



AGENDA ATTACHMENTS

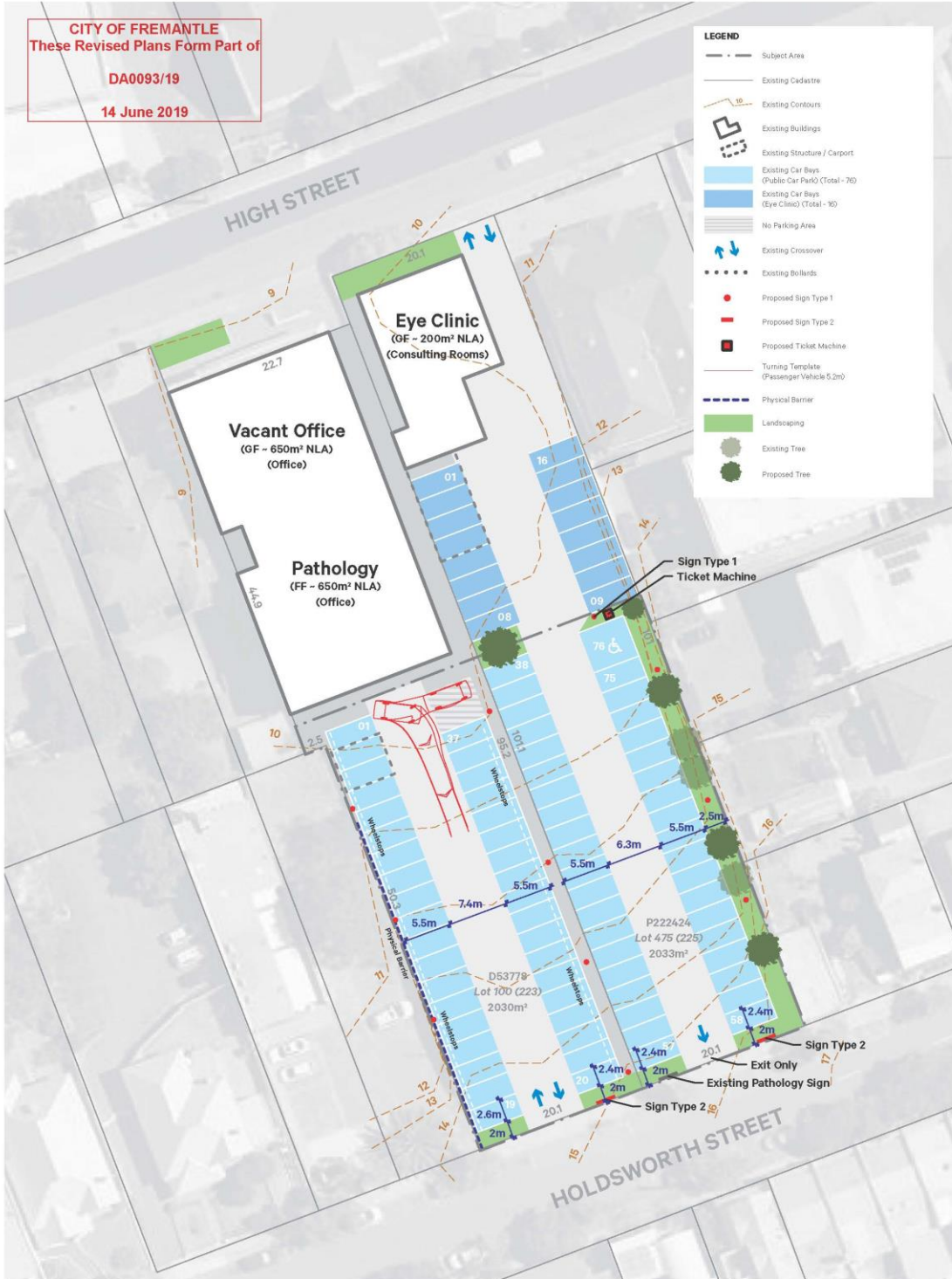
Planning Committee

Wednesday, 3 July 2019, 6.00 pm

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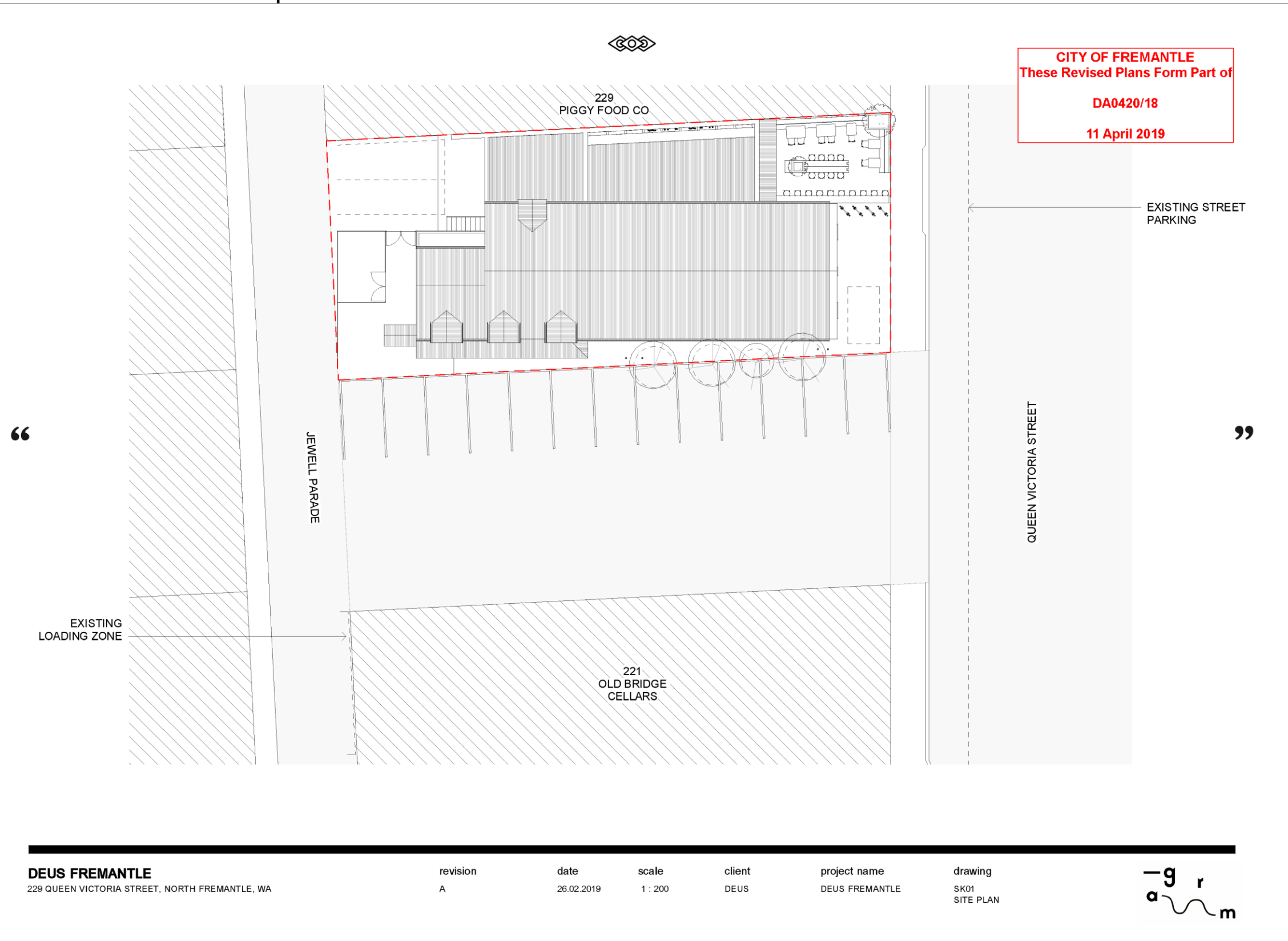
**PC1907 -1 HIGH STREET, NO. 223 AND 225 (LOT 100 AND 475),
FREMANTLE - PARTIAL CHANGE OF USE (PUBLIC CAR PARK)
AND SIGNAGE - (TG DA0093/19)**

Revised site plan



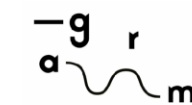
Site Plan
223-225 High Street, Fremantle

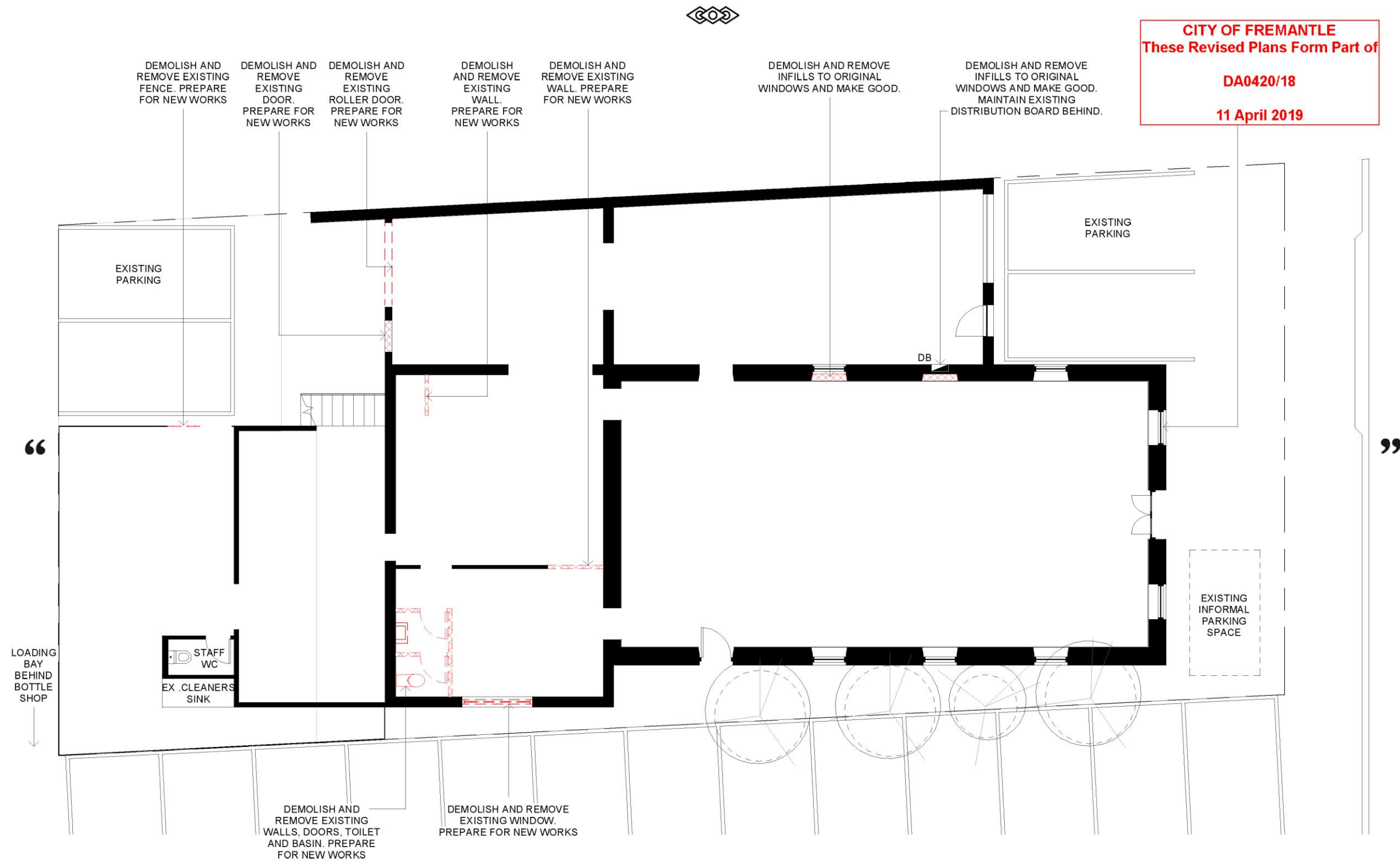
PC1907 -2 QUEEN VICTORIA STREET NO.229 (LOT 20), NORTH FREMANTLE - PARTIAL CHANGE OF USE TO SMALL BAR, ADDITIONS, ALTERATIONS AND SIGNAGE TO EXISTING BUILDING (JL DA0420/18)
ATTACHMENT 1 – Amended Development Plans



DEUS FREMANTLE
229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision	date	scale	client	project name	drawing
A	26.02.2019	1 : 200	DEUS	DEUS FREMANTLE	SK01 SITE PLAN





DEUS FREMANTLE
229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision

date
26.02.2019

scale
1 : 100

client
DEUS

project name
DEUS FREMANTLE

drawing
SK02
EXISTING GROUND FLOOR PLAN



GENERAL HERITAGE NOTES:

1. The proposed works are to be carried out in a manner that minimises demolition, alterations and new penetrations/fixings to the significant fabric of the existing building which is listed as a Heritage Item.
2. All required fixings to existing fabric will be carried out in a way that enables rectification to the heritage fabric if fixings are removed in the future.

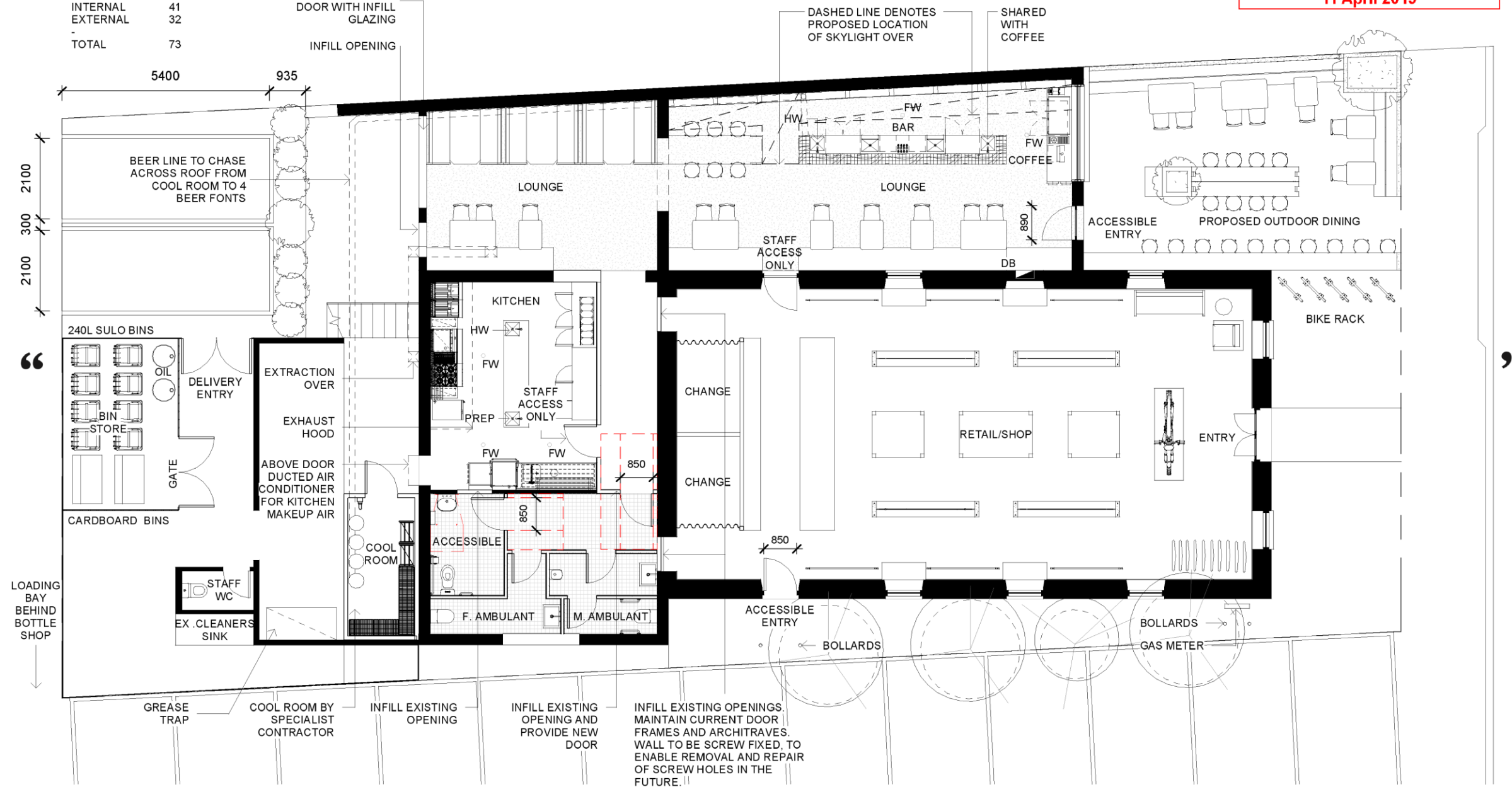
SEATING	
INTERNAL	41
EXTERNAL	32
TOTAL	73

REPLACE EXISTING ROLLER DOOR WITH INFILL GLAZING

INFILL OPENING



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These Revised Plans Form Part of
DA0420/18
11 April 2019



DEUS FREMANTLE

229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision
A

date
26.02.2019

scale
1 : 100

client
DEUS

project name
DEUS FREMANTLE

drawing
SK03
PROPOSED GROUND FLOOR PLAN

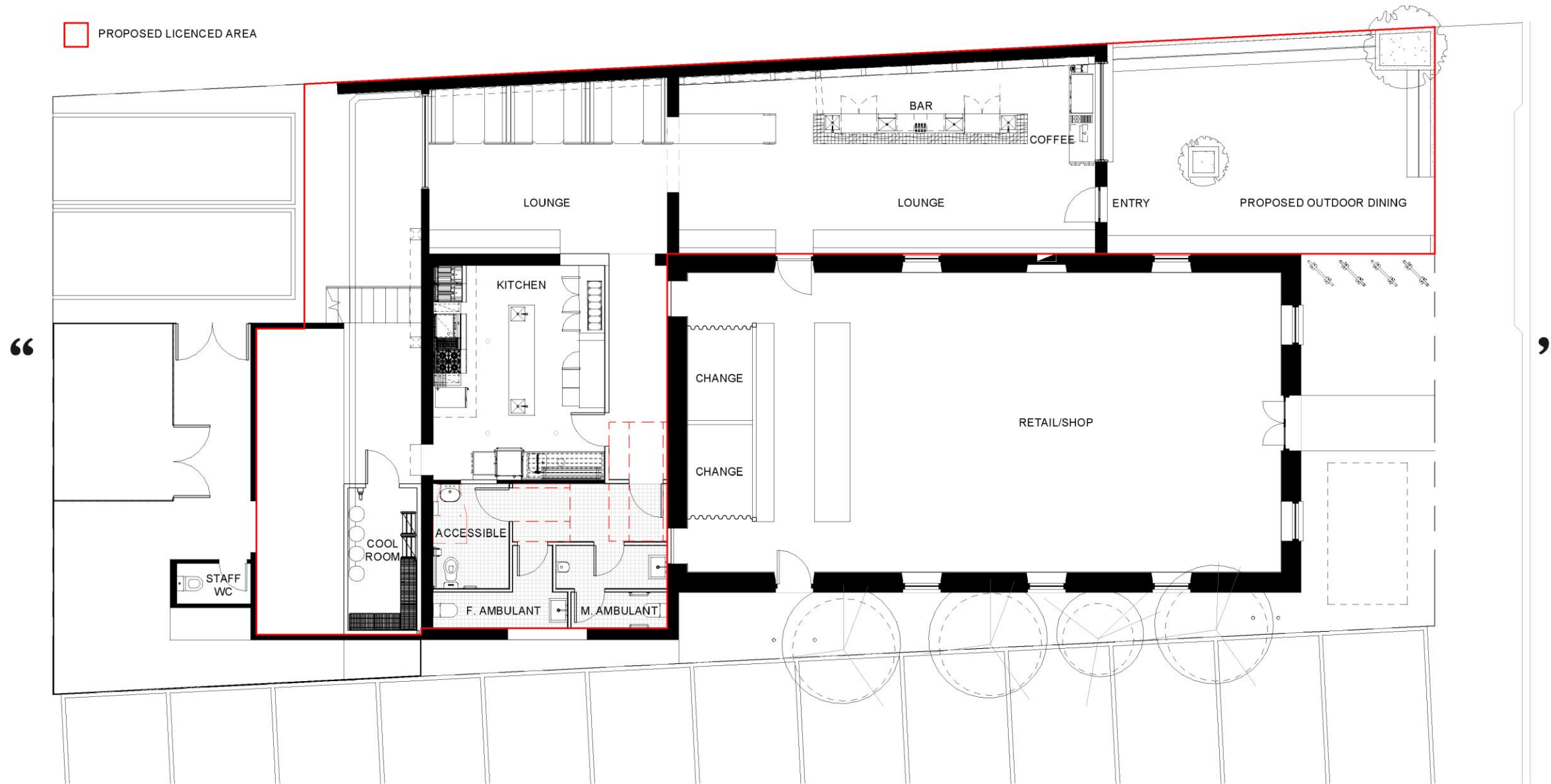




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11 April 2019

NOTE:
ALL FIXED ELEMENTS TO BE FREE OF HERITAGE STRUCTURE

PROPOSED LICENCED AREA



DEUS FREMANTLE
229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision

date
26.02.2019

scale
1 : 100

client
DEUS

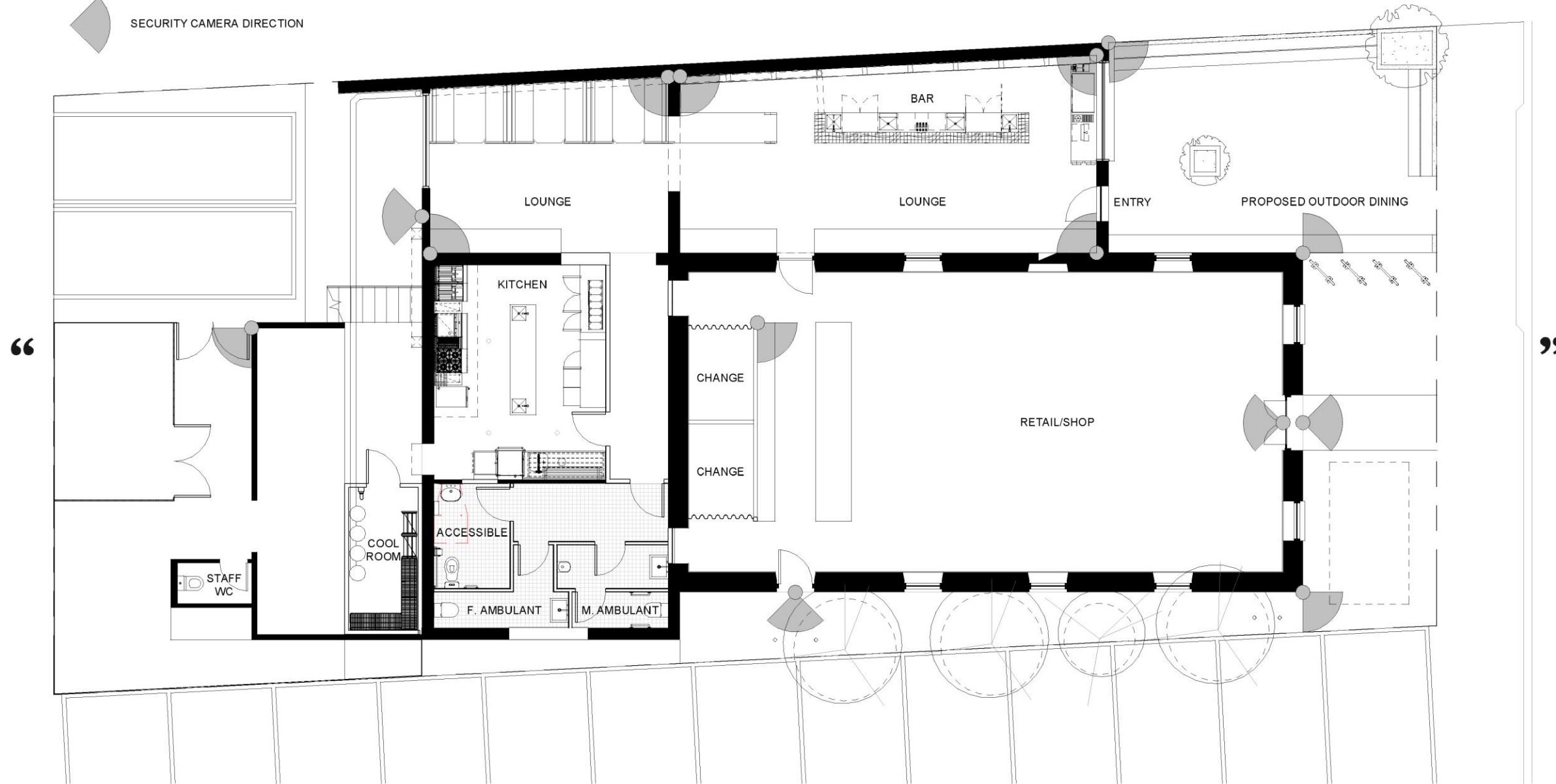
project name
DEUS FREMANTLE

drawing
SK04
PROPOSED LICENCED AREA



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DA0420/18
11 April 2019

● SECURITY CAMERA LOCATION
◐ SECURITY CAMERA DIRECTION



1 PLAN - GROUND (CCTV)
SK08 1 : 100

DEUS FREMANTLE
229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision

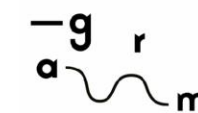
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26.02.2019

