of Australia.

| Date of | determination 7 | December | 2022 |
|---------|-----------------|----------|------|
| Date Of | determination/ | December | 2022 |

- Note 1: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 2: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.
- Note 3: This planning decision is confined to the authority of the Planning and Development Act 2005 and the City of Fremantle Local Planning Scheme 4. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required local government approvals are first obtained, all other applicable state and federal legislation is complied with, and any restrictions, easements, or encumbrances are adhered to.



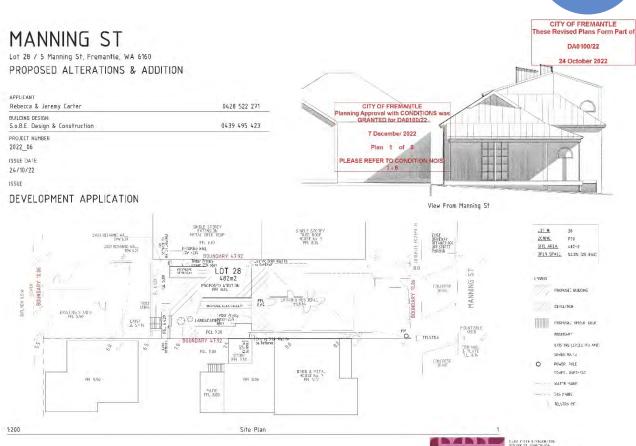
Signed:

Dated:16 December 2022

For and on behalf of the City of Fremantle.

Meeting Attachments – Planning Committee 4 October 2023

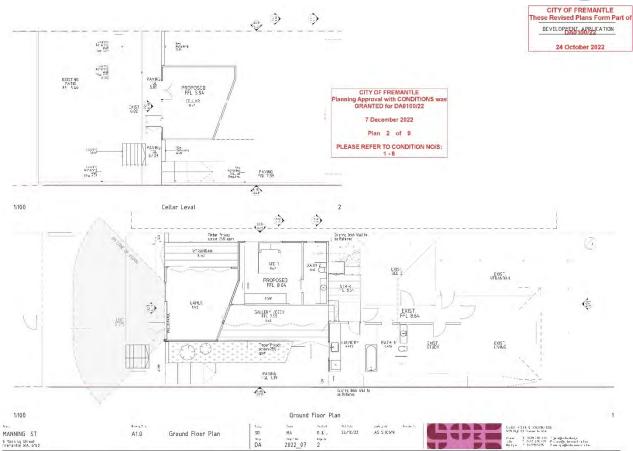




Daw T 2.00 (05 (M) The Calculation as a Section 20 (15 April 27) I am Galler out the Bulge S 0.0178.000 Energy effects on a time

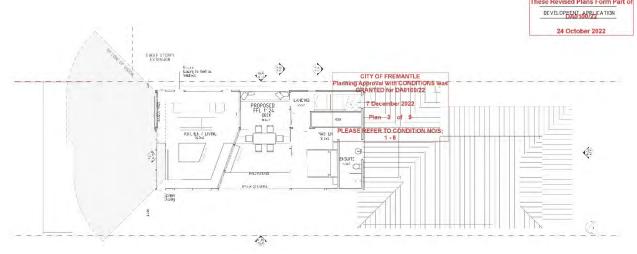
Meeting Attachments – Planning Committee 4 October 2023





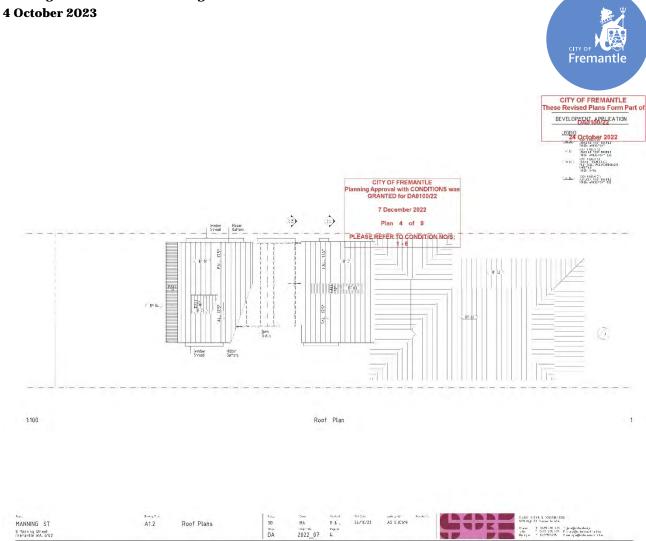
Meeting Attachments – Planning Committee 4 October 2023



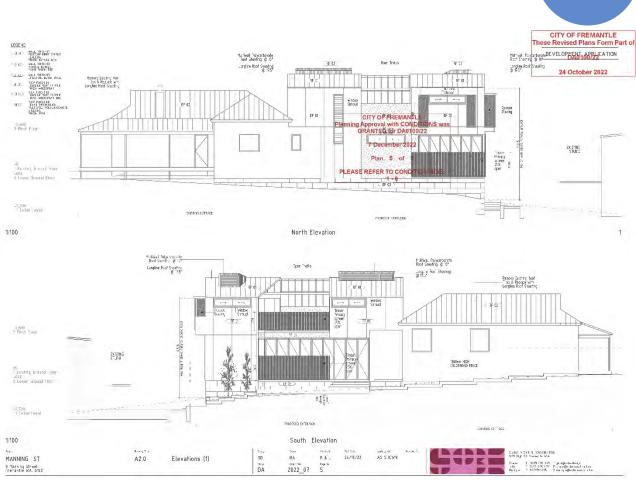


| 1:100 | | | | First | Floor P | lan | | | | 1 |
|---|----------|------------------|------|---------|---------|-------------|----------|-----------|--|---|
| Er Alia | Burg T.x | | Care | Date | Samuel | First Calle | MA 2 45 | Sirika Si | III.0013001 / 412/0 1842 | Gi. |
| MANNING ST | A1.1 | First Floor Plan | SB | MA | F & . | 24/10/22 | AS SICWN | | Soft O'S IN CONSTRUCT SWA N.J. 21 Some le WA. | |
| 5 Manning Street Frankfills WA, 6160 | | | DA | 2022_07 | 3 | | | | Disco 1 0040 491 491 100 - 2 044 540 429 100 51 pt - 2 045 775 500 | ija eQuidentei, e FicereQuiterium linatus Fium ije eBude num ir tim |

Meeting Attachments – Planning Committee





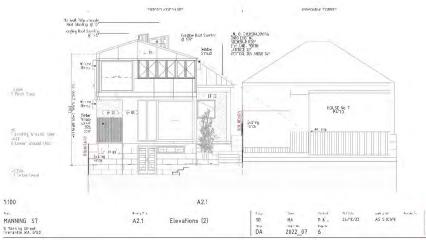






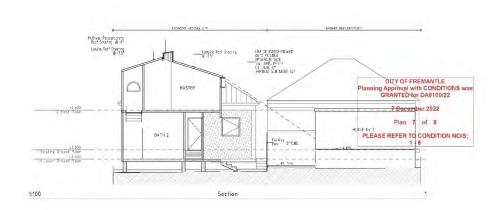
- THE PROPERTY OF THE PROPERTY O

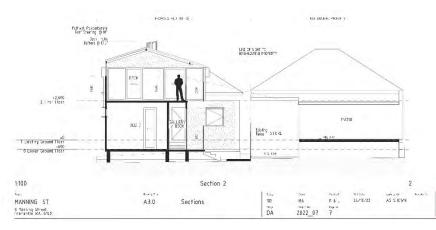






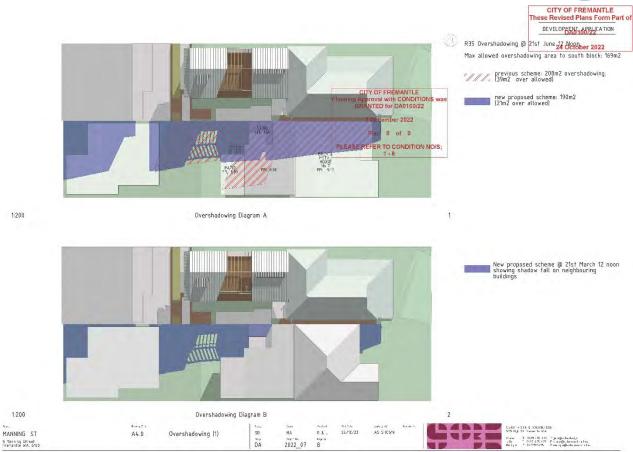






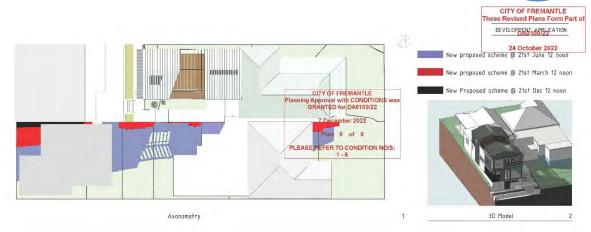


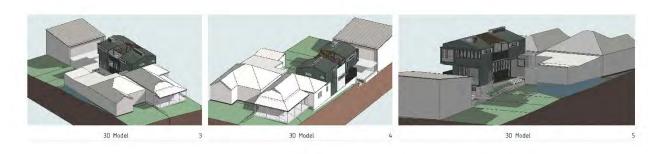




1:200







| E _{8,8,1} | Dong T.x | | tree | 200 | Social | First Side | SIA 2 48 | \$(r) kn 31 | | SARS OSEN & CONSISSATER MW N4 21 Among to WA |
|--|----------|-------------------|------|---------|--------|------------|-----------|-------------|--|---|
| MANNING ST | A4.1 | Overshadowing (2) | SB | MA | F. & . | 24/10/22 | AS S ICWN | | | |
| S Manning Street Frementie WA, 6163 | | | DA | 2022_07 | 9 | | | | | Disco T 000 00 00 10 epotential or 15 - 200 00 400 Francische inn der 15 000 00 00 00 00 00 00 00 00 00 00 00 0 |



Attachment 4 - Applicant Covering Letter

Your ref. DA 0100/22 Our ref Variation Enquiries: Jeremy Carte:

Phone: 0407 522271

office@cartersfinefurniture.com.au

Email

City of Fremantle Planning Department Att: Justin Lawrence PO Box 807 Fremantle WA 6959

Dear Justin,

DEVELOPMENT APPLICATION SEEKING VARIATIONS TO DA 0100/22 - 5 MANNING ST. FREMANTLE.

