

Meeting attachmentsPlanning Committee

Wednesday, 2 February 2022, 6.00pm





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DEFERRED ITEM STIRLING HIGHWAY, NO. 82-84 AND ALFRED ROAD, NO.5, NORTH FREMANTLE - EXTENSION AND UPPER FLOOR MULTIPLE DWELLING ADDITIONS PC2202-1 TO EXISTING COMMERCIAL BUILDING - (CS DA0250/21)

ATTACHMENT 1 - Amended Plans

CITY OF FREMANTLE These Revised Plans Form Part of DA0250/21 19 December 2021

82 - 84 Stirling Hwy & 5 Alfred Rd, North Fremantle - Proposed Changes and Residential

F Development Application (rev) 18.12.21

Contact Details

Primary Contact

Owner: John Woodward Phone: 0418 952 981

Designer: United Studio David Smith Phone: 0402 795 775 email: david@unitedstudio.com.au

Drawing List

- 00 Site Aerial
- Site Context Study
- 02 Site Survey
- 03 Proposed Site Plan Plan
- 04 Proposed Basement Plan
- 05 Proposed Ground Level Plan 06 Proposed First Floor Plan
- 07 Proposed Roof Plan
- 08
- 09 East Elevation and E/W Section
- 10 North and South Elevations
- 11 Section
- 12 Apartment Plans
- 13 Apartment Plans
- 14
- 15 Parking and Vehicle Access Plan
- Overshadowing Plan 16 Street Elevation Photomontage
- Scheme Visuals

united studio







Location Aerial



DA0250/21

19 December 2021

Notes:

1. All dependents to be checked an alle prior to manufacture. The Designer is to be notified in witting at any discrepancies.

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Woodward Assets Pty Ltd

82 - 84 Stirling Hwy, North Fremantle

Proposed Changes and Additions (residential)

Amended

Date: 18.12.21 Drawn: DS Sheet Size: A3 Scale as noted Rev: 0

Drawing

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82 - 84 Stirling Hwy, North Fremantle

Proposed Changes and Additions (residential)

Amended

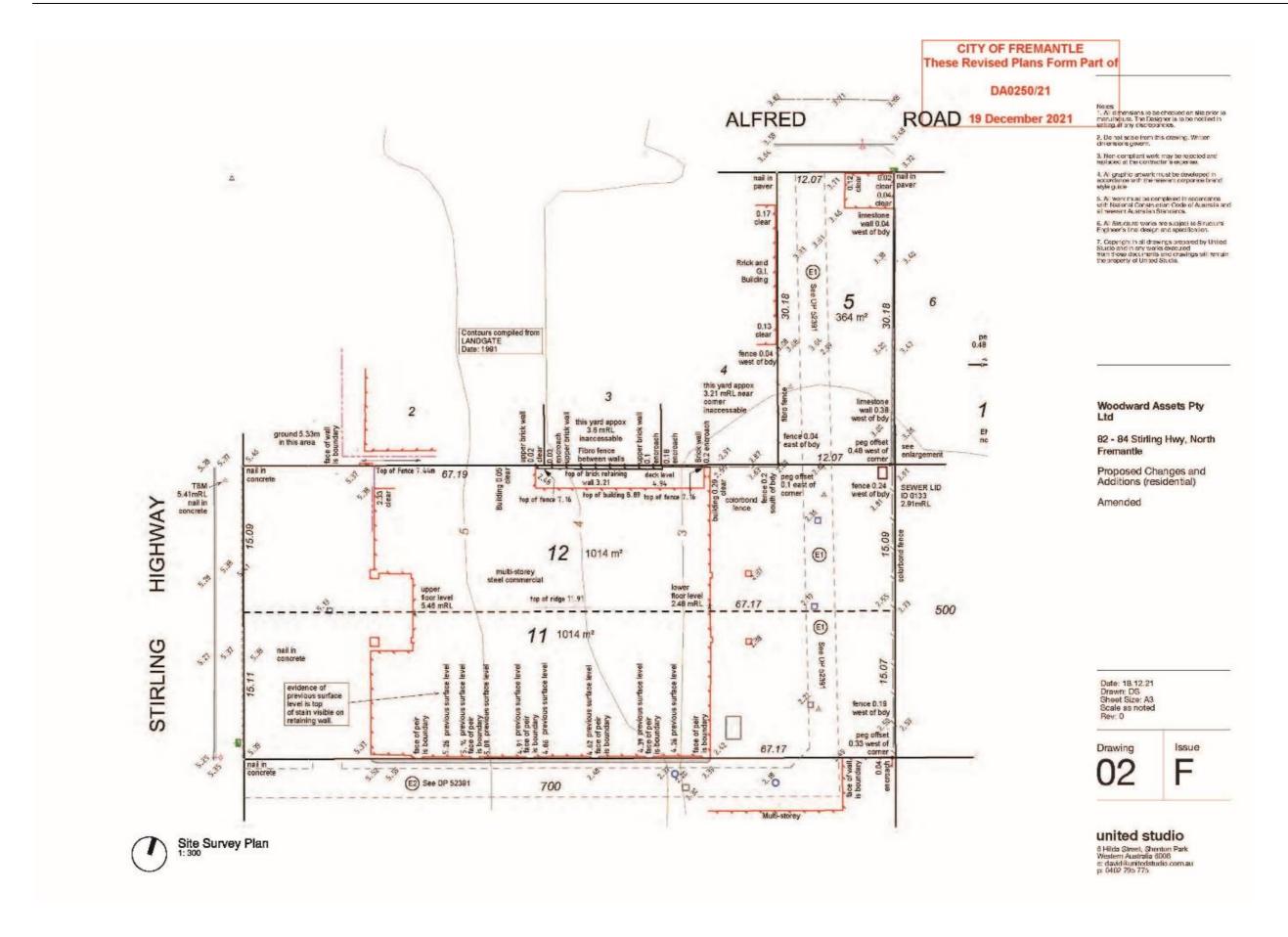
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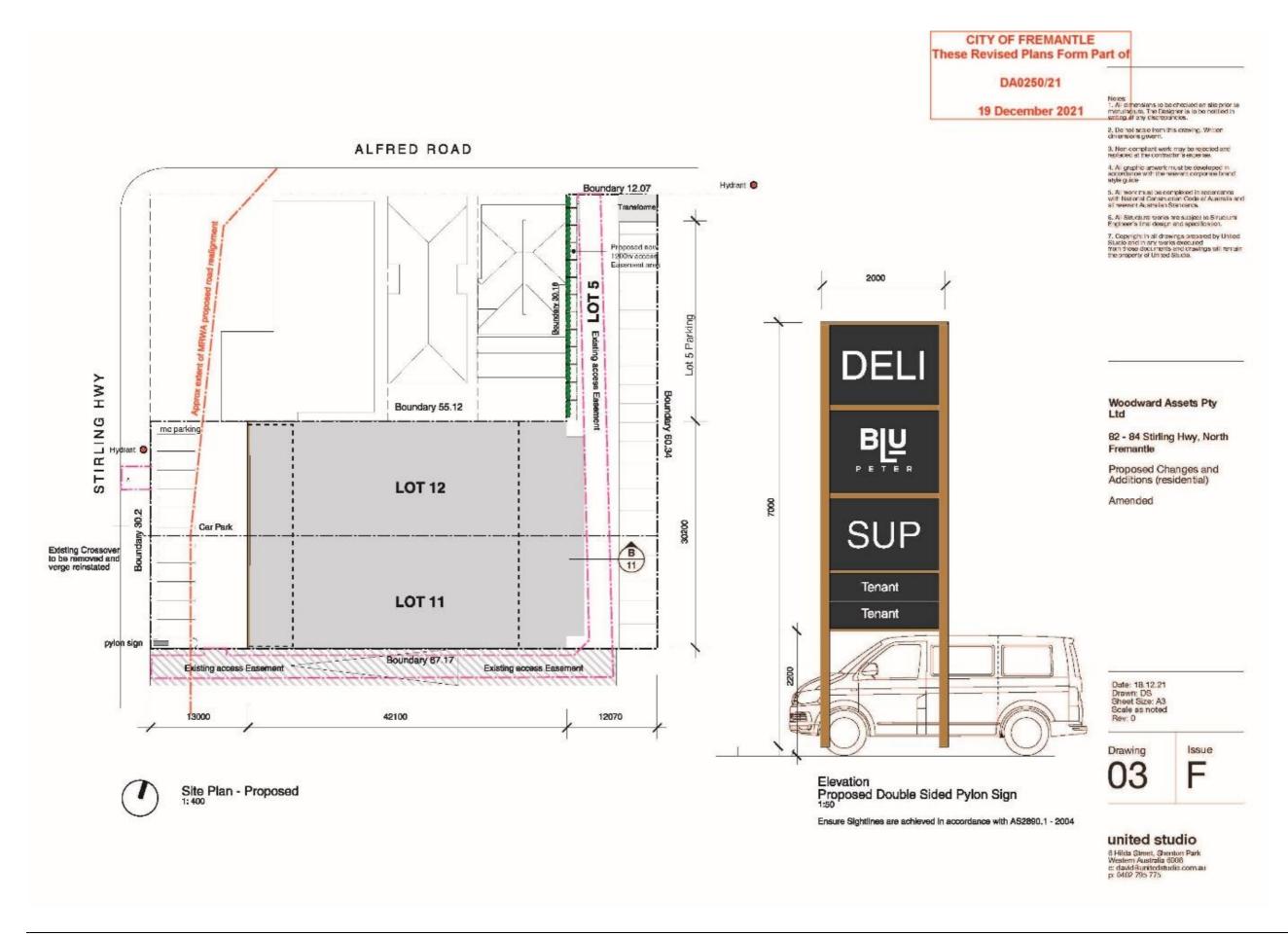
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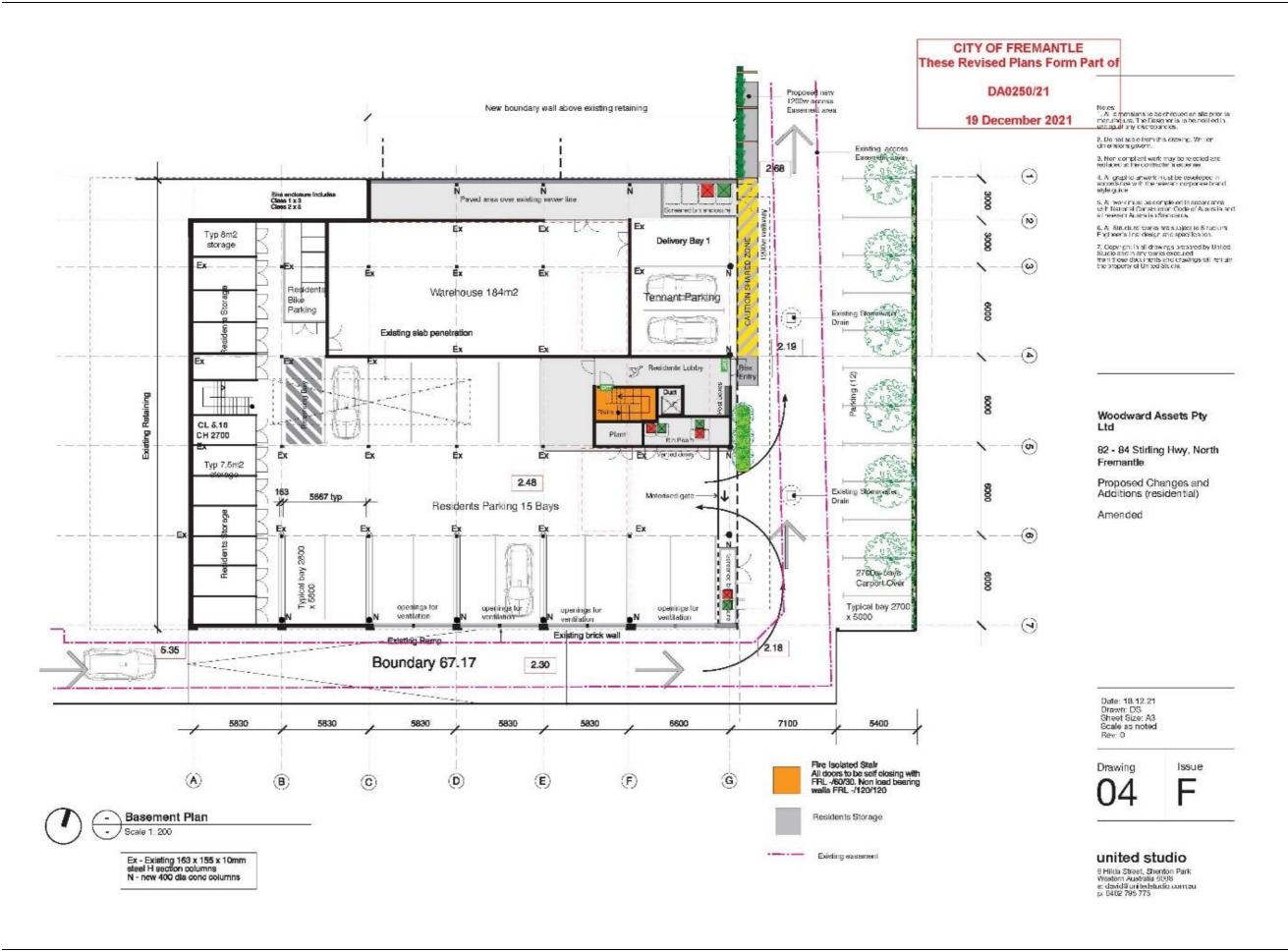




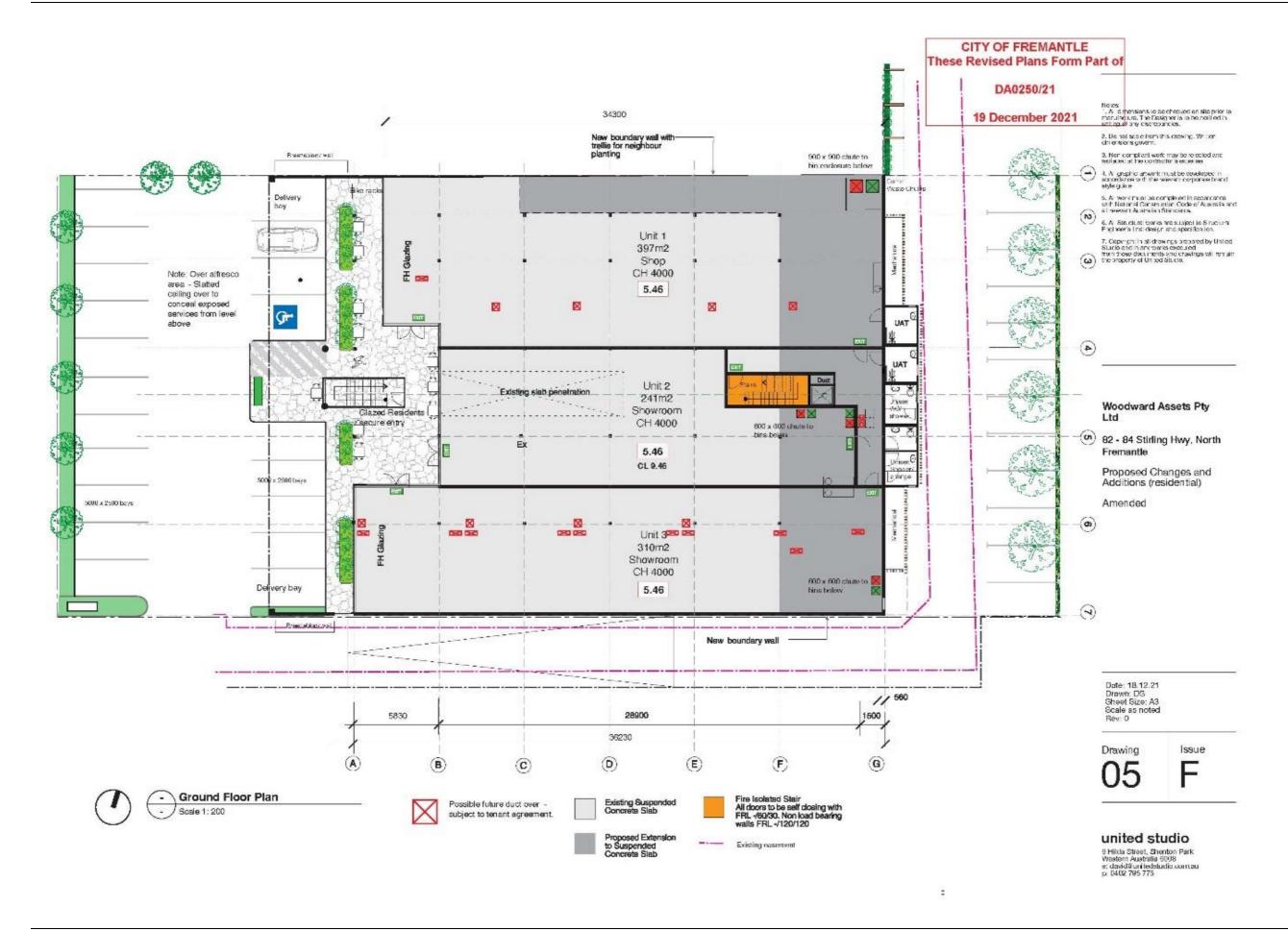




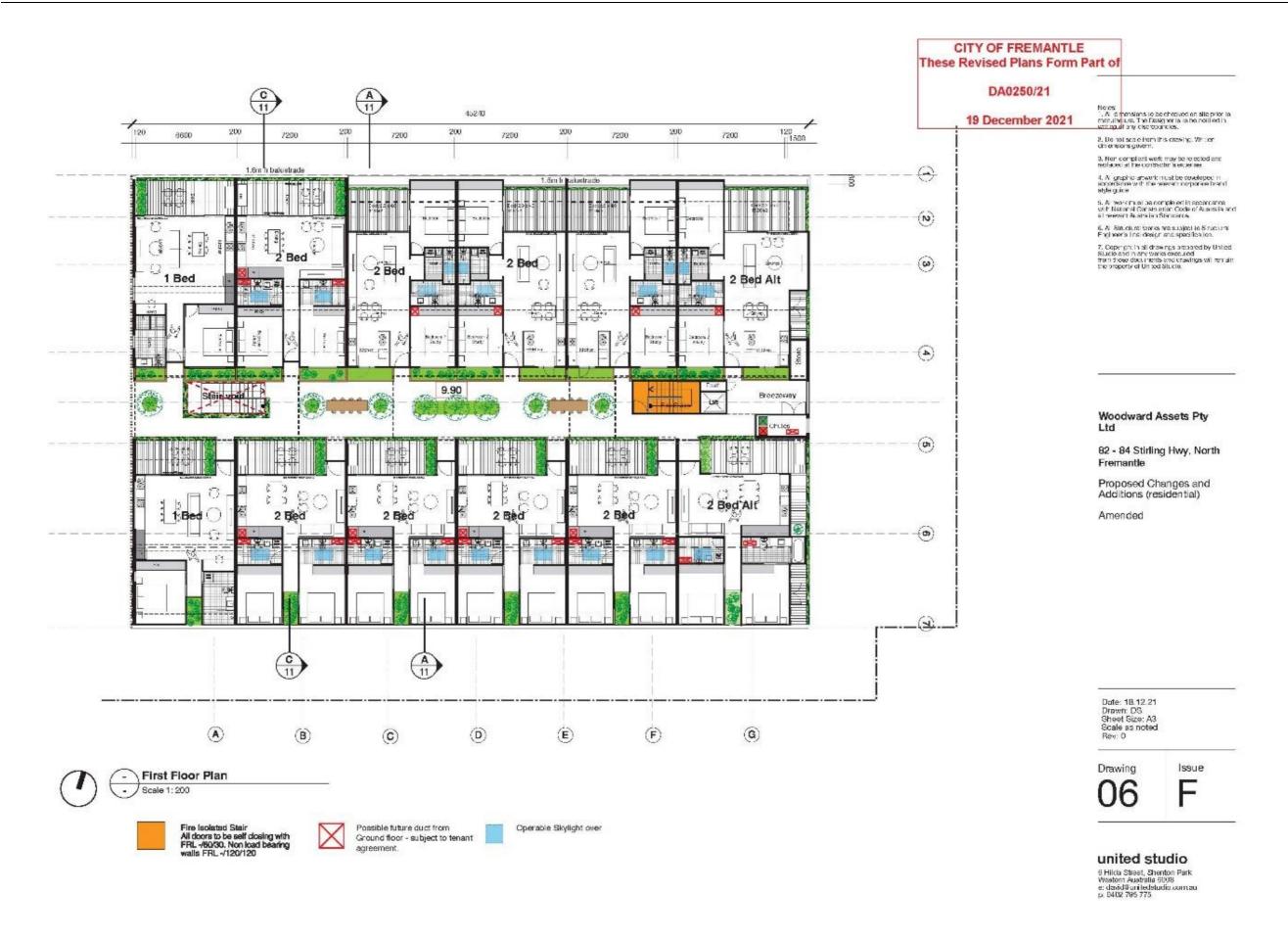




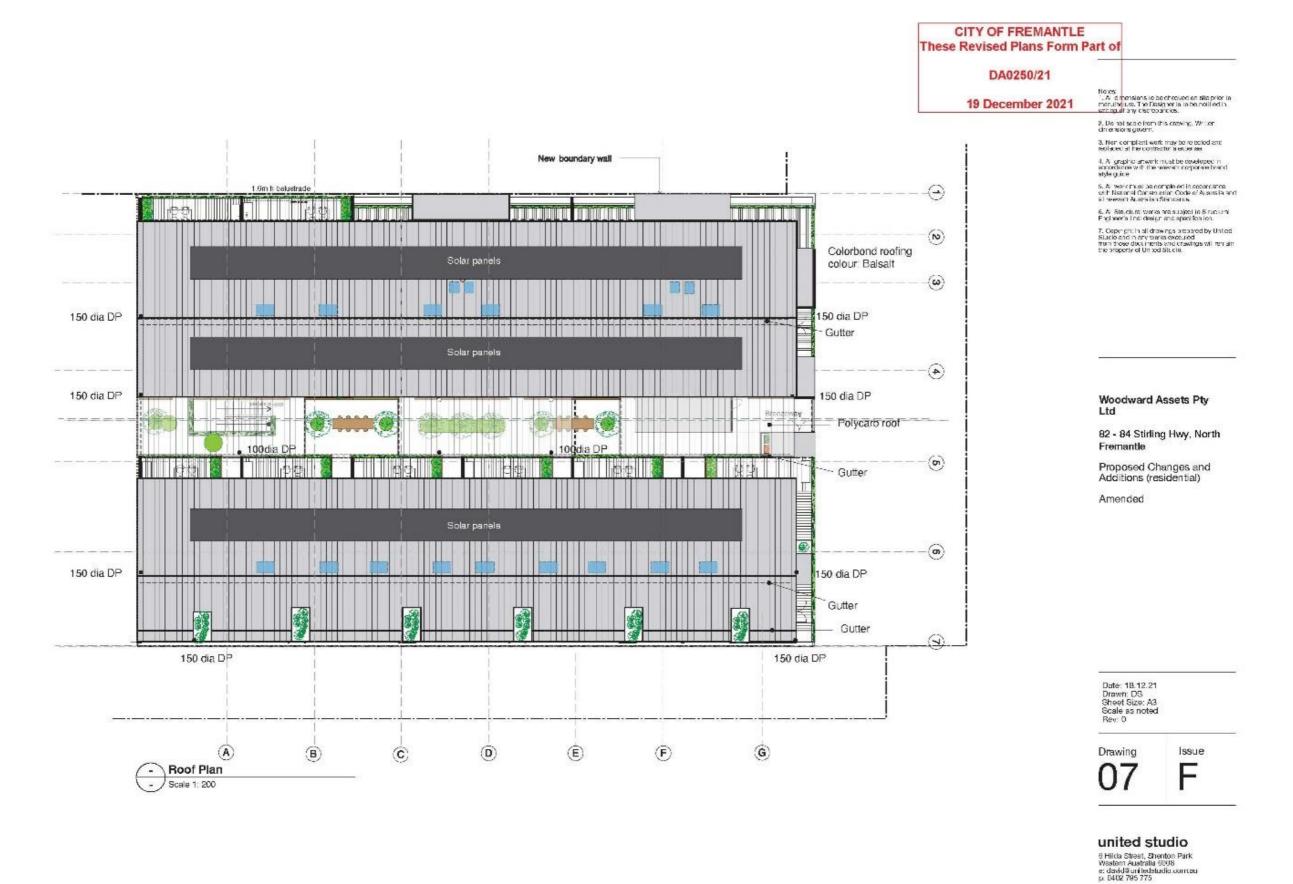












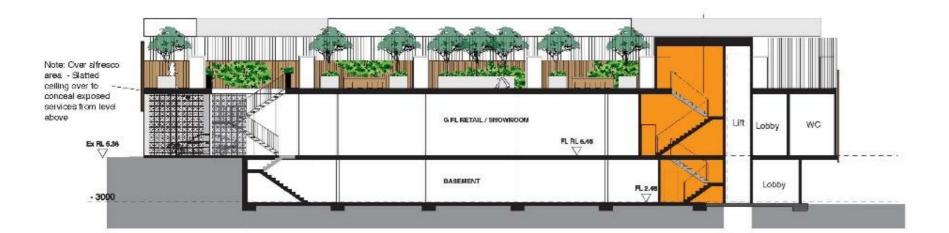








- East Elevation Scale 1: 200



B East/West Section
03 Scale 1: 200

Woodward Assets Pty Ltd

82 - 84 Stirling Hwy, North Fremantle

Notes:

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Proposed Changes and Additions (residential)

Amended

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DA0250/21

19 December 2021

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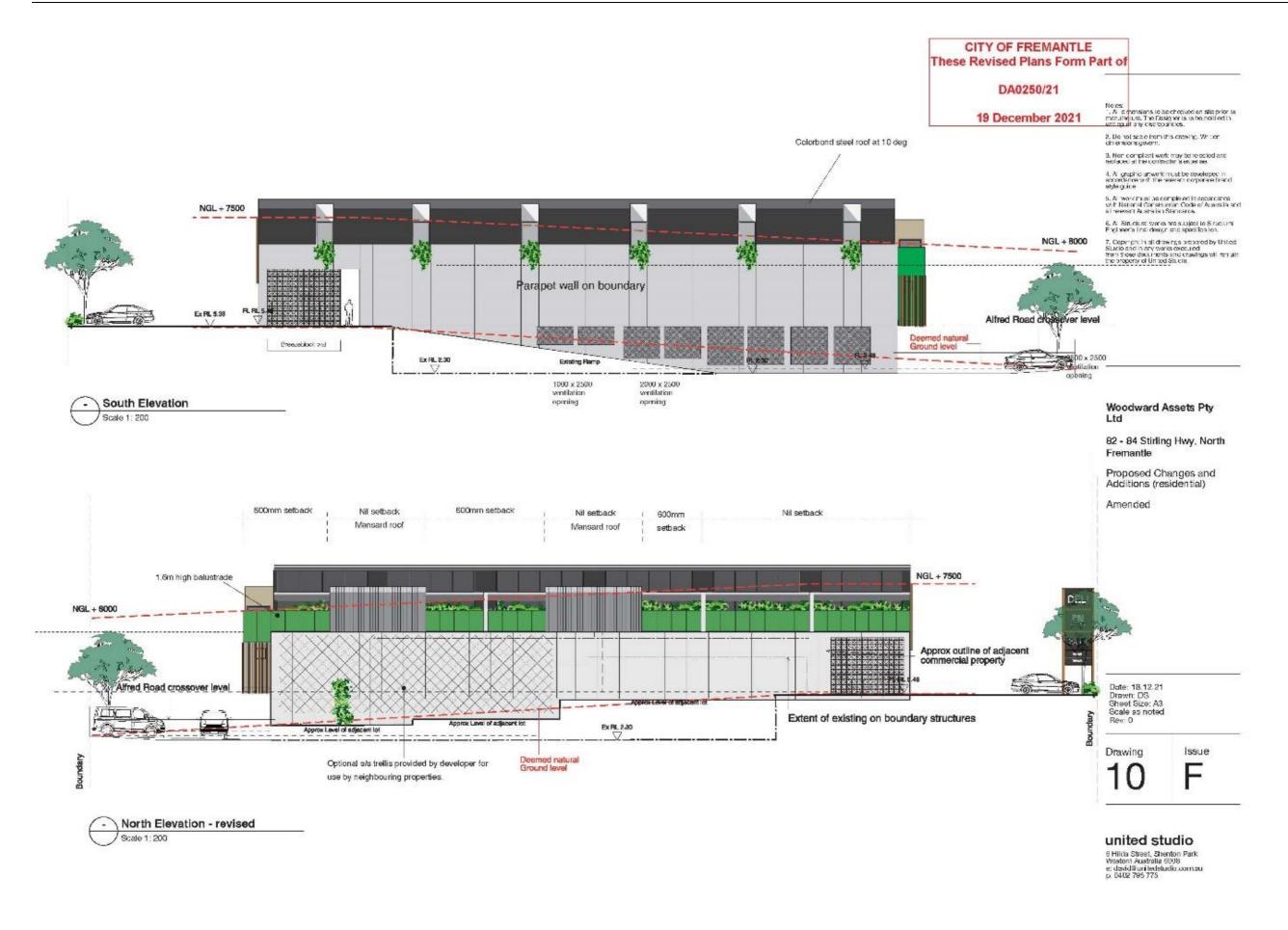
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Issue

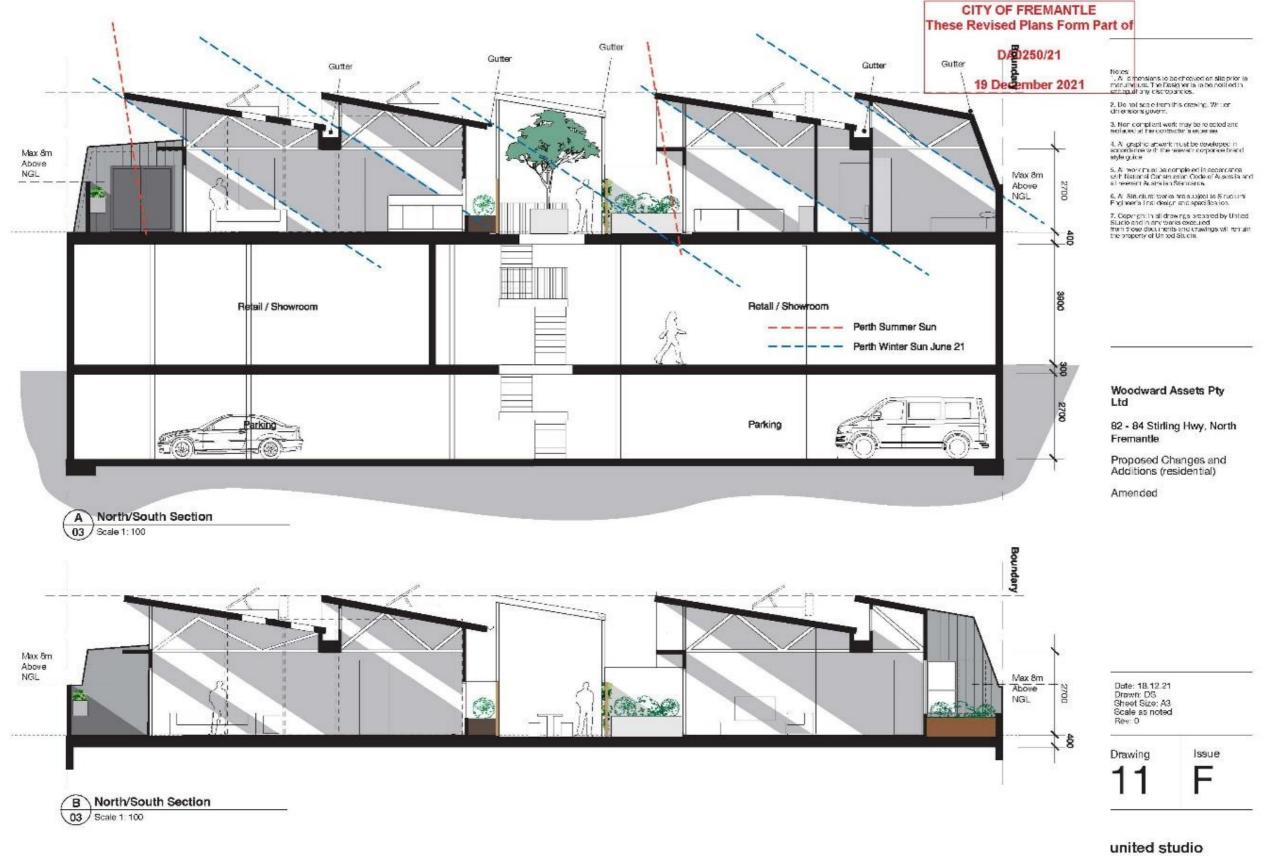
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Note: All Apartments can achive min Silver Livable Housing Rating



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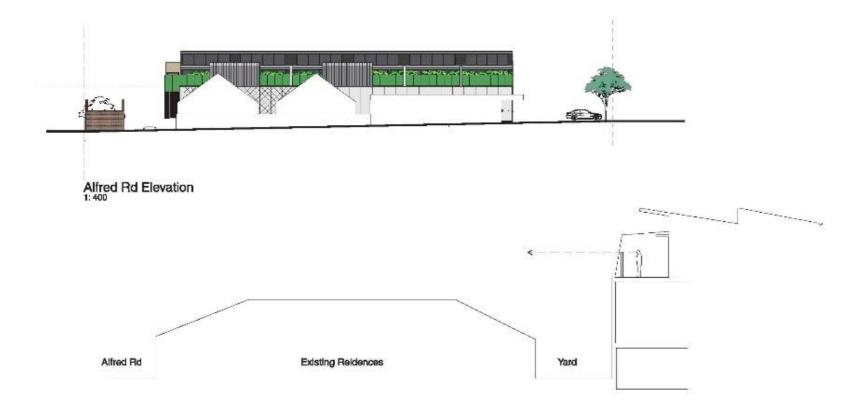
Drawing Issue

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Stirling Hwy Elevation



Section - Sightlines to neighbouring properties to the North 1:200

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82 - 84 Stirling Hwy, North Fremantle

Proposed Changes and Additions (residential)

Amended

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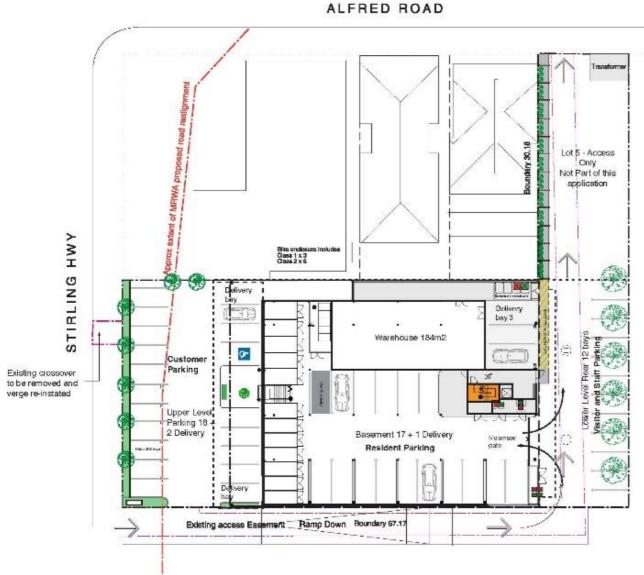
Drawing

14

Issue

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- Plan - Parking

- ∫ Scale 1: 400

Area		Car Parking	Delivery	Blke Parkin
Shop 397m2	1:20	20 Bays	n/a	1
Showroom 551m2	1:50	12 Bays	2 Bays	2
Warehouse 184m2	1:100	2 Bays	1 Bay	n/a
Residential				
1 bed (Loc A) x 2 Dwellings		2 bays		
2+bed (Loc A) x 10	Dwellings	10 bays		
Visitor		3 Bays		
Bike parking (res + visitor)				8
TOTAL Req		49 bays	3 bays	11
Provided		47 bays	3	11

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19 December 2021

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82 - 84 Stirling Hwy, North Fremantle

Proposed Changes and Additions (residential)

Amended

Date: 18.12.21 Drawn: DS Sheet Size: A3 Scale as noted Rev. 0

Drawing

Issue

F

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6 Hilda Stroot, Shorton Park Western Australia 6008 a: david Sunitadatudio.com.su p: 0402 795 775



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(Daddad)



12.00 noon June 21

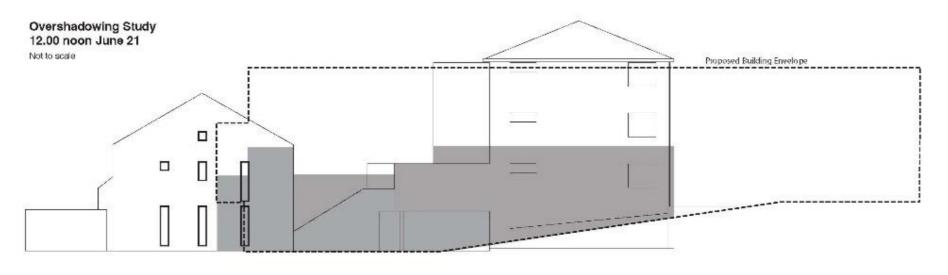
12.00 noon Jan 21

Woodward Assets Pty Ltd

82 - 84 Stirling Hwy, North Fremantle

Proposed Changes and Additions (residential)

Amended



(-)°

Overshadowing Study

Scale 1 : 200

North Elevation of Adjacent Property to South at 12.00 noon June 21

Date: 18.12.21 Drawn: DS Sheet Size: A3 Scale as noted Rev: 0

Drawing

16

Issue

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DA0250/21

19 December 2021

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Existing Stirling Hwy view

82 - 84



Proposed Stirling Hwy view

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82 - 84 Stirling Hwy, North Fremantle

Proposed Changes and Additions (residential)

Amended

Date: 18.12.21 Drawn: DS Sheet Size: A3 Scale as noted Rev: 0

Drawing

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CITY OF FREMANTLE

DA0250/21

19 December 2021

Nates:

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Material Palette



Colorbond cladding - Basalt



Upper level Colorbond cladding





Woodward Assets Pty

82 - 84 Stirling Hwy, North Fremantle

Proposed Changes and Additions (residential)

Amended

Ground level and exterior wall finish

Upper level decking

Upper level planted balustrade

Ground level glazing

Upper level planting





Aluminium / Timber screen

Ground level plantenbench

Atrium suspended lighting

Date: 18.12.21 Drawn: DS Sheet Size: A3 Scale as noted Rev: 0

Drawing

18

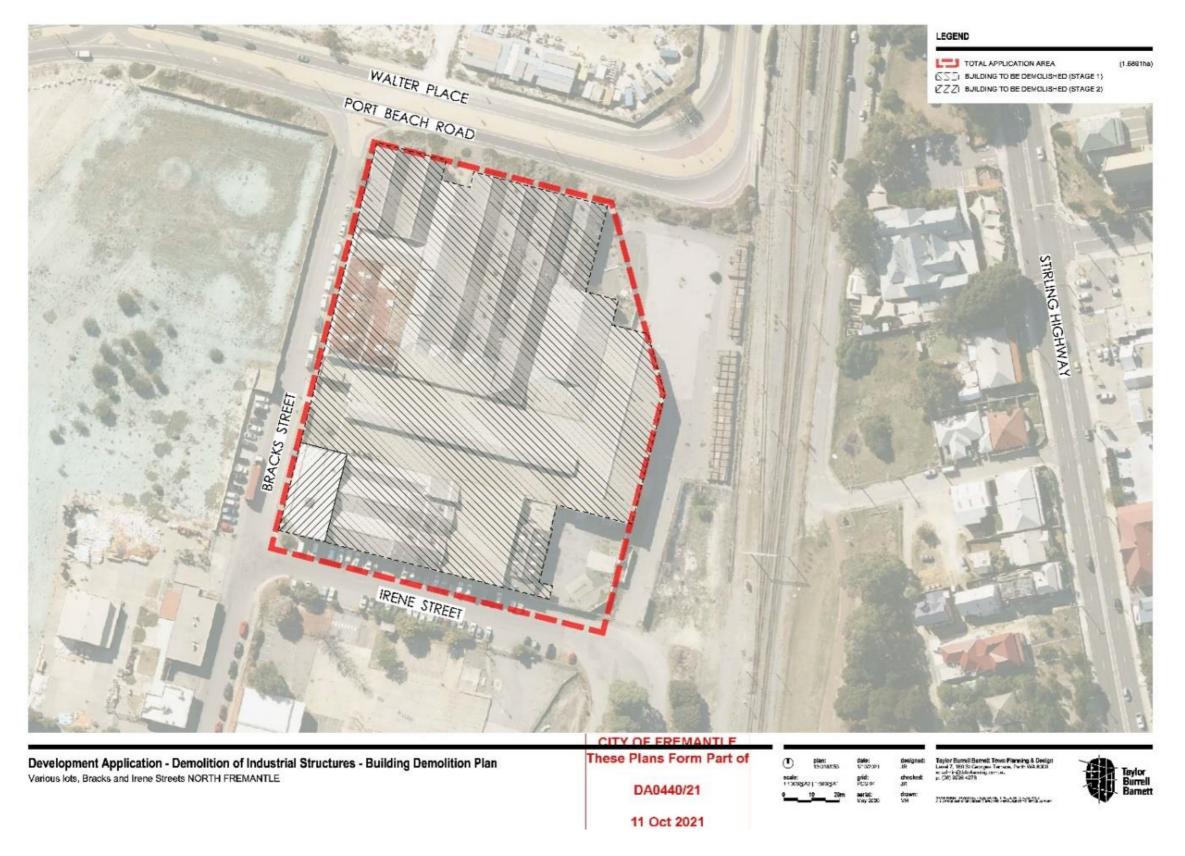
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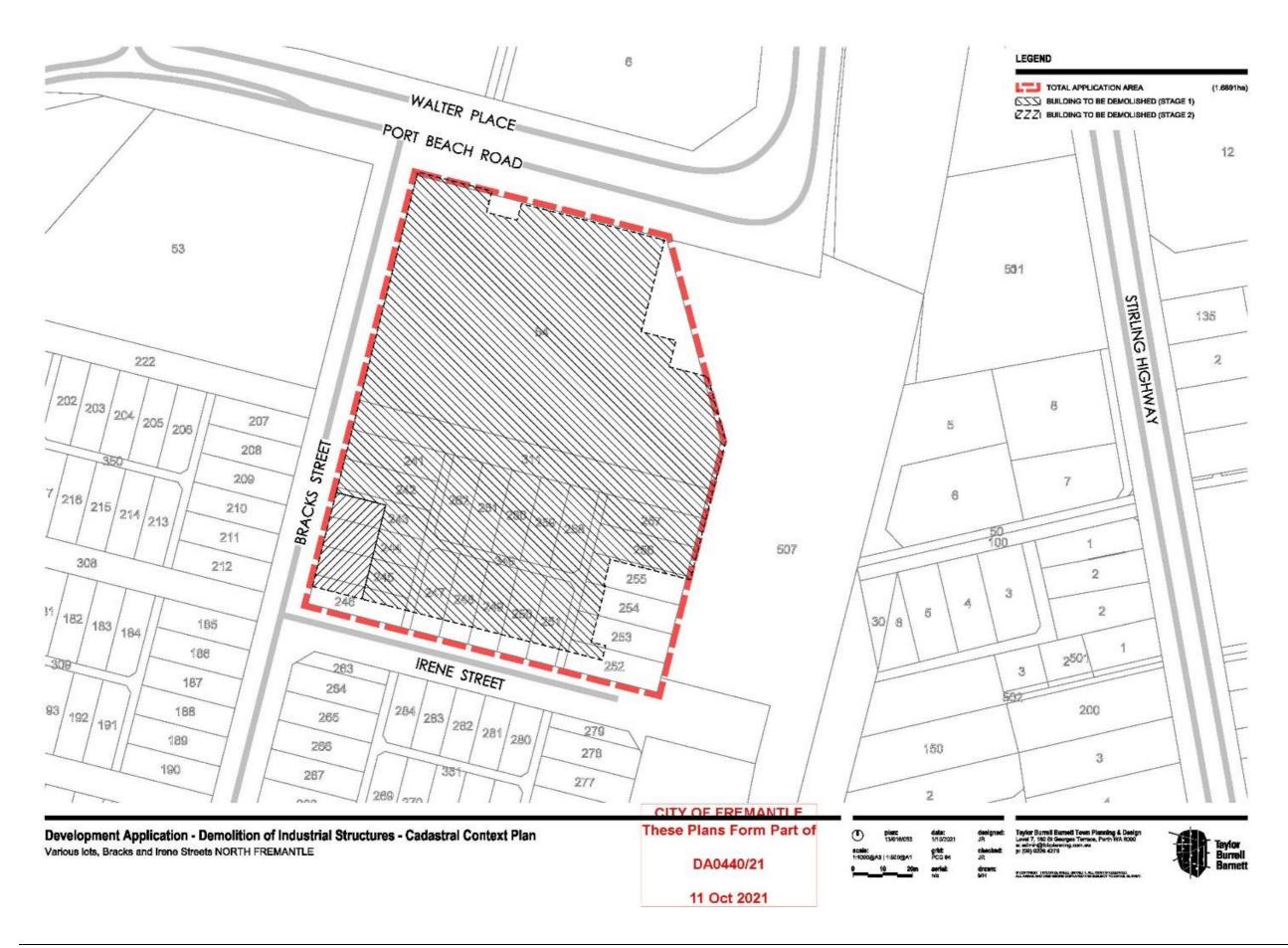