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client
DEUS

project name
DEUS FREMANTLE

drawing
SK05
PROPOSED CCTV LOCATIONS





CITY OF FREMANTLE
These Revised Plans Form Part of
DA0420/18
11 April 2019



DEUS FREMANTLE
229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision
1 FOR REVIEW

date
26.02.2019

scale
1 : 100

client
DEUS

project name
DEUS FREMANTLE

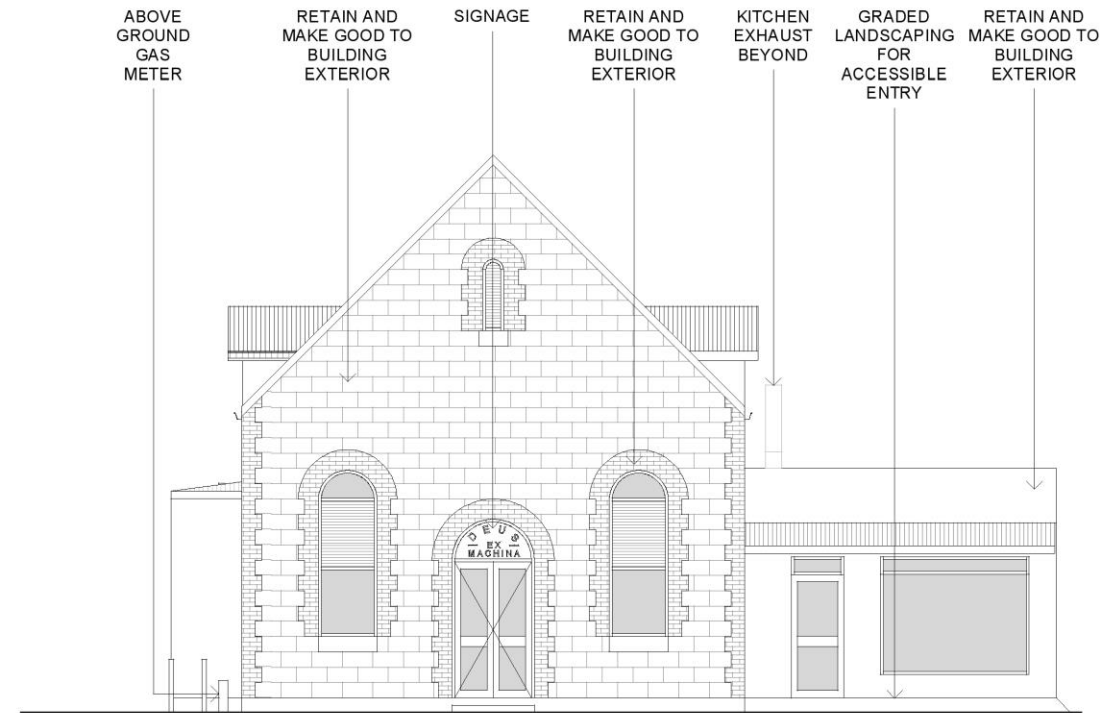
drawing
SK06
ELEVATION - STREETSCAPE





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These Revised Plans Form Part of
DA0420/18
11 April 2019

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DEUS FREMANTLE
229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision

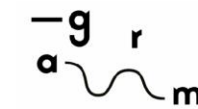
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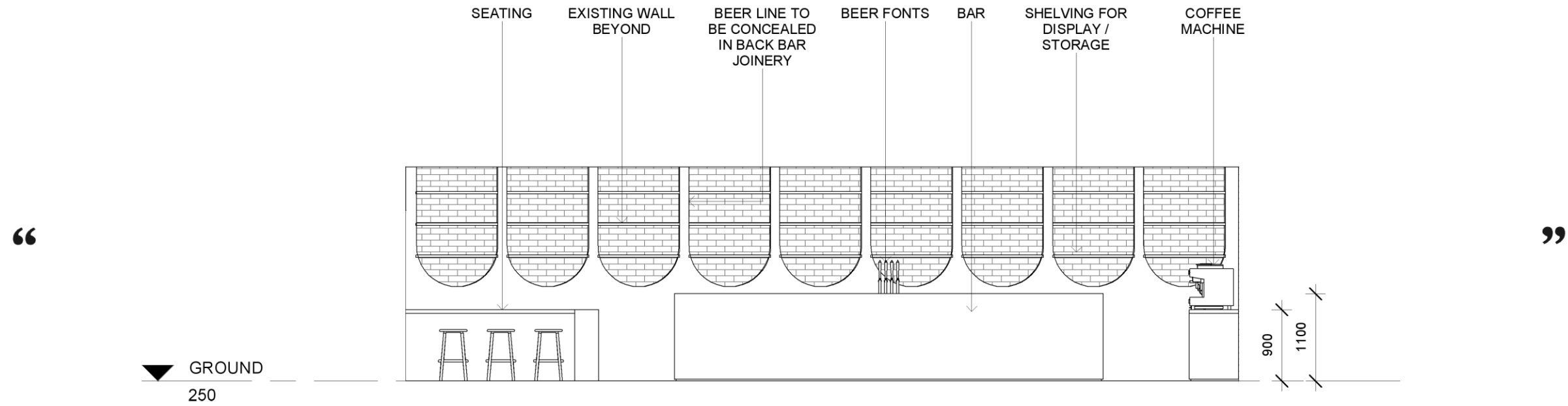
project name
DEUS FREMANTLE

drawing
SK07
ELEVATION - PROPOSED





CITY OF FREMANTLE
 These Revised Plans Form Part of
DA0420/18
11 April 2019



DEUS FREMANTLE
229 QUEEN VICTORIA STREET, NORTH FREMANTLE, WA

revision

date
26.02.2019

scale
1 : 50

client
DEUS

project name
DEUS FREMANTLE

drawing
SK08
ELEVATION - BAR



ATTACHMENT 2 – Site Photos



View of subject building from Queen Victoria Street



South View of subject site – Along Queen Victoria Street



North View of subject site – Along Queen Victoria Street

ATTACHMENT 3 – Schedule of submission

No	Submission		Response
	Object / Support / Comment	General Content(s)	
1	Support	<ul style="list-style-type: none"> Support the reuse of the building 	N/A
2	Object	<ul style="list-style-type: none"> Limited street parking available in north Fremantle, shortfall of onsite parking not supported 	Refer Planning Assessment
3	Object	<ul style="list-style-type: none"> Number of alcoholic venues is an issue Limited street parking available in north Fremantle, shortfall of onsite parking not supported Increased traffic congestion will result if approved Rubbish resulting from late night venues is intolerable 	Refer Planning Assessment
4	Object	<ul style="list-style-type: none"> The proposed use is not compatible with the surrounding business 	Refer Planning Assessment
5	Object	<ul style="list-style-type: none"> Limited street parking available in north Fremantle, shortfall of onsite parking not supported Increased traffic congestion will result if approved 	Refer Planning Assessment
6	Object	<ul style="list-style-type: none"> Lack of parking in the area is a major concern, Limited street parking available in north Fremantle, shortfall of onsite parking not supported 	Refer Planning Assessment
7	Object	<ul style="list-style-type: none"> Limited street parking available in north Fremantle, shortfall of onsite parking not supported 	Refer Planning Assessment
8.	Object	<ul style="list-style-type: none"> Lack of parking in the area is a major concern, Limited street parking available in north Fremantle, shortfall of onsite parking not supported Another alcoholic venue coming to area not needed, Antisocial behaviour and safety concerns 	Refer Planning Assessment
9	Object	<ul style="list-style-type: none"> The short fall of car parking Unauthorised works to the heritage building Conflict with operations of surrounding businesses 	Refer Planning Assessment
10	Support/ Object	<ul style="list-style-type: none"> Support the proposed change of use to small bar for this property, however wish to suggest two conditions be put on the application. Noise emissions- needs to be addressed Street-front amenity- standardized outside barriers to the courtyard be implemented either through the council or coordination between operators. Introduction of trees in front of the premises is a potential positive addition 	Noted Refer Planning Assessment
11	Object	<ul style="list-style-type: none"> Don't support the lack of parking in the area is a major concern, Limited street parking available in north Fremantle, 	Refer Planning Assessment

		<ul style="list-style-type: none"> • Another restaurant venue not needed in the area, current saturation in the precinct 	
12	Object	<ul style="list-style-type: none"> • Limited street parking available in north Fremantle, shortfall of onsite parking not supported • Increased traffic congestion will result if approved 	Refer Planning Assessment
13	Object/ support	<ul style="list-style-type: none"> • We believe that the area could benefit from the addition of a popular, large retail brand such as Deus ex Machina to the area, and support the continued current retail use of the heritage space. • Don't support the lack of parking in the area this is a major concern, • Limited street parking available in north Fremantle, • Object to the change of use to a live music/ entertainment venue / noise pollution it would bring to the area. • We fully support the existing use of the commercial building, and look forward to seeing how the retail heart of the Deus ex Machina Franchise utilizes the heritage space. 	Refer Planning Assessment
14	Object	<ul style="list-style-type: none"> • Limited street parking available in north Fremantle, shortfall of onsite parking not supported , • Increased traffic congestion will result if approved. 	Refer Planning Assessment
15	Object	<ul style="list-style-type: none"> • North Fremantle which is a heritage area has its limits and cannot sustain anymore hospitality / alcohol business that put a drain on the residents and neighbouring business. • Don't support the lack of parking in the area this is a major concern, • Limited street parking available in north Fremantle, • Object to the change of use to a live music/ entertainment venue / noise pollution it would bring to the area, • Antisocial behaviour, noise, rubbish and general amenity impacts and safety concerns. 	Refer Planning Assessment
16	Object	<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, • Limited street parking available in north Fremantle, 	Refer Planning Assessment
17	Support/ Object	<ul style="list-style-type: none"> • Support the opening of another entertainment venue in this exciting precinct, but • Question the availability of casual parking at the expense of resident parking. • Don't support the lack of parking in the area this is a major concern and hope there is an appropriate solution to fixing. 	Noted and Refer Planning Assessment
18	Object	<ul style="list-style-type: none"> • Same concerns as submitter 3 above 	Noted
19	Object	<ul style="list-style-type: none"> • Another alcoholic venue coming to area not needed, • Increased traffic congestion will result if approved. 	Refer Planning

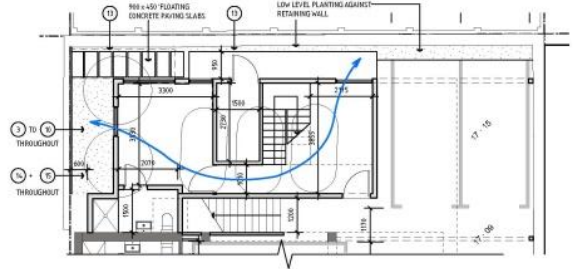
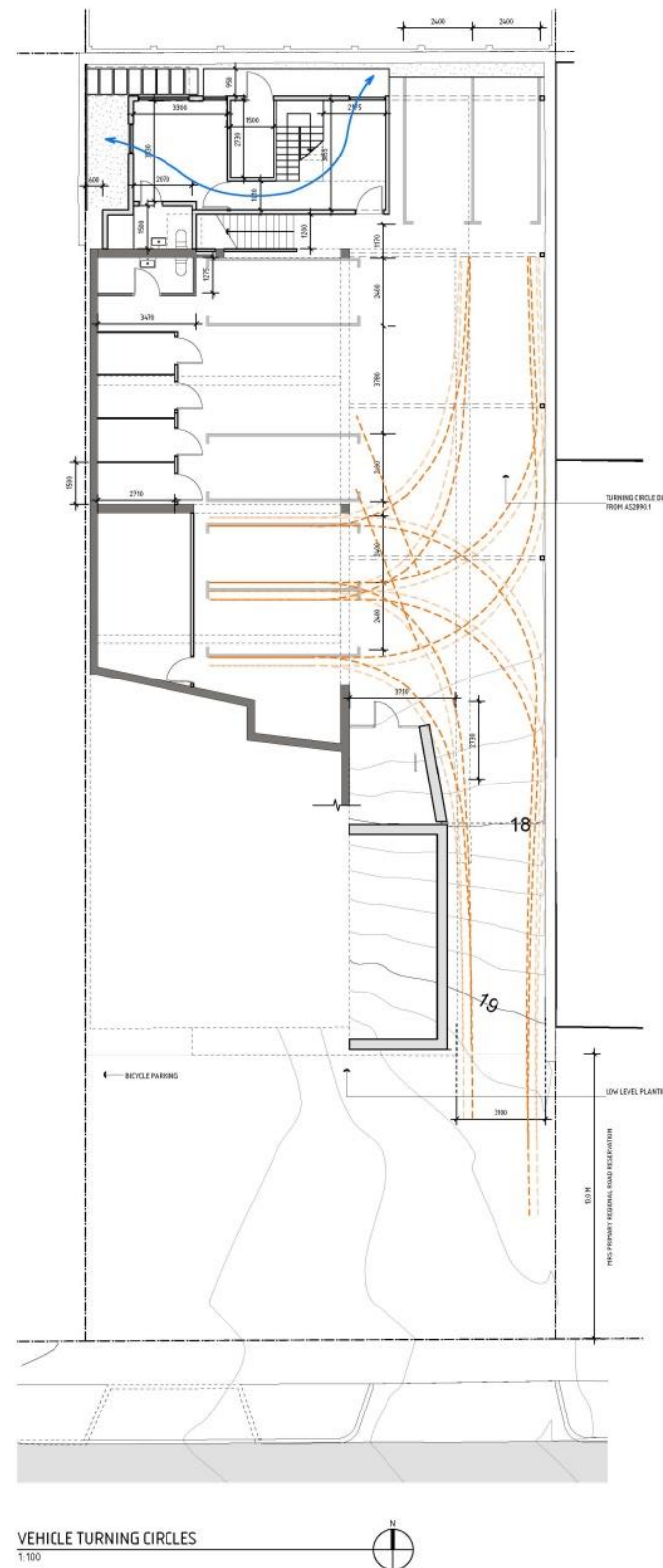
		<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, 	Assessment
20	Support/ Object	<ul style="list-style-type: none"> • Support the existing use of the commercial building, and look forward to seeing how the retail utilizes the heritage space. • Don't support the lack of parking in the area this is a major concern, • Object to the change of use to a live music/entertainment venue / noise pollution it would bring to the area, 	Refer Planning Assessment
21	Object	<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, • Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents. • Concerns to the use and it not being compatible with the surrounding businesses and residents within the North Fremantle community. 	Refer Planning Assessment
22	Object	<ul style="list-style-type: none"> • The area is already at saturation point with parking, as evidenced by the ongoing problems experience by residents of Burns & Pearce streets in particular. 	Refer Planning Assessment
23	Object	<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, • Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents. • Concerned with the unauthorised works undertaken do not damage the integrity of the existing heritage building. • Antisocial behaviour and safety concerns 	Refer Planning Assessment
24	Support/ Object	<ul style="list-style-type: none"> • Support a new business starting in the North Fremantle town centre ("Town Centre"), and wish to see North Fremantle eventually become a thriving High Street, • Don't support this application until parking infrastructure (either public or private) is increased. 	Noted and refer Planning Assessment
25	Object	<ul style="list-style-type: none"> • Not opposed to the business as such, but feel they need to address the parking before being allowed to go ahead. • Don't support the lack of parking in the area this is a major concern, • Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents. 	Noted and refer Planning Assessment
26	Object	<ul style="list-style-type: none"> • Same concerns as raised by submitter 21 	Refer Planning Assessment
27	Support/ Object	<ul style="list-style-type: none"> • Not opposed to redevelopment of this building, I am 	Noted - Refer

	Object	<p>disappointed with the proposed use. It seems a shame that the rejuvenation of our town centre has not encompassed more diversity.</p> <ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, • Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents • Antisocial behaviour, noise, rubbish and general amenity impacts and safety concerns. 	Planning Assessment
28	Object	<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, • Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents • Concerns to the use and it not being compatible with the surrounding businesses and residents within the North Fremantle community. 	Noted - Refer Planning Assessment
29	Object	<ul style="list-style-type: none"> • Not opposed to the business as such, but feel they need to address the parking before being allowed to go ahead. • Antisocial behaviour, noise, rubbish and general amenity impacts and safety concerns • Another alcoholic venue coming to area not needed, 	Noted - Refer Planning Assessment
30	Support/ Object	<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, • Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents • Support the retail use, and the continued use as a retail outlet and look forward to seeing what unique new ideas they can bring to the retail culture of the area, but not as a hospitality venue. 	Refer Planning Assessment
31	Support/ Object	<ul style="list-style-type: none"> • Support the retail use, and the continued use as a retail outlet and look forward to seeing what unique new ideas they can bring to the retail culture of the area, but not as a hospitality venue. 	Noted
32	Support	<ul style="list-style-type: none"> • Support the opening of another entertainment venue in this exciting precinct, • Great addition to the North Fremantle Area 	Refer Planning Assessment
33	Object	<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern 	Refer Planning Assessment
34	Object	<ul style="list-style-type: none"> • Same as concerns as submitter 21 above 	Refer Planning Assessment
35	Object	<ul style="list-style-type: none"> • Don't support the lack of parking in the area this is a major concern, • Limited street parking available in north Fremantle, 	Refer Planning Assessment

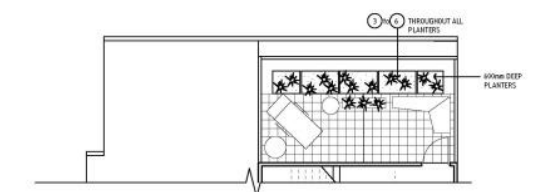
		<ul style="list-style-type: none"> Object to the change of use to a live music/ entertainment venue / noise pollution it would bring to the area. 	
36	Object	<ul style="list-style-type: none"> Same as concerns as submitter 21 above 	Refer Planning Assessment
37	Support	<ul style="list-style-type: none"> Same as submitter 32 above 	Noted
38	Object	<ul style="list-style-type: none"> Same as concerns as submitter 21 above 	Refer Planning Assessment
39	Object	<ul style="list-style-type: none"> Don't support the lack of parking in the area this is a major concern, Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents Another alcoholic venue coming to area not needed, 	Refer Planning Assessment
40	Object	<ul style="list-style-type: none"> Not opposed to the business as such, but feel they need to address the parking before being allowed to go ahead. Don't support the lack of parking in the area this is a major concern, Noise emissions- needs to be addressed from live music. Limit use of outdoor area to daytime trade only. 	Refer Planning Assessment
41	Object	<ul style="list-style-type: none"> Same concerns as submitted 3 	Refer to Planning Assessment
42	Support	<ul style="list-style-type: none"> Same as submitter 32 above 	Noted
43	Object	<ul style="list-style-type: none"> Don't support the lack of parking in the area this is a major concern, Another alcoholic venue coming to area already well serviced is not needed, 	Refer Planning Assessment
44	Support	<ul style="list-style-type: none"> Same as submitter 31 above 	Refer Planning Assessment
45	Object	<ul style="list-style-type: none"> Don't support the lack of parking in the area this is a major concern, 	Refer Planning Assessment
46	Object	<ul style="list-style-type: none"> Same concerns raised as submitter 24 	Refer Planning Assessment
47	Object	<ul style="list-style-type: none"> Saturation of Bars/ Cafes and Restaurants Negative impacts on Local residence Insufficient car parking 	Refer Planning Assessment
48	Object	<ul style="list-style-type: none"> Same concerns raised as submitter 24 	Refer Planning Assessment
49	Object	<ul style="list-style-type: none"> Same concerns raised as submitter 9 	Refer Planning

			Assessment
50	Object	<ul style="list-style-type: none"> • Same concerns as submitter 31 above 	Refer Planning Assessment
51	Object	<ul style="list-style-type: none"> • Saturation of Bars/ Cafes and Restaurants • Negative impacts on Local residence • Insufficient car parking • Noise impacts and concerns 	Refer Planning Assessment
52	Object	<ul style="list-style-type: none"> • Same concerns as submitter 52 above 	Refer Planning Assessment
53	Object	<ul style="list-style-type: none"> • Saturation of Bars/ Cafes and Restaurants • Negative impacts on Local residence • Insufficient car parking 	Refer Planning Assessment
54	Object	<ul style="list-style-type: none"> • Saturation of Bars/ Cafes and Restaurants • Negative impacts on Local residence • Insufficient car parking • Impacts on the heritage significance of the building • Increased traffic congestion will result and this inevitably poses both safety and noise concerns to residents 	Refer Planning Assessment
55	Object	<ul style="list-style-type: none"> • Parking is an issue 	Refer Planning Assessment
56	Object	<ul style="list-style-type: none"> • Parking is an issue 	Refer to Planning Assessment
57	Support	<ul style="list-style-type: none"> • Support the development as retail in the WA economy is challenging and precincts need to develop and support businesses that are going to enhance the attractiveness of the area. 	Noted
58	Object	<ul style="list-style-type: none"> • Same concerns as submitter 31 above 	Refer to Planning Assessment

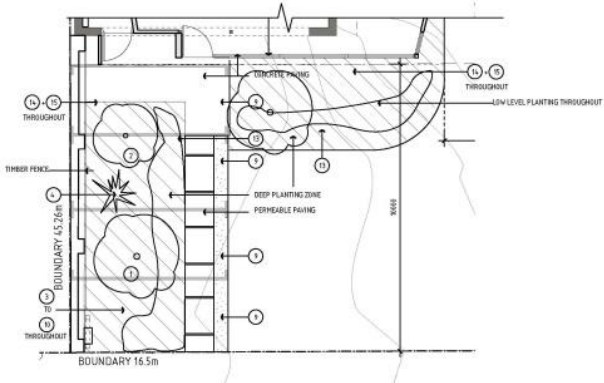
PC1907 -3 SOUTH STREET, NO. 214 (LOT 5) – THREE LEVEL MIXED USE DEVELOPMENT CONTAINING FIVE MULTIPLE DWELLINGS AND A RETAIL TENANCY - (TG DA0549/18)
ATTACHMENT 1 – Development Plans