Please accept this Development Application seeking variation to DA0100/22 for 5 Manning Street

The reason for the variation is to make some minor changes to our approved DA0100/22, as per

- 1. Removal of a window on north side.
- 2. Bedroom 2 & 3 windows to replace removed window (as per variant 1) on north side. These windows are required to be set back due to the fire requirements on the National Construction Code. These windows on the north side will be obscure to ensure privacy,
- 3. Move hall wall south. This is to increase privacy, extended deck to act as roof for hall. No increase to overshadow. Privacy screens to suit will be installed.
- 4. Increase the cellar to allow access from inside the house.
- Extend kitchen/meals roof line allowing sense of space. The overshadow from this variation to the approved DA, will only impact the roof of the neighbor's existing studio.

We have liaised on a couple of occasions with our neighbor to the south at 7 Manning St to discuss the project and have endeavoured to resolve their issues.

Thank you for your consideration,

Yours sincerely

Jeremy Carter

30/06/23



Attachment 5 - Site Survey





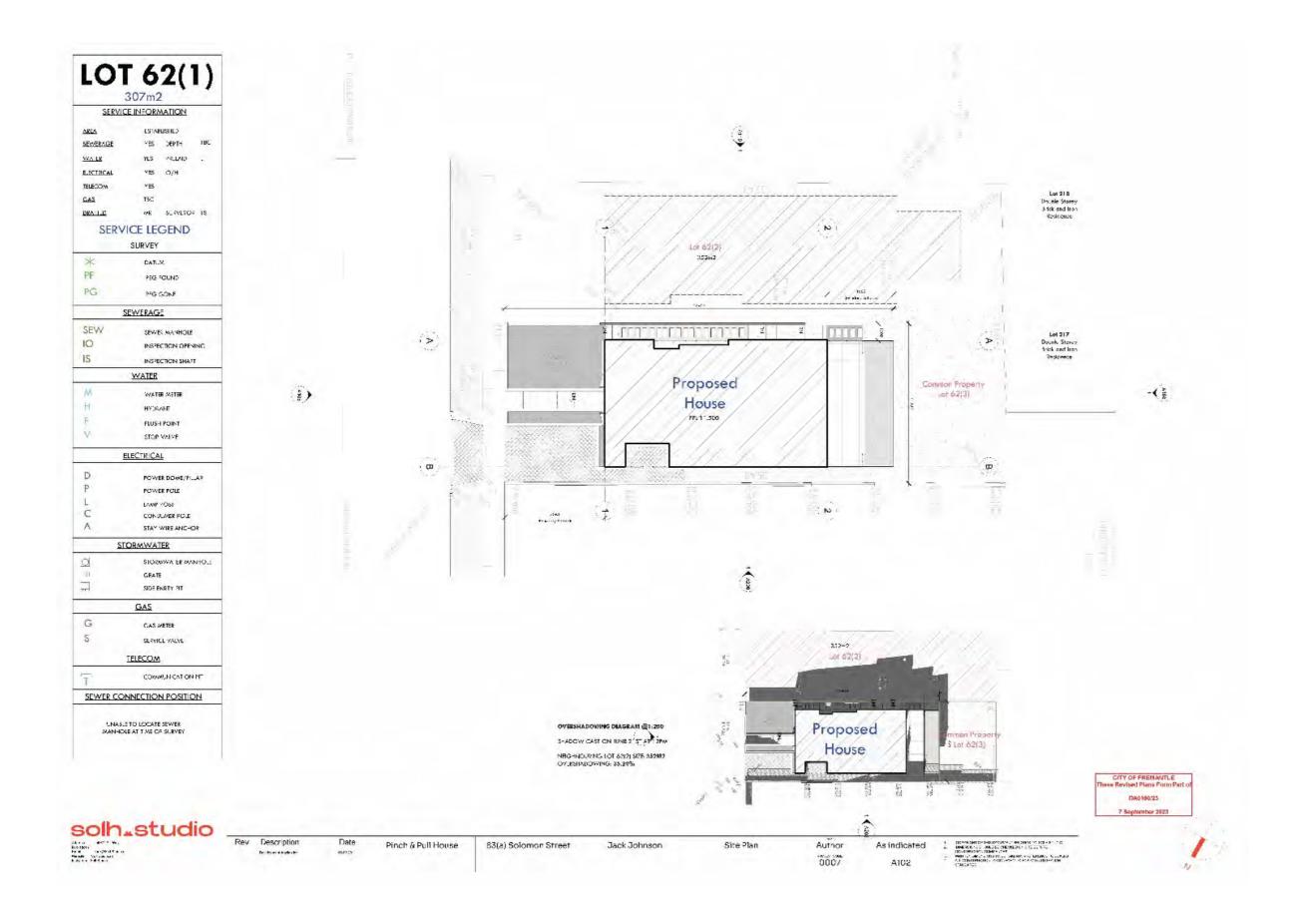
PC2310-6 SOLOMON STREET NO. 83 (LOT 62), FREMANTLE – TWO STOREY SINGLE HOUSE WITH BASEMENT – (CM DA0160/23)

ATTACHMENT 1 – Amended Development Plans



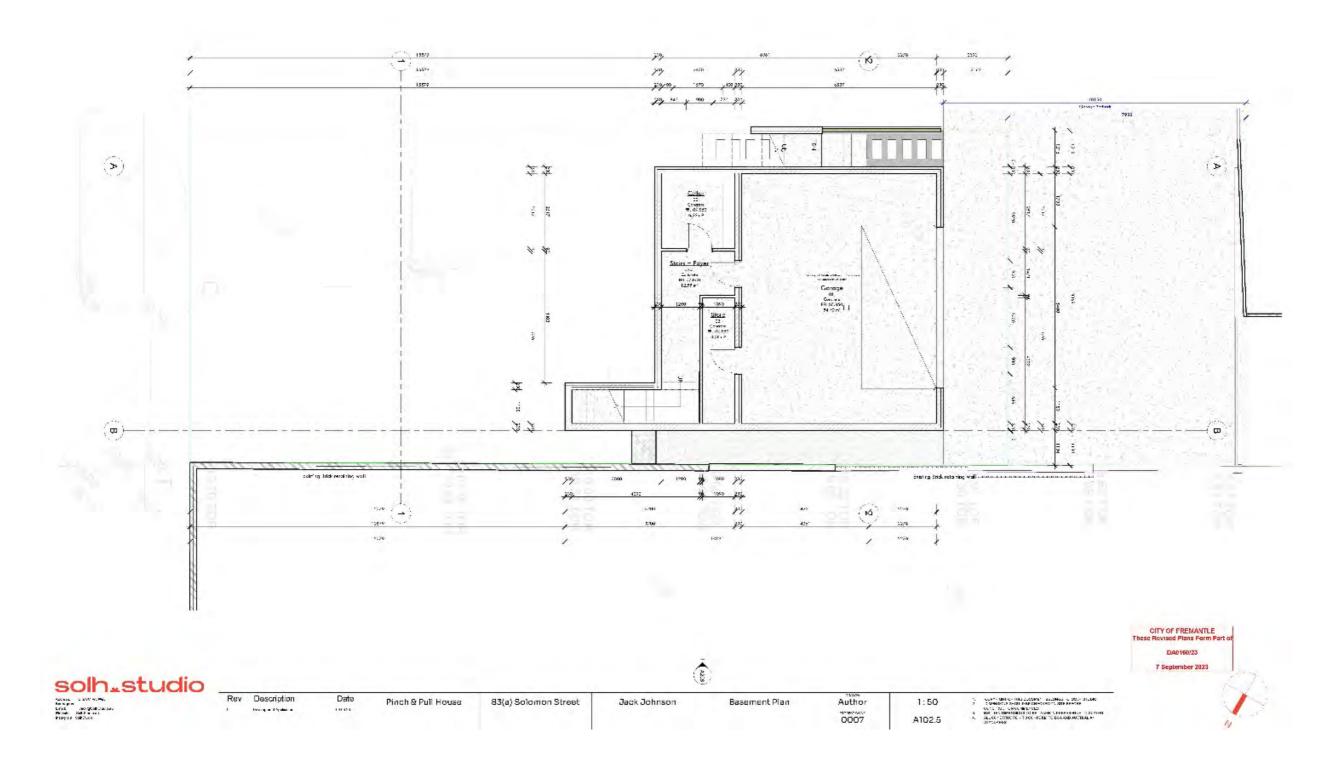
CITY OF FREMANTLE
These Revised Plans Form Part o
DR0160723
7 September 2023