PC2202-2 DEFERRED ITEM - BRACKS STREET, NO.90 (LOTS 241 – 260), NORTH FREMANTLE – DEMOLITION OF EXISTING BUILDINGS AND STRUCTURES – (CS DA0440/21)

ATTACHMENT - Demolition Plans



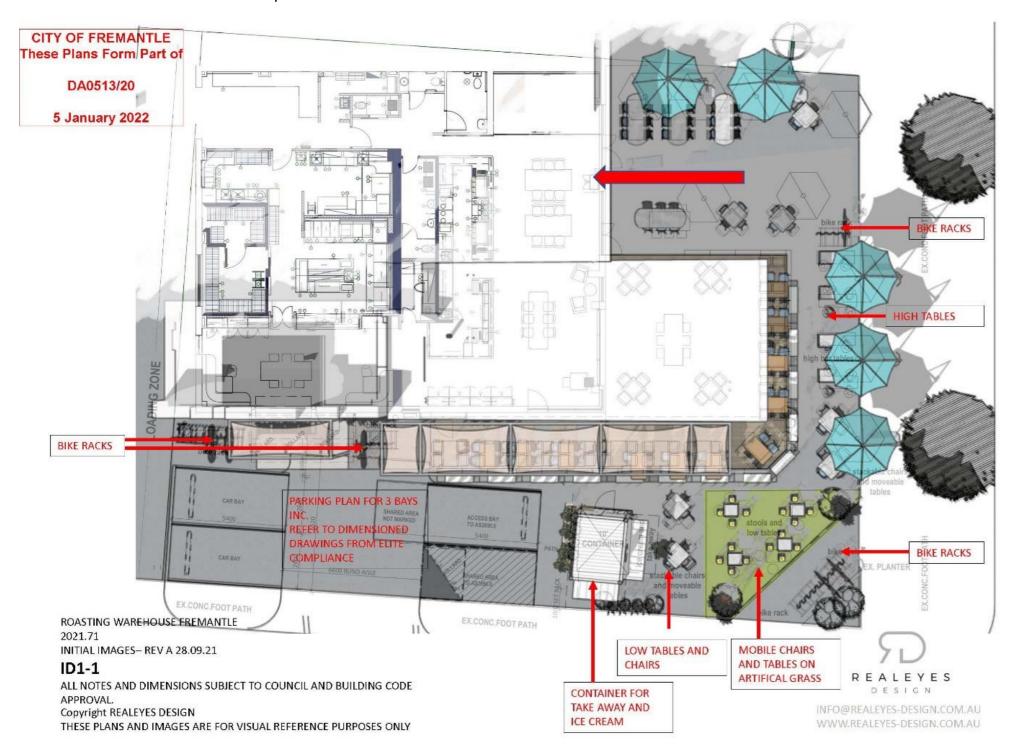






PC2202-3 DEFERRED ITEM -SOUTH TERRACE, NO.312 (LOT 344), SOUTH FREMANTLE - ALTERATIONS TO AN EXISTING RESTAURANT AND INCIDENTAL INDUSTRY LIGHT (COFFEE ROASTERS) - (JL DA0513/20)

ATTACHMNENT- Amended Development Plans





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These Plans Form Part of

DA0513/20



ROASTING WAREHOUSE FREMANTLE 2021.71 INITIAL IMAGES- REV A 28.09.21

ID3-1

ALL NOTES AND DIMENSIONS SUBJECT TO COUNCIL AND BUILDING CODE APPROVAL.

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ROASTING WAREHOUSE FREMANTLE 2020.14 INITIAL IMAGES- REV A 28.09.21

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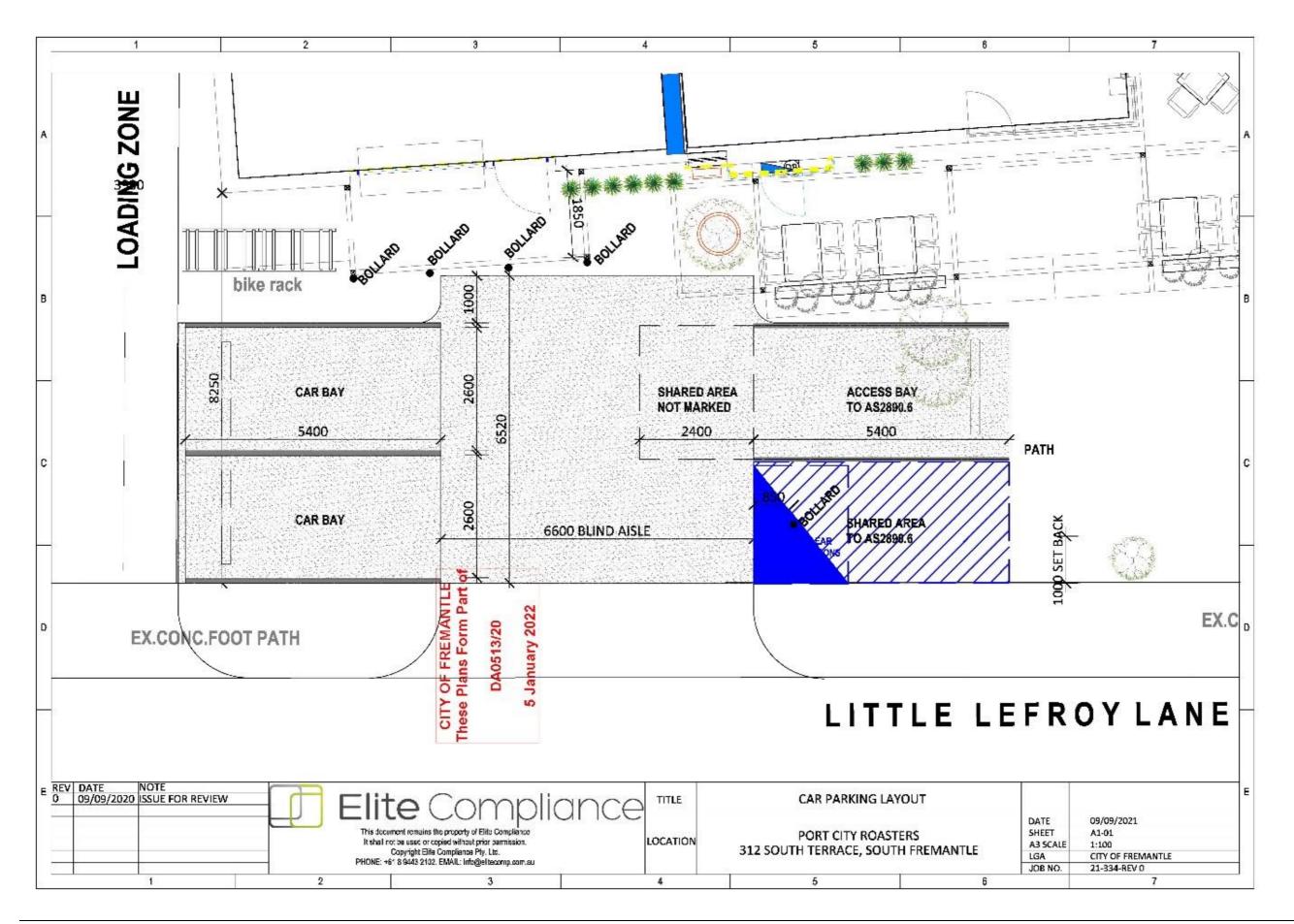


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PC2202-4 MCCABE STREET, NOS. 19-21 (LOT 19) - VARIATION TO DAP004/20 (EIGHT STOREY MIXED USE DEVELOPMENT COMPRISING 13 GROUPED DWELLINGS, 97 MULTIPLE DWELLINGS, RESTAURANT, SHOP) (ED DAPV001/21)