LANDSCAPE PLAN - NORTH WEST CORNER 13.0m²
1:100



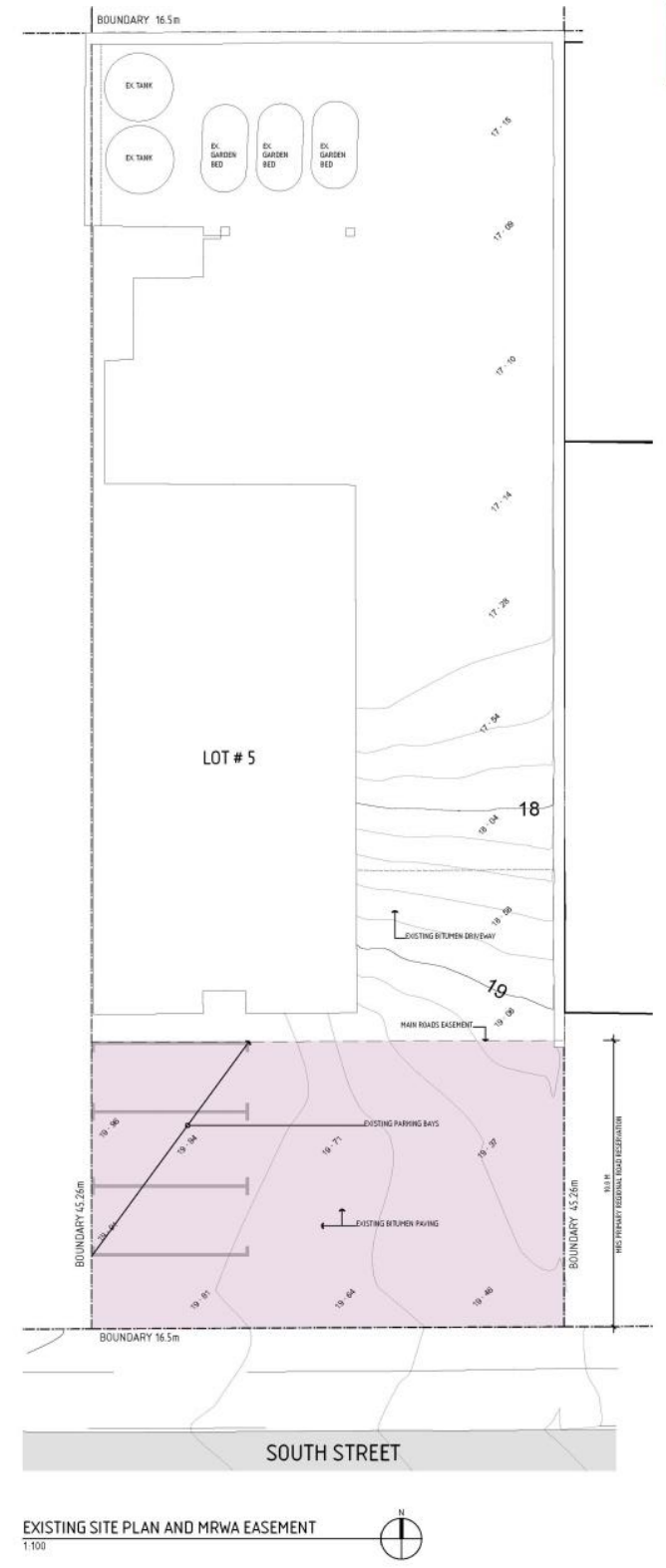
LANDSCAPE PLAN - ROOF TERRACE 4.7m²
1:100



LANDSCAPE PLAN - SOUTH STREET 65.6m²
1:100

PLANTING SCHEDULE

Category	ID	Plant Name	Size
TREES	1	FLOWERING PLUM-NIGRA	4 x 4m
	2	KAFIR LIME	2 x 2m
	3	MEXICAN GEM	0.2m
	4	AGAVE ATTENUATA	1.2m
	5	HAWORTHIA LOW COMPACT	
CACTI AND SUCCULENTS	6	DIANELLA	1m
	7	AEDONIUM	0.3m
	8	ECHERIA 'HEN + CHICKEN'	0.2m
	9	RHOEO AND RHOEO PINK STRIPE	0.35m
	10	CEROPEGIA WOODII	0.3m
GROUND COVER	11	DIANELLA REVOLUTIFLORETO	0.4m
	12	DIANELLA SILVERADO	0.4m
	13	BLUDAZE/SAPPHIRE	0.2m
GROUND COVER	14	SAGE	0.2m
	15	BLUE CHALK STICKS	0.2m



CITY OF FREMANTLE
These Revised Plans Form Part of
DA0549/18
14 June 2019

1	16.06.18	CONCEPT PLAN/ANALYSIS
2	16.08.18	LANDSCAPE PLAN/ANALYSIS
3	17.03.18	EXISTING SITE PLAN/ANALYSIS
4	17.07.18	VEHICLE TURNING CIRCLES/EXISTING SITE
5	18.03.18	CONCEPT PLAN/ANALYSIS
6	18.07.18	EXISTING SITE PLAN/ANALYSIS
7	18.07.18	VEHICLE TURNING CIRCLES/EXISTING SITE

PROJECT
214 SOUTH STREET
Mixed Use Development

ADDRESS
214 South Street

CLIENT
VEHICLE TURNING CIRCLES / LANDSCAPE PLAN, EXISTING SITE

ARCHITECTS
ARMSTRONG PARKIN ARCHITECTS

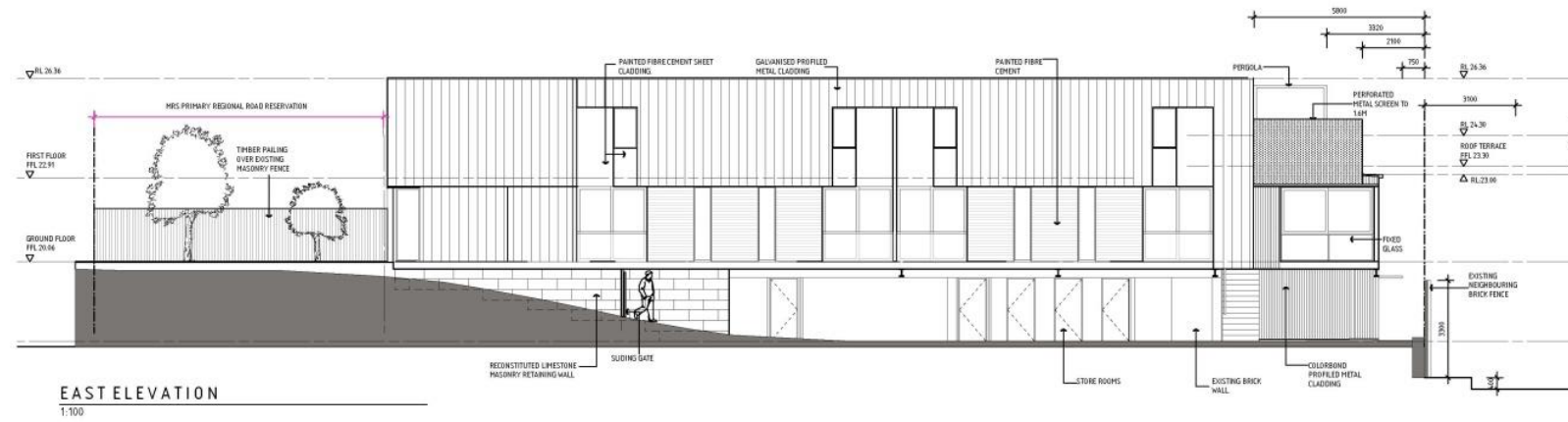
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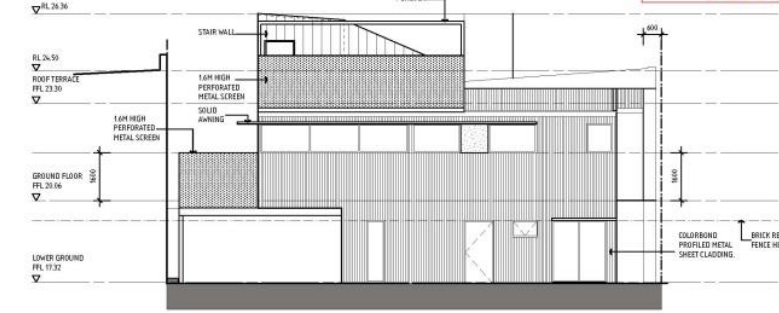
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SD03 6

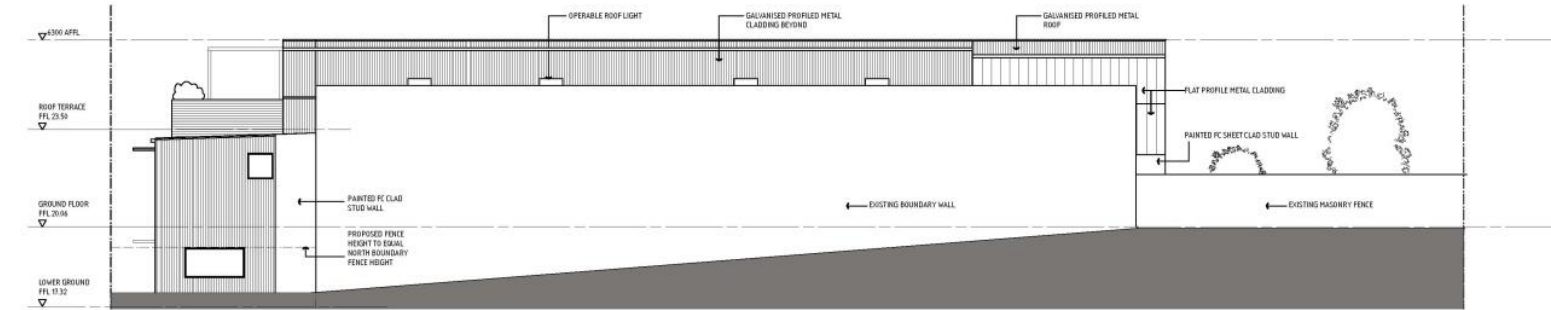
CITY OF FREMANTLE
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DA0549/18
14 June 2019



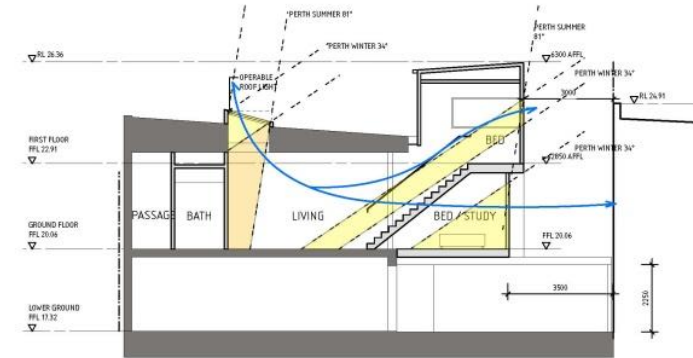
EAST ELEVATION
1:100



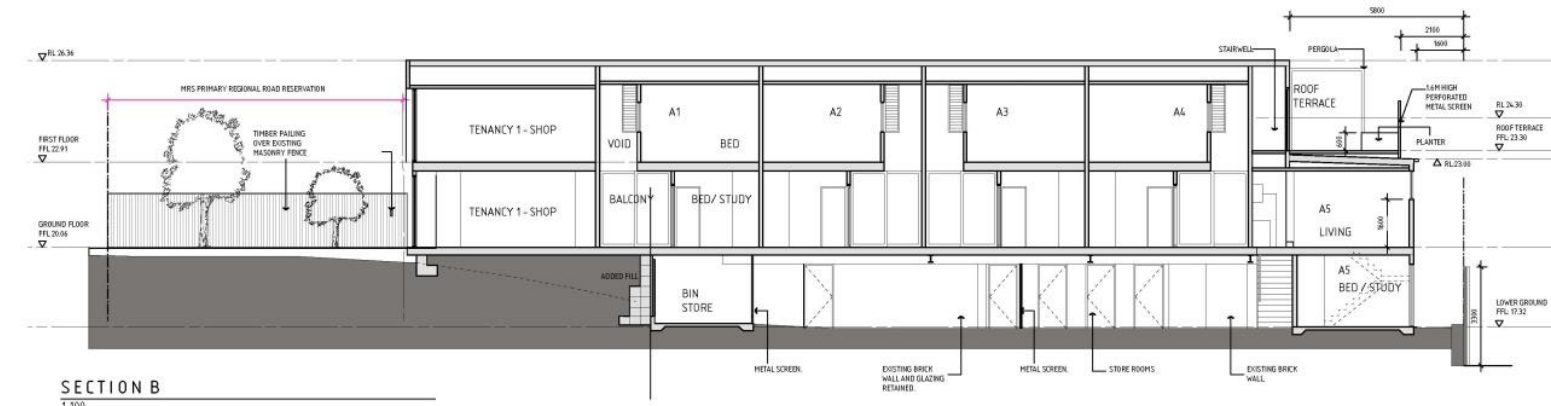
NORTH ELEVATION
1:100



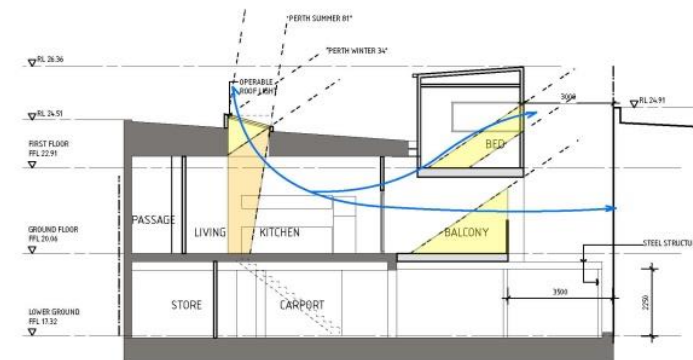
WEST ELEVATION
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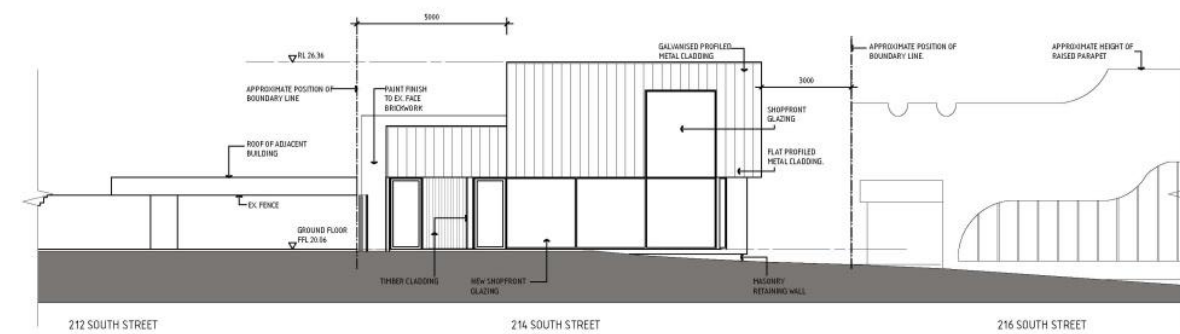
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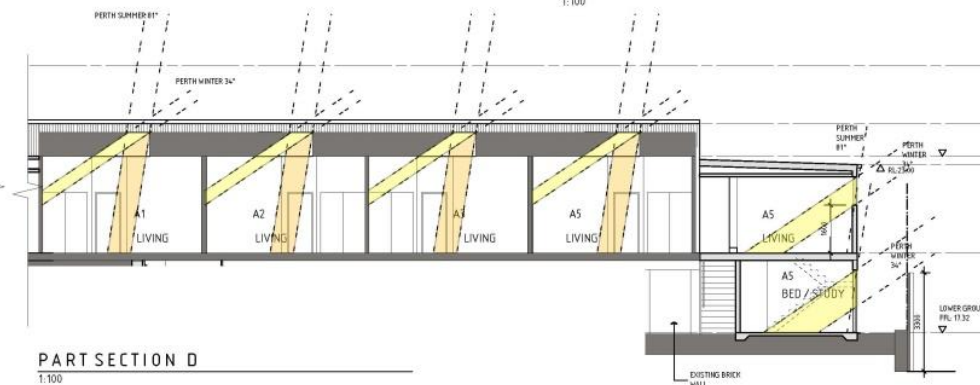
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214 SOUTH STREET
Mixed Use Development

ARMSTRONG PARKIN ARCHITECTS

SD02 10

14 June 2019

ATTACHMENT 2 – Site Photos

Site Visit Photos – 214 South Street



Front of commercial tenancy as existing



View of adjoining property and side fence facing east



View of adjoining boundary wall



View of rear yard facing north east



View of adjoining rear yard and rear of building facing west



View from rear yard facing north east



View of rear of building



View of side of existing building



View of side of existing building



View of existing access arrangement



View of existing store area and building access



View from rear stair facing north



View from rear stair facing north



View from rear stair facing north



View from rear stair facing north east



View over rear properties from existing building



View from rear stair facing north east



View from rear stair facing north west



View from rear stair facing west



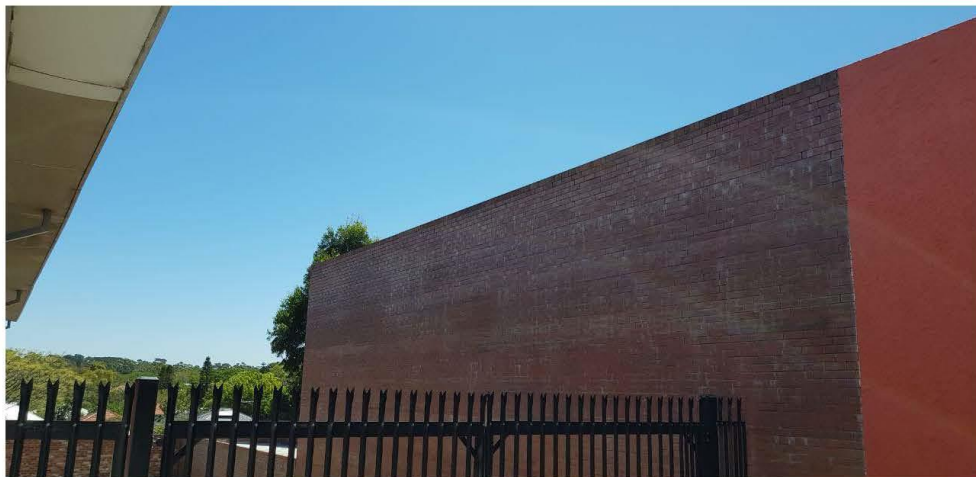
Existing internal view



Existing internal view



View of adjoining boundary wall



View of adjoining boundary wall



Side of existing building



Front of existing building



Front of existing building

ATTACHMENT 3 - Applicant SPP 7.3 Statement

214 SOUTH STREET, WHITE GUM VALLEY

State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments
Assessment against the Element Objectives

Element Objective		Applicant Comment
PART 2	PRIMARY CONTROLS	
2.4	Setbacks	
		<p><i>Rear setback</i> The northern rear boundary addresses a lower density coded residential site. As we understand, R- Codes clause 6.1.4 requires that the design addresses Table 5. Table 5 refers only to side setbacks and not rear or a general setback for boundaries other than the street boundary. Table 4 similarly does not address boundaries other than street boundaries.</p> <p>Given that the rear boundary addresses a lower coded residential site we consider the use of Table 2 as appropriate and for the following reasons:</p> <ol style="list-style-type: none"> 1. Our design proposal at the rear of the site is for only one dwelling facing the neighbour. 2. The height and overall scale of the design has single residential characteristics. 3. The design addresses issues of overlooking. 4. No overshadowing of the adjoining residential sites. 5. The design meets the height buffer requirements according to LPP3.18 <p><i>Side setback to the east</i> Table 5 requires a setback of 4m for sites of width greater than 16m. Our site is 16.5m in width. We ask for consideration of a reduced setback to the eastern boundary with the following points supporting our design and proposed setback reduction</p> <ol style="list-style-type: none"> 1. The eastern facade addresses an existing and large brick boundary wall therefore the reduced setback offers no detriment to the amenity of the adjoining property or its use. 2. The northern end of the eastern facade addresses a roofed carport to the rear of the adjoining eastern property and therefore the reduced setback offers no detriment to the amenity of the adjoining property or its use 3. The LPP3.18 design objective of a narrow separating distance between buildings on adjoining properties is met. 4. The reduced setback offers this design proposal the opportunity for construction of the second storey to each apartment and a reasonable room size without compromising the structure and roofing of the existing building to be retained.