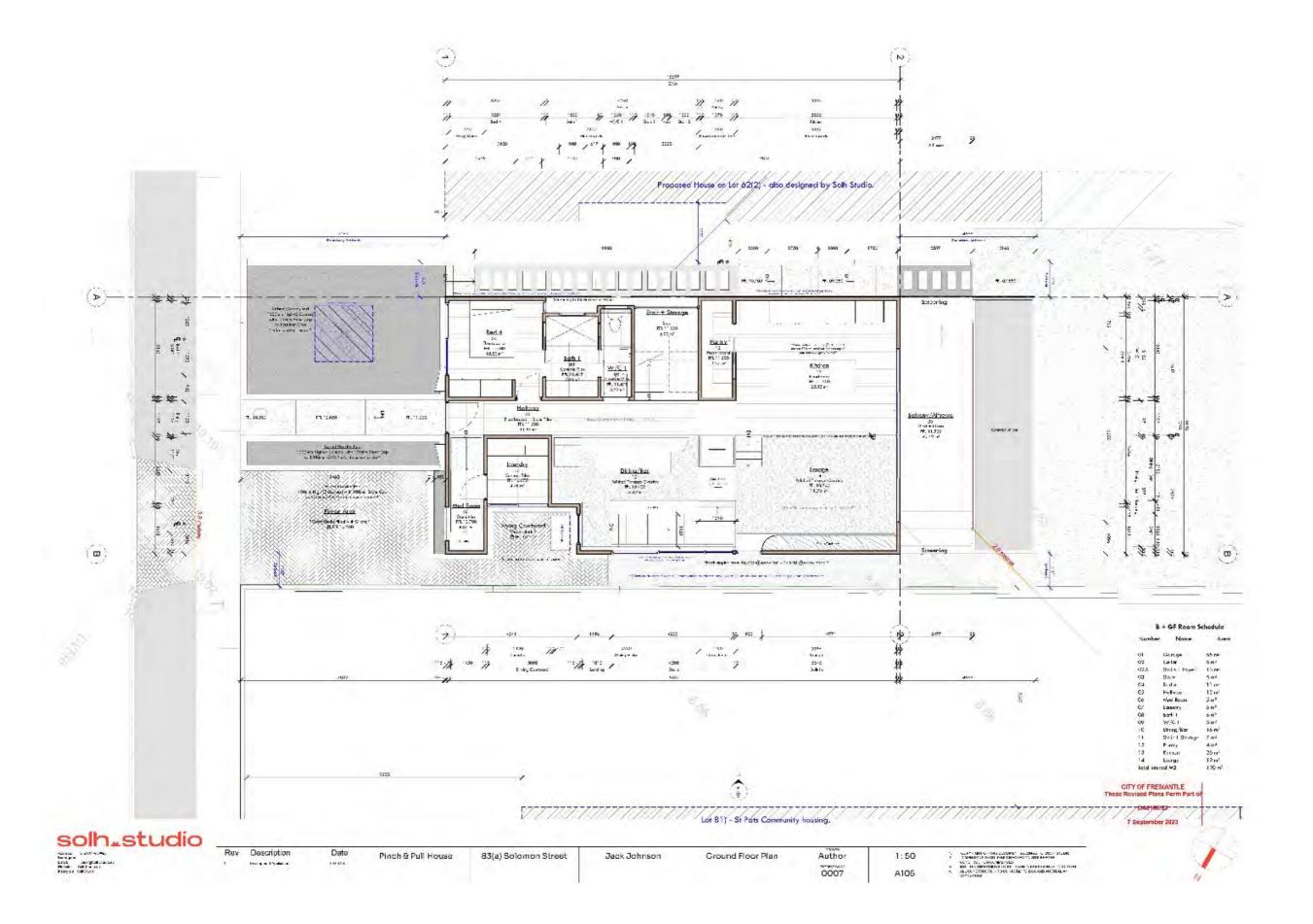








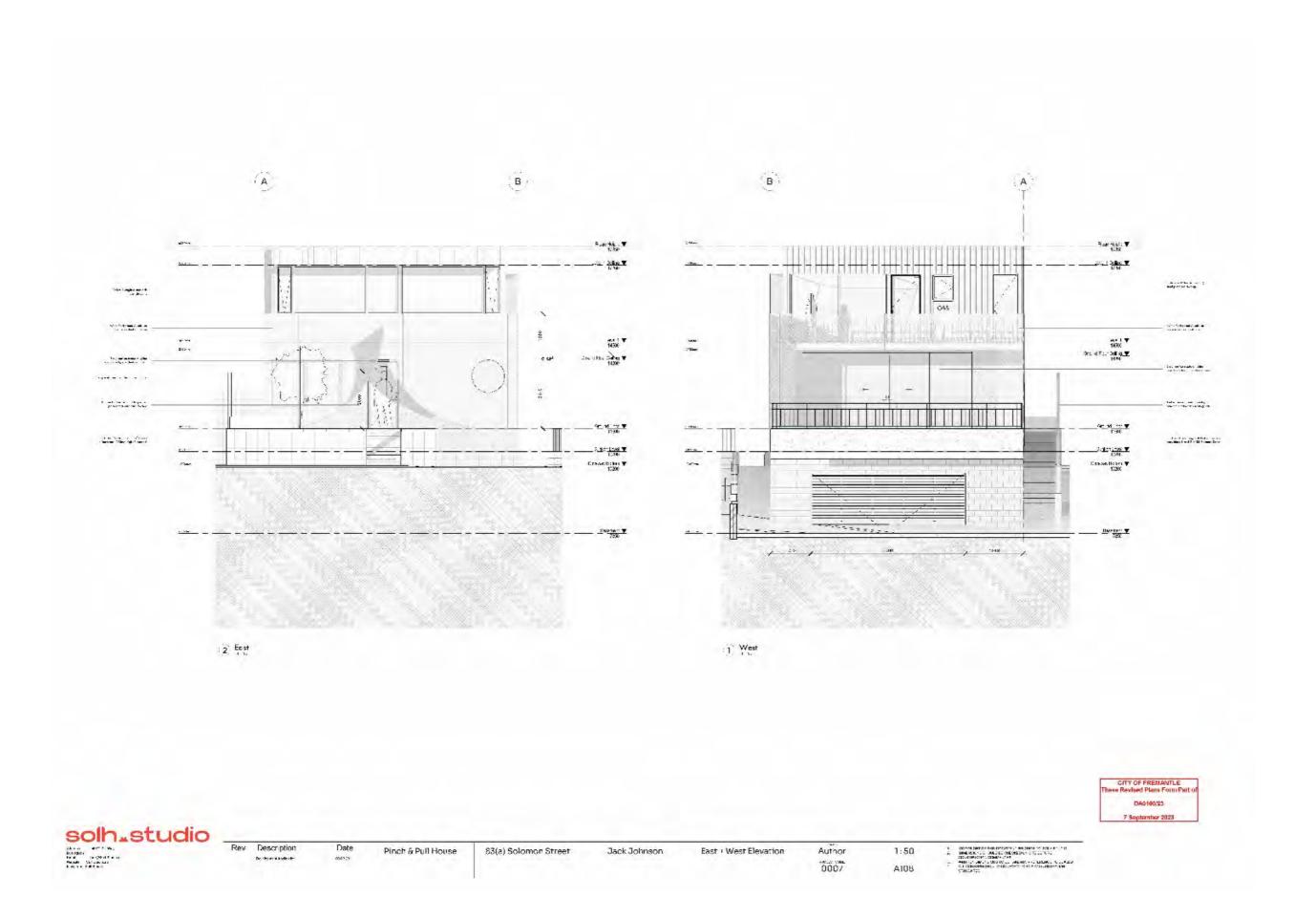








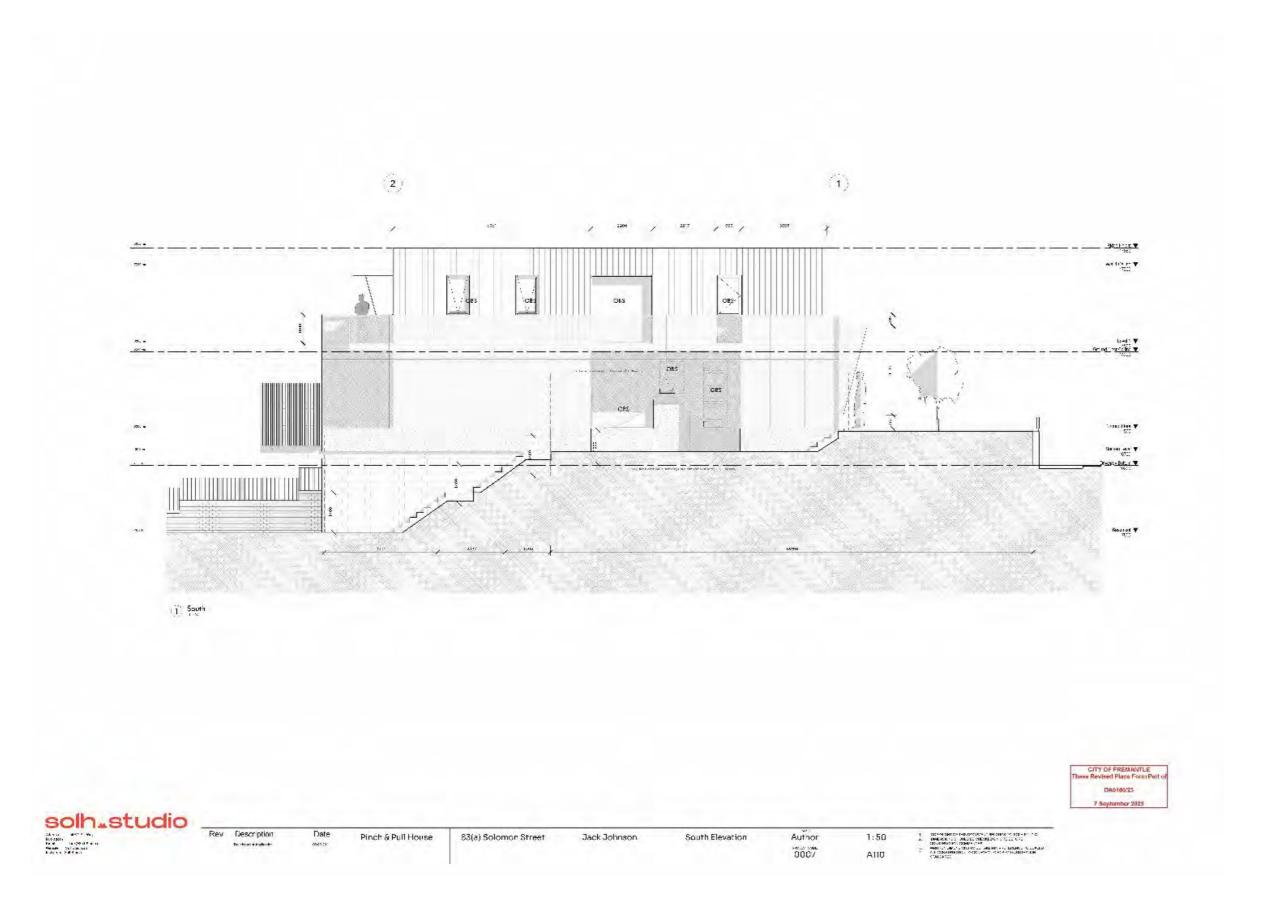




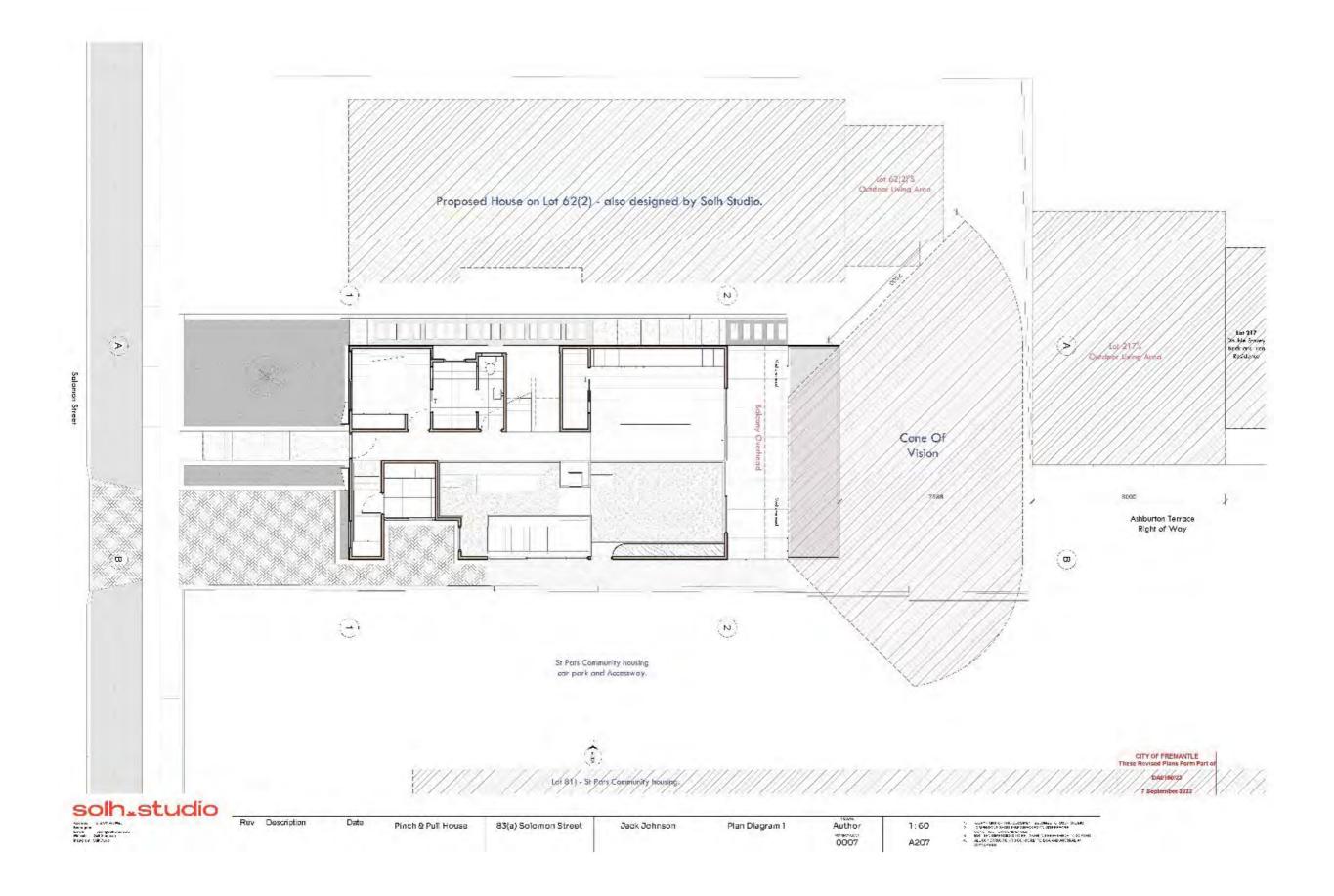




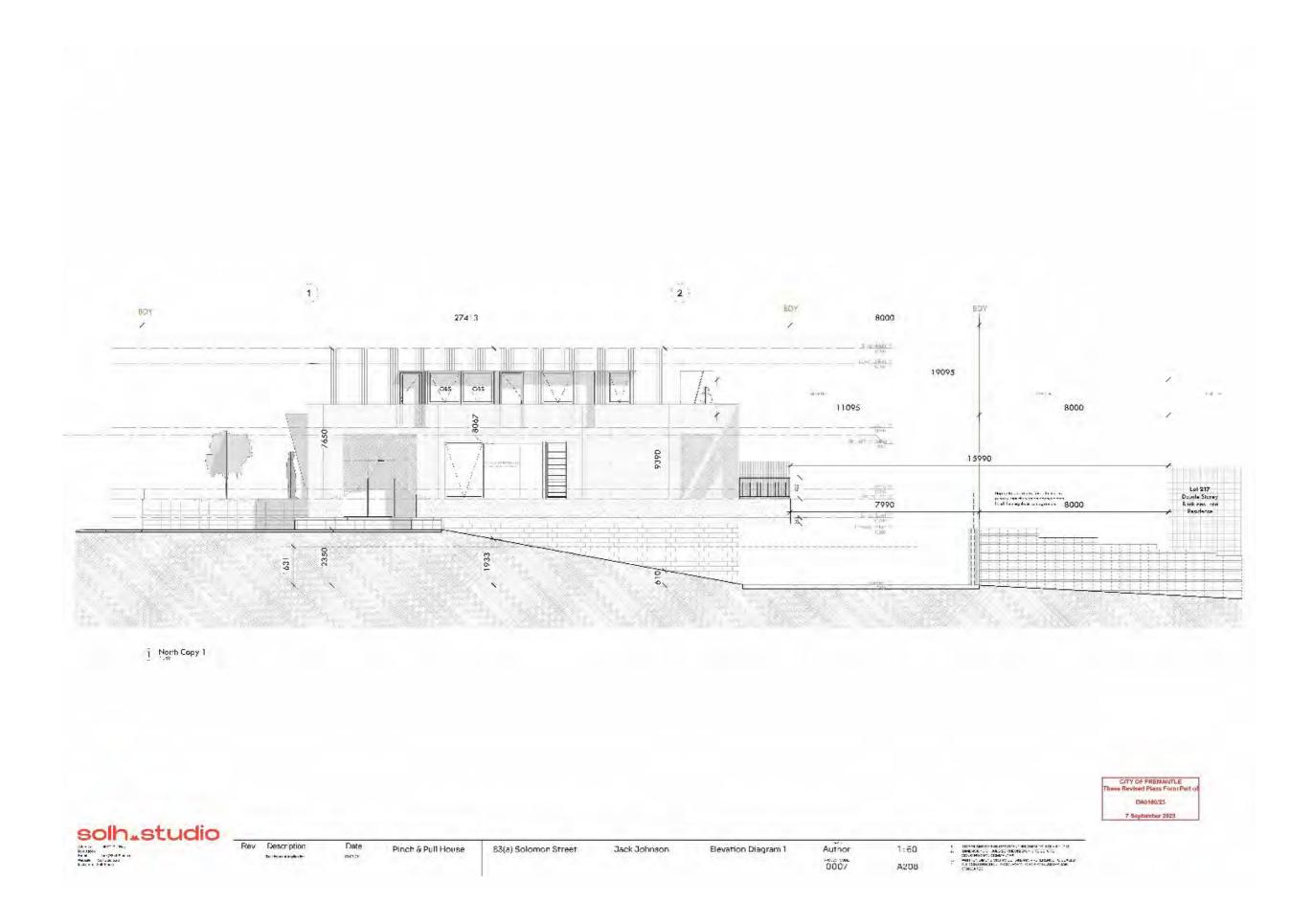














ATTACHMENT 2 – Applicants Justification



83a Solomon Street Development Application, additional letter.

Morning Cardia,

Thank you for your time a few weeks ago, our meeting was extremely helpful. As discussed, I'm writing this letter which will help to clarify my case for 83 Solomon Street.

As we talked about previously it was never my intention with the design of 83a Solomon St to overlook our neighbour's properties, I just wanted to capture the ocean view. As shown below:



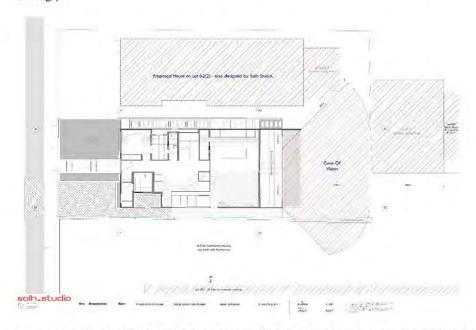
Photo taken 01.12.21 from roof of old house on 83 Solomon St.