ATTACHMENT - Revised Development Plans

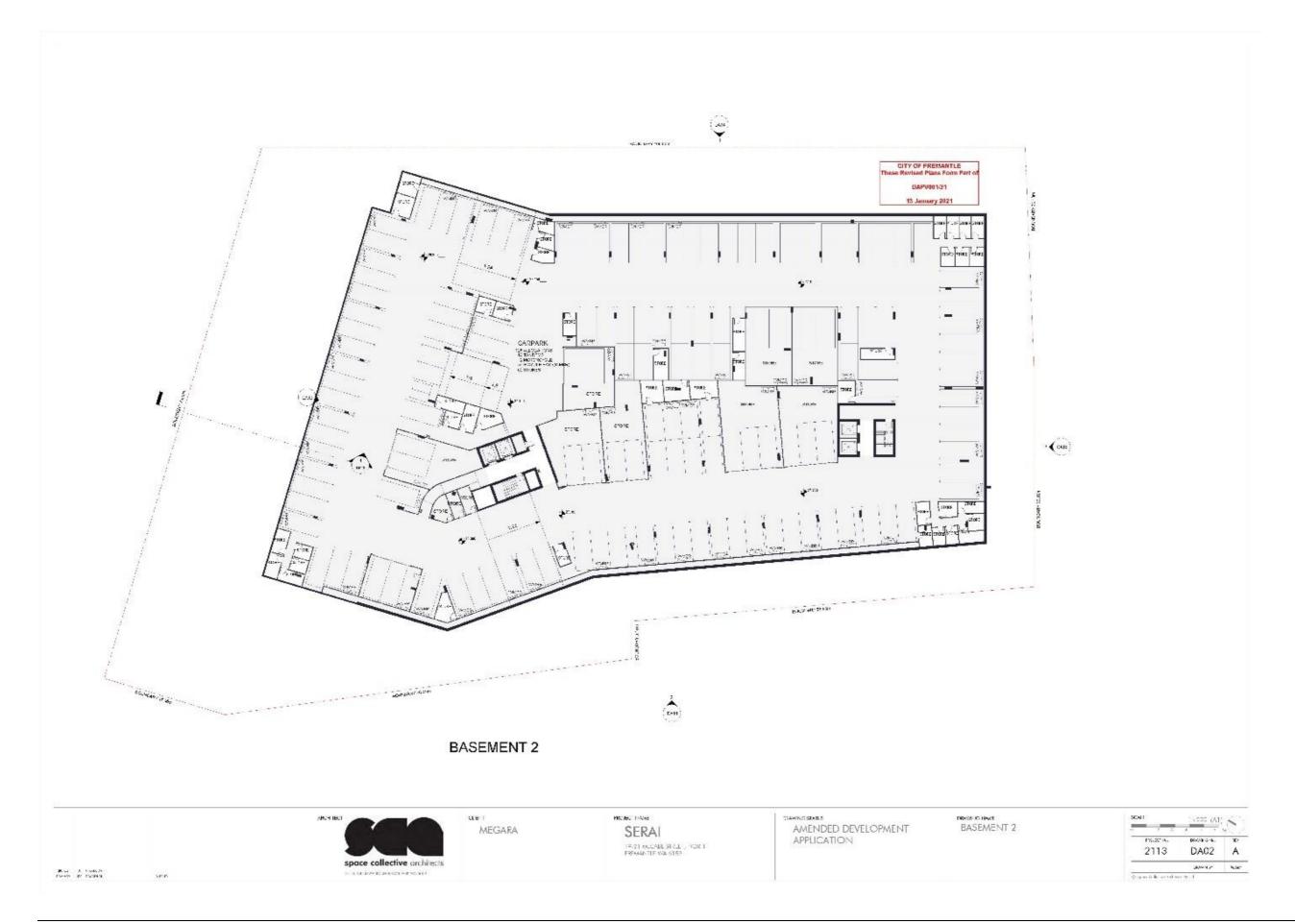


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DAPV001/21
13 January 2021

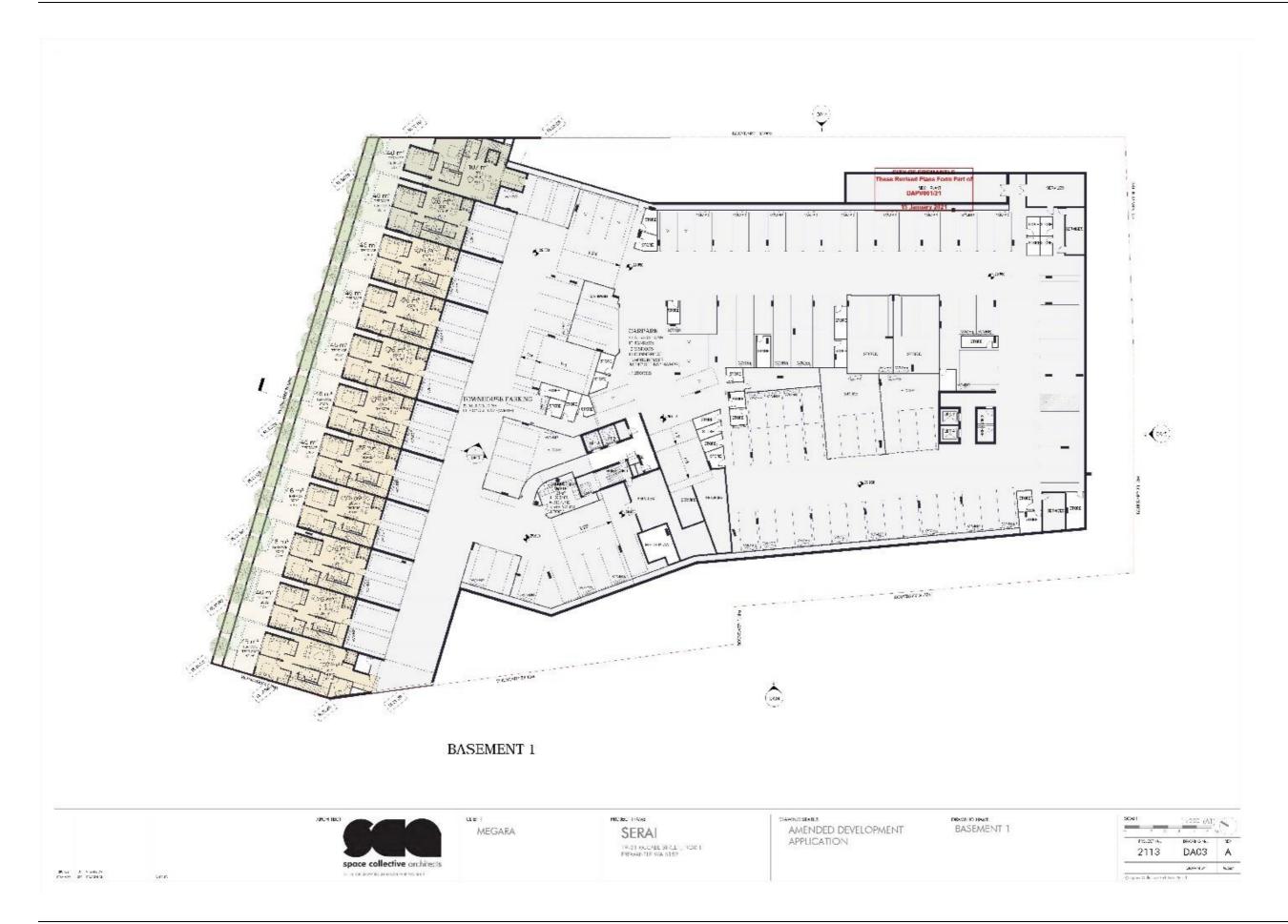
SITE PLAN 1:500



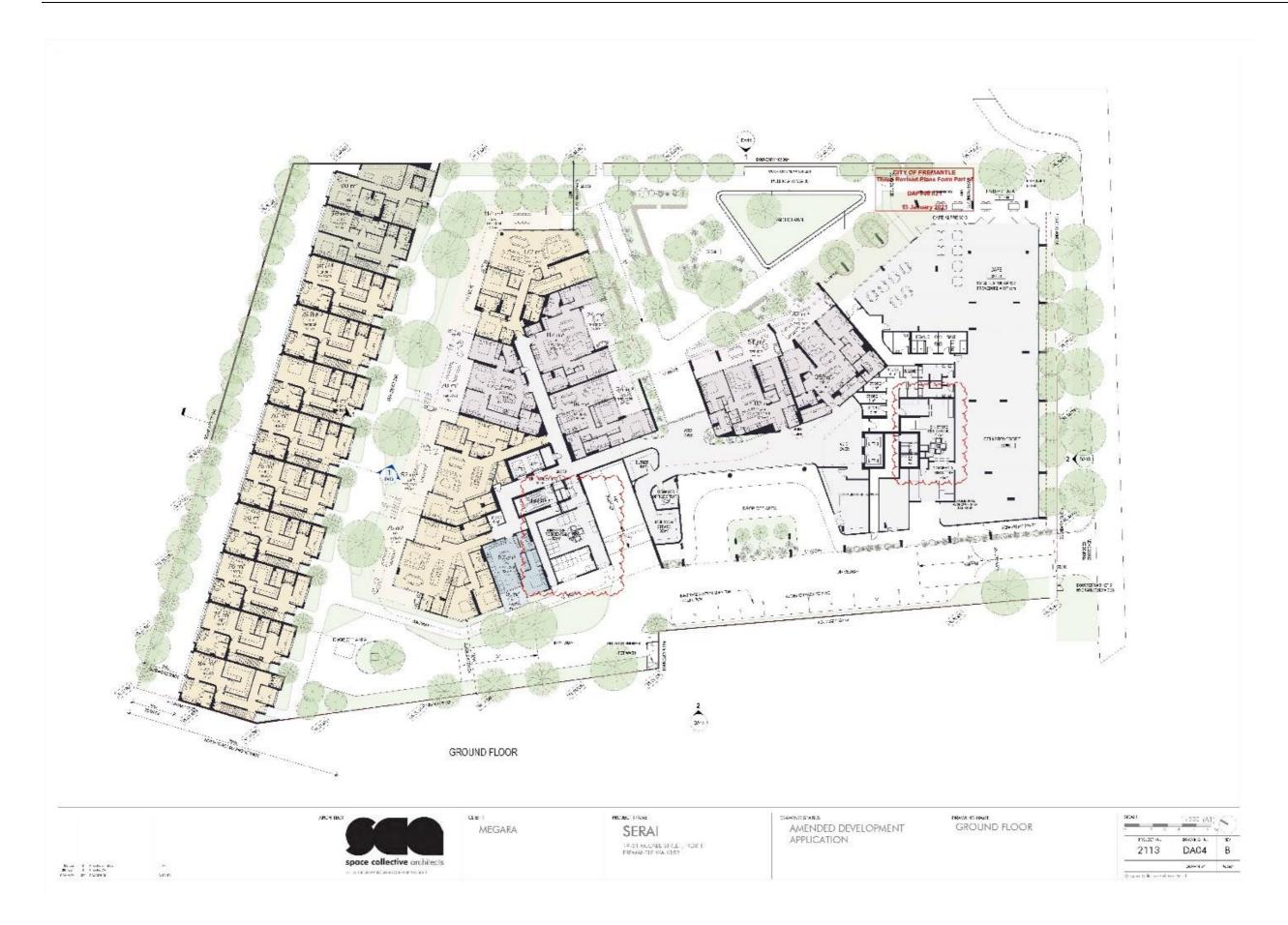




























LEVEL 4



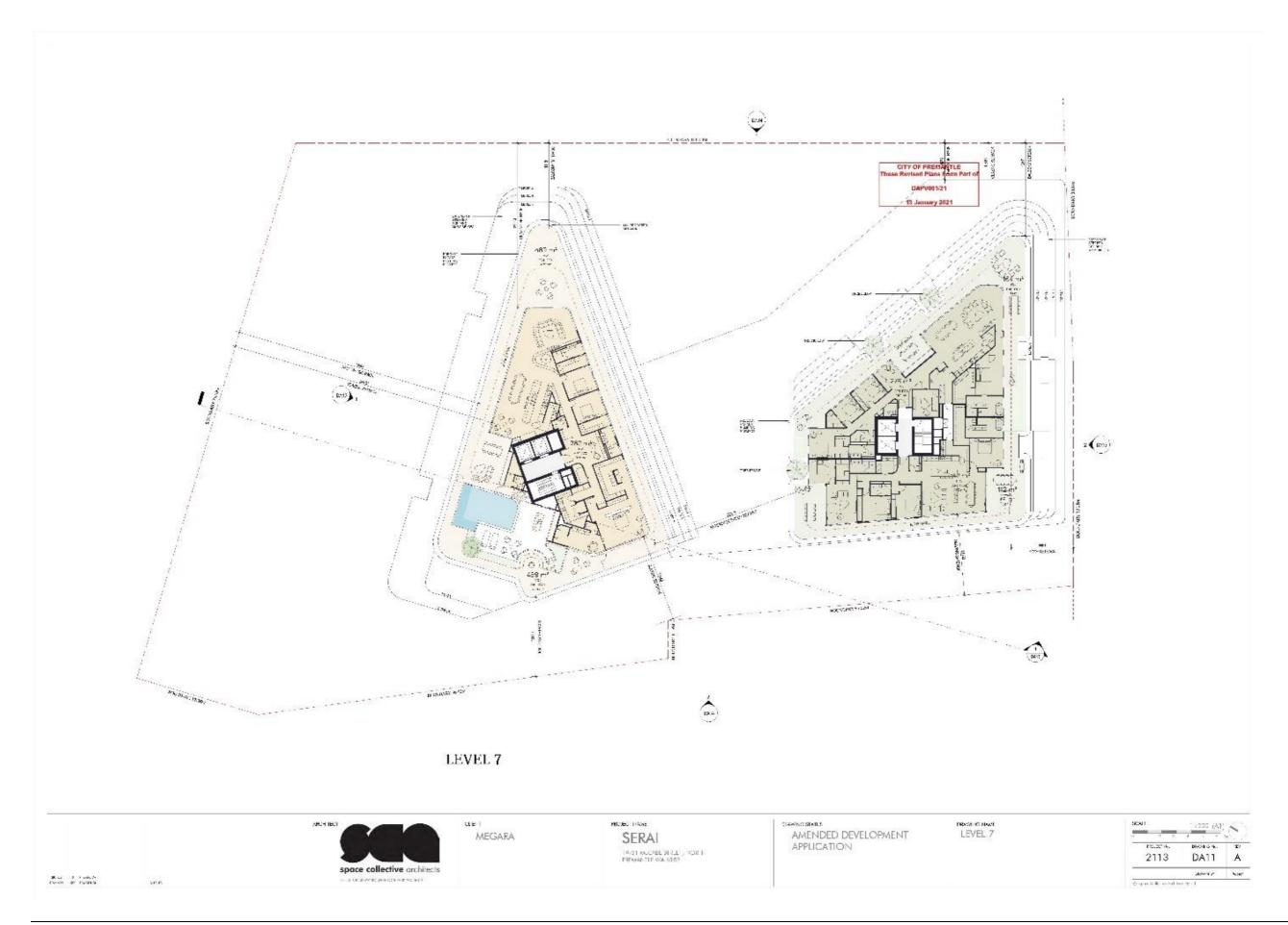




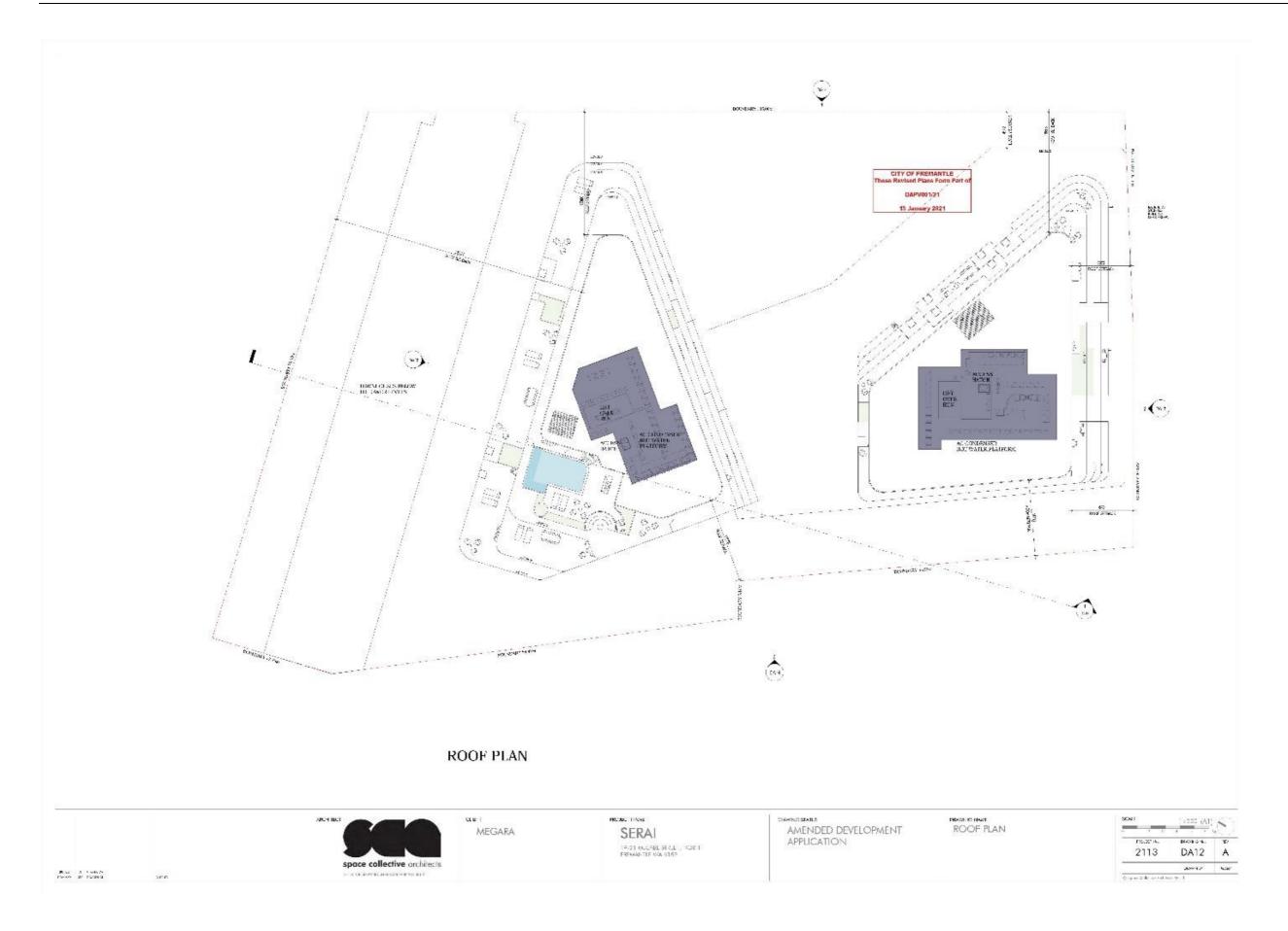














twen a country



SECTION 1



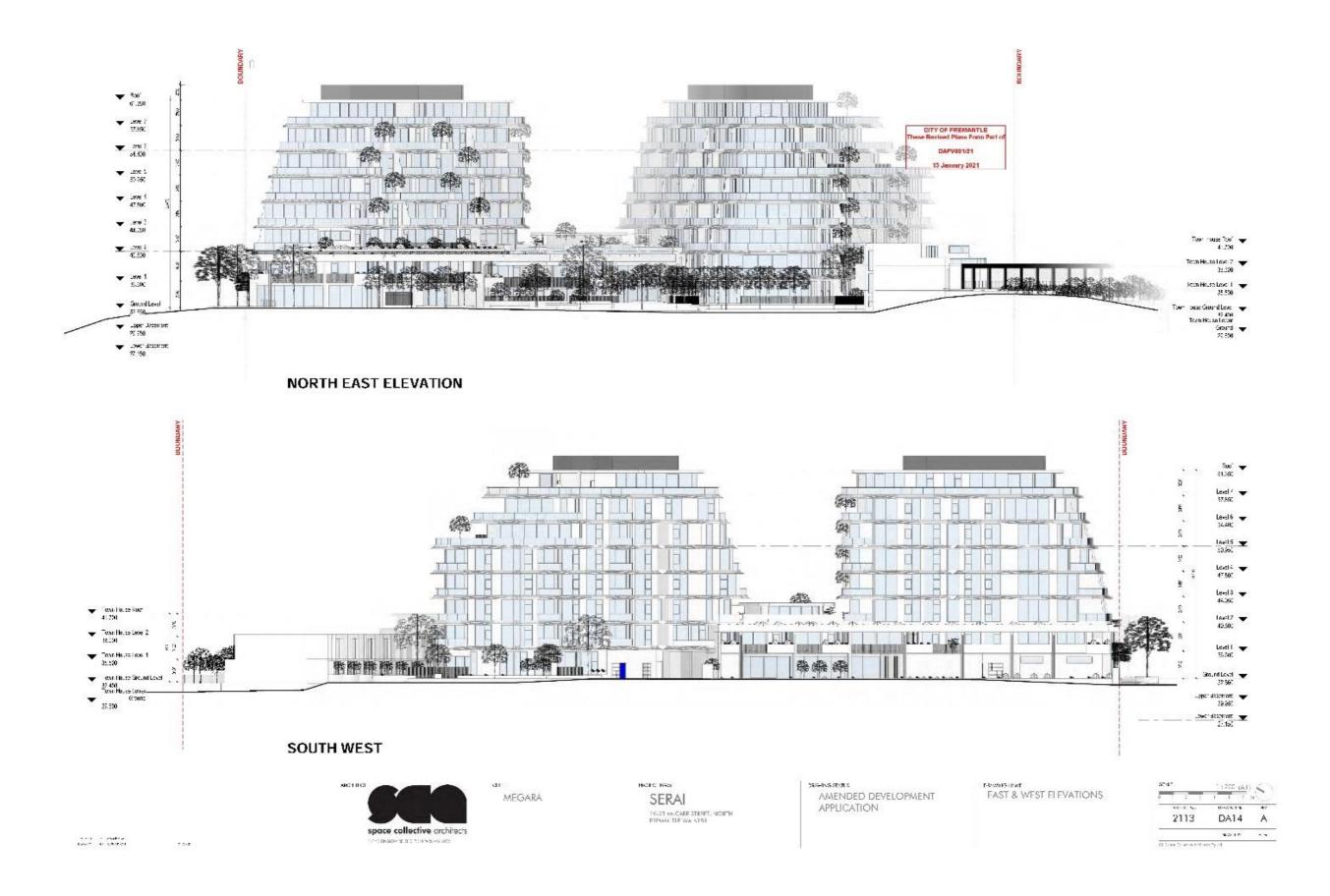
MEGARA

SERAI 19-21 M. CASE STRIFT, NORTH FIRMALTIF WA 1199 AMENDED DEVELOPMENT APPLICATION

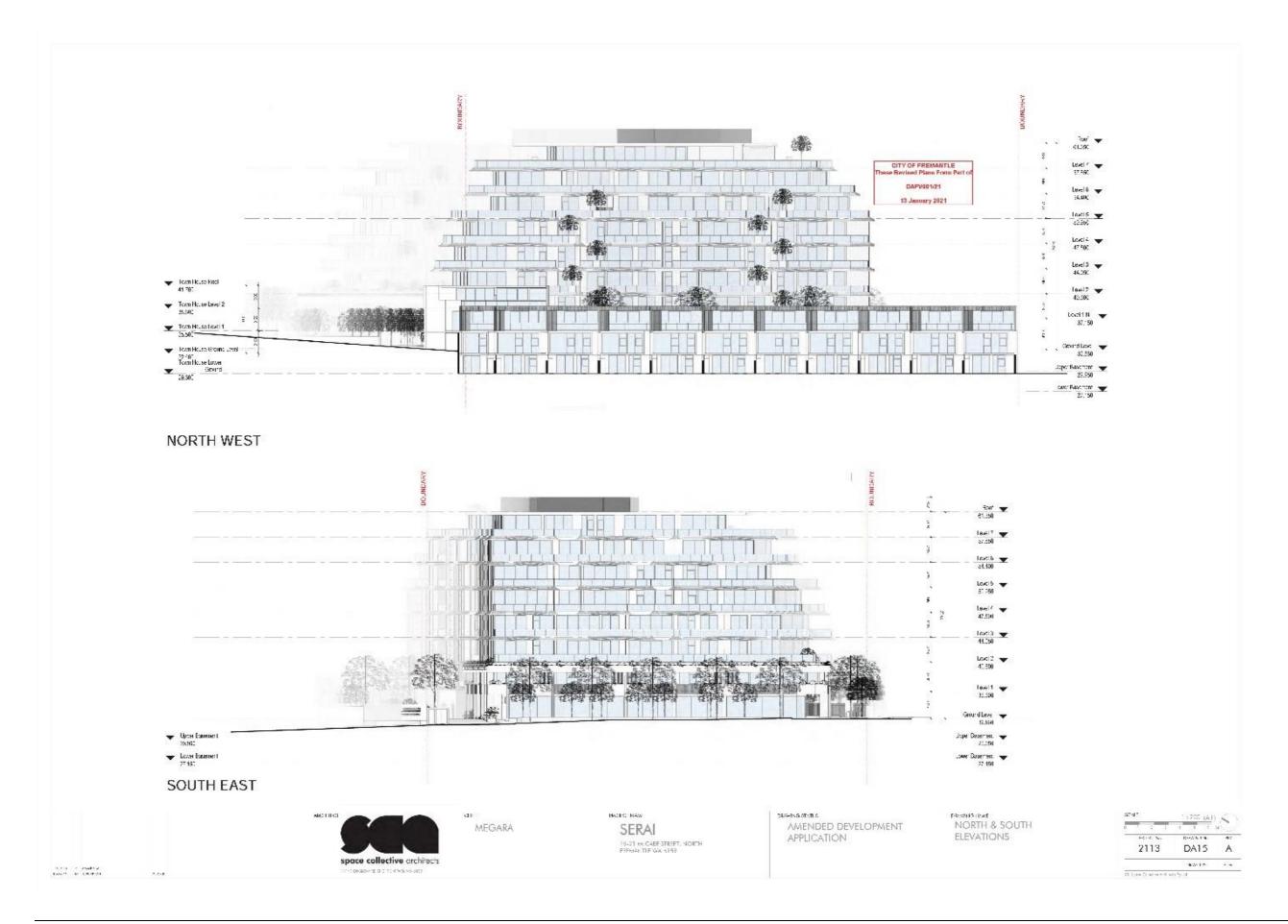
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2113 DA13 A



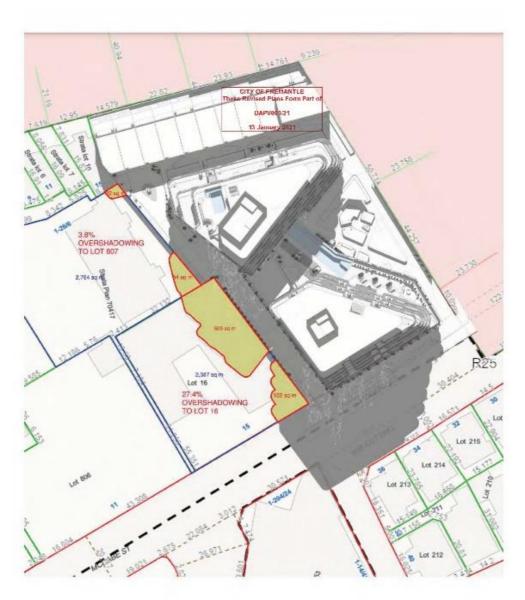












JUNE 21 12:00PM APPROVED DA MARCH 2021

JUNE 21 12:00PM PROPOSED OVERSHADOWING



AMENDED ROOF PLANT DESIGN

AMENDED ROOF PLANTS DESIGN



General Note

A perspective views show the current proposed bulking design and compare the extentior roof top pientias approved vs proposed.



VIEW 31 _APPROVED DA MARCH 2021



VIEW 02 | APPROVED DA MARCH 2021



VIEW 03 _APPROVED DA MARCH 2021



VIEW 04 APPROVED DA MARCH 2021



VIEW 01_PROPOSED ROOF PLANT DESIGN



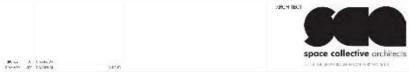
VIEW 32 AMENDED ROOF PLANT DESIGN



VIEW 03_AMENDED ROOF PLANT DESIGN



VIEW 34. AMENDED ROOF PLANT DESIGN.



MEGARA

SERAI 19-21 OCCABL SIRIL , FOR I FREMANTIF CA 5189

AMENDED DEVELOPMENT APPLICATION

COMPARATIVE ROOF
PLANT PERSPECTIVE VIEWS

PRIOR BOOK BY
2113 DA17 A









PERSPECTIVE VIEW 3



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 4





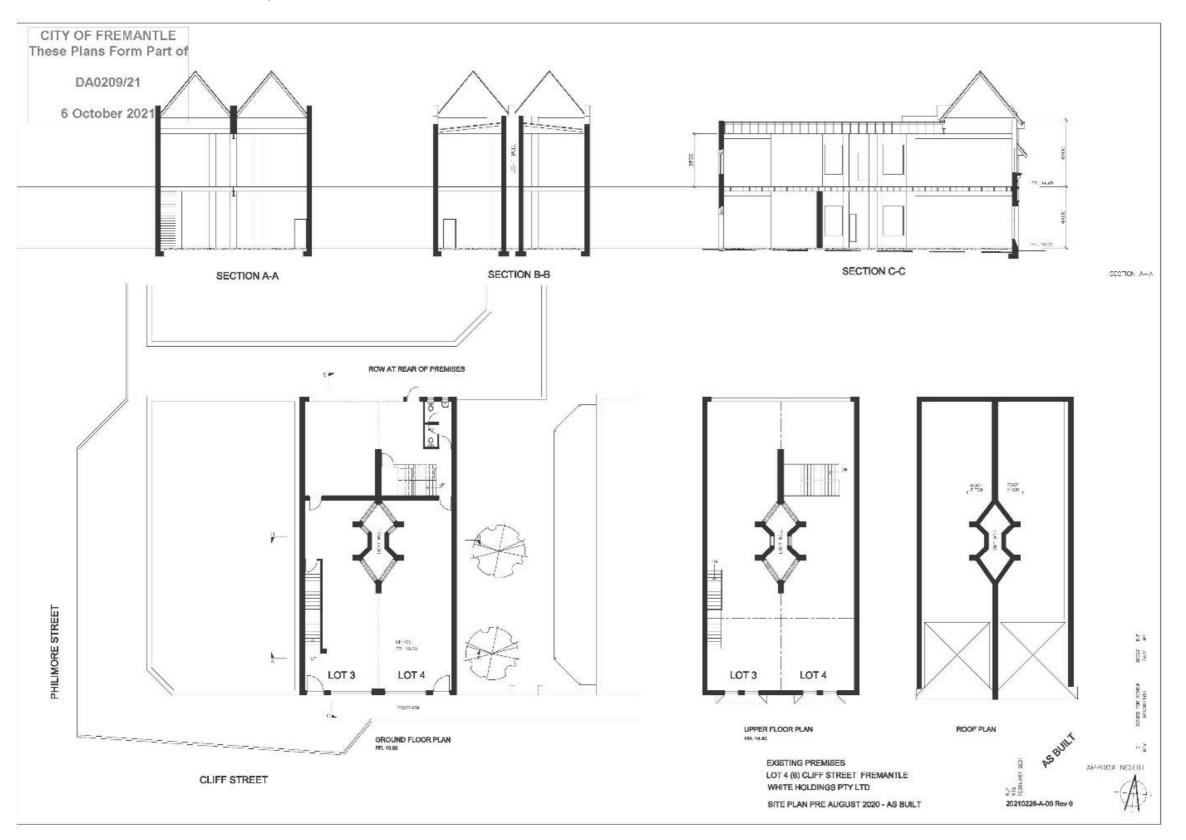
PC2202-5 WATKINS STREET, NO'S 1-12/123 (LOTS 1-12), WHITE GUM VALLEY – PROPOSED SIX LOT GREEN TITLE SUBDIVISION – (CS WAPC161312) ATTACHMENT 1 – Subdivision Plan



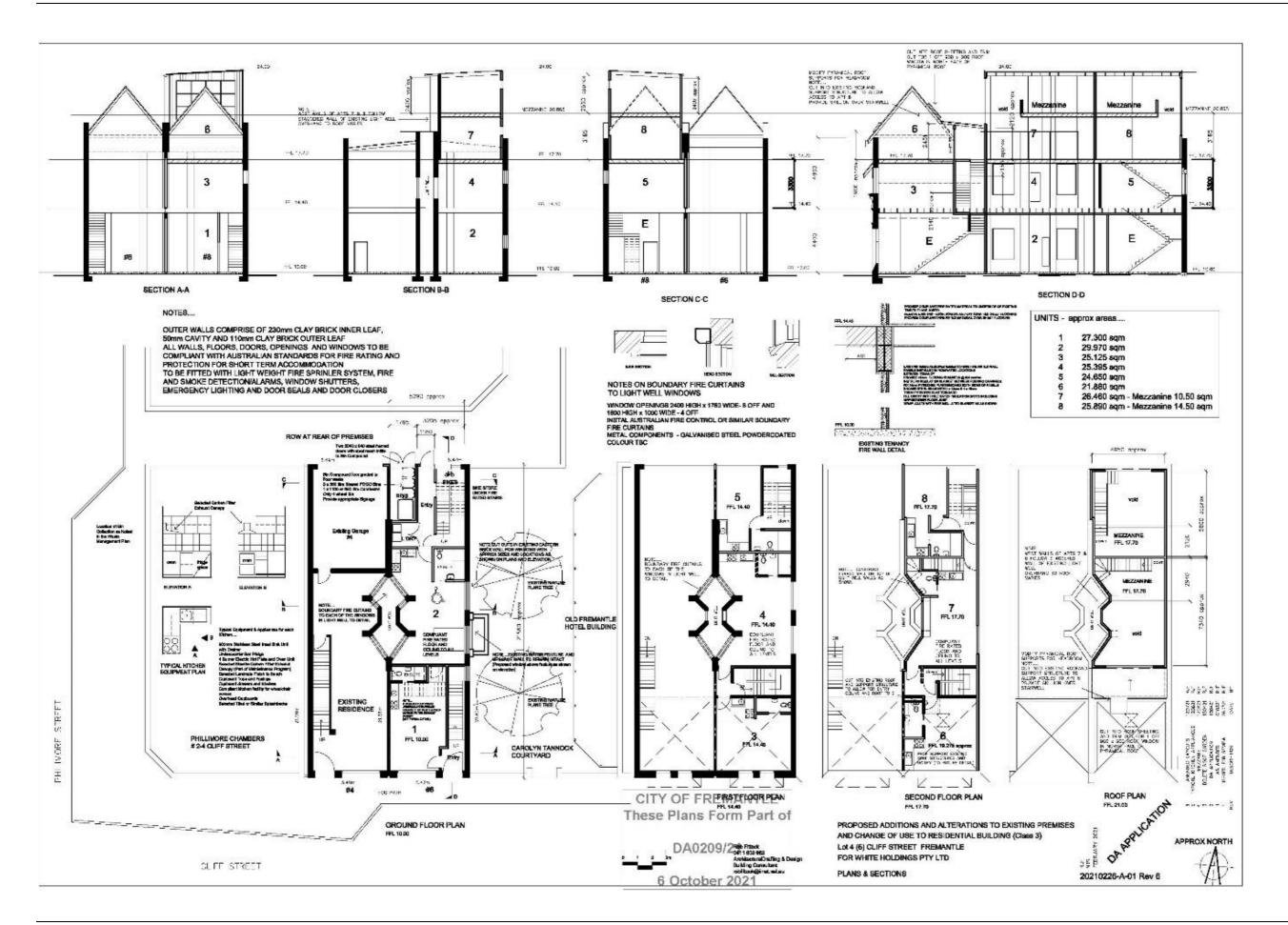


PC2202-6 CLIFF STREET, NO. 6 (LOT 4) FREMANTLE - CHANGE OF USE TO TOURIST ACCOMMODATION AND ADDITIONS AND ALTERATIONS TO EXISTING BUILDING (TG DA0209/21)