Element Objective		Applicant Comment
2.5	Plot Ratio	
		The overall bulk and scale of the development is consistent with the planned character of the area with regard to building height and setbacks, as set out under LPS4 Sch.8 and LPPP3.18.
2.6	Building Depth	
		The narrow width of the lot provides for a shallow building depth that inherently supports apartment layout that optimises resident amenity (refer to commentary on solar access and ventilation).
2.7	Building Separation	
		The development is an adaptive reuse of an existing building and has been designed to optimise resident amenity within these confines (refer to commentary on side and rear setbacks and visual privacy).
PART 3	SITING THE DEVELOPMENT	
3.2	Orientation	
O 3.2.1	Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The layout of this project is largely driven by the retention of the existing structure and modification of it to successfully orientate to limit overlooking of adjoining properties and also provide opportunity for solar gain to the east and north. With consideration of streetscape, topography and other site conditions, including retention of the existing structure, we have designed a solution which orientates to the eastern morning light, northern winter light, includes large operable roof lights for increased solar and daylight gain and to provide cross ventilation. The retention of the existing building, its ground floor activity and direct access ensures its relationship with the street is maintained.
O 3.2.2	Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	Given the orientation of the lot, overshadowing during mid-winter falls over South Street and accordingly, no adjoining property habitable rooms, solar collectors and open spaces are overshadowed by this development during mid-winter.
3.3	Tree canopy and deep soil areas	
O 3.3.1	Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	There are no existing trees on this site. Only new trees will be incorporated in the development.
O 3.3.2	Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	As there are no existing trees on site, the addition of new trees will certainly improve the tree canopy on site and also offset well against pre-development conditions. The reuse of an existing building with modest extension will have no detrimental impacts or canopy loss of adjoining trees.
O 3.3.3	Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	While the adaptive reuse of the existing building on a narrow lot somewhat limits the extent of deep soil area that can be achieved onsite, areas within the front and rear setbacks have been identified for deep soil landscaping together with other smaller landscaped

Element Objective		Applicant Comment
		areas, including on structure (roof deck), all with excellent solar access to sustain continued plant growth.
3.4	Communal open space	
O 3.4.1	Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	The provision of communal open space is commensurate with the scale of development and is consolidated into a single easily identifiable landscaped area connected with the street. Communal open space enhances resident amenity and projected tenant demographic by providing accessible green relief space co-located with deep soil area.
O 3.4.2	Communal open space is safe, universally accessible and provides a high level of amenity for residents.	The space is open, connected to the public realm and passively surveyed, and is also universally accessible.
O 3.4.3	Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	The communal open space does not impact on habitable rooms and private open spaces within the site or to adjoining properties due to its location and enhancement of the streetscape.
3.5	Visual privacy	
O 3.5.1	The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	The proposed design minimises overlooking of private outdoor living areas on site and to adjoining properties by orientating openings/open aspects appropriately and only utilising screening devices where necessary in order to maintain daylight access and outlook while ensuring privacy for adjoining residences.
3.6	Public domain interface	
O 3.6.1	The transition between the private and public domain enhances the privacy and safety of residents.	The development separates pedestrian entry for residents (secure) and commercial tenancies and provides opportunities for passive surveillance of public access to the site from Apartment 1 and the ground floor tenancy. No solid fencing or dramatic changes in level are proposed that would otherwise compromise the development's achievement of balancing passive surveillance with visual privacy.
O 3.6.2	Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The location of communal open space promotes opportunities for social interaction between private and public spaces and enhances the street appeal of the existing, adaptively reused building, providing an attractive landscape with trees and shade.
3.7	Pedestrian access and entries	
O 3.7.1	Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	The entry and pathway from the street to the shopfront and separate residential entry is universally accessible, direct, easy to identify, removed from vehicular traffic and safe for both residents and visitors through the provision of passive surveillance. Common area artificial lighting will be motion sensor switched. The common area corridor providing access to each apartment is also naturally lit with sky lights.
O 3.7.2	Entries to the development connect to and address the public domain with an attractive street presence.	The entry and pathway to the shop and resident's entry is direct to the street and footpath and is considered to

Element Objective		Applicant Comment
		offer an attractive, contemporary street presence enhanced by landscaping within the front setback.
3.8	Vehicle access	
O 3.8.1	Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	Vehicles exiting the site are afforded adequate visibility of oncoming traffic through the provision of the large setback of the development from the street curb/pathways in the short-medium term (prior to road widening), and through clear glazing to the shopfront adjacent to the driveway/crossover in the long term.
O 3.8.2	Vehicle access points are designed and located to reduce visual impact on the streetscape.	The proposal reduces the visual impact of the vehicle access point by keeping its width to a minimum, positioning the ramp down to the rear car parking bays behind the building line, concealing building services and maintaining the streetscape pattern of vehicular access.
3.9	Car and bicycle parking	
O 3.9.1	Parking and facilities are provided for cyclists and other modes of transport.	Bicycle parking is provided for within a convenient location close to the development entry.
O 3.9.2	Carparking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	Please refer to separate discussion on car parking provision.
O 3.9.3	Car parking is designed to be safe and accessible.	Car parking has been designed in accordance with the relevant Australian Standard and are provided with a continuous path of travel for pedestrians to and from apartment entry points.
O 3.9.4	The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	All vehicles are located out of sight from the street with no visual impact on the streetscape. We see no negative environmental impacts with the location and design of car parking, as the existing surface treatment is being reused.
PART 4	DESIGNING THE BUILDING	
4.1	Solar and daylight access	
O 4.1.1	In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms. (<i>Perth is Zone 5</i>)	Four out of five apartments are provided with large operable roof lights providing day light access to habitable rooms for most hours of the day all year round. Apartments 1 – 4 also have eastern morning sunlight access to habitable bedrooms and private open spaces by virtue of the apartment orientation. Apartment 5 has direct window access to northern light and eastern light for most day light hours to all habitable rooms.
O 4.1.2	Windows are designed and positioned to optimise daylight access for habitable rooms.	All apartment windows and roof light are located to the north and east to maximise daylight access. In particular western light is very limited and excluded from Apartments 1-4.
O 4.1.3	The development incorporates shading and glare control to minimise heat gain and glare from mid-spring to autumn in climate zones 4, 5 and 6.	North and east facing windows are shaded. North windows will be glazed with Comfortplus glass which controls glare. Apartment 5 there are no first floor western windows.
4.2	Natural ventilation	

Element Objective		Applicant Comment
O 4.2.1	Development maximises the number of apartments with natural ventilation.	All apartments are naturally ventilated through either 'cross-over' design (where natural cross ventilation occurs through opposite aspects with a change in level between one side of the building and the other), operable roof lights, or provision of two aspects for enhanced natural ventilation.
O 4.2.2	Individual dwellings are designed to optimise natural ventilation of habitable rooms.	Each apartment is designed and has optimal natural ventilation of habitable rooms through large openings and deep-set balconies.
O 4.2.3	Single aspect apartments are designed to maximise and benefit from natural ventilation.	Apartments 1-4 are single aspect apartments and with operable roof lights have access to natural cross ventilation.
4.3	Size and layout of dwellings	
O 4.3.1	The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	The size of the apartments proposed is consistent with typical apartment sizes in developments within the Fremantle area as determined through our design research. With limited site area, retention of the existing building and opportunity to make the apartments larger, we have focused our efforts to make habitable living areas as large as possible with efficient pathways/ minimal corridors to allow larger and flexible furnishing options. Bedrooms are designed to specific queen size bed furnishing with practical surrounding space.
O 4.3.2	Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	Ceilings are very generous at 2.7 - 3.2m. Retention of the existing building roof and ceiling structure for Apartments 1-4 has allowed a very high ceiling height in habitable living areas. In unison with the operable roof lights and orientation of private outdoor spaces, the taller ceiling increases the opportunity for natural convection and cross ventilation of living spaces.
4.4	Private open space and balconies	
O 4.4.1	Dwellings have good access to appropriately sized private open space that enhances residential amenity.	All dwellings have outdoor private spaces connected directly to living areas.
O 4.4.2	Private open space is sited, oriented and designed to enhance liveability for residents.	All apartments are provided with generous private open space that is oriented to optimise morning eastern sunlight with apartment 5 provided with additional northern sunlight. To enhance outlook and liveability we intend to paint a mural on the neighbouring wall and are currently talking to the neighbours and hope to be able to confirm the artwork soon.
O 4.4.3	Private open space and balconies are integrated into the overall architectural form and detail of the building.	All private outdoor spaces are designed within the overall building form, recessed into the façade.
4.5	Circulation and common spaces	
O 4.5.1	Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	The development is provided with a single corridor on the upper level (accessed at grade fronting the street) and internal stair to the lower level parking and storage. These spaces offer residents convenience to both the public street and private parking/ store/ bin storage areas and are clearly and easily accessible to residents and visitors, with entries in clear line of sight and pedestrian movements.

Element Objective		Applicant Comment
O 4.5.2	Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The circulation corridor is roof lit providing natural light. All residents have access to and from the single corridor space providing every opportunity for interaction.
4.6	Storage	
O 4.6.1	Well-designed, functional and conveniently located storage is provided for each dwelling.	All dwellings are located close to 4sqm storage which is adjacent to parking bays for easy access.
4.7	Managing the impact of noise	
O 4.7.1	The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	For our site the predominant source of noise is South St. All apartments are located away from this source and do not orientate towards the source other than to provide opportunity for passive surveillance from Apartment 1, which will have an increased acoustic performance to the wall and glazing on the southern side to mitigate road noise impact. All apartments will be constructed to meet fire separation requirements which consequentially has significant acoustic performance qualities.
O 4.7.2	Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	Wall types will be constructed according to the National Construction Code to meet both fire and acoustic performance requirements between apartments. Good acoustic design practice and room types like for like on adjacent sides of walls. That is bathroom to bathroom etc.
4.8	Dwelling mix	
O 4.8.1	A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	Our design has two apartment types which, within a small development of five apartments, is in our view sufficient for diversity of household types.
4.9	Universal design	
O 4.9.1	Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	Universal design features are available in all apartments. Access at a single level without the use of stairs from the main entry directly into living areas, bathrooms and bedrooms in each apartment is possible. Dwellings have minimal passage/ corridors to maximise open-plan, accessible space.
4.10	Façade design	
O 4.10.1	Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	The façades incorporate different metal cladding types, clear finished timber, face red brickwork and painted bagged brickwork. These materials are found consistently throughout the White Gum Valley area and indeed the broader Fremantle area. The adaptive reuse project retains the original proportions of the streetscape.
O 4.10.2	Building façades express internal functions and provide visual interest when viewed from the public realm.	The façades, in relation to each function within, is expressive with clear visual cues to the building type and use. Indeed, each apartment is able to be identified separately to others.
4.11	Roof design	

Element Objective		Applicant Comment
O 4.11.1	Roof forms are well integrated into the building design and respond positively to the street.	All roofs are low pitched skillion roofs and are not visible from the street as the existing building roof is to be retained and reused. A small extension of building area to the south side facing the street is a part of the shop. The design intent is to create a singular form which fronts the street and provides a singular identity for the shopfront and ability to be more easily identified by passing pedestrian and car traffic.
O 4.11.2	Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	Apartment 5 incorporates a roof terrace and garden. The roof top terrace is screened for visual privacy and provides additional amenity for its residents.
4.12	Landscape design	
O 4.12.1	Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	The most significant area of landscaping on site faces South St adjacent to the pedestrian footpath. This landscaped area also acts as a pathway to the apartment's main entry. Refer to responses to elements 3.4 and 3.6.
O 4.12.2	Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	The plant and tree types and mix of species are all selected as being suitable for the Perth region temperate climate. At a site level the types are also suited to the orientation on the shaded side of the building. As the street façade is only single storey the shade impact is minimal.
O 4.12.3	Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	Timed reticulation systems will be incorporated and managed to be water efficient and anticipated as a condition of planning approval.
O 4.12.4	Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	The landscape design is intended to integrate with the lined fence whereby the planting integrates with the timber fencing installed over the existing masonry fence. The design intent is that the landscaped area appears larger as a result, while the roof terrace is provided with raised planters to soften its appearance from adjoining properties.
4.13	Adaptive reuse	
O 4.13.1	New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	This development is an adaptive reuse project. The additions to the existing building are contemporary and complementary with respect to proportions, materiality and finishes. The design intent is to retain the existing structure as much as possible and to adapt to a new use.
O 4.13.2	Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	In order to retain the existing structure and adapt we believe the resultant design does offer good amenity to residents with solar access and natural cross ventilation, and generous internal and external living spaces.
4.14	Mixed use	
O 4.14.1	Mixed use development enhances the streetscape and activates the street.	Our project is a mixed-use development, albeit small. The shop in the development faces South St and helps to activate the street.
O 4.14.2	A safe and secure living environment for residents is maintained through the design	The design has clear separation between residential and non-residential uses. At the upper level the front shop

Element Objective		Applicant Comment
	and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	and apartments are clearly separate with no visual or direct noise pathways. The lower ground office similarly is a use type that will not generate noise and has no visual sight lines to apartments.
4.15	Energy efficiency	
O 4.15.1	Reduce energy consumption and greenhouse gas emissions from the development.	This objective is met significantly by retention of the existing structure. This design aspect is a key goal of the project. The demolition of a building and then expending the energy to construct a replacement is mitigated. This is a significant exercise to reduce energy consumption and reduce greenhouse gas emissions. The construction type is timber framed floor and walls which is a low embodied energy construction system. The apartments will also incorporate energy efficient power and water fixtures and fittings, complementing the eastern aspect of the dwellings to minimise the need for mechanical heating and cooling. It is our intention to exceed the minimum NCC NatHERS rating of 5 stars for each apartment and 6 stars for the whole development by the required half point.
4.16	Water management and conservation	
O 4.16.1	Minimise potable water consumption throughout the development.	Potable water consumption is more than likely to be minimal given that only a minimal number of water fixtures are to be provided and that controlled reticulation systems will regulate minimal water use in landscaped areas that accommodate water-wise plantings. Each apartment will be individually metered for water service.
O 4.16.2	Stormwater runoff from small rainfall events is managed on-site, wherever practical.	All site storm water is collected and drained in ground and on-site utilising four existing large soak wells.
O 4.16.3	Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	The existing four large soak wells are located at the lowest point of the site and are located and sized to accommodate major rainfall events.
4.17	Waste management	
O 4.17.1	Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	All waste bin areas are screened and below the building upper level facing the street and are not visible from the street, building entries or apartments.
O 4.17.2	Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	With a dedicated bin storage area appropriate signage directing residents can be provided and maintained. As mentioned, by adaptively reusing and existing building, building waste to landfill is greatly reduced.
4.18	Utilities	
O 4.18.1	The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	All standard power, water and waste water services will be provided. All current and best telecommunication services will also be provided.

Element Objective		Applicant Comment
O 4.18.2	All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	All utilities are currently located at the front of the existing building. The power distribution board will be relocated from the shop wall to the apartment's corridor at the entry end for ease of access. There is no overlap of services locations and vehicle and pedestrian pathways.
O 4.18.3	Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	As above.
O 4.18.4	Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	Apartment distribution boards and other services within the apartments will be located in a dedicated cabinet beside the entry door on the inside of the apartment. Air conditioning units are located atop the roof to minimise noise or air quality impact on private open space and other habitable spaces. Laundries and bathrooms for each apartment will have ducted exhaust extraction which is a NCC requirement.

**PC1907 -4 S. 31 RECONSIDERATION - SOUTH TERRACE, NO. 193 (LOT 1),
SOUTH FREMANTLE - THREE, TWO STOREY GROUPED
DWELLINGS AND CHANGE OF USE TO EDUCATIONAL
ESTABLISHMENT - (NB DAP002/18)**

ATTACHMENT 1: Previous Determination Notice and Plans



Government of **Western Australia**
Development Assessment Panels

LG Ref: DAP002/18
DAP Ref: DAP/18/01446
Enquiries: (08) 6551 9919

Mr Ben Carter
Pinnacle Planning
158 Railway Parade
West Leederville WA 6007

Dear Mr Carter

**METRO SOUTH-WEST JDAP - CITY OF FREMANTLE - DAP APPLICATION -
DAP002/18 - DETERMINATION**

Property Location:	Lot 1 (193) South Terrace, South Fremantle
Application Details:	Three storey Mixed use Development (Multiple Dwellings, Community Purpose)

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Fremantle on 27 June 2018 for the above-mentioned development.

This application was considered by the Metro South-West JDAP at its meeting held on 14 December 2018, where in accordance with the provisions of the City of Fremantle Local Planning Scheme No. 4, it was resolved to **refuse** the application as per the attached notice of determination.

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

Should you have any queries with respect to the conditions of approval, please contact Mr Nathan Blumenthal on behalf of the City of Fremantle on 9432 9999.

Yours sincerely,



DAP Secretariat

20 December 2018

Encl. DAP Determination Notice
Refused Plans

Cc: Mr Nathan Blumenthal
City of Fremantle



Government of Western Australia
Development Assessment Panels

Planning and Development Act 2005

City of Fremantle Local Planning Scheme No. 4

Metro South-West Joint Development Assessment Panel

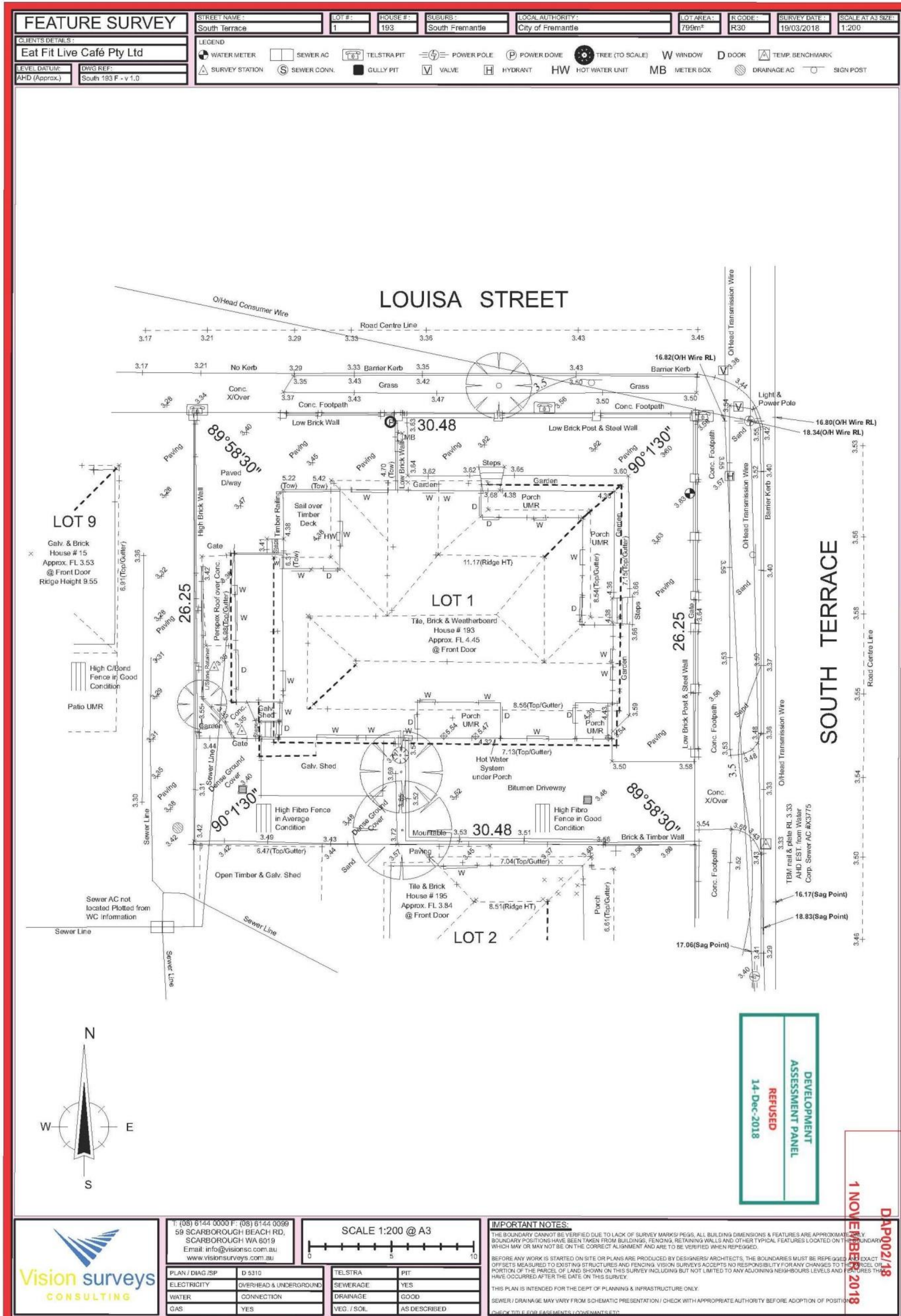
**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 1 (193) South Terrace, South Fremantle

Application Details: Three storey Mixed use Development (Multiple Dwellings, Community Purpose)

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **refused** on 14 December 2018:

1. **Refuse** DAP Application reference DAP/18/01446 and accompanying plans dated 1 November 2018 marked Feature Survey, and A0 – A20 in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Fremantle Local Planning Scheme No. 4, for the following reasons:
 - a) The proposal is inconsistent with the requirements of the City of Fremantle Local Planning Scheme No. 4 in respect to the proposed density, the building height requirements of Schedule 8, and the land use.
 - b) The proposal fails to comply with the design principles and deemed to comply standards of the Residential Design Codes in respect to minimum site area per dwelling, street setbacks, lot boundary setbacks, open space provision, and overshadowing.
 - c) The proposal is detrimental to the heritage significance of the existing building.
 - d) The proposal would be detrimental to the residential amenity of the area under clause 67 of Planning and Development (Local Planning Scheme) Regulations 2015 by reasons of being detrimental to the amenity of adjoining properties, the negative impact on the heritage significance, the incompatibility of the development with its setting, the incompatibility with the amenity and character of the area, and the impact of the reduction in car parking on the area.



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DAP002/18
1 NOVEMBER 2018

DEVELOPMENT
ASSESSMENT PANEL
REFUSED
14-Dec-2018



maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small>	PROJECT	193 SOUTH TERRACE	DEVELOPMENT APPLICATION		ISSUED: 22/10/18	DRAWING	DRAWING ID
	ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:28.8, 1:87.0@A3	COVER PAGE	
					DRAWN JM/MA	PROJECT NO. 18005	REV A

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REFUSED
14-Dec-2018



maarch* <small>Mark Aronson Architecture</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING 3D VIEW LOUISA STREET	DRAWING ID A1
	ADDRESS 193 South Terrace, South Fremantle		CLIENT John Mocilac	SCALE: 1:85.5@A3	

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	ADDRESS	193 South Terrace, South Fremantle	CLIENT John Mocilac	SCALE: 1:86.1@A3	3D VIEW - CORNER	A2
				DRAWN JM/MA	PROJECT NO. 18005	REV A

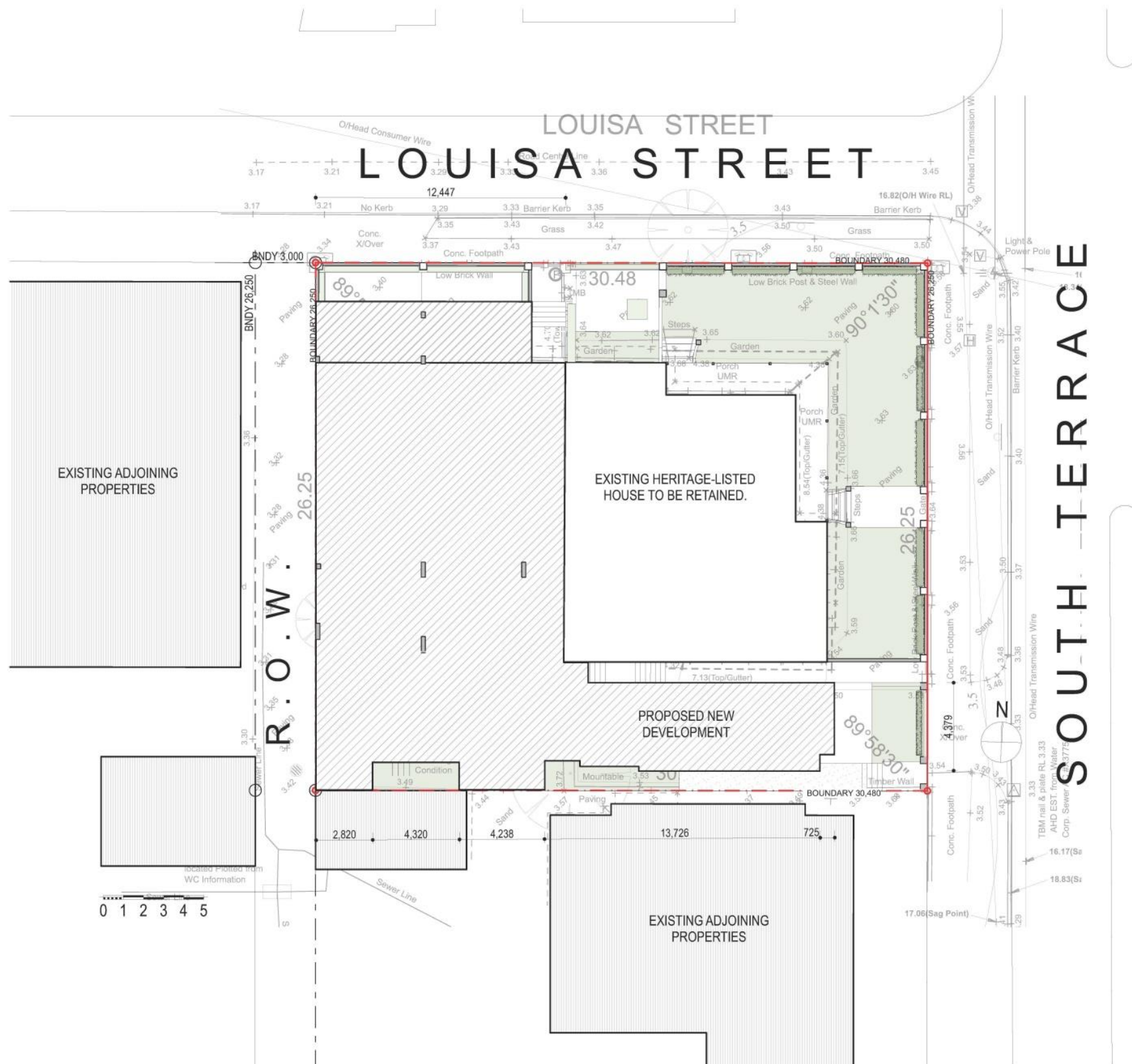
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DEVELOPMENT ASSESSMENT PANEL
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14-Dec-2018



maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small>	<small>PROJECT</small> 193 SOUTH TERRACE	<small>DEVELOPMENT APPLICATION</small>	<small>ISSUED: 22/10/18</small>	<small>DRAWING</small> 3D VIEW - SOUTH TERRACE	<small>DRAWING ID</small> A3
	<small>ADDRESS</small> 193 South Terrace, South Fremantle		<small>CLIENT</small> John Mocolac		