This photo was taken roughly at the height of our proposed new first floor. You can see that the main sight line is aimed towards the ocean, and that we will be mostly looking at the roof of our front neighbours rather than their outdoor living areas and bathroom windows.

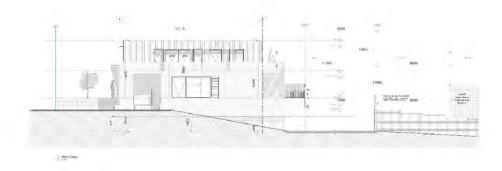
1



Furthermore, regarding the privacy related R-Codes we are fully compliant as shown below in the plan and elevation diagram (which you can also find in the amended set of Development Application drawings).



As you can see the Cone of vision from our ground floor alfresco, doesn't encroach on Lot 217's outdoor living area.





This is also true for our first-floor balcony that is set even further back from the ground floor alfresco. The balcony is set back 11.095mm from lot 217's boundary. it's also 19.095mm roughly from the balcony to the start of the home on lot 217.

2



As much as I want my design to go ahead, I also would like to move forward on good terms with our neighbours who have rejected the design. As such I've made some design changes that will minimise onlooking and maximise privacy.

Firstly, I set the first-floor balcony 950mm back from the perforated aluminium screening to focus our views on the ocean and minimise on-looking into lot 217's outdoor living + first floor bathroom windows. This is demonstrated in the below renders, lot 217's home being illustrated in Red.





Additionally, I have proposed a high privacy fence that protects Lot 217's home further from looking on. This fence can be of a design we both agree on... I've attached some reference images below:





3



Thank you again for your time Cardia, I hope this letter helps with moving forward. If you need anything else from me, please feel free to reach out.

Yours sincerely, Jack.



solhstudio.au

jack@solhstudio.au

@solhstudio +61 447 989 443



ATTACHMENT 3 – Site Photos



Photo 1: Subject site as viewed from Solomon Street





Photo 2: Subject site as viewed from Solomon Street looking north



Photo 3: Photo of existing right-of-way taken from subject site





Photo 4: Photo of adjoining property to the north (left) and subject site (right) taken from the right-of-way





Photo 5: Photo showing topography of subject site taken from the rear

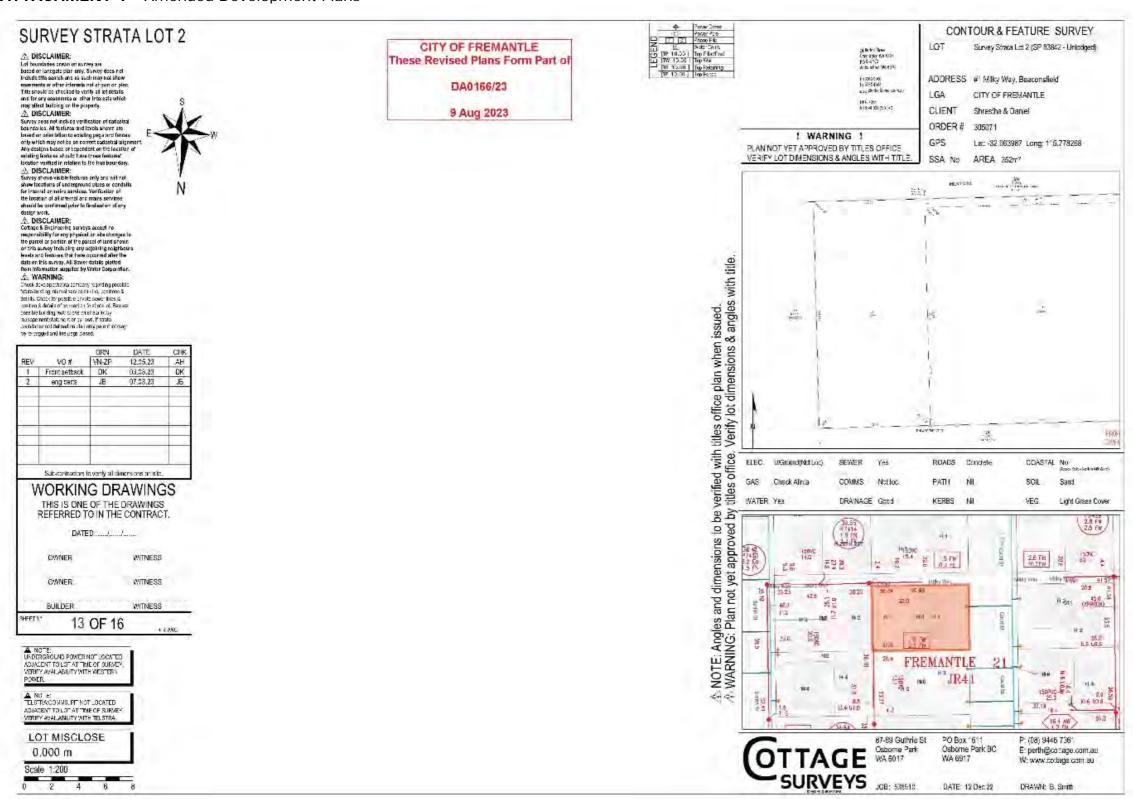




Photo 6: Photo showing topography of subject site taken from the rear



PC2310-7 MILKY WAY, NO. 1 (LOT 2), BEACONSFIELD - TWO STOREY SINGLE HOUSE - (JD DA0166/23) ATTACHMENT 1 - Amended Development Plans