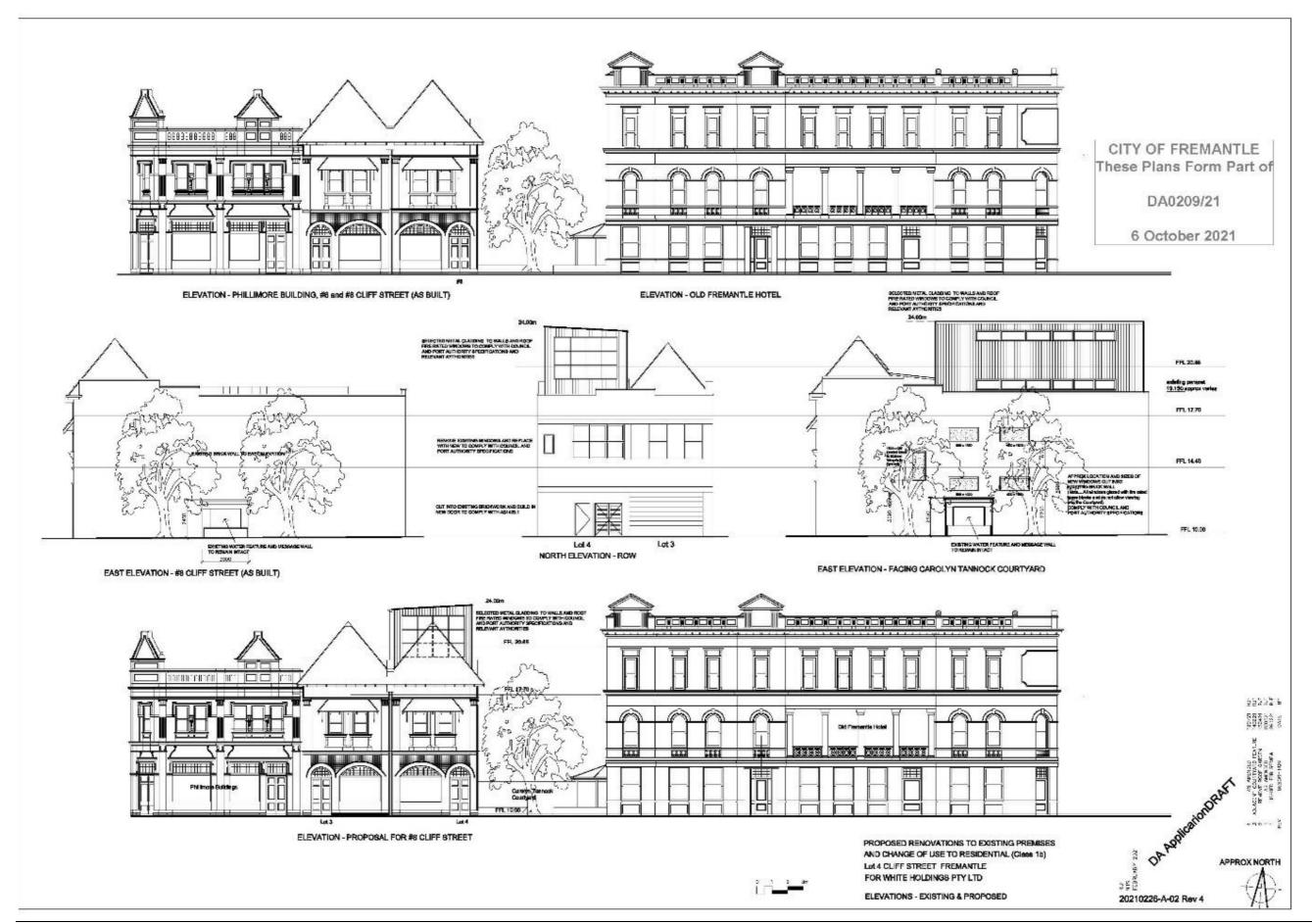
ATTACHMENT – Amended Development Plans







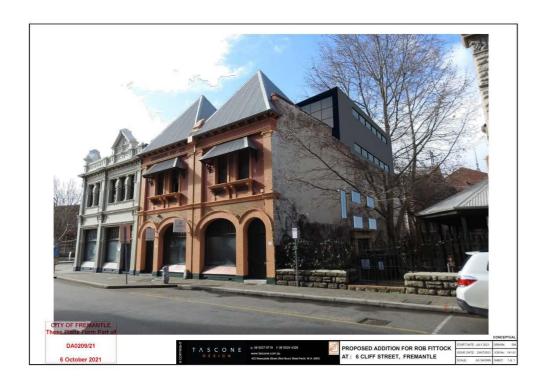








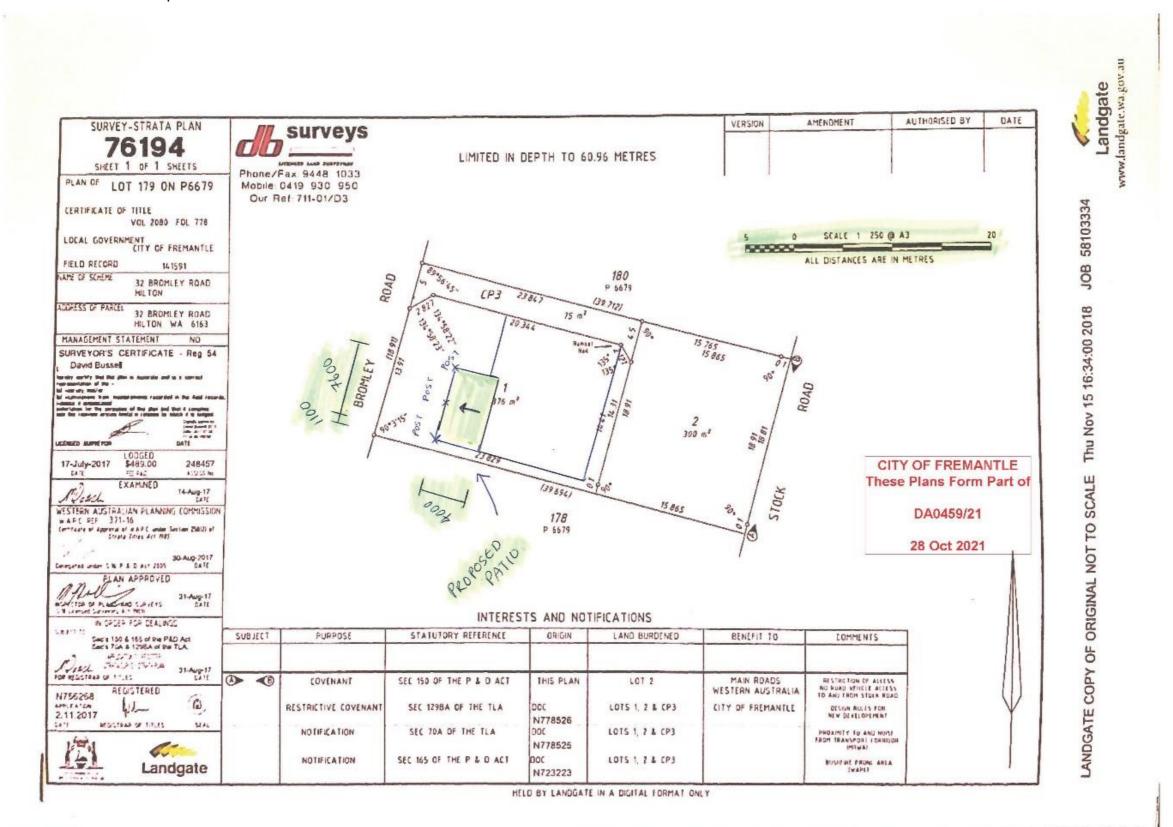




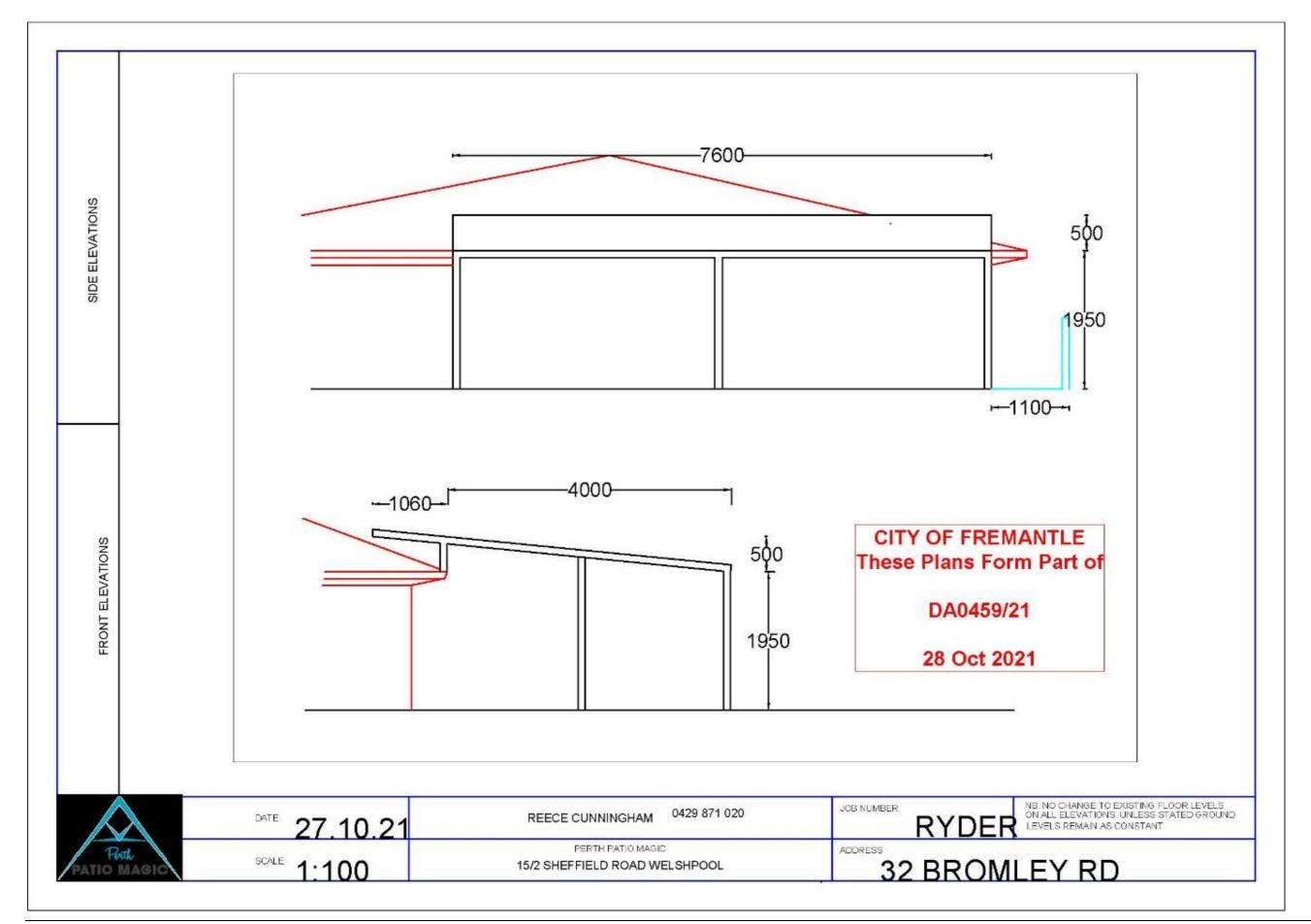


PC2202-7 BROMLEY ROAD, NO. 32 (STRATA LOT 1) HILTON – PATIO ADDITION TO EXISTING GROUPED DWELLING (TG DA0459/21)

ATTACHMENT – Development Plan









PC2202-8 MARINE TERRACE, NO. 26A (LOT 8) FREMANTLE - ADDITIONS AND ALTERATIONS TO EXISTING MIXED USE DEVELOPMENT

ATTACHMENT - Amended Plans 12 January 2021

CITY OF FREMANTLE
These Revised Plans Form Part of
DAP003/21
12 January 2022

DRAWING TITLE

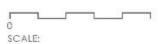
ARCHITECTURAL

DA.01	SITE PLAN
DA.02	GROUND FLOOR PLAN
DA.03	FIRST FLOOR PLAN
DA.04	SECOND FLOOR PLAN
DA.05	THIRD FLOOR PLAN
DA.06	ROOF PLAN
DA.07	SECTION
DA.08	ELEVATION
DA.09	ELEVATION
DA.10	ELEVATION
DA.11	ELEVATION
DA.12	ELEVATION
DA.13	ELEVATION
DA.14	ELEVATION
DA.15	PERSPECTIVE-1
DA.16	PERSPECTIVE-2
DA.17	PERSPECTIVE-3

AS EXISTING

-	FEATURE SURVEY
SHEET 1	GROUND FLOOR PLAN
SHEET 2	FIRST FLOOR PLAN
SHEET 3	SECOND FLOOR PLAN
SHEET 4	ELEVATIONS
SHEET 5	ELEVATIONS
26	ROOF HEIGHT SURVEY



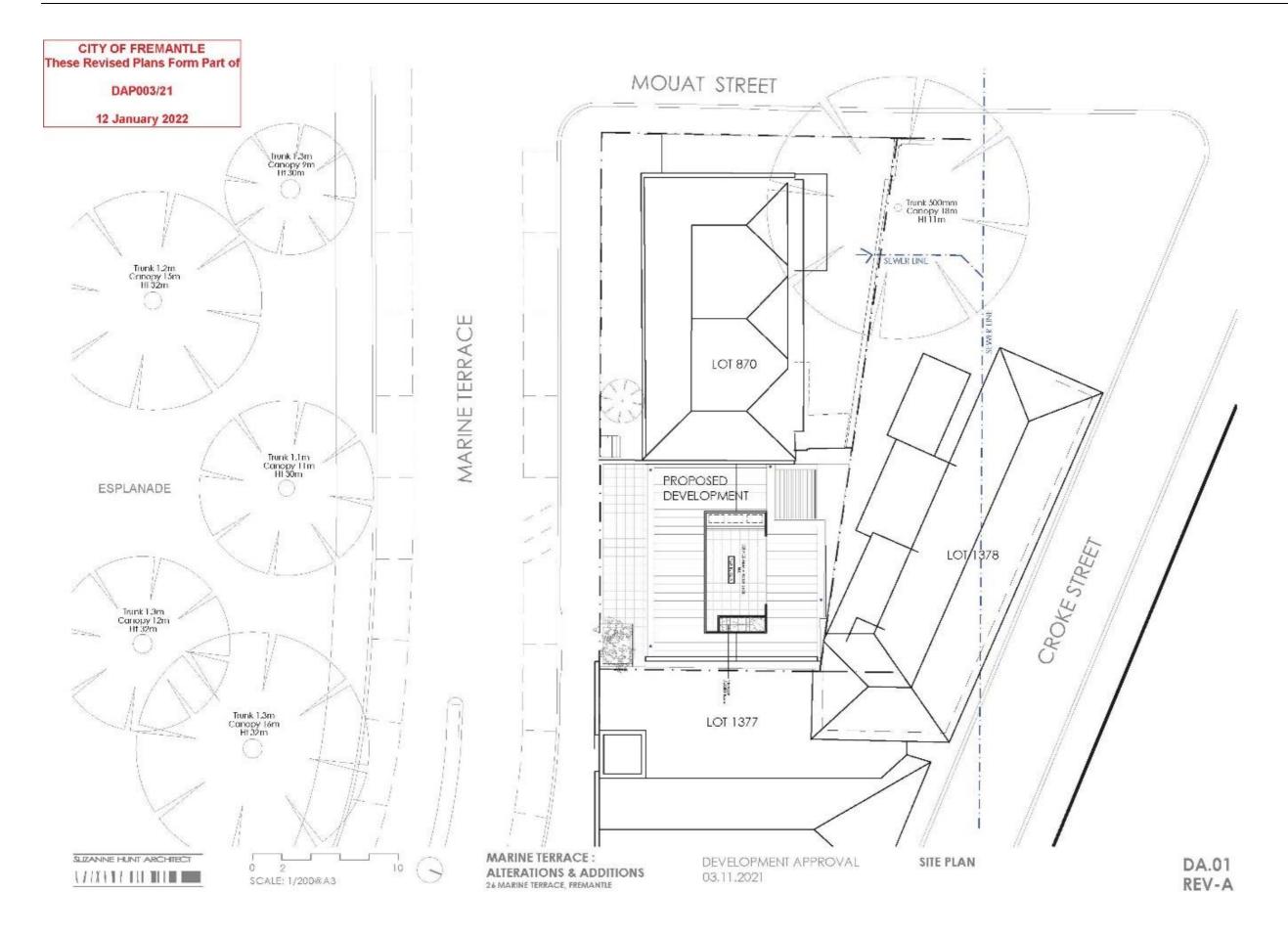


MARINE TERRACE :
ALTERATIONS & ADDITIONS
26 MARINE TERRACE, FREMANTLE

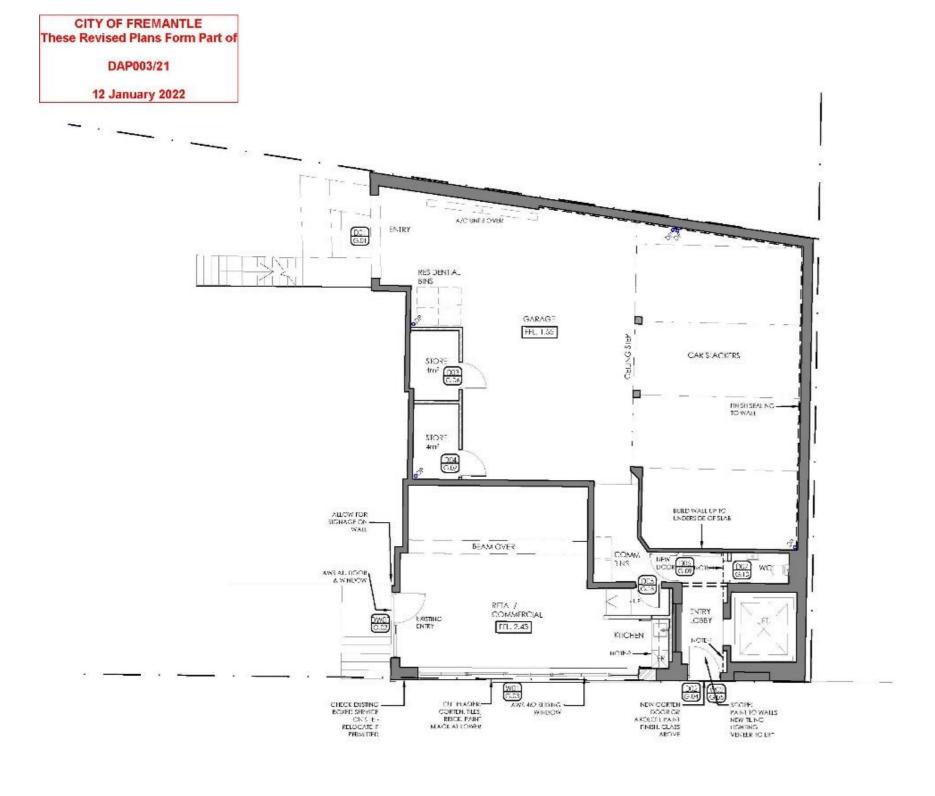
DEVELOPMENT APPROVAL 03.11.2021 COVER PAGE

DA.00









FULL SCOPE - GENERAL;

- FAMILICATING THROUGHOUT
- DOORS AND WINDOWS AS SPECIFIED.
- SAND FLOORBOARDS
- REGROUT ALL BATHDOOMS.
- NEW JG IENGTO KTOLEN. DINING, LVING
- FEYSCREENSTHOUGHOUP

LECEND:



EKSTING WALL



NEW WALL

NOTES:

- VENEER SECRET DOOR -PUSH TO OPEN, VENEER SLADDING TO WALL.
- 2. SLIDING VENETE DOORS, NEW THING, GPO FEDGE UNDER BENGLI, WICKRO/COMB OVEN WITH SELF-OVER, TO KITCH ENETTS.





MARINE TERRACE : ALTERATIONS & ADDITIONS 26 MARINE TERRACE, FREMANTIE

DEVELOPMENT APPROVAL 03.11.2021 GROUND FLOOR PLAN (RETAIL/ COMMERCIAL) DA.02 REV-A



12 January 2022



FULL SCOPE - GENERAL:

- PANTNG™HROUGHOUT
- DOORS AND WINDOWS AS SPECIFED
- SAND FLOORBOARDS
- REGROUTAL BATHROOMS
- NEW LIGHTING TO CTCLIEN DINING, JVING
- FLYSCREENS I (OUGHOUT

LEGEND:



XSING WAL



SEW WALL

NOTES:

- REMOVE EXISTING OFF ING WHERE REQUIRED FOR INSTALLATION OF NEW SERVICES FROM FLOOR OVER.
- INSTALL NEW CHLING TO AFFECTED AREAS UPON COMPLETION.





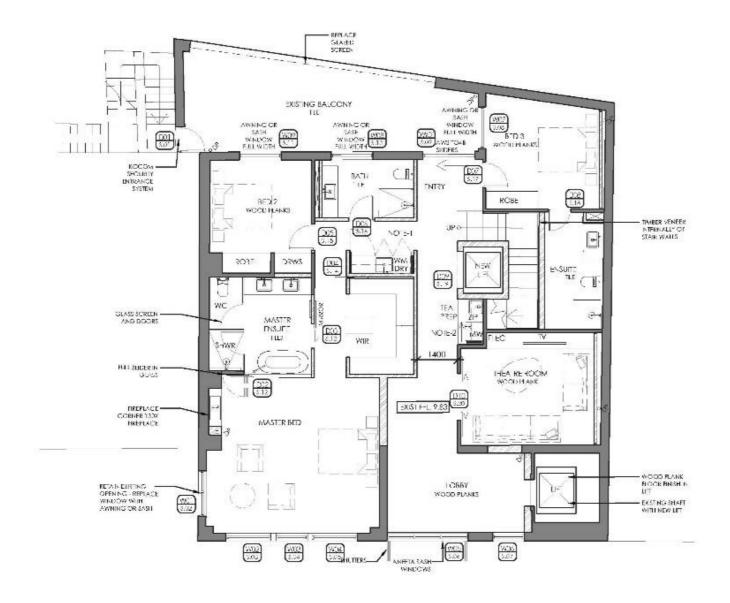
MARINE TERRACE : ALTERATIONS & ADDITIONS 26 MARINE TERRACE, FREMANTIE

DEVELOPMENT APPROVAL 03.11.2021 FIRST FLOOR PLAN (RENTAL APARTMENT)

DA.03 REV-A



CITY OF FREMANTLE
These Revised Plans Form Part of
DAP003/21
12 January 2022



FULL SCOPE - GENERAL:

- PAINTING, REPAIR AND MAKE GOOD THROUGHOUT
- REGROUT EXISTING BATHROOMS
- NEWTILING T ROUGHOUT INCLUDING LIFE AND LIFE LOSBY.
- SAME TUNG WITH GRIP ON BAICONY
- TLYSCREINS THROUGHOUT

LEGEND:



EXISTING WALL

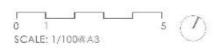


SEW WALL

NOTES:

- 1. FACE TISTO AUNDRY AREA TO INCLUDE PUBLICATION DRAWERS, RECESSED TOOORS, STACKED WAS IFE & DRYER, RECESSED TROUGH, HANGING RAIL.
- 2. FACHTES TO THA PREP AREA TO INCLIDE MAWAYT OVEN COMBINED OVER, 7 PTAP, SINC. UNDERSENDED FROM TO UNDERSENDED WHITE HEATER UNIT UNDERSENDED WELLSCOSSED VENETA SHIDES.