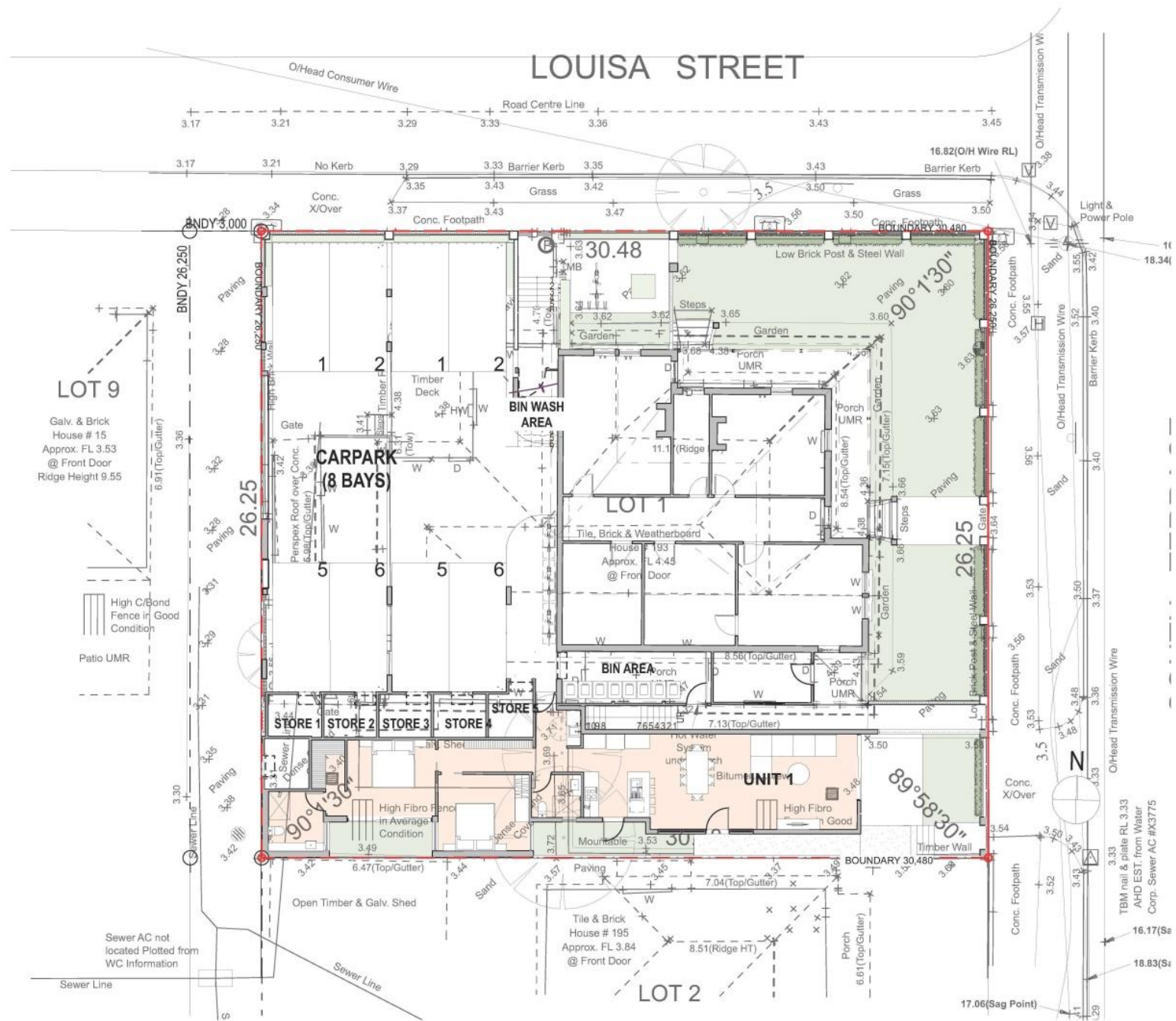
LOCATION MAP

193 SOUTH TERRACE, SOUTH FREMANTLE

DWG No.	DWG NAME	Rev
A0	COVER PAGE	
A1	3D VIEW LOUISA STREET	
A2	3D VIEW - CORNER	
A3	3D VIEW - SOUTH TERRACE	
A4	LOCATION PLAN	
A5	SITE PLAN	
A6	SHADOW DIAGRAM	
A7	SHADOW DIAGRAM 2	
A8	DEMOLITION PLAN	
A9	BUILDING FABRIC	
A10	GROUND FLOOR PLAN	
A11	LEVEL 1 FLOOR PLAN	
A12	LEVEL 2 FLOOR PLAN	
A13	LEVEL 1 OVERLOOKING	
A14	LEVEL 2 OVERLOOKING	
A15	ROOF PLAN	
A16	SOUTH TERRACE ELEVATIONS	
A17	LOUISA STREET ELEVATION	
A18	SOUTH & R.O.W. ELEVATIONS	
A19	SECTION 1	
A20	SECTION 2	

MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18 SCALE: 1:200@A3	DRAWING LOCATION PLAN	DRAWING ID A4
	ADDRESS 193 South Terrace, South Fremantle	CLIENT John Mocilac	DRAWN JM/MA	PROJECT NO. 18005	REV A

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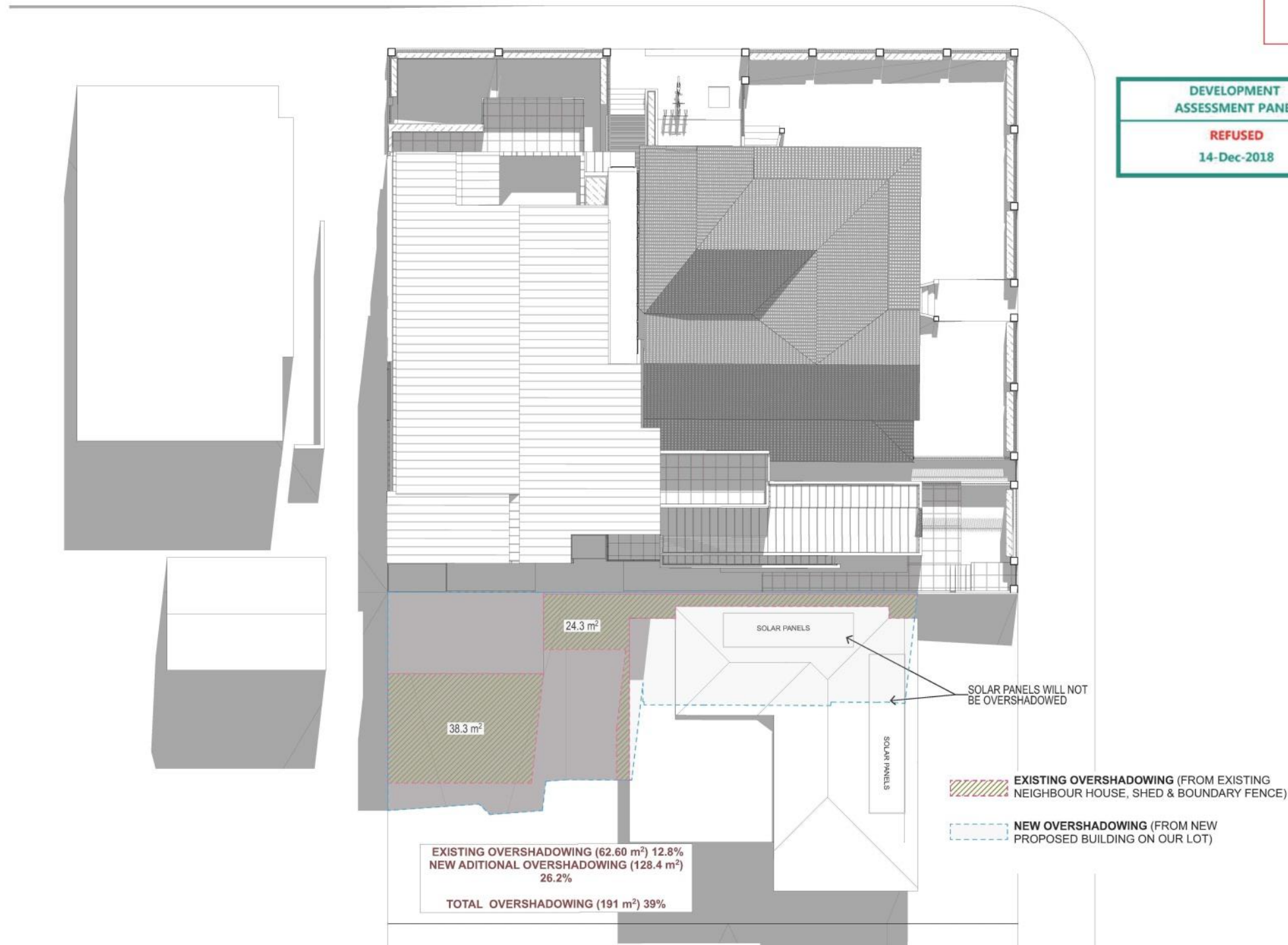


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14-Dec-2018

<p>MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169</p>	PROJECT	193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING	DRAWING ID
	ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Moclilac	SCALE: 1:200@A3	SITE PLAN
				DRAWN JM/MA	PROJECT NO. 18005	REV A

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1 NOVEMBER 2018

DEVELOPMENT
ASSESSMENT PANEL
REFUSED
14-Dec-2018

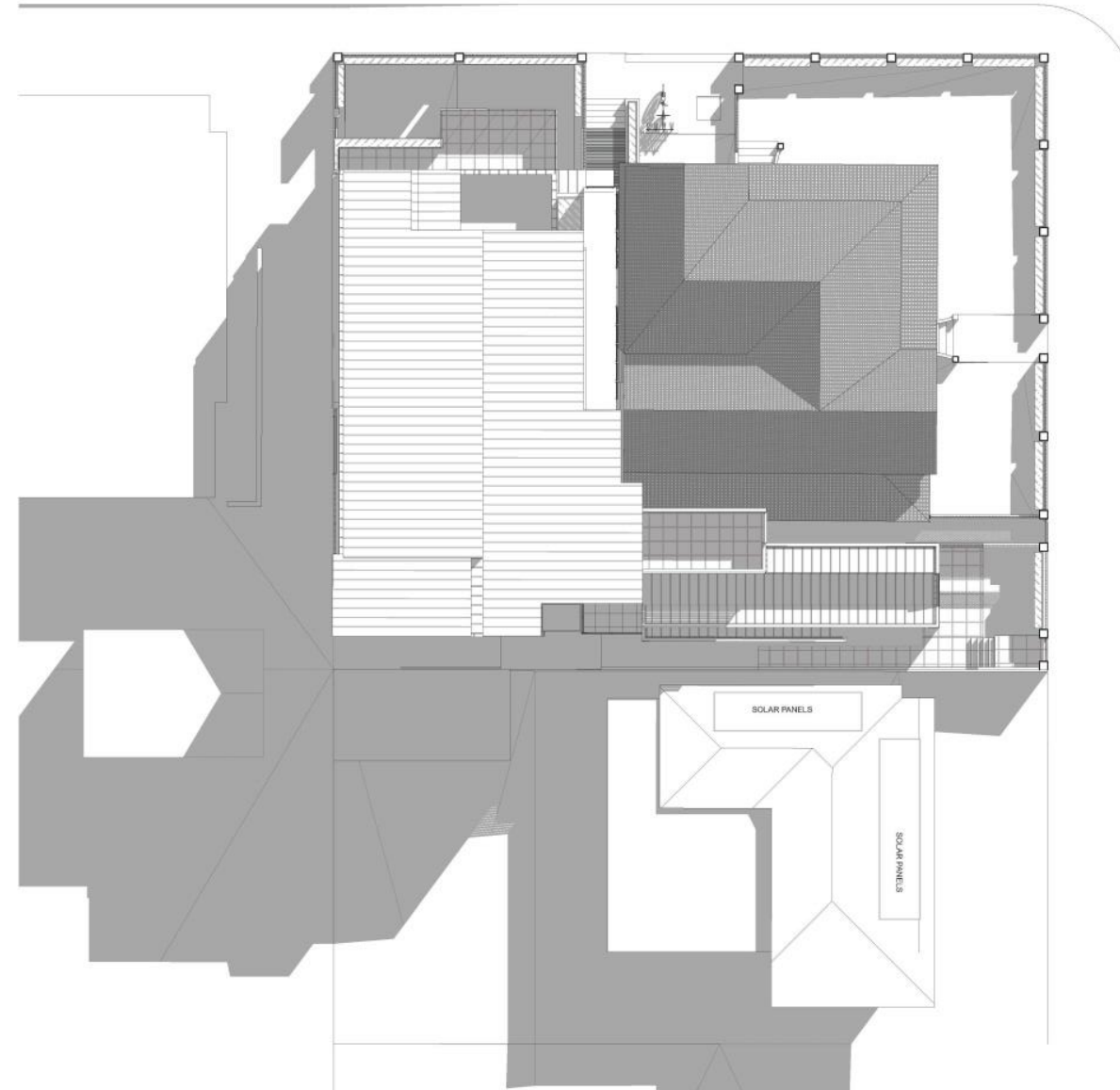


OVERSHADOWING DIAGRAM - 21 JUNE 12:00 NOON

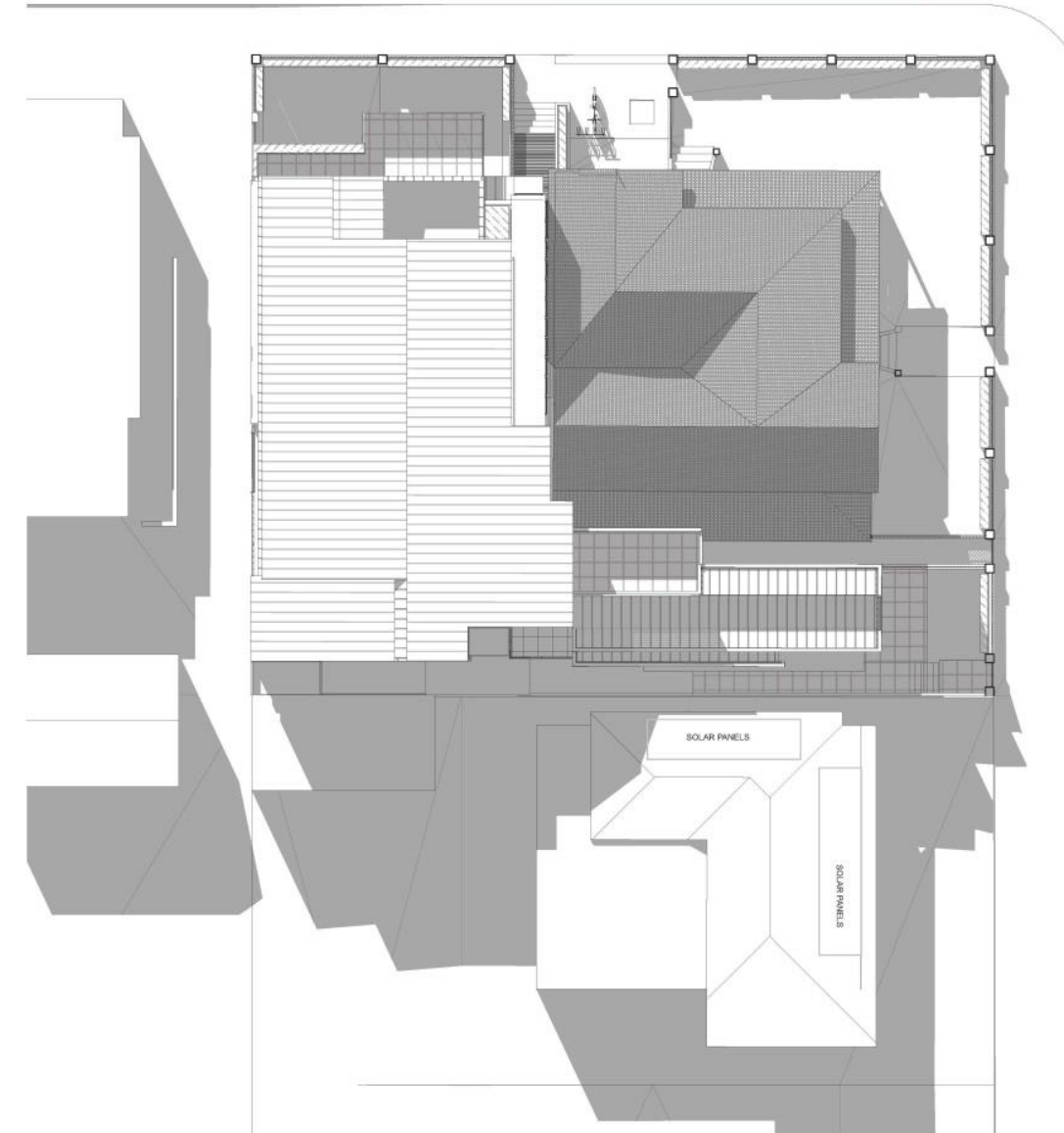
maarch* <small>Mark Aronson Architecture</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8168	PROJECT	193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING	SHADOW DIAGRAM	DRAWING ID	A6
		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:200@ A3	PROJECT NO.	18005	REV
					DRAWN	JM/MA			