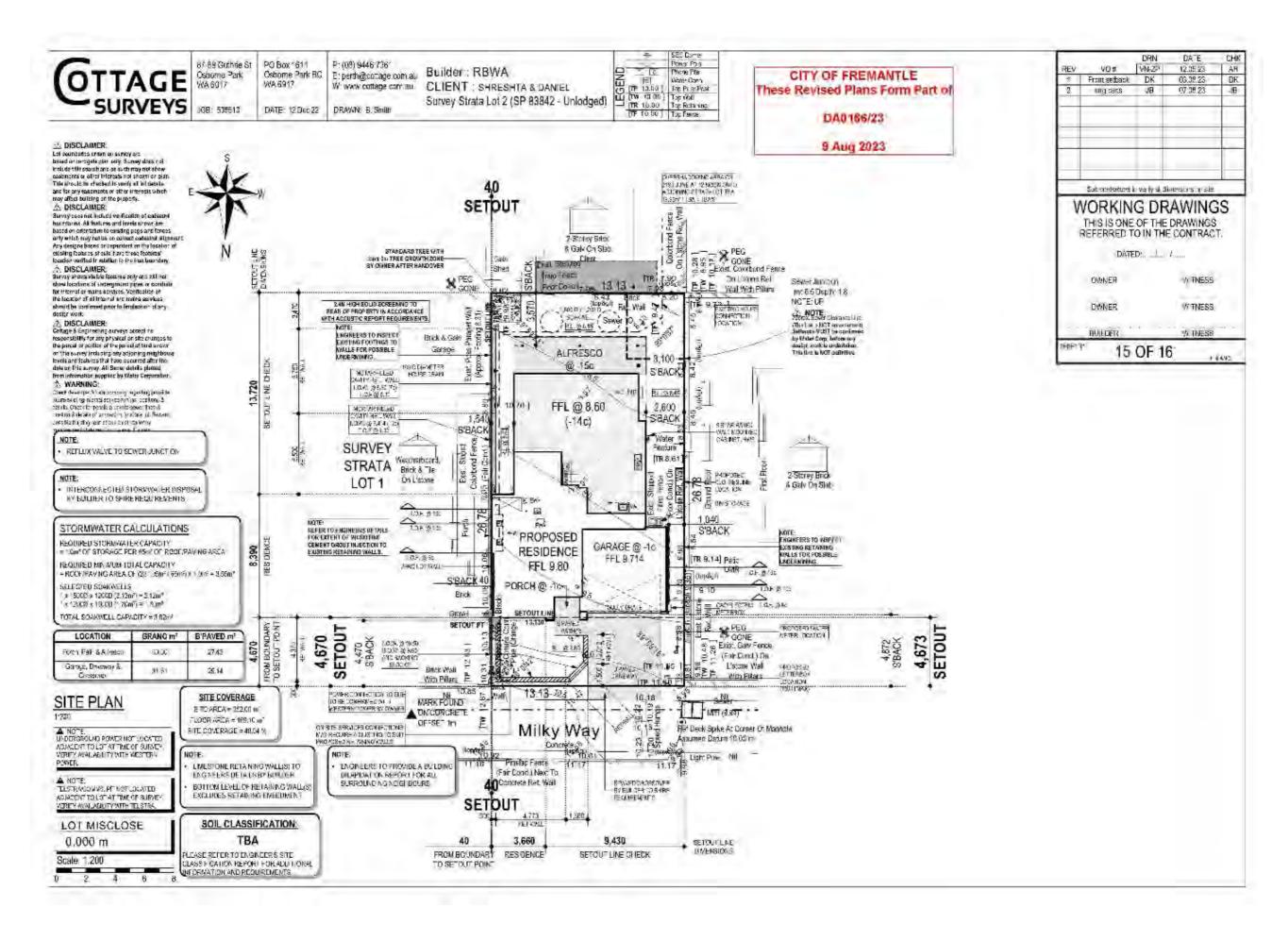




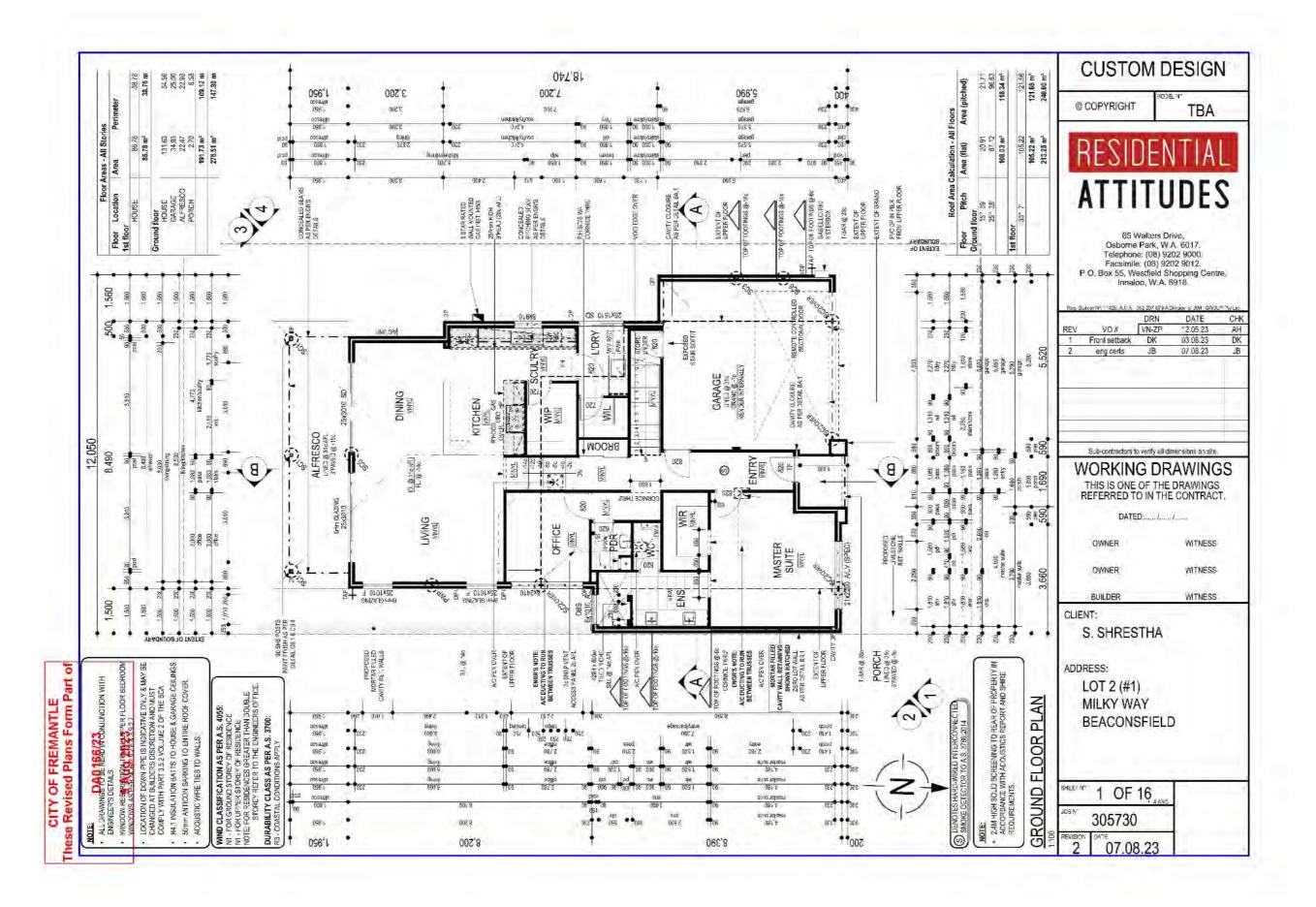
87-89 Guthrie St PO Box 1611 P: (08) 9446 7361 VN-Z-12.05.23 06.08.23 VO# Builder: RBWA Osbome Park WA 6017 Osborne Park BC WA 6917 CITY OF FREMANTLE E: perth@cottage.com.au Front setback DK DK. W: www.cottage.com.au CLIENT : SHRESHTA & DANIEL These Revised Plans Form Part of 07:38.23 eng cera JB **SURVEYS** Survey Strata Lot 2 (SP 83842 - Unlodged) DATE: 12 Dec 22 DRAWN: B. Smith JOB: 538513 DA0166/23 DISCLAIMER:
Let be under the common servicy and best and an exercise plant cony. Survey does a directly of the control of the 9 Aug 2023 Sub-confences it we fix all dimensions or site WORKING DRAWINGS ⚠ DISCLAIMER: A property of the property o THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT. 7-Statey Brick S & Senat Coorbond Fence 8 Galv Ch Stati DATED: 1 Exat Stepped Clear Shen * PEG GONE figro Fence On James Rel W TNESS Seviet Junior(i) OWNER EEE Wall With Pillars NGTE: UP the focusion of all trend and matrix services, should be sent meet prior to find section of any state when the sent meet prior to find section of any state when the section of the sectio DWNER WITNESS. /r. NOTE: Stemant Lip. Stema Bover Cleanant Lip. This I as ARCT suppressed a Selfects VEST be confirmed E BUILDER W TNESS Hinek & Galo Selfector VCST (selection) by Water Corp. before ony dealer work is undertaken. This like is NOT politikve. 14 OF 16 Galage +4442 MARNING: A WARNING:

Dark flowing with an entirely eigenleighted to
Various dig internal other provides continue of
them in the control of the control of
the thin Author of
them in a local or
the flowing of
them in the control of
the contro STE 10.74 عامر SURVEY eature . STRATA Wearnstboard, TR 8.61 2-Storey Brick On Listane LOT 1 & Galv On Slat 26.7 SURVEY STRATA LOT 2 (TR 9.14) Paic (lapse) Brick PEG GONE Spirit Galv Fence Gravel Serge Grand TE 11.65 L'atone Wall Mich Wall 2 With Pillers E With Pillars 13-13-25 5 10.85 MARK FOUND 10.18 EXISTING SITE PLAN 1AVFI (3.84) A DICONCRETE DEFSET IN Ref Deck Spike At Corner Of Manhale Milky Way A NOTE:
UNDERGROUND POWER NOT LOCATED
ADJACENT TO LOT AT TIME OF SURVEY,
VERIFY AVAILABLE TYMETH WESTERN Concrete So Assumed Datum 10.00 m Light Pole (VIII A NOTE: TESTRACOUNS. PER NOT LOCATED Concrete Ret, Wall ADJACENT TO LOT AT TIME OF BURYEY WEREY AVAILABILITY WITH TILS TRA. LOT MISCLOSE 0.000 m Scale 1.200 0 2 4 6 8