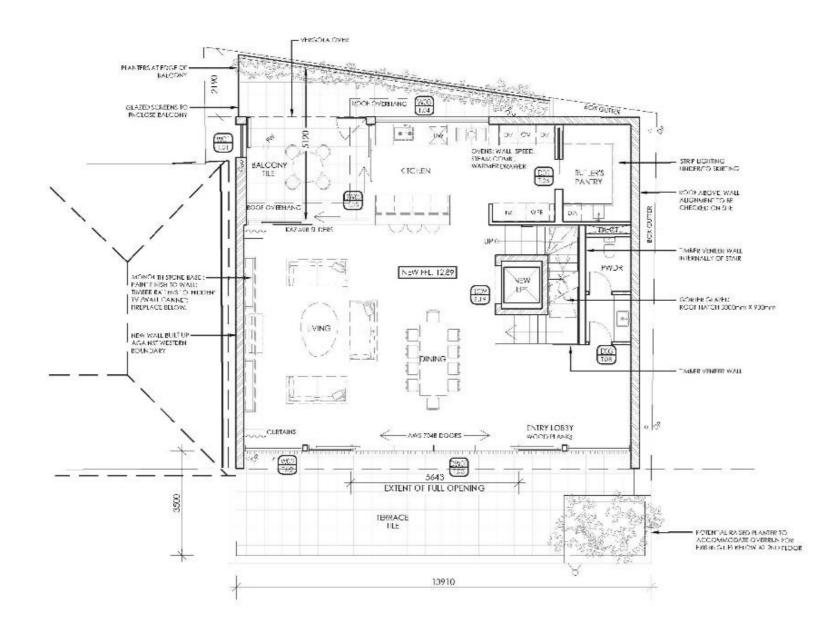


MARINE TERRACE :
ALTERATIONS & ADDITIONS
26 MARINE TERRACE, FREMANTIE

DEVELOPMENT APPROVAL 03.11.2021 SECOND FLOOR PLAN (PRIVATE APARTMENT) DA.04 REV-B



12 January 2022



NOTES:

- ★ KTCHEN FINISHES LAPITECH TO KTCHEN, DARK POLT ECH TO CABINET FACE: BATTENS TO BACK CF SLAND BENCH
- NO FLYSCREENS THIS LEYEL

LEGEND:



NEW WALL

SUZANNE HUNT ARCHITECT

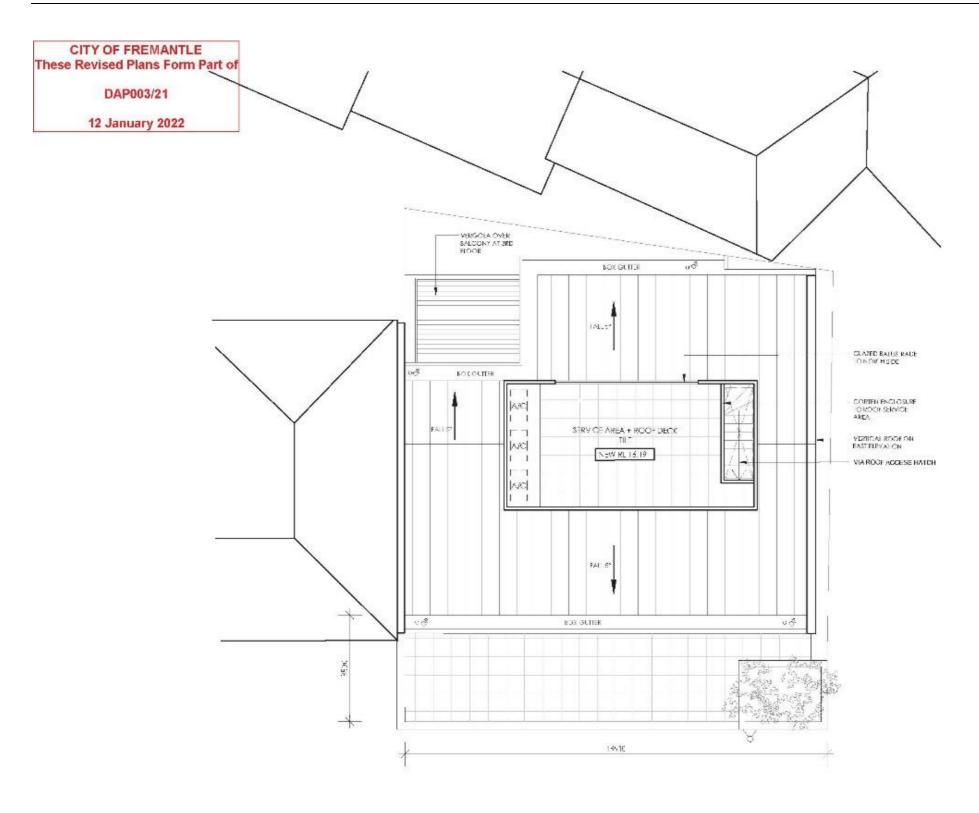


MARINE TERRACE : ALTERATIONS & ADDITIONS 26 MARINE TERRACE, FREMANTIE

DEVELOPMENT APPROVAL 03.11.2021 THIRD FLOOR PLAN (PRIVATE APARTMENT)

DA.05 REV-B









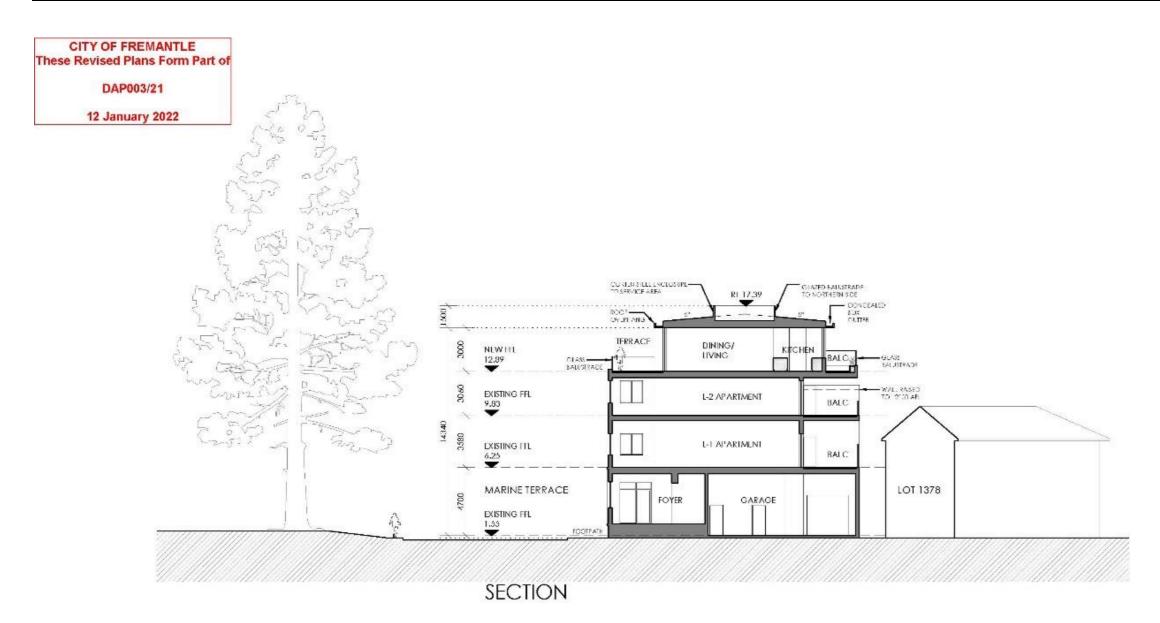
MARINE TERRACE :
ALTERATIONS & ADDITIONS
26 MARINE TERRACE, FREMANTLE

DEVELOPMENT APPROVAL 03.11.2021

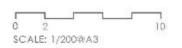
ROOF PLAN

DA.06 REV-A









MARINE TERRACE :
ALTERATIONS & ADDITIONS
26 MARINE TERRACE, FREMANTLE

DEVELOPMENT APPROVAL 03.11.2021

SECTION

DA.07



DAP003/21

12 January 2022





MARINE TERRACE : ALTERATIONS & ADDITIONS 26 MARINE TERRACE, FREMANTLE

DEVELOPMENT APPROVAL 03.11.2021 STREET ELEVATION (CLOSED SHUTTERS)

DA.08 REV-C



DAP003/21

12 January 2022



MARINE TERRACE :
ALTERATIONS & ADDITIONS
26 MARINE TERRACE, FREMANTLE

DEVELOPMENT APPROVAL 03.11.2021

STREET ELEVATION (CLOSED SHUTTERS WITH TREES)

DA.09 REV-C



DAP003/21

12 January 2022





DAP003/21

12 January 2022

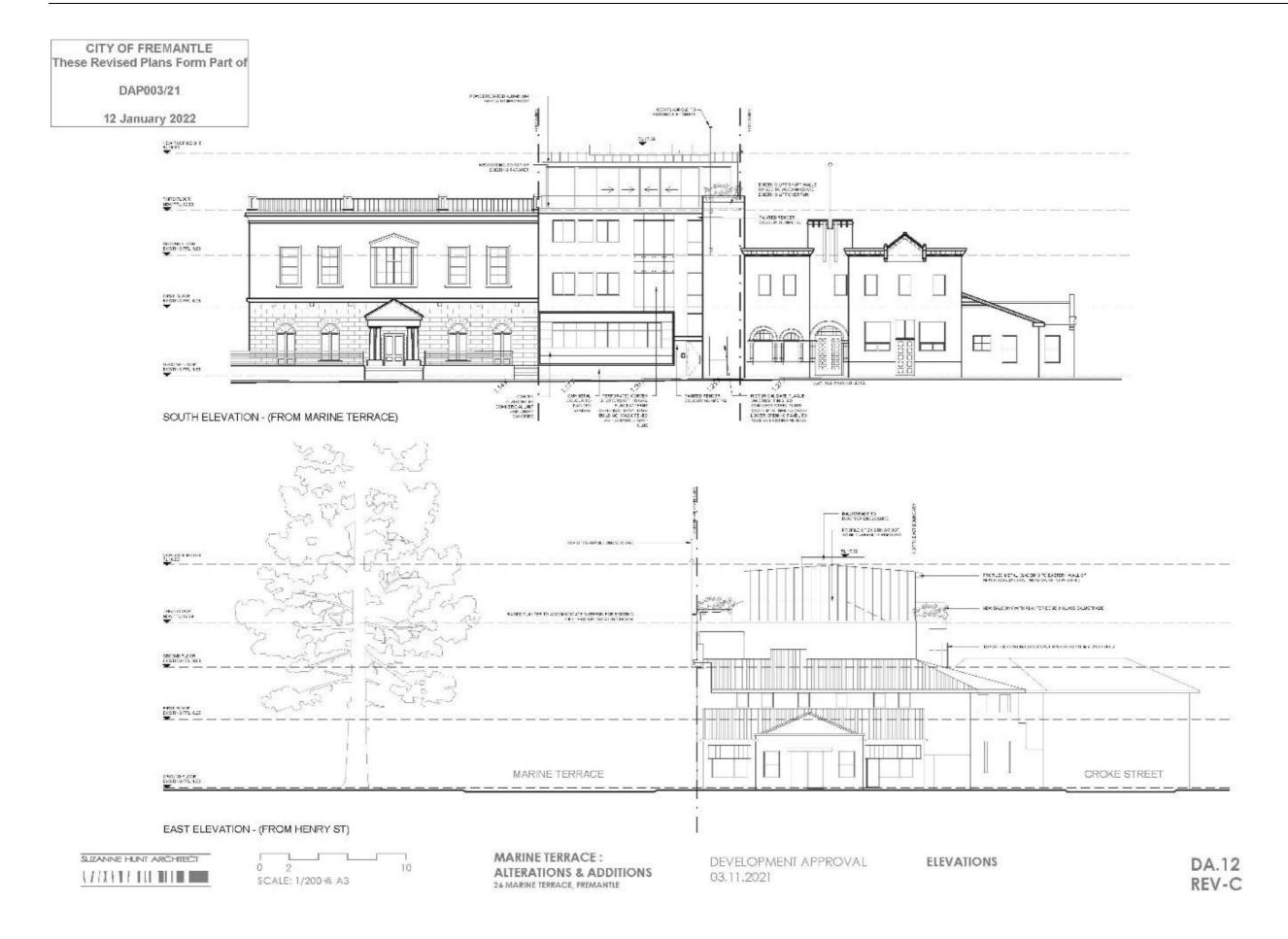


MARINE TERRACE :
ALTERATIONS & ADDITIONS
26 MARINE TERRACE, FREMANTIE

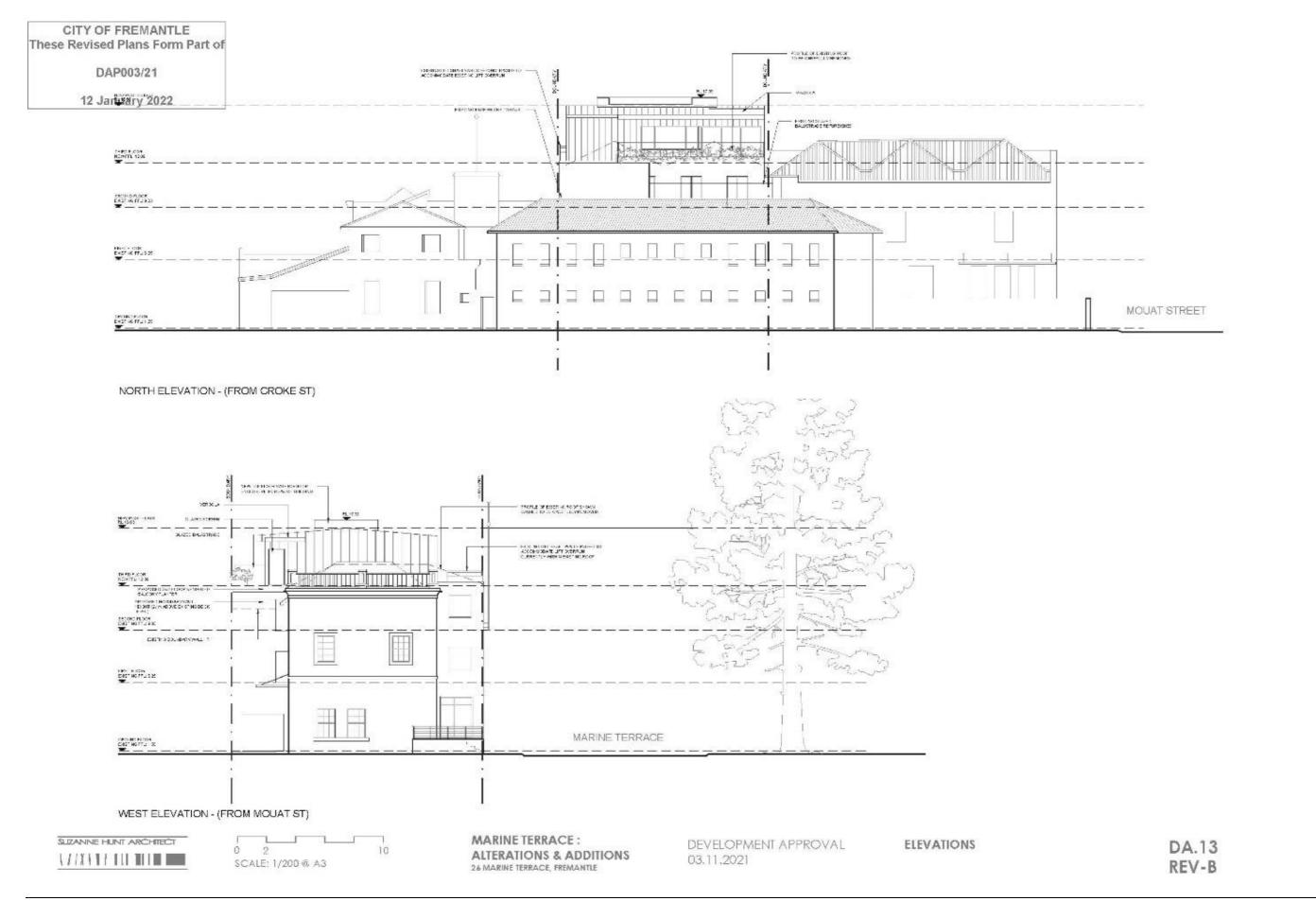
DEVELOPMENT APPROVAL 03.11.2021 STREET ELEVATION (OPEN SHUTTERS WITH TREES)

DA.11 REV-C



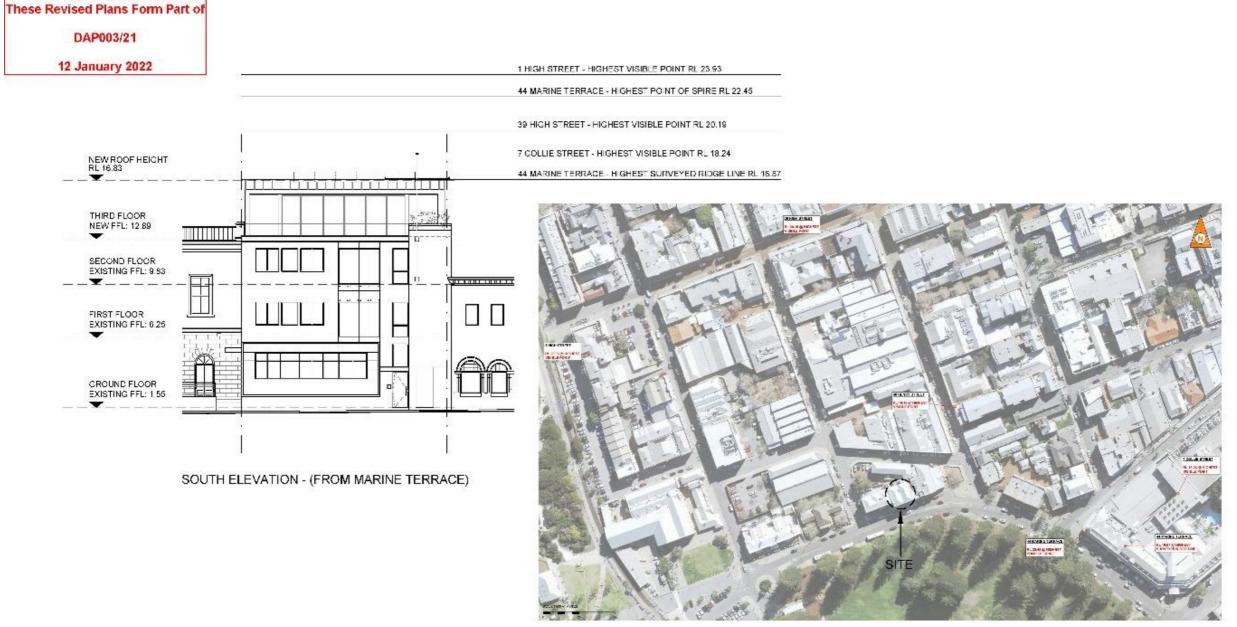








CITY OF FREMANTLE



ROOF HEIGHT SURVEY (NOT TO SCALE)

2 1/200 @ A3 10

ELEVATION
(WITH ROOF HEIGHT SURVEY)