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DAP002/18
1 NOVEMBER 2018

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REFUSED
14-Dec-2018

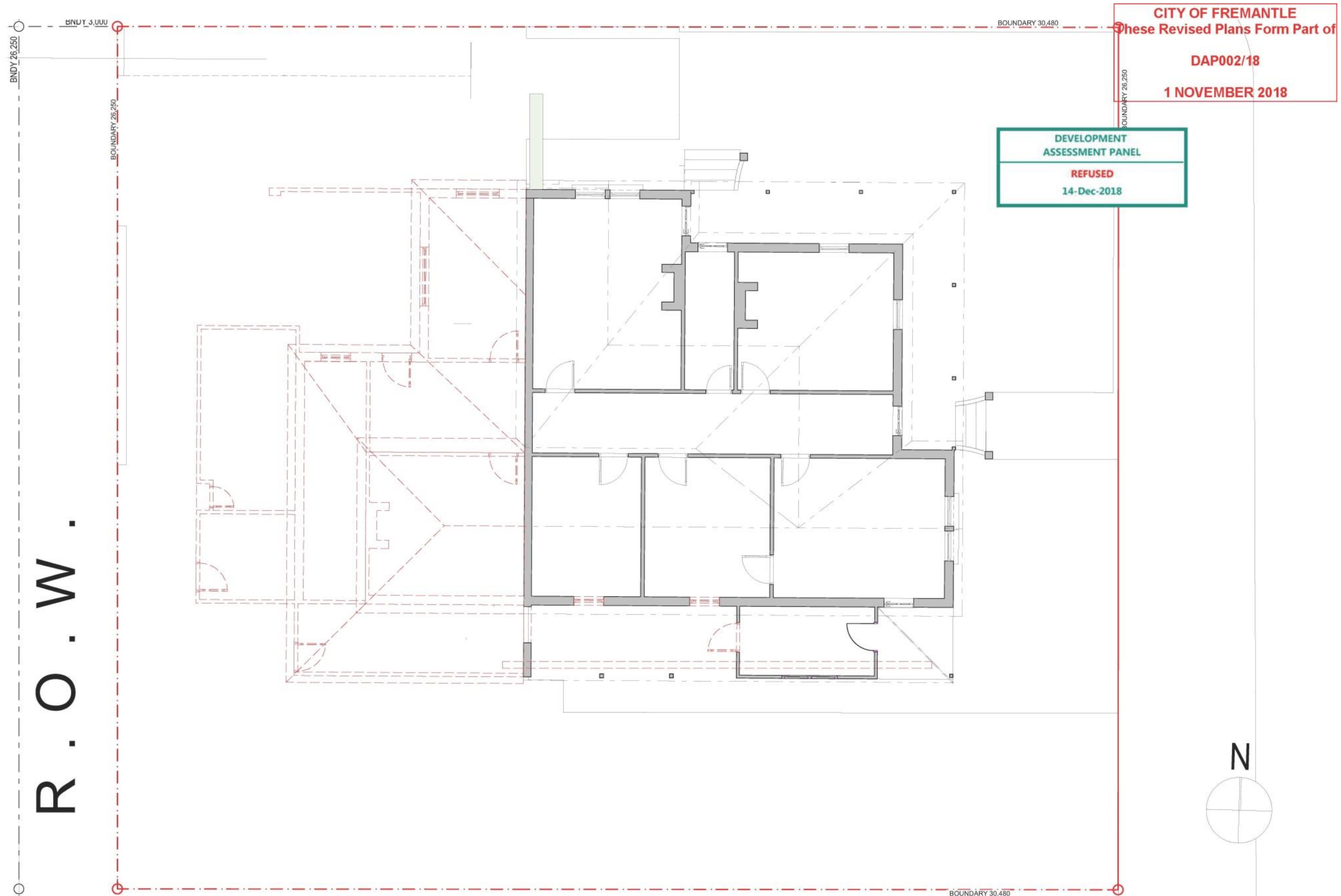


OVERSHADOWING DIAGRAM - 21 JUNE 10:00 AM

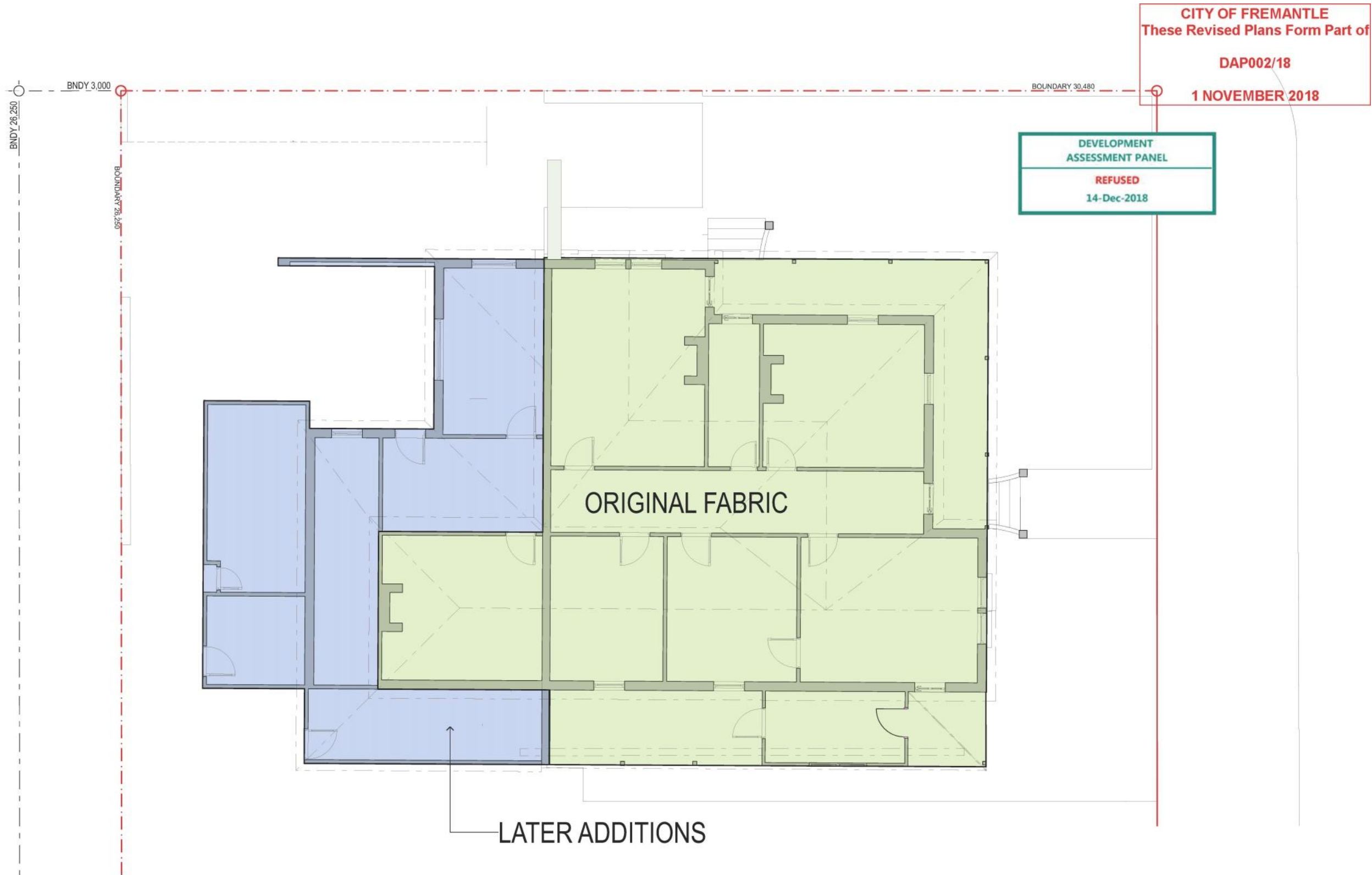


OVERSHADOWING DIAGRAM - 21 JUNE 2:00 PM

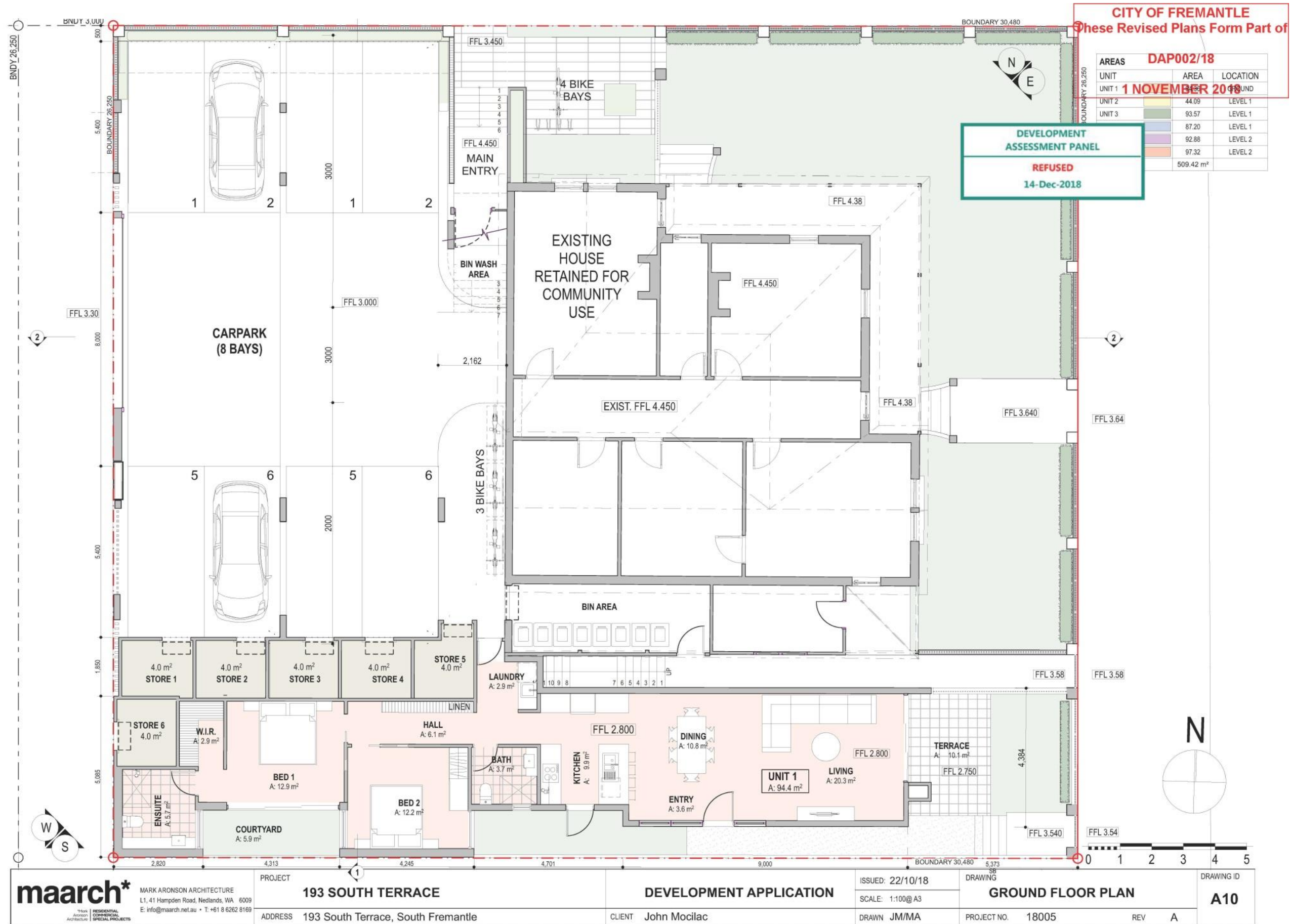
maarch* <small>Mark Aronson Architecture</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	<small>PROJECT</small> 193 SOUTH TERRACE	<small>DEVELOPMENT APPLICATION</small>	<small>ISSUED:</small> 22/10/18	<small>DRAWING</small> SHADOW DIAGRAM 2	<small>DRAWING ID</small> A7
	<small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small>		<small>SCALE:</small> 1:250@ A3		
<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A	

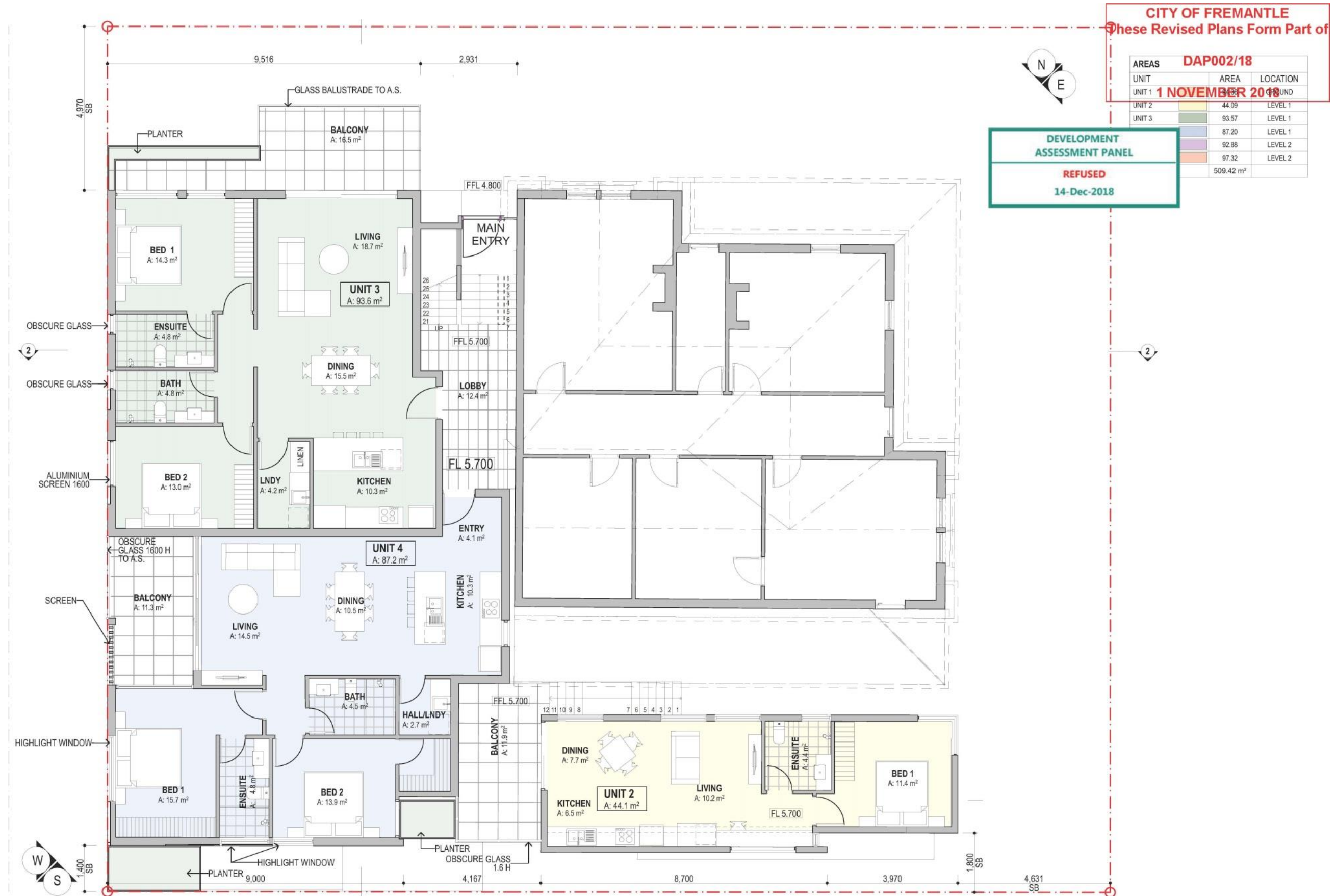


maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18 SCALE: 1:100@A3	DRAWING DEMOLITION PLAN	DRAWING ID A8
	ADDRESS 193 South Terrace, South Fremantle	CLIENT John Mocolac	DRAWN JM/MA	PROJECT NO. 18005	REV A

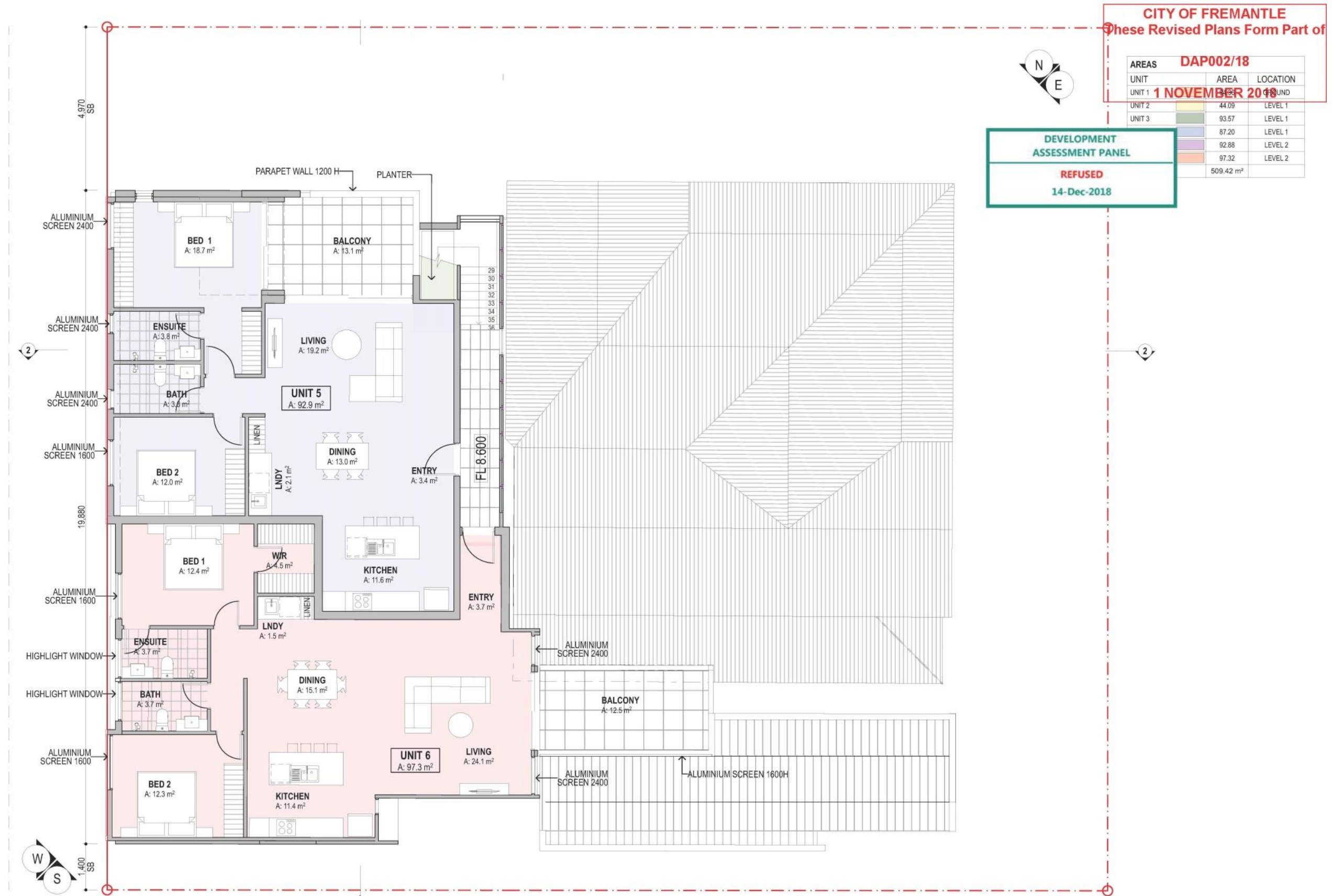


maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18 SCALE: 1:100@A3	DRAWING BUILDING FABRIC	DRAWING ID A9
	ADDRESS 193 South Terrace, South Fremantle	CLIENT John Mocijac	DRAWN JM/MA	PROJECT NO. 18005	REV A





<p>MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169</p>	PROJECT	193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING	DRAWING ID A11
	ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@A3	
				DRAWN	PROJECT NO.	
				JM/MA	18005	REV A



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AREAS DAP002/18		
UNIT	AREA	LOCATION
UNIT 1	44.09	LEVEL 1
UNIT 2	93.57	LEVEL 1
UNIT 3	87.20	LEVEL 1
	92.88	LEVEL 2
	97.32	LEVEL 2
	509.42	

DEVELOPMENT ASSESSMENT PANEL
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14-Dec-2018

1 NOVEMBER 2018

<p>MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8168</p>	<p>PROJECT 193 SOUTH TERRACE</p>	<p>DEVELOPMENT APPLICATION</p>	<p>ISSUED: 22/10/18</p>	<p>DRAWING LEVEL 2 FLOOR PLAN</p>	<p>DRAWING ID A12</p>
	<p>ADDRESS 193 South Terrace, South Fremantle</p>	<p>CLIENT John Mocilac</p>	<p>SCALE: 1:100@A3</p>	<p>PROJECT NO. 18005</p>	

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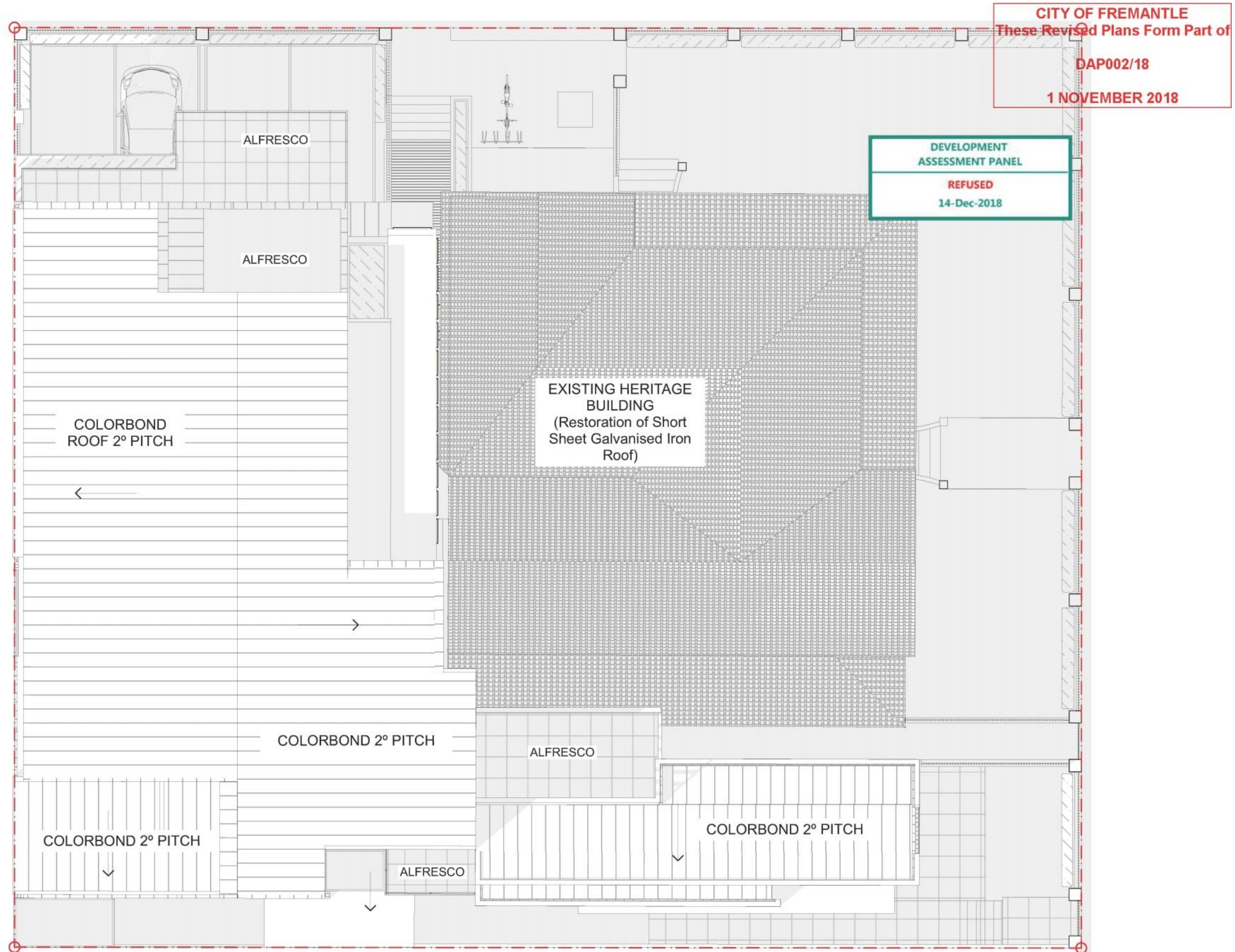
maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small>	PROJECT	193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING	DRAWING ID
	ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:200@A3	LEVEL 1 OVERLOOKING
				DRAWN JM/MA	PROJECT NO. 18005	REV A

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3. LEVEL 2 OVERLOOKING

maarch* <small>Mark Aronson Architecture</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18 SCALE: 1:200@A3	DRAWING LEVEL 2 OVERLOOKING	DRAWING ID A14
	ADDRESS 193 South Terrace, South Fremantle		CLIENT John Mocolac	DRAWN JM/MA	



 <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small>	<small>PROJECT</small> 193 SOUTH TERRACE	<small>ISSUED:</small> 22/10/18 <small>SCALE:</small> 1:100@A3	<small>DRAWING</small> ROOF PLAN	<small>DRAWING ID</small> A15
	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005 <small>REV</small> A



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E SOUTH TERRACE ELEVATION
1:100

maarch* <small>Mark Aronson Architecture</small> RESIDENTIAL COMMERCIAL SPECIAL PROJECTS	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING SOUTH TERRACE ELEVATIONS	DRAWING ID A16
	MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169		CLIENT Eat, Fit, Live Cafe Pty Ltd		
	ADDRESS 193 South Terrace, South Fremantle		DRAWN JM/MA		

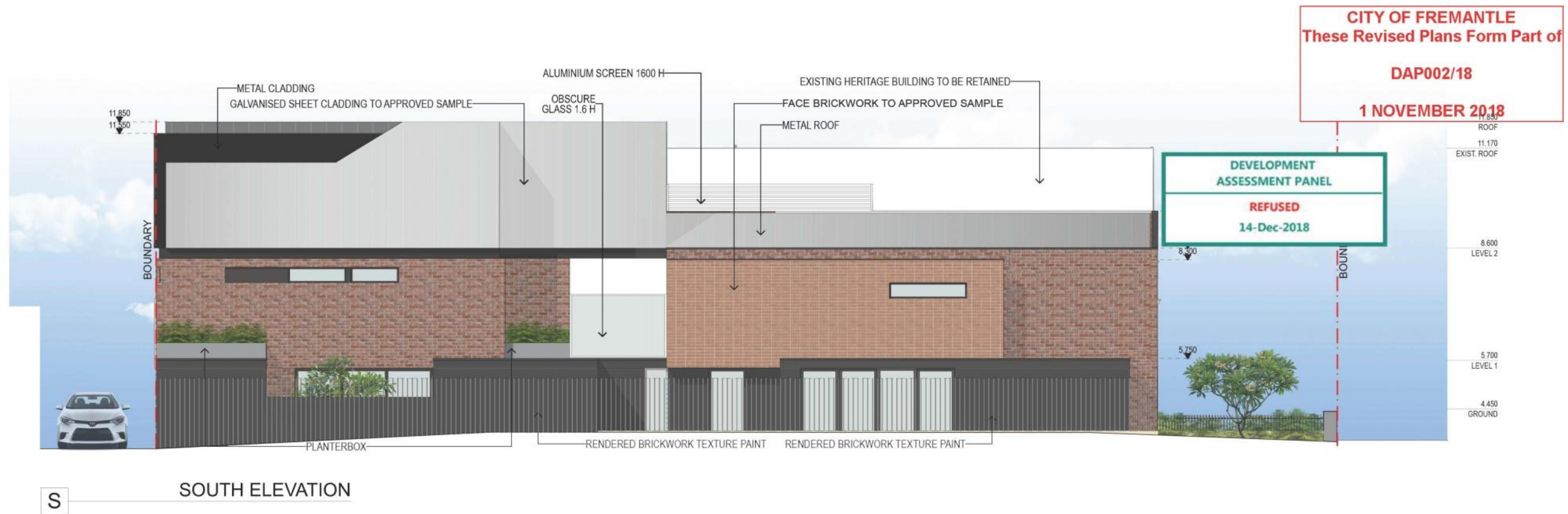
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1 NOVEMBER 2018