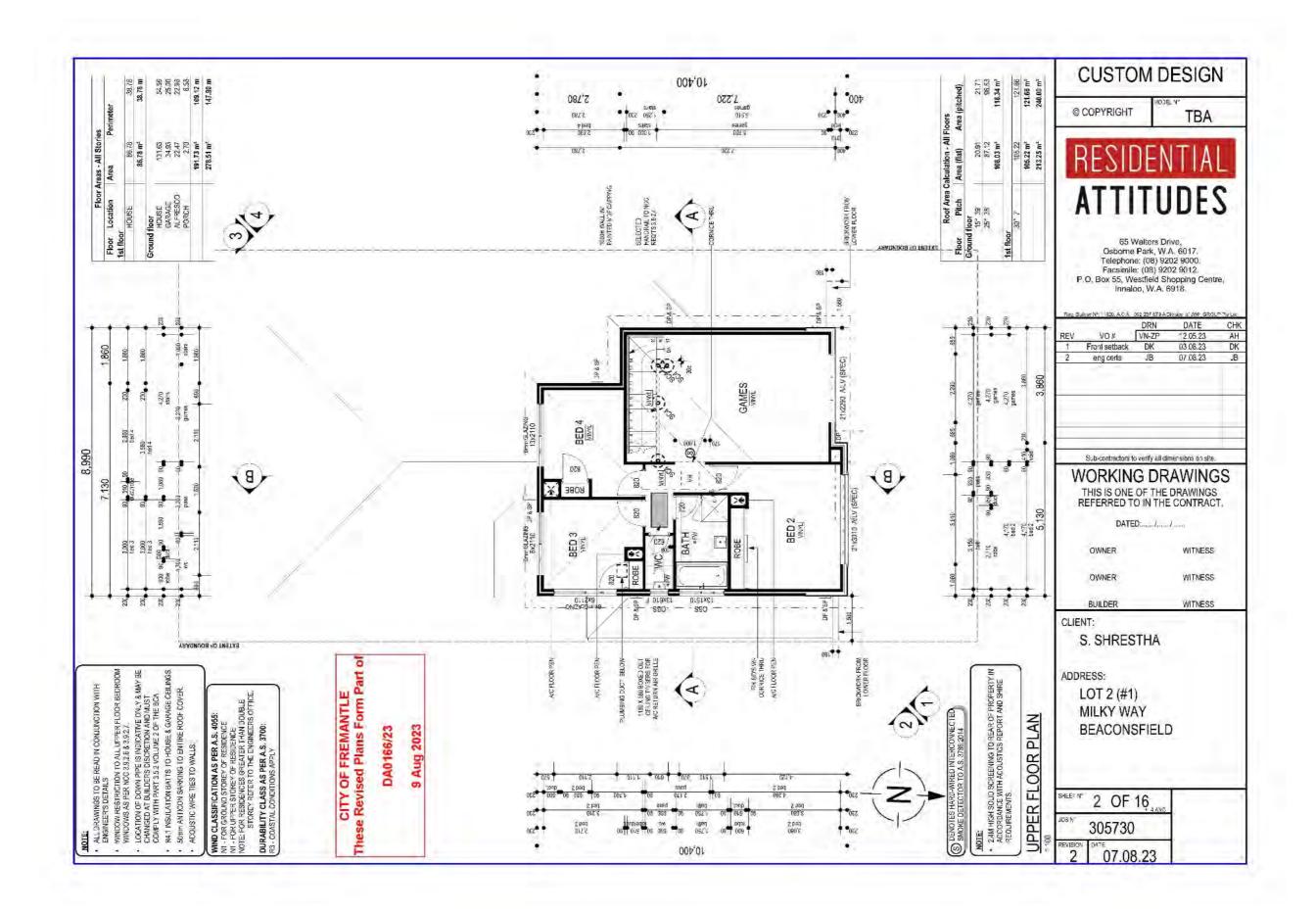




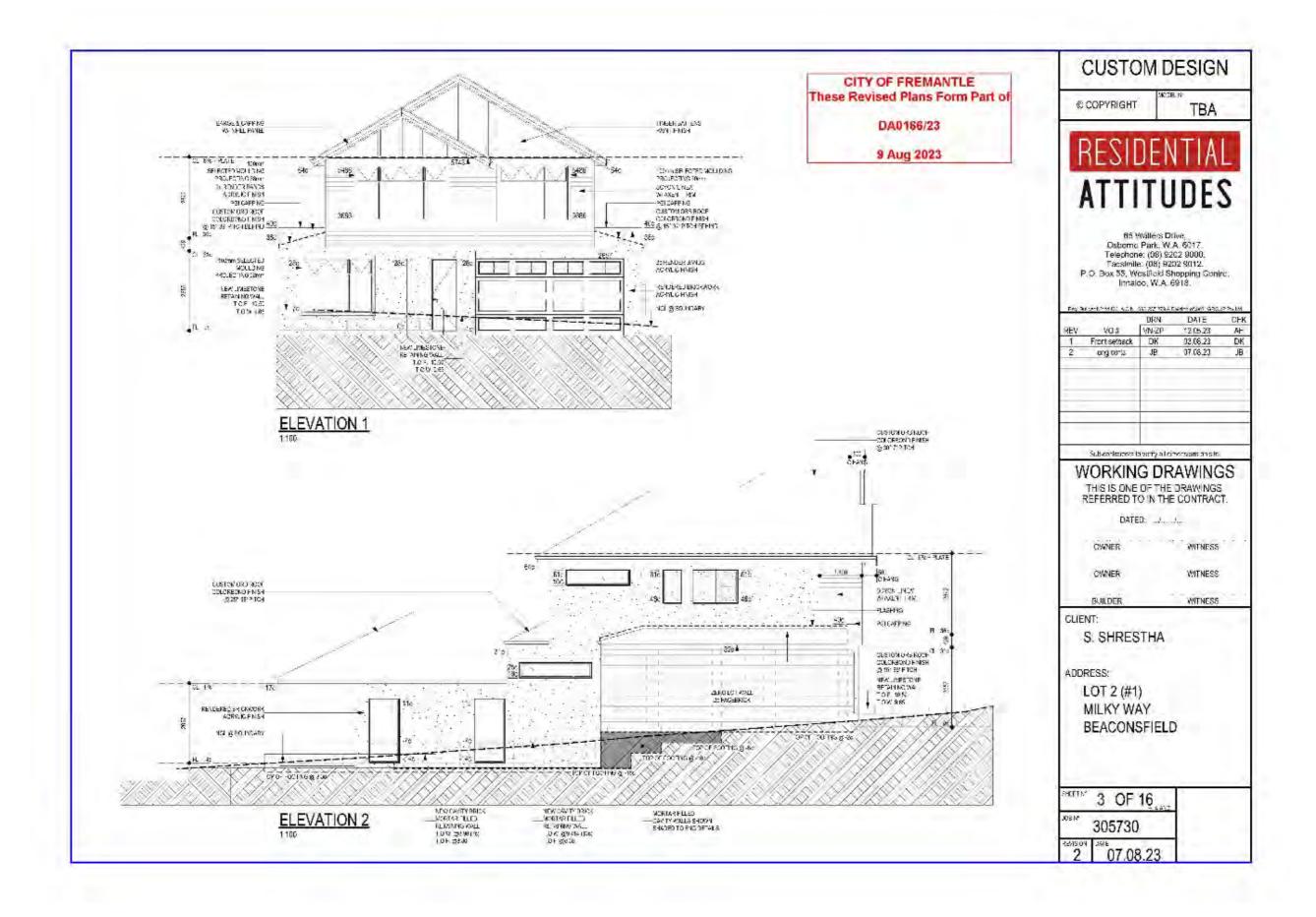




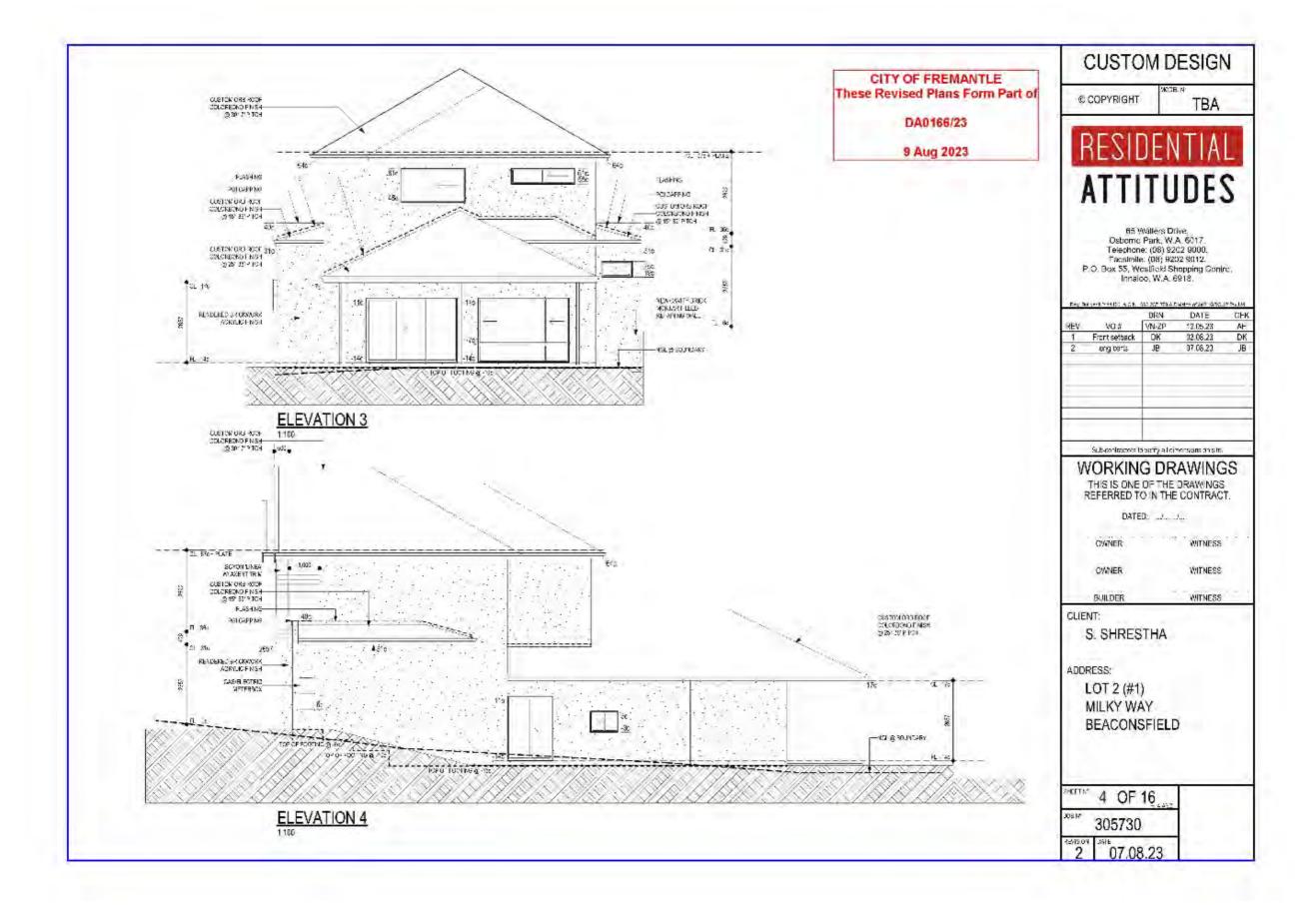




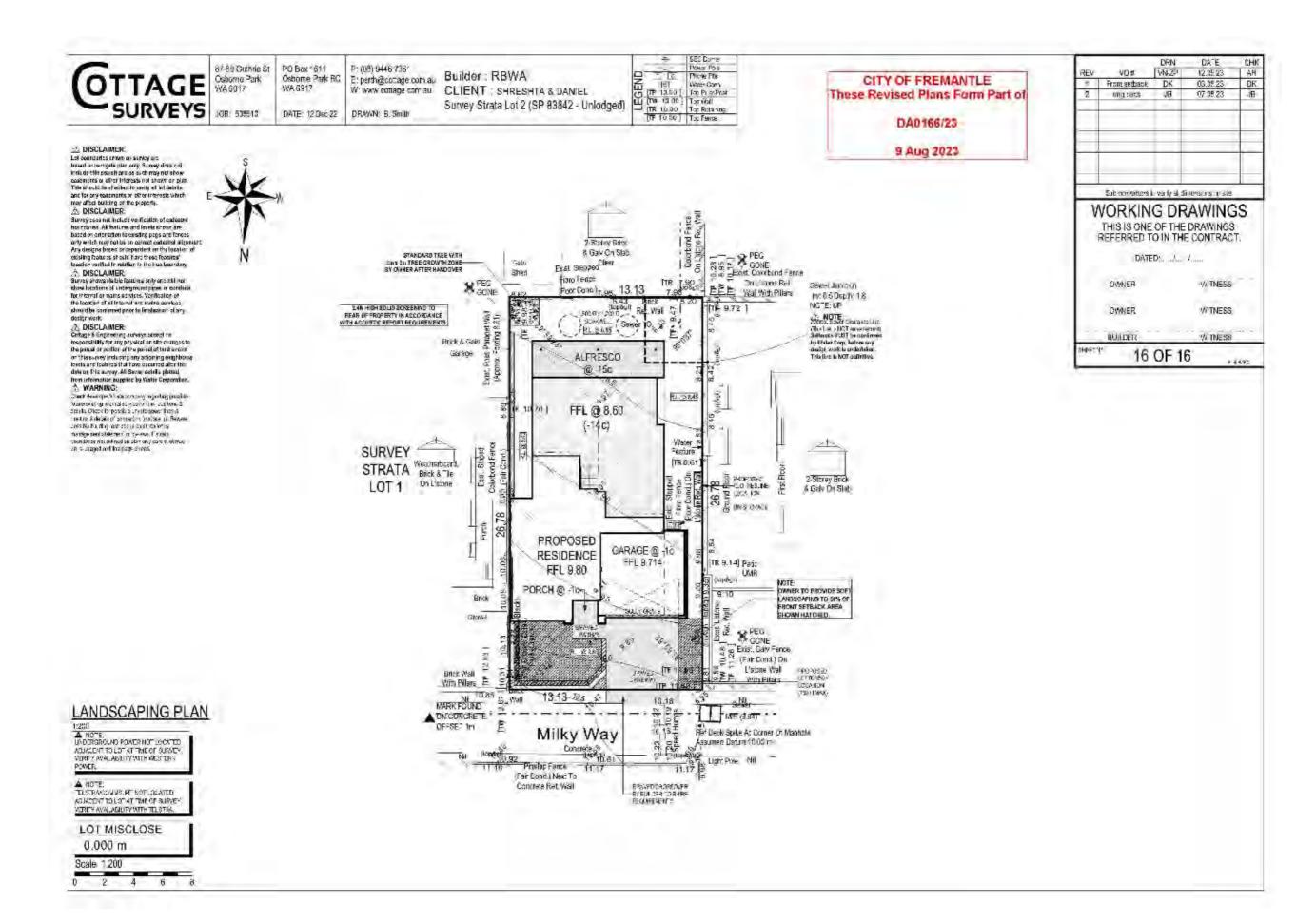














ATTACHMENT 2 – Site Photos



Image 1 - View of subject lot from Milky Way looking south





Image 2 - View from Milky Way looking at south east side boundary



Image 3 – View from Milky Way looking south west at side boundary





Image 4 - View along Milky Way looking west





Image 5 – View along Milky Way looking east



PC2310-8 INFORMATION REPORT - OCTOBER 2023

SCHEDULE OF APPLICATIONS DETERMINED UNDER DELEGATED AUTHORITY

ATTACHMENT 1

- 1. BROMLEY ROAD, NO.7 (STRATA LOT 2), HILTON ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JL DA0189/23)
- 2. SOUTH TERRACE, NO. 442 (LOT 100), SOUTH FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (ED DA0215/23)
- NATIONAL HOTEL HIGH STREET NO. 98 (LOT 123), FREMANTLE -ALTERATIONS AND ADDITIONS TO EXISTING ROOFTOP TO EXISTING HOTEL – (JD DA0214/23)
- 4. JOHN STREET, NO.16B (STRATA LOT 3) SINGLE STOREY GROUPED DWELLING (JL DA0187/23)
- 5. DOURO ROAD, NO. 1/44 (LOT 1), SOUTH FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING- (JL DA0320/21)
- 6. CUREDALE STREET, NO.23B (LOT 12), BEACONSFIELD PRIMARY STREET FENCE ADDITION TO EXISTING SINGLE HOUSE (JL DA0229/23)
- 7. HIGH STREET, 32 (LOT 61), FREMANTLE CHANGE OF USE TO MULTIPLE DWELLINGS AND ADDITIONS AND ALTERATIONS TO EXISTING BUILDING (JL DA0396/22)
- 8. ADELAIDE STREET NO.34 SECTION 40 (SPECIAL FACILITY) (JL LL0009/23)
- 9. JOSLIN STREET NO.34 0- TWO LOT SURVEY STRATA SUBDIVISION CLEARANCE (JL WAPC105-22)
- 10. SOUTH TERRACE, NO. 273 (LOT 30), SOUTH FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING BED AND BREAKFAST (ED DA0220/23)
- 11. SWANBOURNE STREET, NO 57A (LOT 151), FREMANTLE VARIATION TO DA0095/23 (CM VA0015/23)
- 12. YORK STREET, NO.61 (LOT 23), BEACONSFIELD ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JL DA0213/23)



- 13. WRAY AVENUE, NO.92 (STRATA LOT 1) AND HENVILLE STREET NO.7 (STRATA LOT 2) FREMANTLE STRATA TERMINATION AND THREE LOT SURVEY STRATA SUBDIVISION (JL WAPC163968 AND WAPC549-23)
- 14. RECONSIDERATION BLINCO STREET, NO. 59 (LOT 1), FREMANTLE 12 LOT SURVEY STRATA SUBDIVISION PLUS COMMON PROPERTY (CM WAPC161-23)
- 15. CARRINGTON STREET, NO. 146 (LOT 85), O'CONNOR VARIATION TO DA0139/23 (ADDITIONS AND ALTERATIONS TO EXISTING INDUSTRY BUILDING) (CM VA0014/23)