DA.14 REV-C





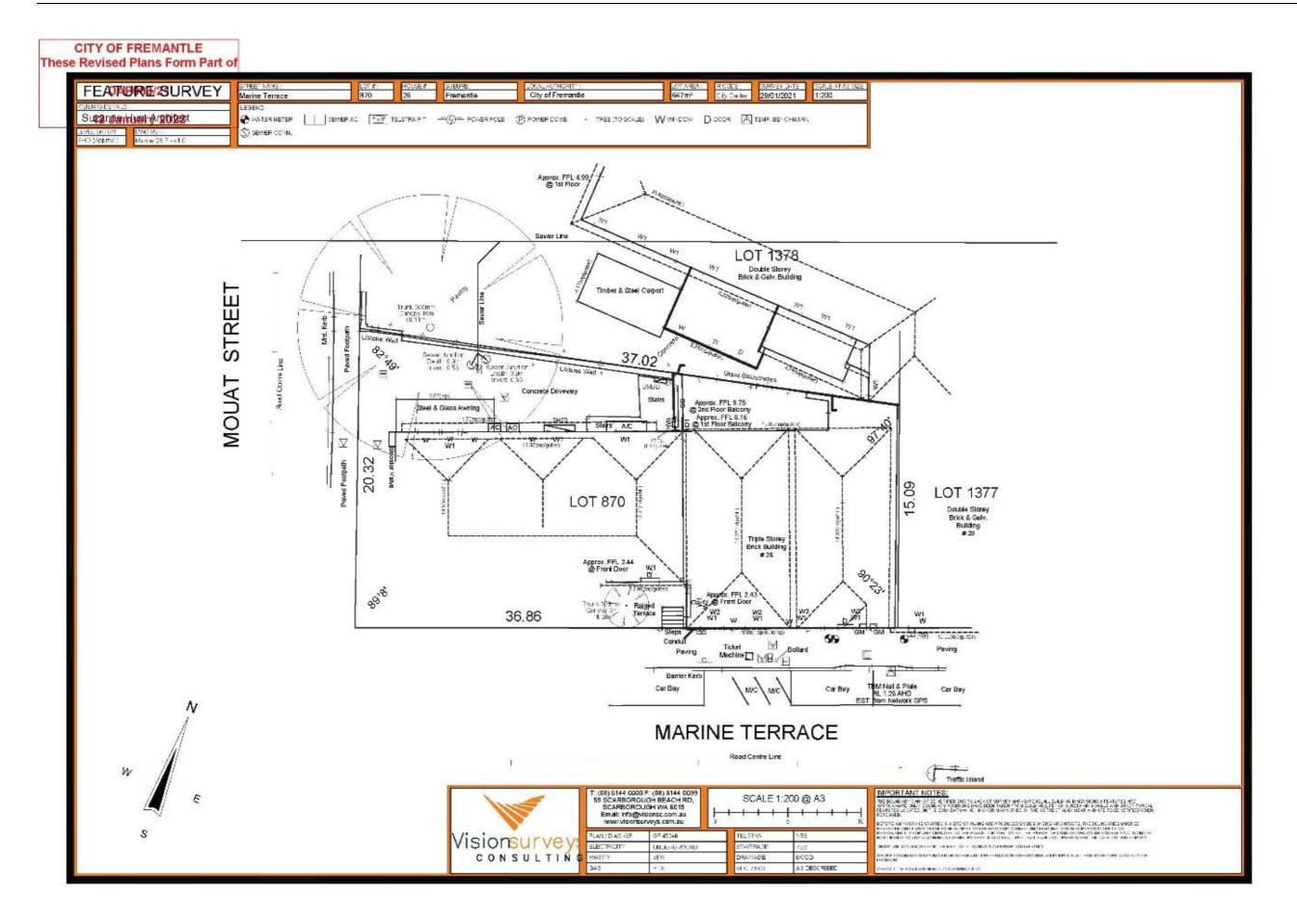




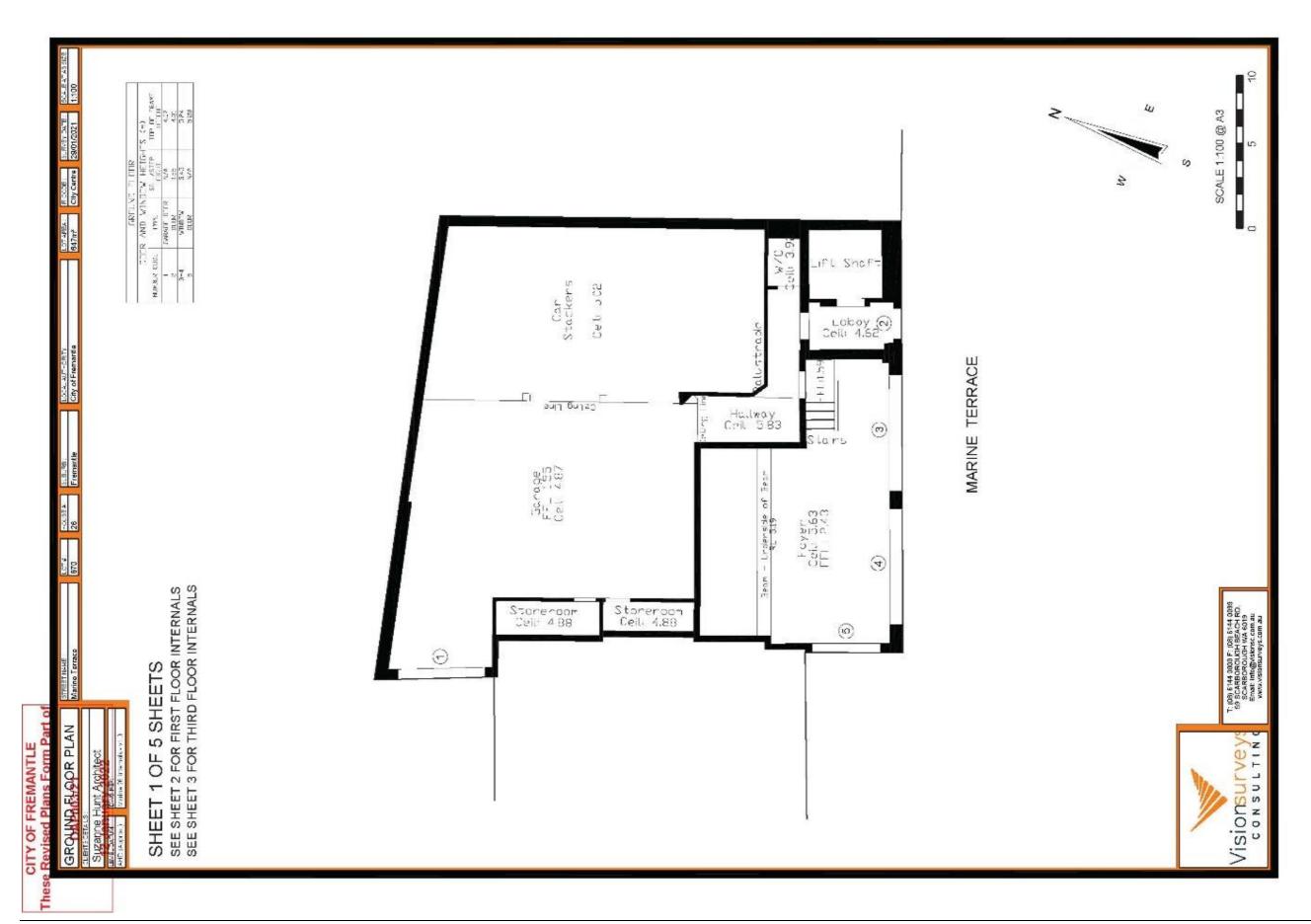




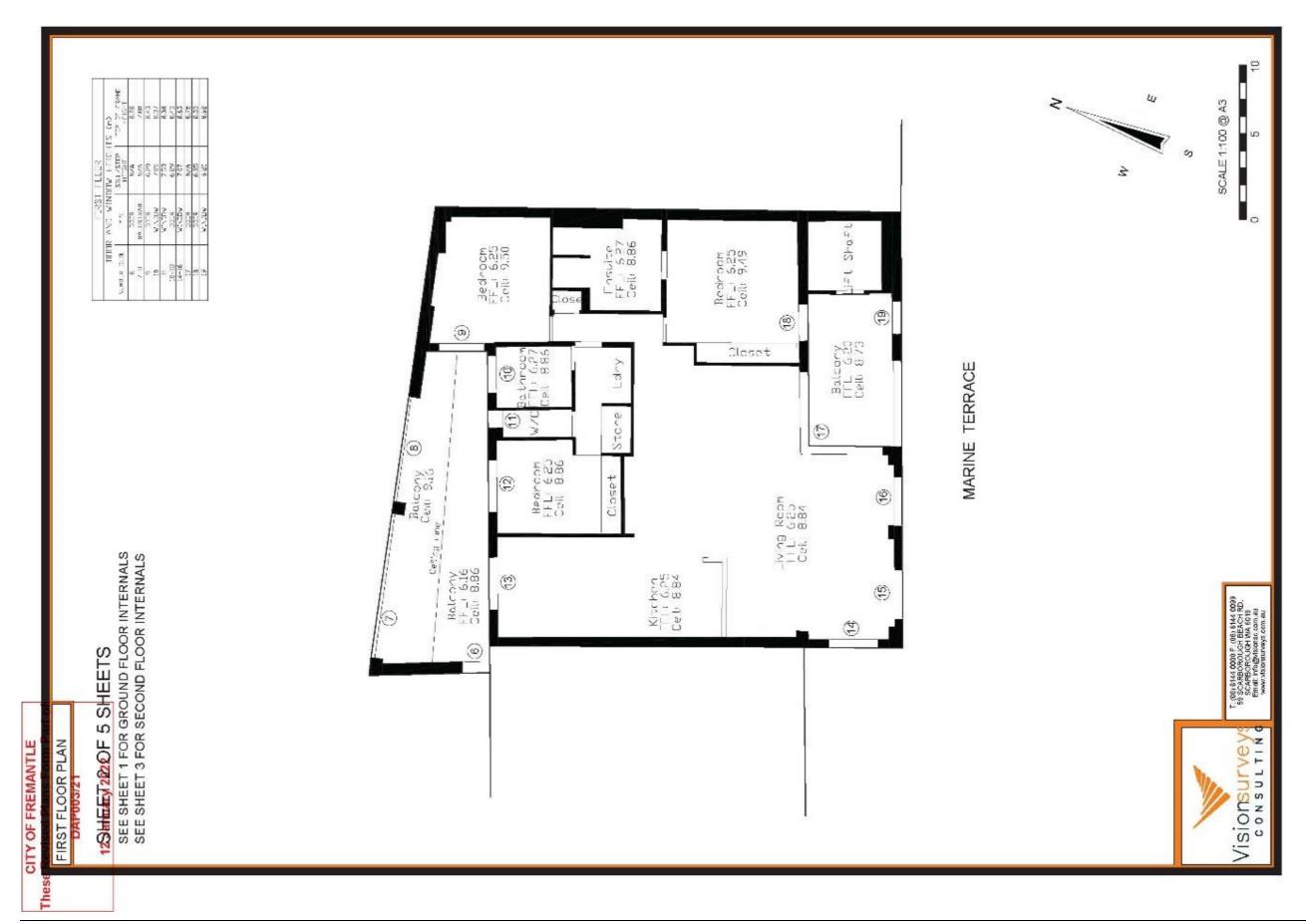




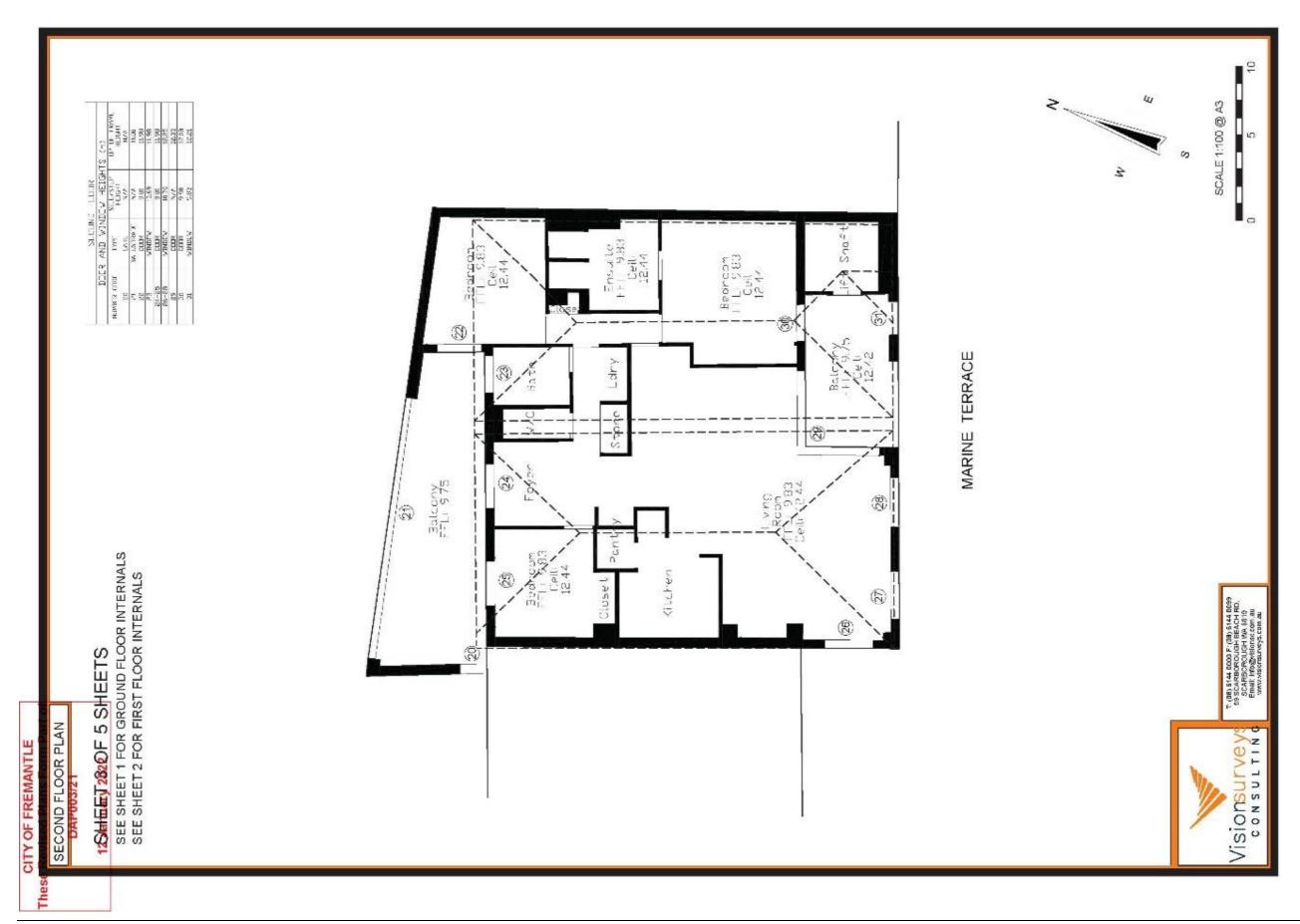




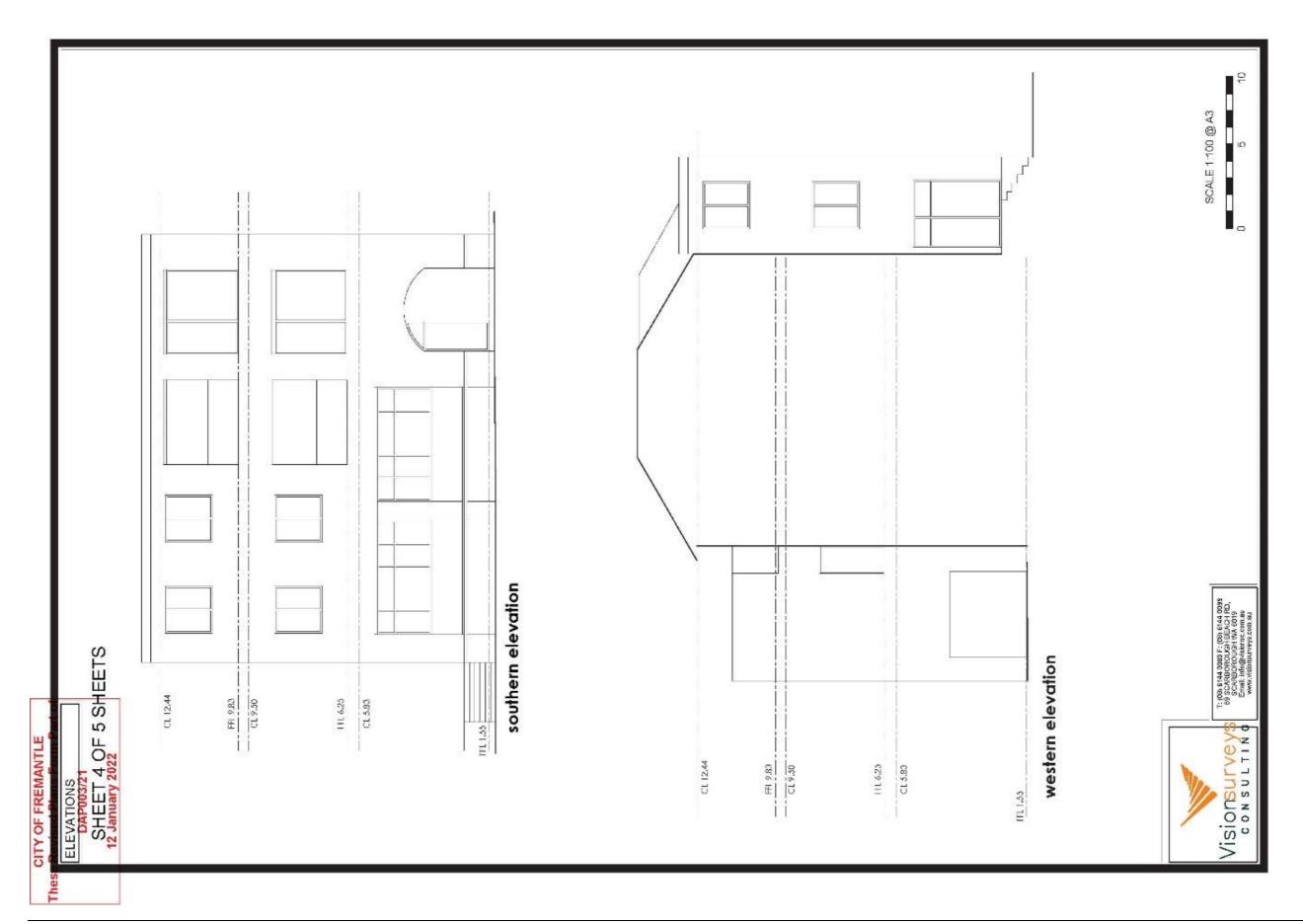




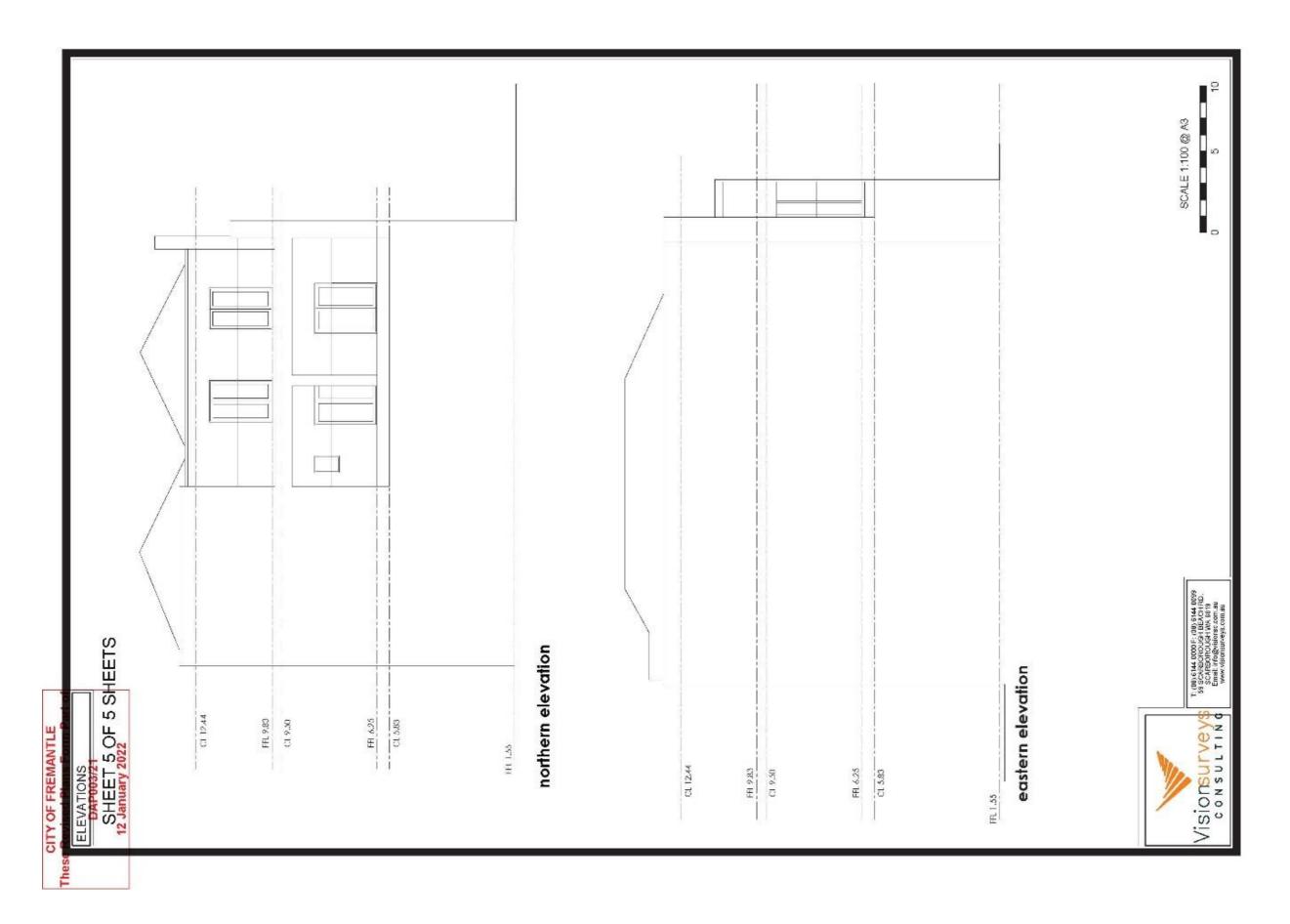




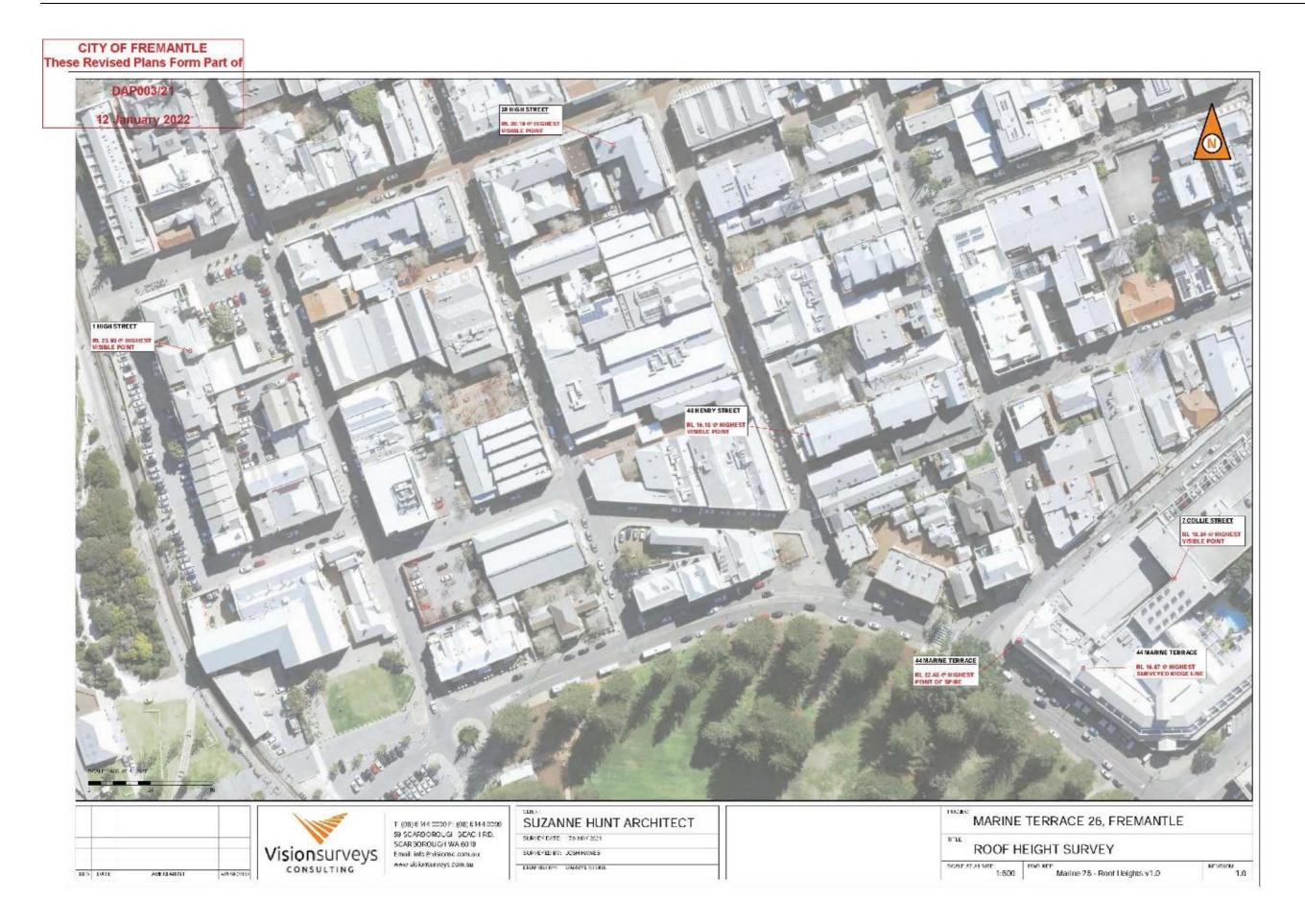










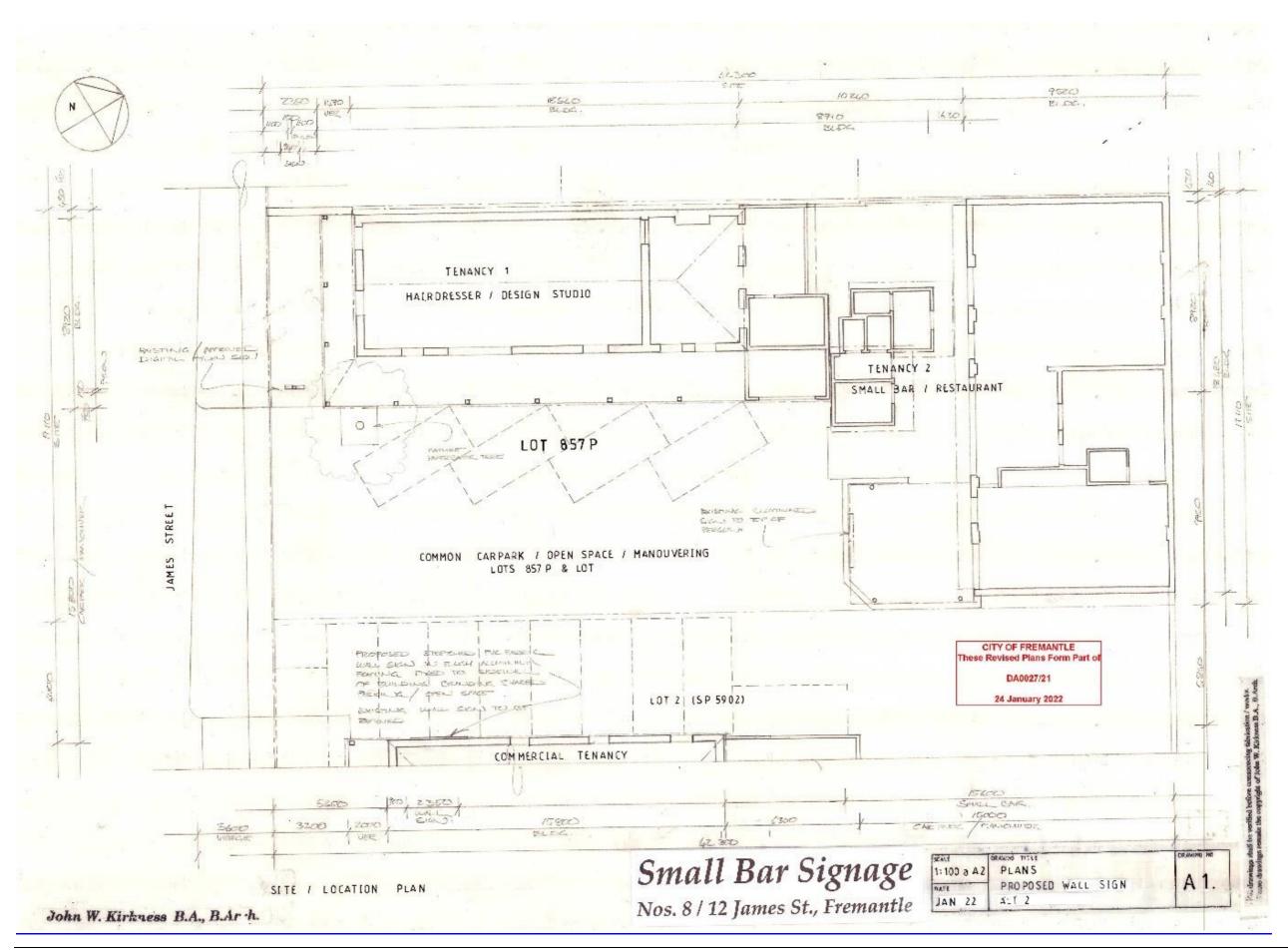




PC2202-9 JAMES STREET, NO.12 (LOT 857), FREMANTLE - SECTION 31 STATE ADMINISTRATIVE TRIBUNAL RECONSIDERATION FOR A WALL SIGN (DA0027/21) ATTACHMENT - Revised Development Plans

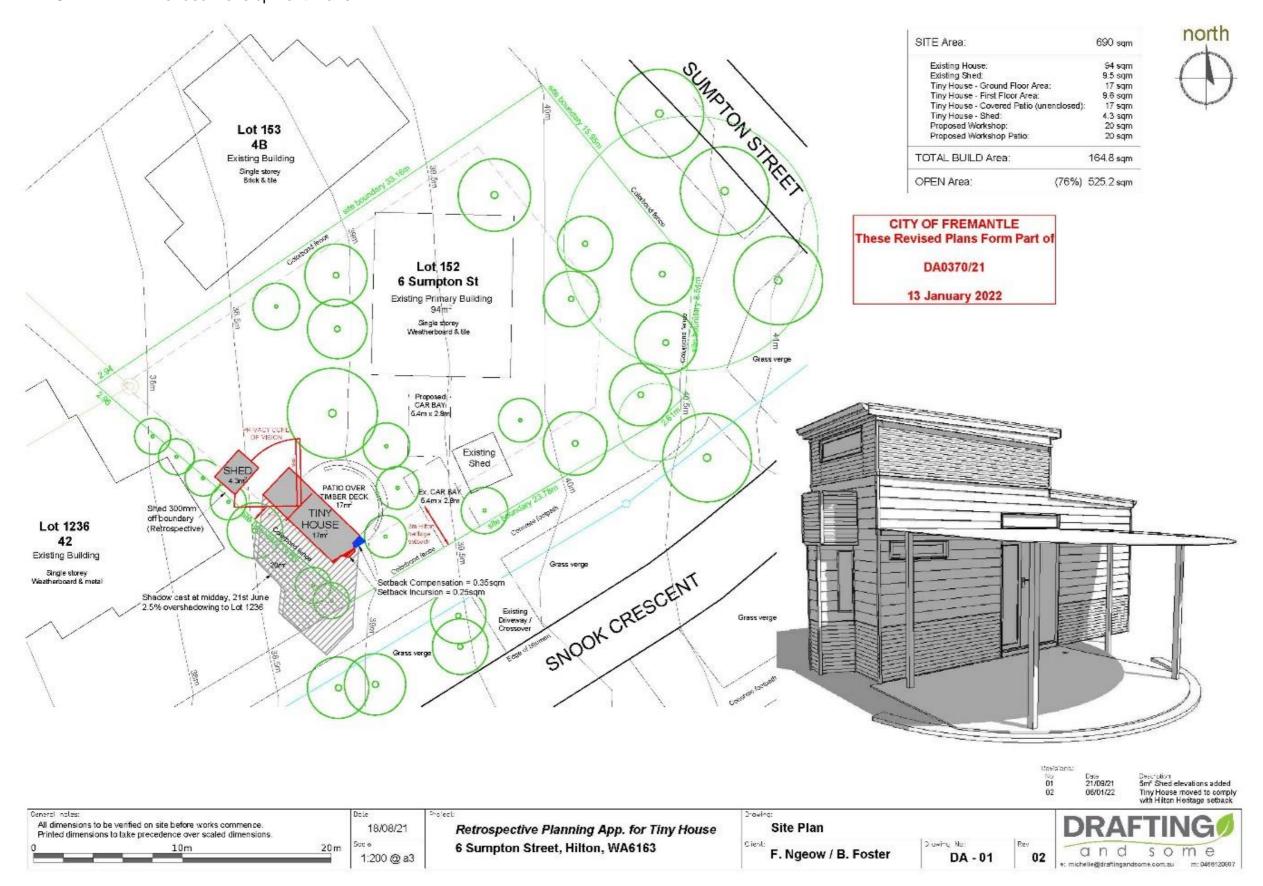




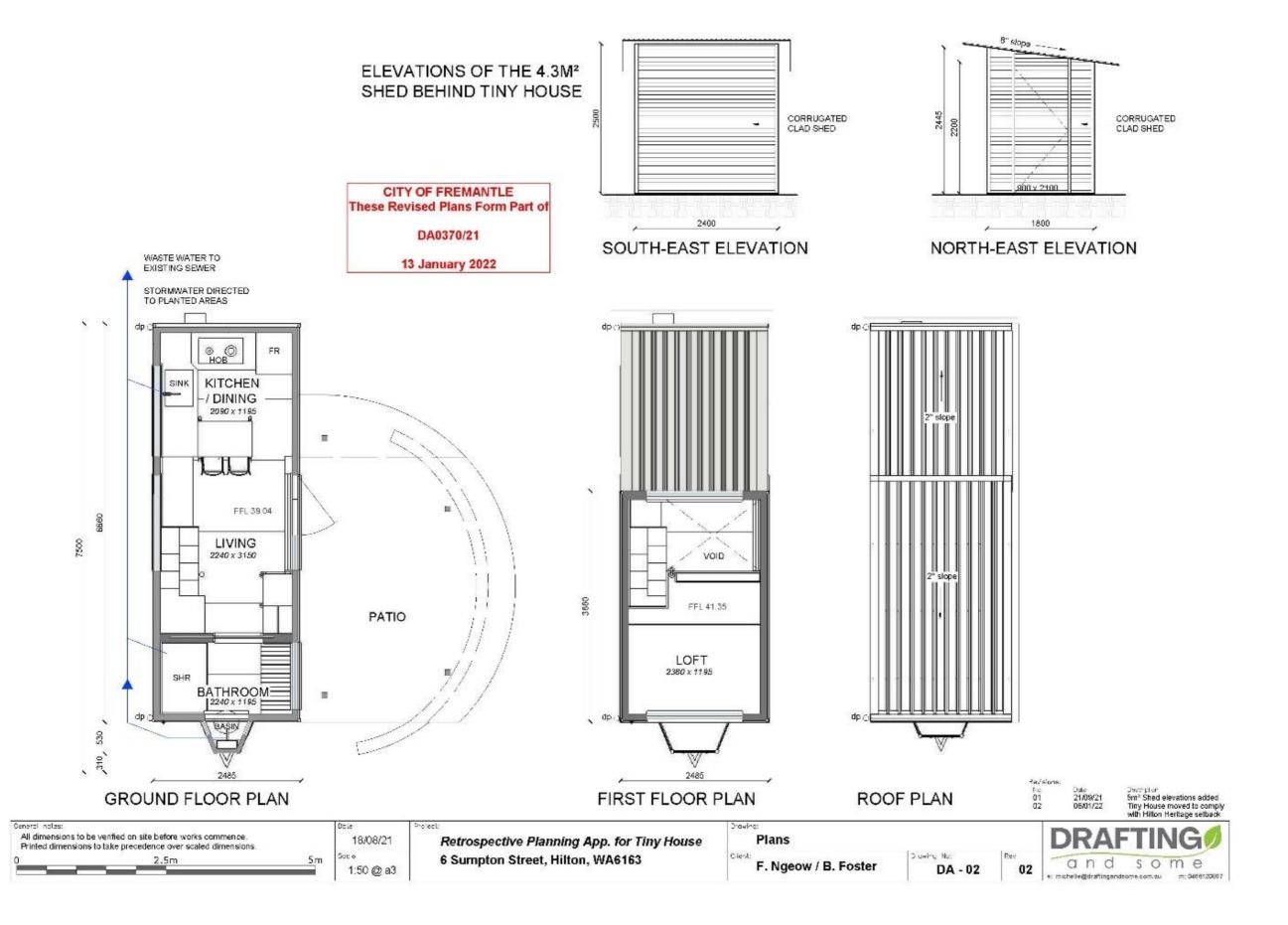




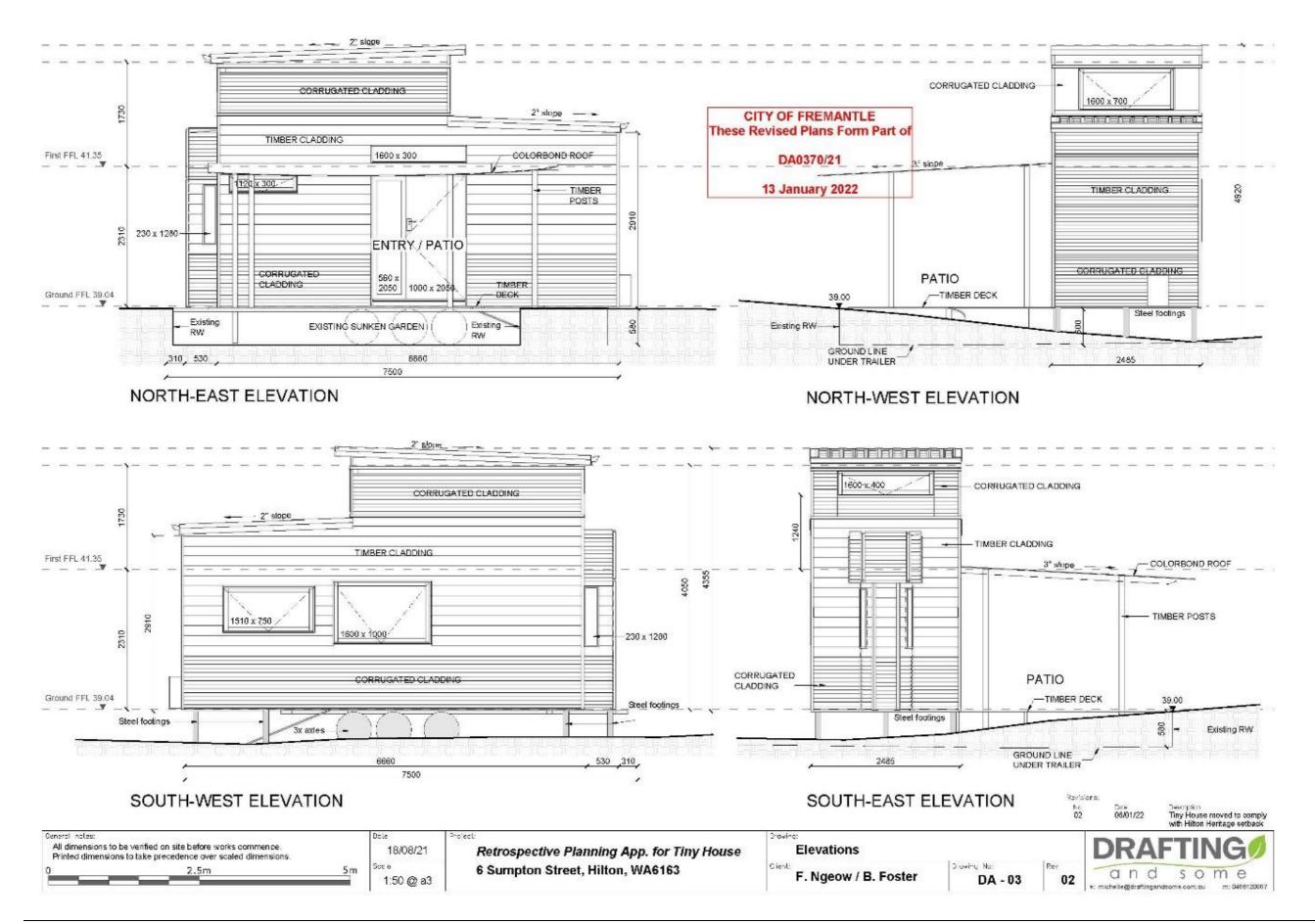
PC2202-10 SUMPTON STREET, NO. 6 (LOT 152), HILTON – RETROSPECTIVE ANCILLARY DWELLING ADDITION TO EXISTING SINGLE HOUSE (ED DA0370/21) ATTACHMENT – Amended Development Plans













C2202-11 Information Report - February 2022 ATTACHMENT 1

DECISIONS APPROVED UNDER DELEGATED AUTHORITY BY THE MANAGER DEVELOPMENT SERVICES

TO BE USED FOR THE SCHEDULE OF APPLICATIONS PC ITEM - COPY & PASTE, DELETE AT END

- 1. LEWINGTON STREET, NO. 11 (LOT 1), BEACONSFIELD ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING (JCL DA0436/21);
- 2. GOLDSBROUGH STREET, NO. 1 (LOTS 40, 201), FREMANTLE SURVEY STRATA SUBDIVISION (ED WAPC161805)
- 3. PARRY STREET, NO. 1, FREMANTLE INTERNAL ALTERATIONS TO EXISTING BUILDING (ED DA0508/21)
- 4. STOCK ROAD, NO.291 (LOT 97), O'CONNOR PYLON SIGN (ED DA0504/21)
- 5. STOKES STREET, NO. 23 (LOT 4), WHITE GUM VALLEY EXTERNAL FIXTURES (SOLAR PANEL) ADDITIONS TO EXISTING SINGLE HOUSE (JCL DA0538/21)
- 6. HARBOUR ROAD, NO. 7 (LOT 58), SOUTH FREMANTLE PERGOLA ADDITION TO EXISTING SINGLE HOUSE (JCL DA0527/21)
- 7. BRUCE STREET, NO.9 (LOT 47), NORTH FREMANTLE PATIO ADDITION TO EXISTING SINGLE HOUSE (JW/ED DA0476/21)
- 8. SCOTT STREET, NO. 8 (LOT 33), SOUTH FREMANTLE PATIO AND PRIMARY STREET FENCE ADDITION TO EXISTING SINGLE HOUSE (JCL DA0420/21)
- 9. KWONG ALLEY, NO. 1/12 NORTH FREMANTLE (ALTERATIONS AND DECK ADDITION TO EXISTING MULTIPLE DWELLING) (TG DA0524/21)
- 10. HENDERSON STREET, NO. 45 (LOT 100) FREMANTLE SUBSTATION ADDITION TO EXISTING BUILDING (TG DA0510/21)
- 11. HOLLAND STREET, NO.17 (LOT 181), FREMANTLE VARIATION TO DA0623/16 (CS VA0037/21)
- 12. HAMPTON ROAD, No.226 (LOT 3), BEACONSFIELD ADDITION OF TELECOMMUNICATIONS FACILITY TO EXISTING BUILDING (CS DA0413/21)



- 13. HAMPTON ROAD, NO. 1/145 (LOT 1), SOUTH FREMANTLE VARIATION TO PREVIOUS PLANNING APPROVAL DA0014/21 (FRONT DETACHED ADDITION TO EXISTING GROUPED DWELLING) (JCL DA0042/21)
- 14. SWEETMAN STREET, NO.16 (LOT 1830), WHITE GUM VALLEY SECOND STOREY ADDITION TO GROUPED DWELLING (CS DA0439/21)
- 15. YORK STREET, NO. 79 (LOT 32), BEACONSFIELD RETAINING WALL ADDITION TO EXISTING SINGLE HOUSE (JCL DA0343/21)
- 16. HIGH STREET, NO.22 (LOT 43), FREMANTLE INTERNAL ALTERATIONS TO EXISTING BUILDING (JL DA0535/21)
- 17. PHILLIMORE STREET, NO.33 (SL 1), FREMANTLE INTERNAL ALTERATIONS TO EXISTING BUILDING (JL DA0536/21)
- 18.MCCABE PL, NO. 2 (LOT 1002) VARIATION TO DA0498/19 (TG VA0038/21)
- 19. SOUTH TERRACE, NO. 222 & 224 BOUNDARY REALIGNMENT WAPC161859
- 20. CARRINGTON STREET, NO. 202A BELOW GROUND POOL TG DA0013/22
- 21. PARRY STREET, NO. 1, FREMANTLE INTERNAL ADDITIONS TO EXISTING BUILDING (ED DA0522/21)
- 22. SOLOMON STREET, NO. 83 (LOT 62), FREMANTLE SURVEY STRATA SUBDIVISION WITH COMMON PROPERTY (ED WAPC1342-21)
- 23. COLLICK STREET, NO. 50, HILTON ADDITION OF FRONT FENCE AND PORCH (REPLACEMENT) TO EXISTING HOUSE (ED DA0540/21)
- 24.CLIFF STREET, NO. 34-36 (LOT 3), FREMANTLE RE-ROOF OF EXISTING BUILDING (JCL DA0520/21)
- 25. AMHERST STREET, NO. 48A, FREMANTLE TWO STOREY GROUPED DWELLING (ED DA0517/21)



PC2202-12 LOCAL HERITAGE SURVEY AND HERITAGE LIST - ANNUAL UPDATE 2021 – OUTCOMES OF CONSULTATION

ATTACHMENT 1 – Schedule of Submissions

Schedule of Submissions – City of Fremantle Scheme Local Heritage Survey & Heritage List Annual Update 2021