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REFUSED
14-Dec-2018



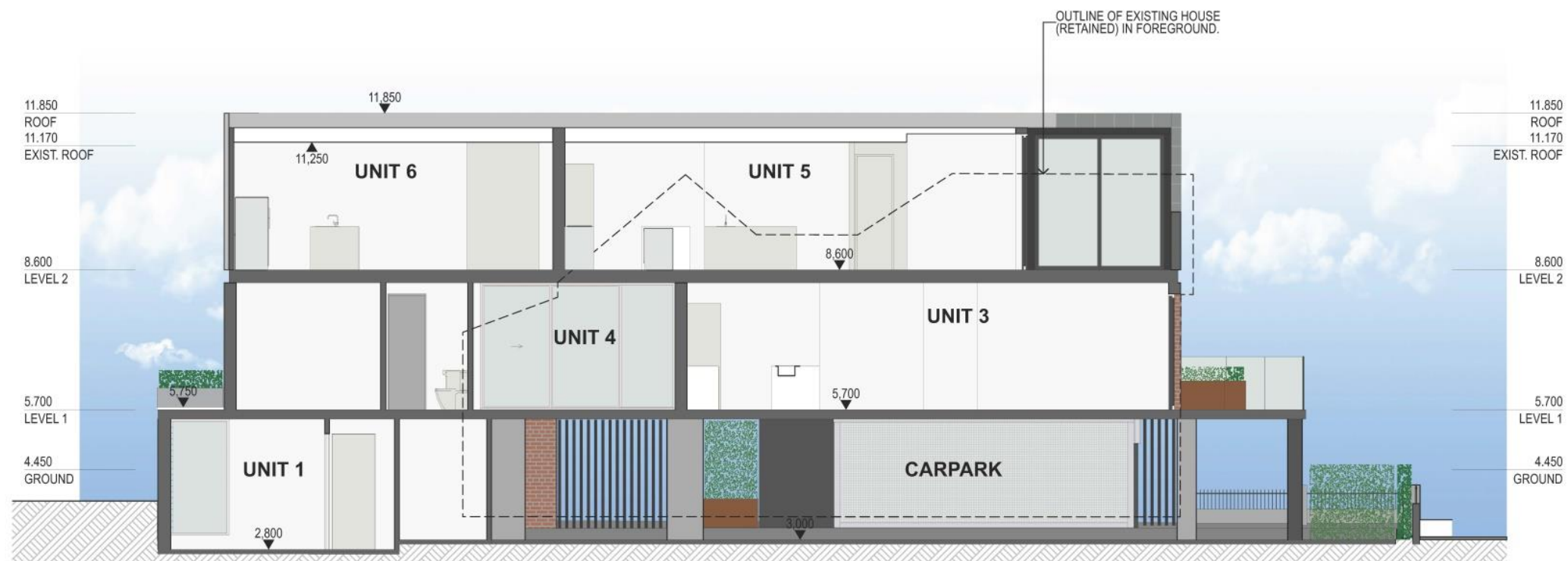
maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18 SCALE: 1:100@A3	DRAWING LOUISA STREET ELEVATION	DRAWING ID A17
	ADDRESS 193 South Terrace, South Fremantle	CLIENT John Mocilac	DRAWN JM/MA	PROJECT NO. 18005 REV A	



 <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small>	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18 SCALE: 1:100@A3	DRAWING SOUTH & R.O.W. ELEVATIONS	DRAWING ID A18
	ADDRESS 193 South Terrace, South Fremantle	CLIENT John Mocijac	DRAWN JM/MA	PROJECT NO. 18005	REV A

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DEVELOPMENT
 ASSESSMENT PANEL
REFUSED
 14-Dec-2018

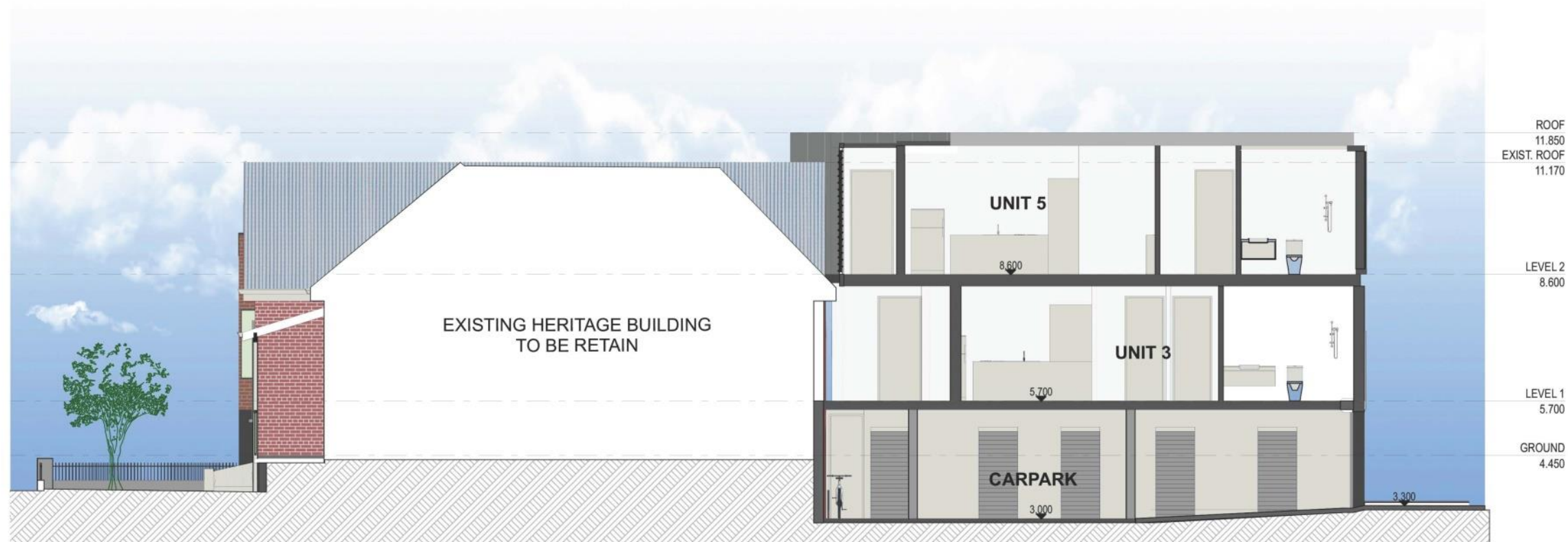


1 SECTION 1
1:100

maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small>	PROJECT	193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING	SECTION 1	DRAWING ID A19
	ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@A3		
				DRAWN	JM/MA	REV	A

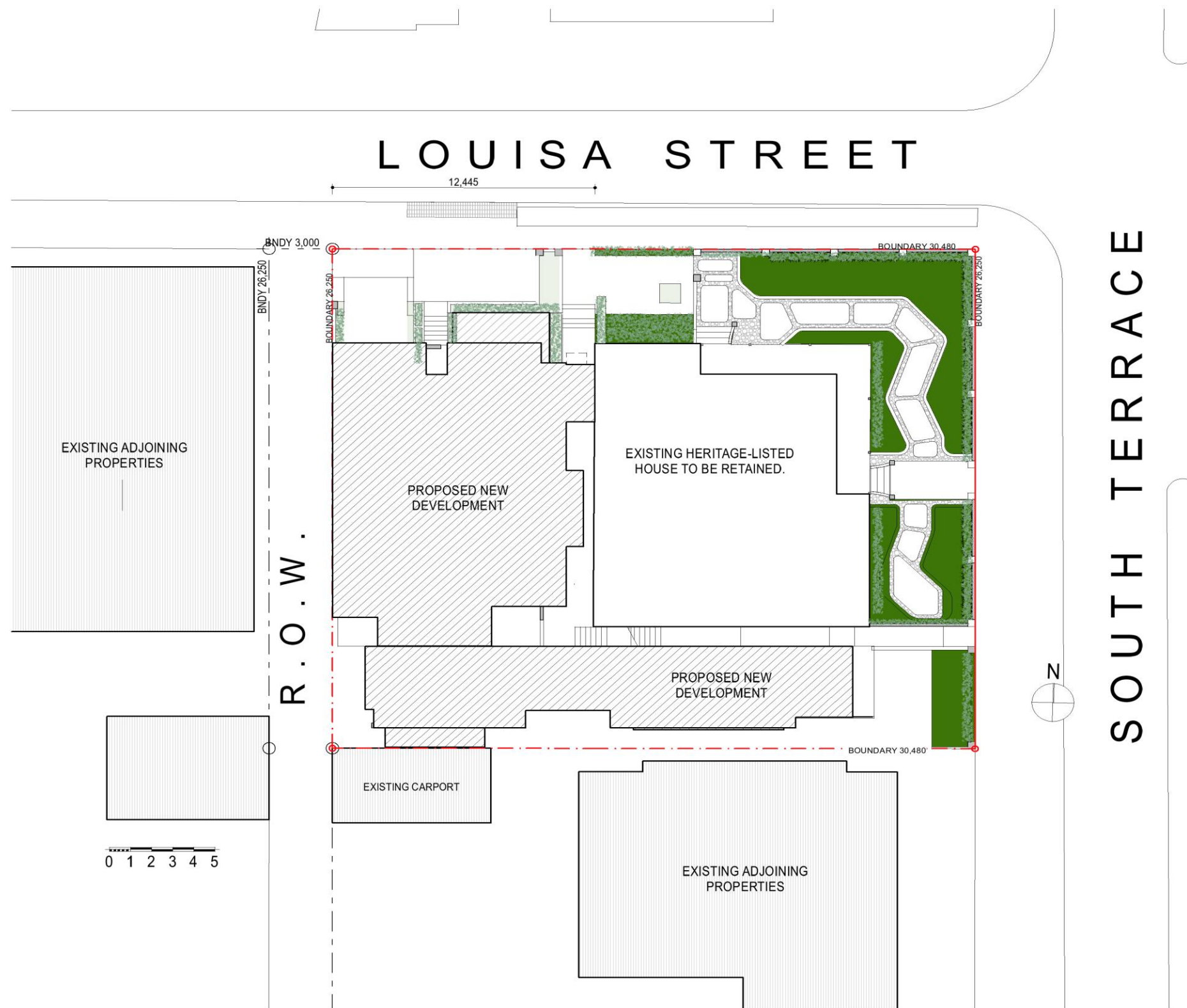
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DEVELOPMENT ASSESSMENT PANEL
REFUSED
14-Dec-2018



maarch* <small>MARK ARONSON ARCHITECTURE</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 22/10/18	DRAWING SECTION 2	DRAWING ID A20
	ADDRESS 193 South Terrace, South Fremantle		CLIENT John Mocilac		
			DRAWN JM/MA	REV A	

ATTACHMENT 2: Amended Development Plans



193 SOUTH TERRACE, SOUTH FREMANTLE

DWG No.	DWG NAME	Rev
A1	LOCATION PLAN	
A2	SITE PLAN	
A3	SHADOW DIAGRAM	
A4	DEMOLITION PLAN	
A5	BUILDING FABRIC	
A6	LOWER GROUND FLOOR	
A7	UPPER GROUND FLOOR	
A8	LEVEL 1 FLOOR PLAN	
A9	ROOF PLAN	
A10	UPPER GROUND VISUAL PRIVACY	
A11	LEVEL 1 VISUAL PRIVACY	
A12	SOUTH STREET ELEVATIONS	
A13	LOUISA STREET ELEVATION	
A14	SOUTH ELEVATION	
A15	R.O.W. ELEVATIONS	
A16	SECTION 1	
A17	SECTION 2	
A18	SECTION 3	
A19	SURVEY PLAN	
A20	BASEMENT CALCULATION	
A21	3D VIEWS SOUTH TERRACE	
A22	3D VIEWS LOUISA STREET	
A23	3D VIEWS CORNER SOUTH TERRACE & LOUISA STREET	
A24	3D VIEW CORNER LOUISA ST & ROW	


MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169 Copyright © Mark Aronson Architecture 2018	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 29/5/19 SCALE: 1:200@A3	DRAWING LOCATION PLAN	DRAWING ID A1
	ADDRESS 193 South Terrace, South Fremantle	CLIENT John Mocilac	DRAWN JM/MA	PROJECT NO. 18005 REV A	

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30 MAY 2019



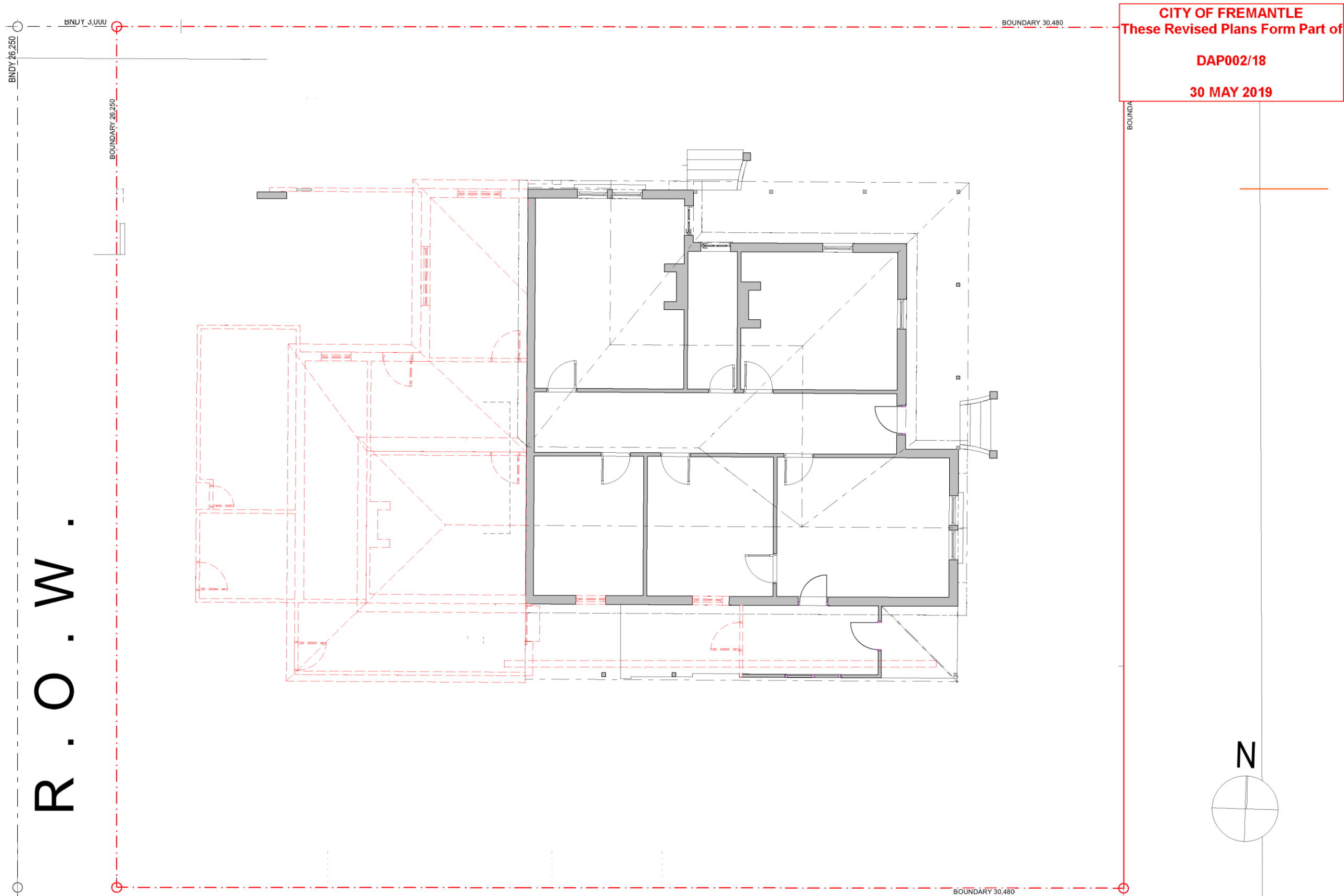
 MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169 Copyright © Mark Aronson Architecture 2018	PROJECT 193 SOUTH TERRACE	DEVELOPMENT APPLICATION	ISSUED: 29/5/19 SCALE: 1:200@A3	DRAWING SITE PLAN	DRAWING ID A2
	ADDRESS 193 South Terrace, South Fremantle	CLIENT John Mocilac	DRAWN JM/MA	PROJECT NO. 18005 REV A	

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30 MAY 2019



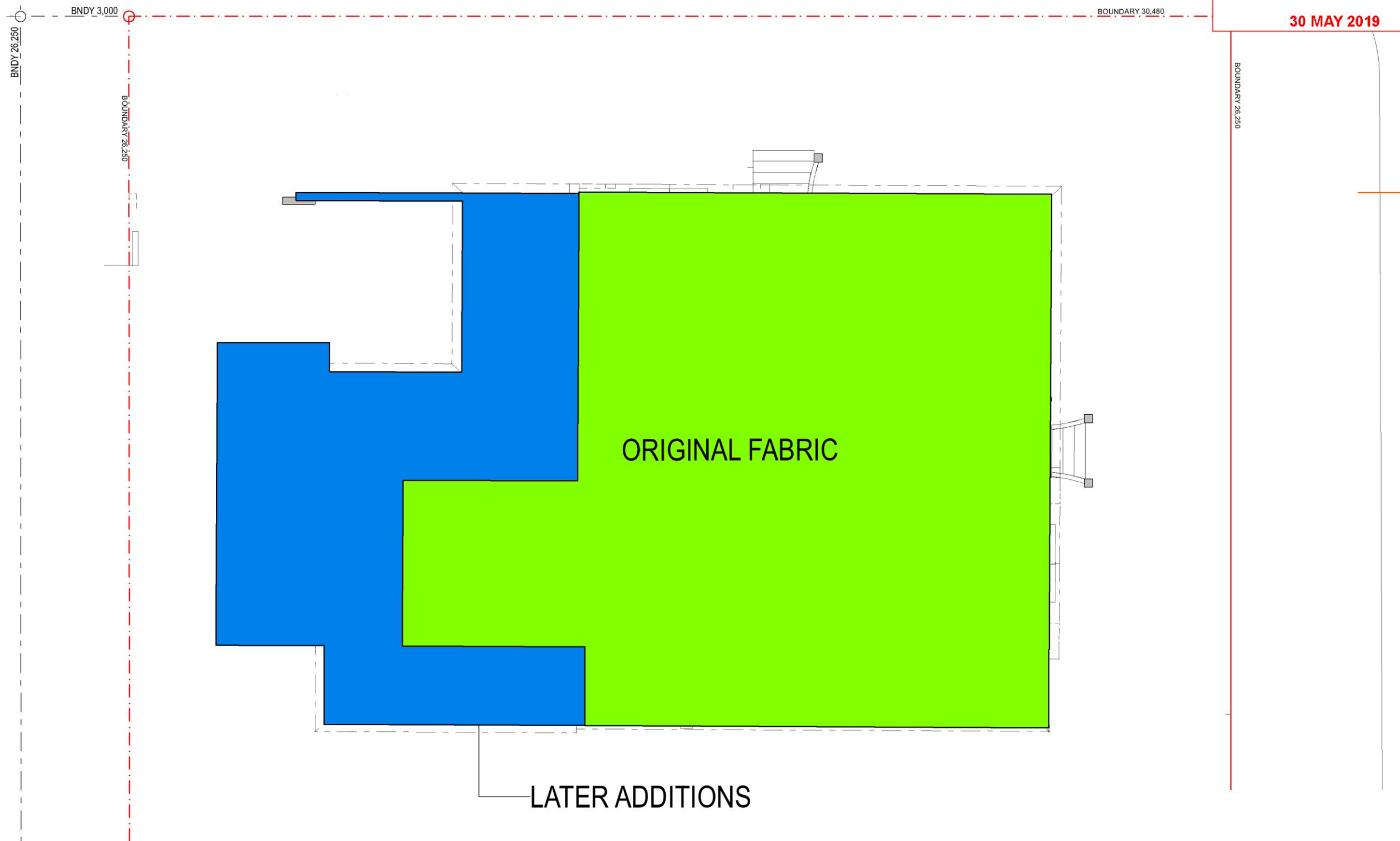
OVERSHADOWING DIAGRAM - 21 JUNE 12:00 NOON

 <small>MARK ARONSON ARCHITECTURE</small> <small>RESIDENTIAL COMMERCIAL SPECIAL PROJECTS</small>	<small>MARK ARONSON ARCHITECTURE</small> <small>L1, 41 Hampden Road, Nedlands, WA 6009</small> <small>E: info@maarch.net.au • T: +61 8 6262 8169</small> <small>Copyright © Mark Aronson Architecture 2018</small>	<small>PROJECT</small> 193 SOUTH TERRACE	<small>DEVELOPMENT APPLICATION</small>	<small>ISSUED:</small> 29/5/19 <small>SCALE:</small> 1:200@A3	<small>DRAWING</small> SHADOW DIAGRAM	<small>DRAWING ID</small> A3
	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A	



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		<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>SCALE:</small> 1:100@A3 <small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005 <small>REV</small> A

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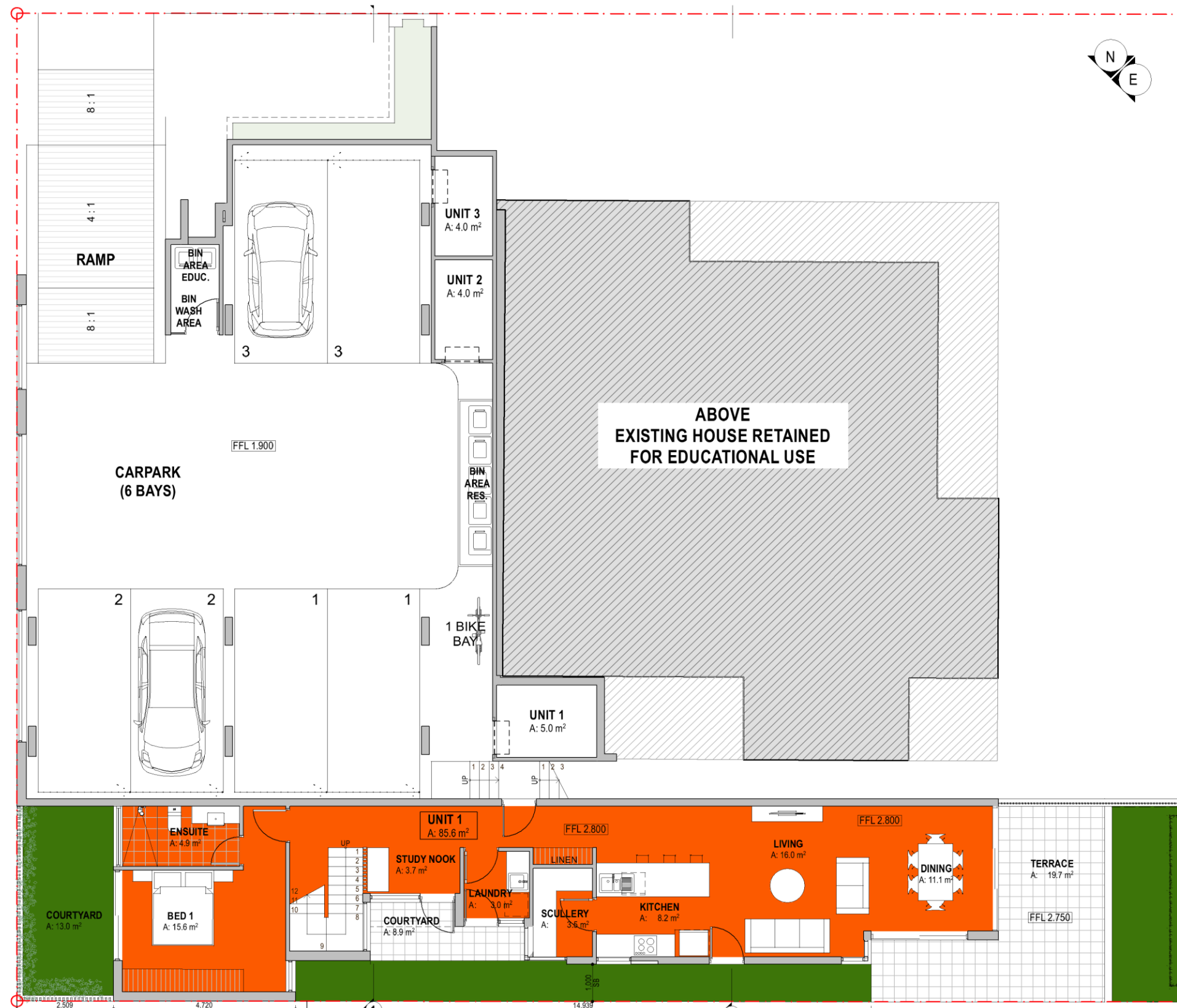
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	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A	