- 16. LEFROY ROAD, NO. 53A (LOT 2), BEACONSFIELD PATIO ADDITION (JD DA0258/23)
- 17. WONGAN AVENUE, NO. 6A (LOT2) ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JD DA0226/23)
- 18. SOLOMON STREET, NO. 85 (LOT 61), FREMANTLE ADDITIONS (SINGLE STOREY) AND CARPORT TO EXISTING SINGLE HOUSE (JD DA0225/23)
- 19. FOTHERGILL STREET, NO. 9 (STRATA LOT 3), FREMANTLE ADDITIONS AND ALTERATIONS TO SINGLE HOUSE (JL DA247/23)
- 20. STIRLING HIGHWAY, NO.10/100 (STRATA LOT 10), NORTH FREMANTLE WINDOW ADDITIONS TO EXISTING BUILDING (JL DA0252/32)
- 21. KNUTSFORD STREET, NO. 54 (LOT 4), FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (JD DA0121/23)
- 22. GIBSON STREET, NO. 2 (LOT 5), BEACONSFIELD ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE (CM DA0227/23)
- 23. STIRLING HIGHWAY, NO. 100 (STRATA LOT 10), NORTH FREMANTLE SIGNAGE AND SCREEN ADDITIONS TO EXISTING BUILDING (CM DA0231/23)
- 24. ADELAIDE STREET, NO. 6/23 (LOT 5), FREMANTLE CHANGE OF USE FROM SHOP TO MULTIPLE DWELLING (ED DA0246/23)
- 25. 45 MARKET STREET, FREMANTLE WA 6160, (LOT 3) SECTION 40 (RESTAURANT/CAFE) (CM LL0010/23)
- 26. CARRINGTON STREET, NO.236 (LOT 40) AND FARRELL STREET NO.2A (LOT 41) HILTON THREE LOT SURVEY STRATA WITH COMON PROPERTY (JL WAPC584-23)



- 27. HOLLAND STREET, NO. 89 (LOT 1), FREMANTLE CARPORT ADDITION TO EXISTING GROUPED DWELLING (JD DA0261/23)
- 28. HIGH STREET, NO. 9-19 (LOT 31), FREMANTLE CHANGE OF USE TO RESTAURANT/CAFE AND INTERNAL FIT-OUT OF EXISTING TENANCY (NO. 19 HIGH STREET) (ED DA0255/23)
- 29. ESSEX STREET, NO. 19 (LOT 8), FREMANTLE NBN INSTALLATION TO EXISTING BUILDING (ED DA0259/23)
- 30. WRAY AVENUE, NO. 69-73 (LOT 31), FREMANTLE EXTERNAL PAINTING TO ROOF OF EXISTING BUILDING (JL DA0262/23)
- 31. HIGH STREET, NOS. 49-59 (LOT 1), FREMANTLE 1. UNAUTHORISED WORKS TO TIMBER DECKING & 2. CONSERVATION WORKS TO EXISTING BUILDING (ED DA0236/23 & DA0235/23)
- 32. LOUKES STREET, No. 3 (LOT 16), FREMANTLE ADDITIONS (SINGLE STOREY) AND ALTERATIONS TO EXISTING SINGLE HOUSE (JD DA0145/23)
- 33. JAMES STREET, NO. 4-6 (LOT 3), FREMANTLE MIXED USE DEVELOPMENT (JD DA0162/23)
- 34. PASS CRESCENT, NO. 2B (LOT 2), BEACONSFIELD TWO STOREY SINGLE HOUSE (JD DA0135/23)
- 35. LEFROY ROAD, NO. 4/115 (LOT 4), BEACONSFIELD CHANGE OF USE TO SMALL BAR AND ADDITIONS AND ALTERATIONS TO EXISTING BUILDING (JD DA0146/23)
- 36. MARINE TERRACE, NO. 176-238 (LOT 41), SOUTH FREMANTLE SIGNAGE ADDITION (JD DA0265/23)