Submission Period: 3 November 2021 - 26 November 2021

1 Landowners – 84 Hampton Road, Fremantle

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

Officer comments

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

2 Landowners - 63 Thompson Road, North Fremantle

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

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

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

Officer comment

The building is not a poor example of the Late Twentieth Century Brutalist style. It is an
idiosyncratic example of the style rather than a representative example. The building
shows the influence of the Late Twentieth Century Brutalist style overlaid with
Iwanoff's personal design philosophy and exploration of form and detail.



- The building is not a poor example of the work of the architect Iwan Iwanoff. While it is more modest than some of his spectacular residential projects and contains little of the decorative sculptural detail, the elevations are tightly composed, and attention has been paid to articulating the building structure and setting out the concrete blockwork. The simplicity and economy of the building are a response to its commercial/ industrial use. As with many industrial /commercial buildings, the small public/ office areas are the focus of the design detailing with simple functional treatments reserved for the work/ storage areas (studios). The building is a rare example of a commercial project by Iwanoff.
- North Fremantle is generally characterised by clusters of industrial buildings surrounded by modest housing for workers with higher quality housing located on the river edge east of Stirling Highway. This building is not proposed for heritage listing as a collective part of a residential streetscapes or area but for its significance as an individual place and as part of the areas industrial/ commercial history.
- The building forms a part of the story of the commercial and industrial development of North Fremantle between the 1890s and the 1980s which makes such an important contribution to the character and heritage significance of the area. A wide variety of building styles and construction methods were employed in North Fremantle's industrial and commercial buildings from the simple face brick factory buildings of the Weeties Factory and the Burfords Soap Factory to the decorative masonry facades of the Ford Motor Company to the corrugated iron sheds of the Vacuum Oil Company and the storage warehouses for the port. 63 Thompson Road together with the adjacent 1970s plumbing warehouse and other Post-War development at the northern end of North Fremantle illustrate the final stage of industrial development in Fremantle prior to the redevelopment of the area following the relocation of industry to industrial estates on the outskirts of the metropolitan area in the 1980s and 1990s.
- While the use of the building as a recording studio was short lived due to problems
 with sound leakage, the original use is an important part of its significance because
 the building was specifically designed to accommodate it. The longer term semiindustrial use of the building a chemical laboratory is also part of the story of the
 place.
- Heritage listing does not preclude residential conversion or development though does add some constraints. However, it also affords the potential for variations to the scheme to enable its retention. The 1970s plumbing warehouse directly to the north of this building was successfully converted to a residential development in the 1990s. The exterior walls and roof form were retained allowing the building to contribute to the mixed industrial / residential character of the suburb and the interior was developed into seven units.
- Consultation commenced on 3 November 2021 with an extension granted to the landowner to submit additional information to 24 January 2022. This is considered adequate to obtain expert input (noting that the Christmas break does add a disruption).