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UNIT 1	70.65	UPPER GROUND
UNIT 2	63.22	UPPER GROUND
UNIT 2	63.32	LEVEL 1
UNIT 3	67.64	LEVEL 1
UNIT 3	55.99	UPPER GROUND
406.40 m ²		



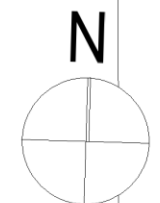
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		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@A3	PROJECT NO.	18005	REV

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UNIT 1	70.65	UPPER GROUND
UNIT 2	63.22	UPPER GROUND
UNIT 2	63.32	LEVEL 1
UNIT 3	67.64	LEVEL 1
UNIT 3	55.99	UPPER GROUND
406.40 m ²		



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PROJECT **193 SOUTH TERRACE**
ADDRESS 193 South Terrace, South Fremantle

CLIENT John Mocilac
DEVELOPMENT APPLICATION

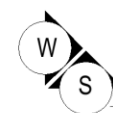
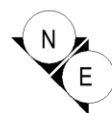
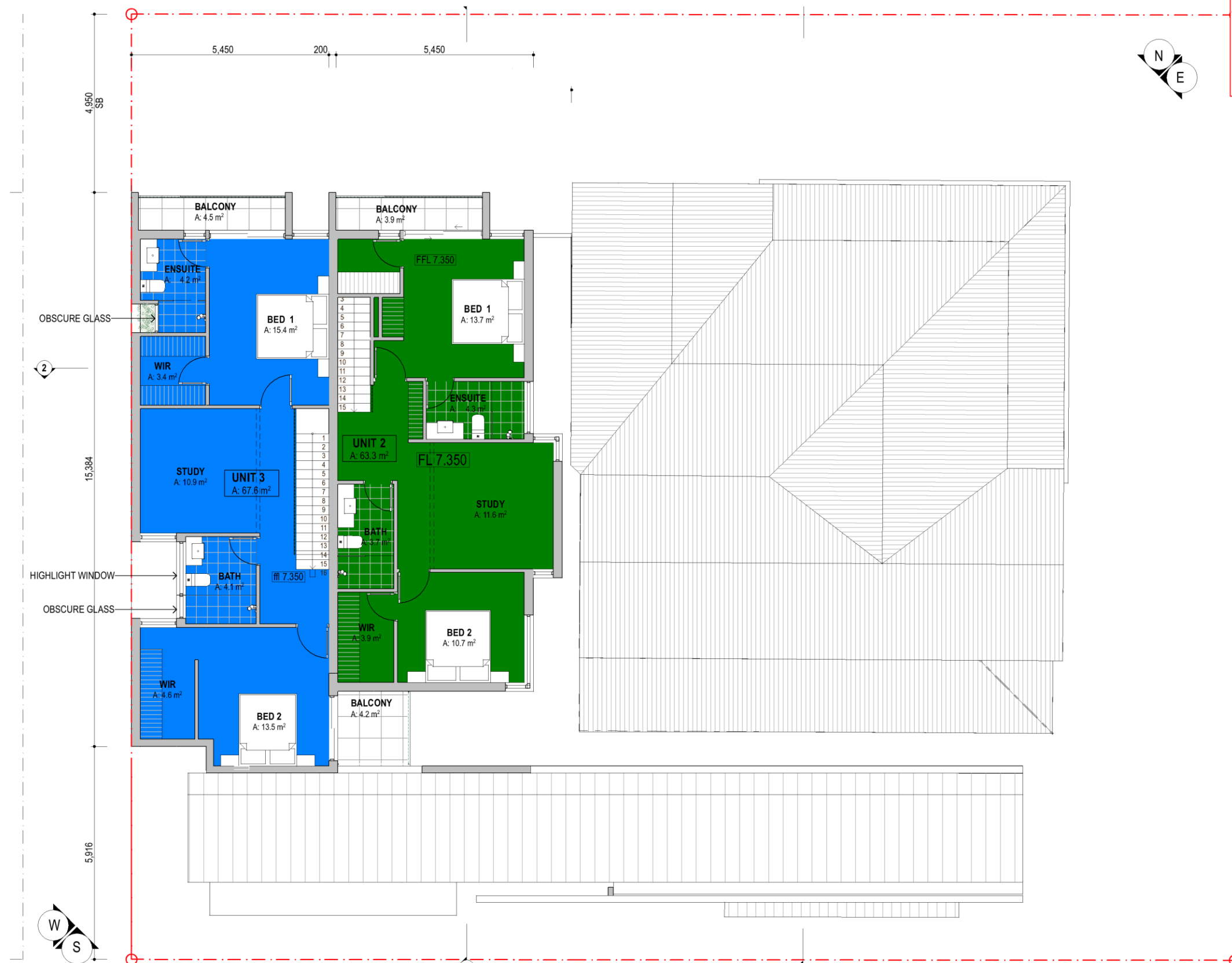
ISSUED: 29/5/19
SCALE: 1:100@A3
DRAWN JM/MA

DRAWING **UPPER GROUND FLOOR**
PROJECT NO. 18005
REV A

DRAWING ID **A7**

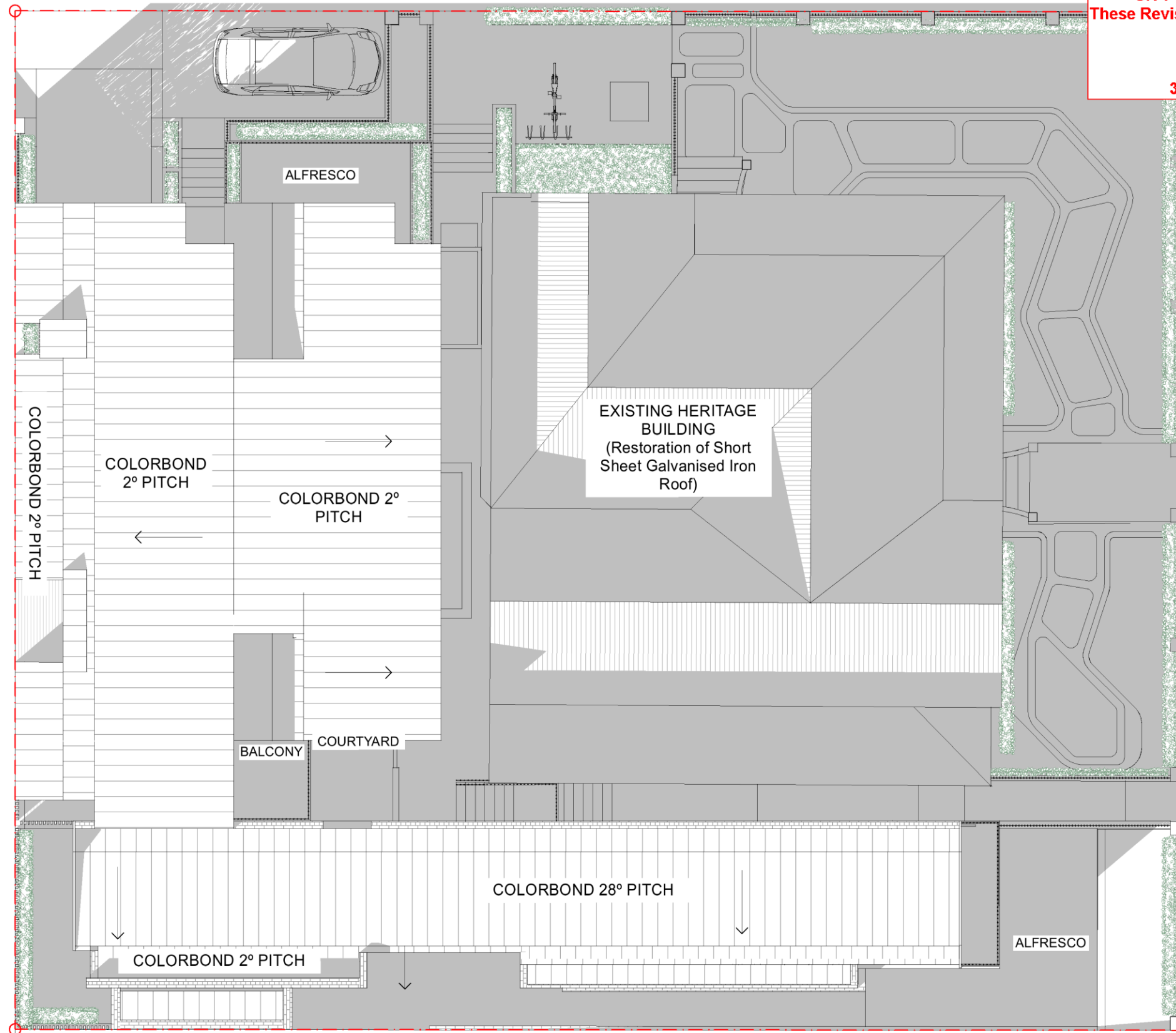
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UNIT 1	70.65	UPPER GROUND
UNIT 2	63.22	UPPER GROUND
UNIT 2	63.32	LEVEL 1
UNIT 3	67.64	LEVEL 1
UNIT 3	55.99	UPPER GROUND
406.40 m ²		



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		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@ A3	PROJECT NO.	18005	REV

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ROOF PLAN
1:100

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		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@A3	PROJECT NO.	18005	REV

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		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:200@A3	PROJECT NO.	18005

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3. LEVEL 2 VISUAL PRIVACY

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		ADDRESS	193 South Terrace, South Fremantle		CLIENT	John Mocolac		

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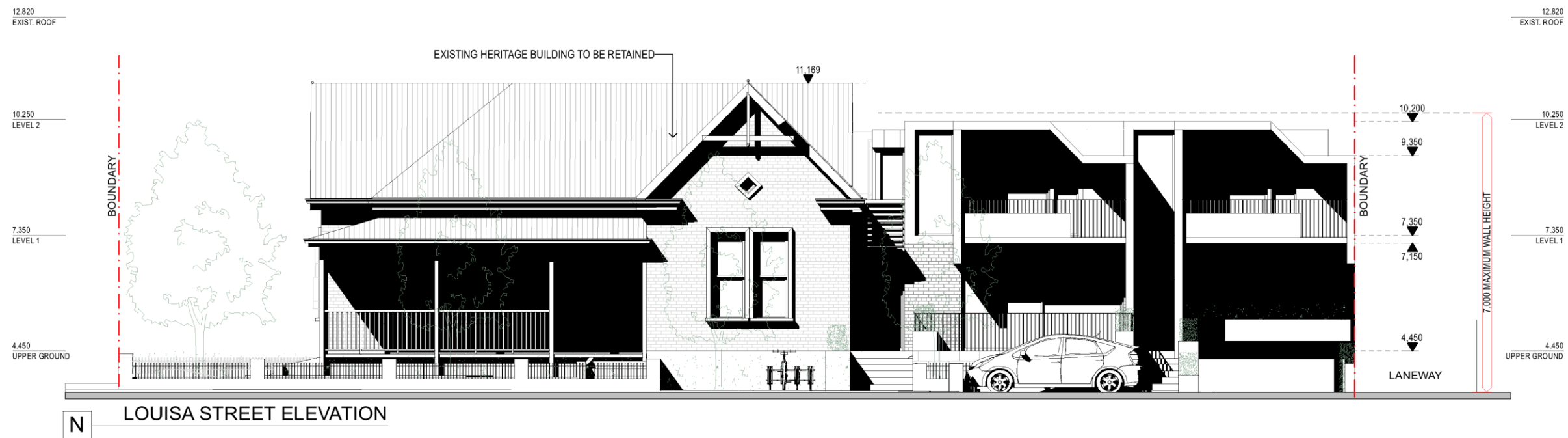
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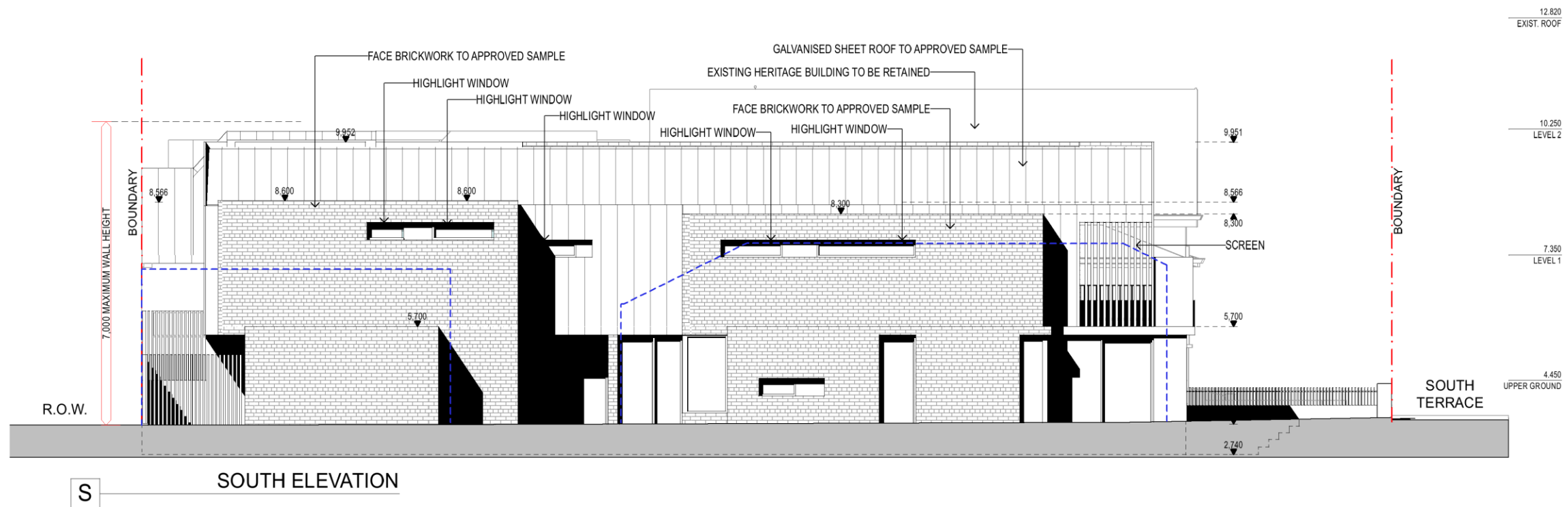
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	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A	

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		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@ A3	PROJECT NO.	18005	REV
					DRAWN	JM/MA			

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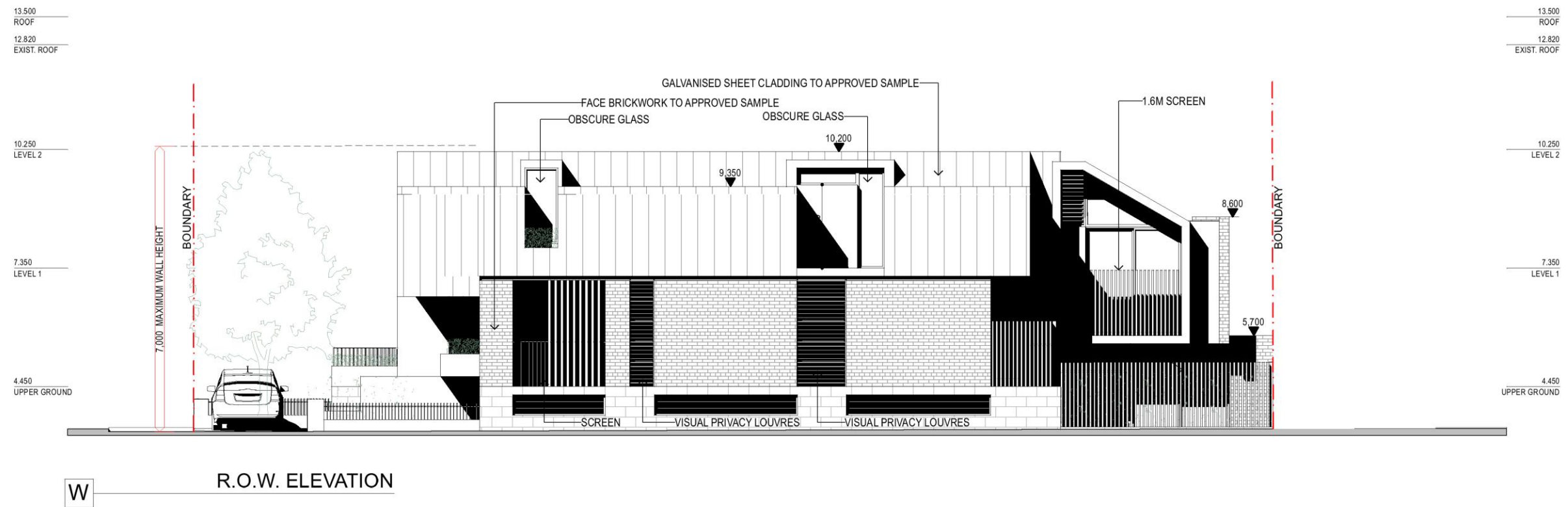


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	ADDRESS 193 South Terrace, South Fremantle		CLIENT John Mocilac	DRAWN JM/MA	

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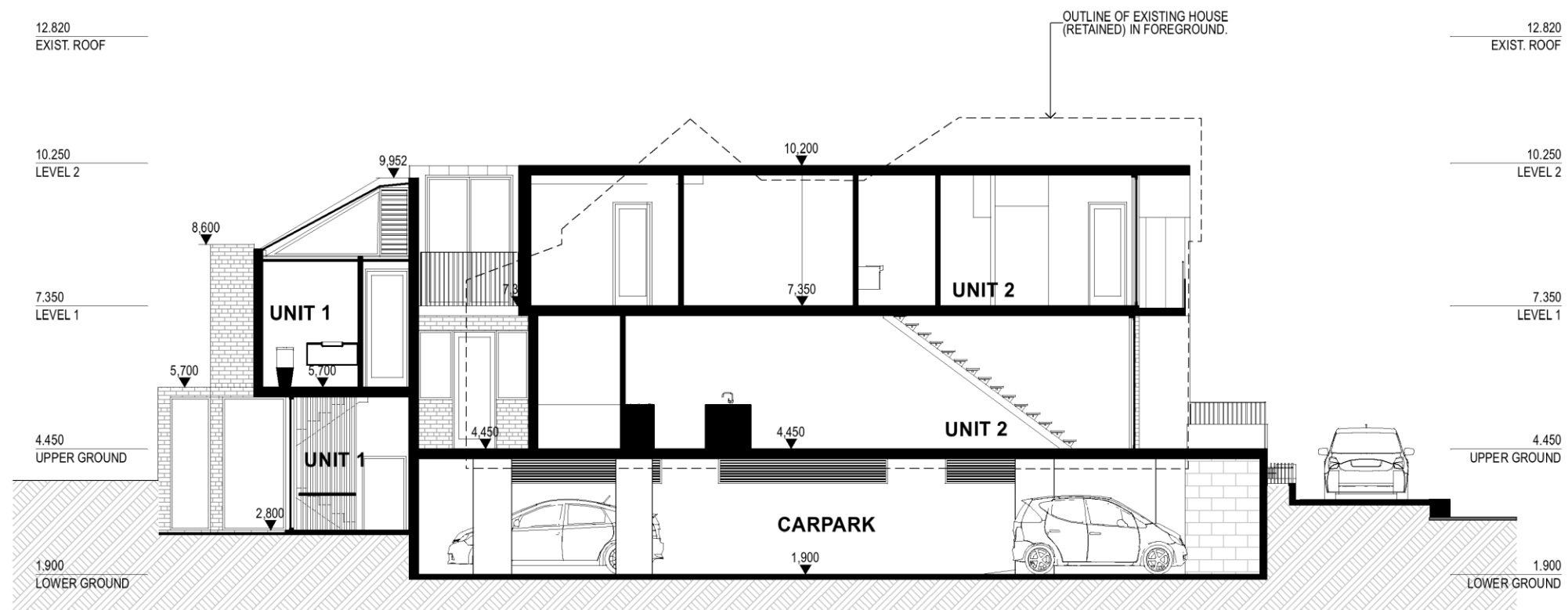


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		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@A3	PROJECT NO.	18005	REV
					DRAWN	JM/MA			

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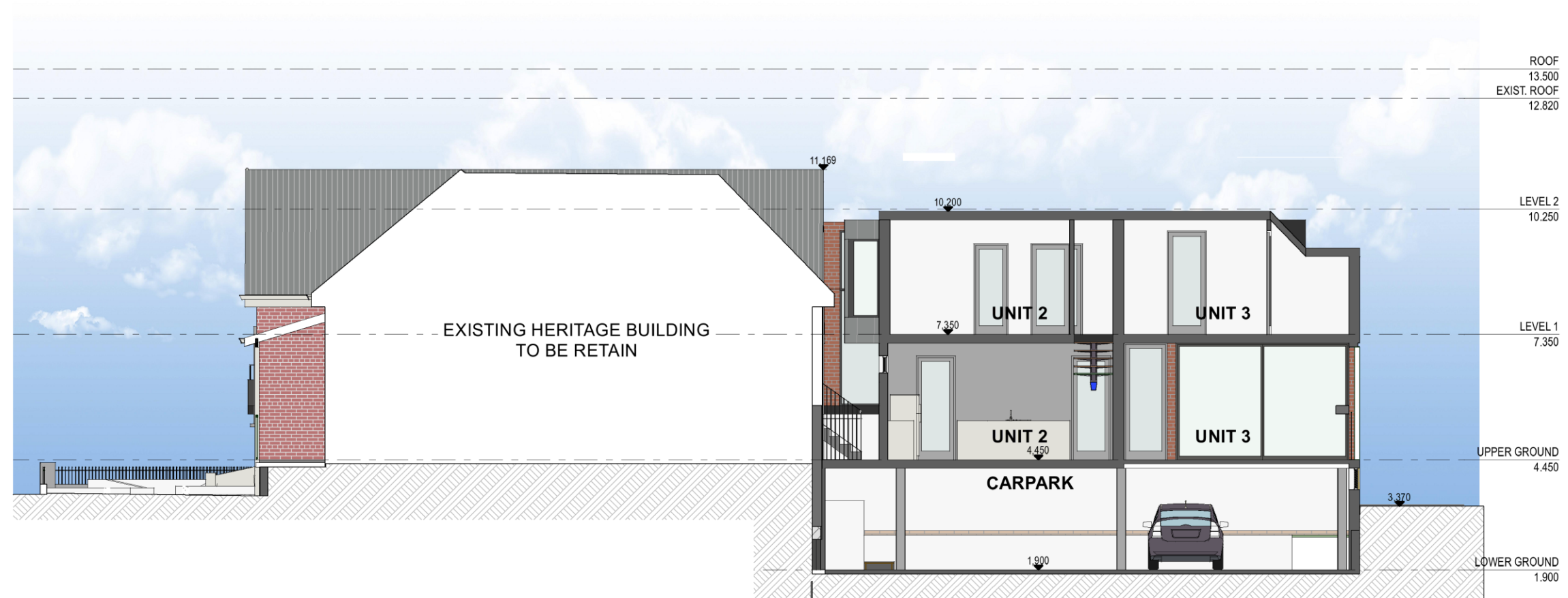
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1 SECTION 1
1:100

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		ADDRESS	193 South Terrace, South Fremantle	CLIENT	John Mocilac	SCALE: 1:100@ A3		
					DRAWN	JM/MA	REV	A

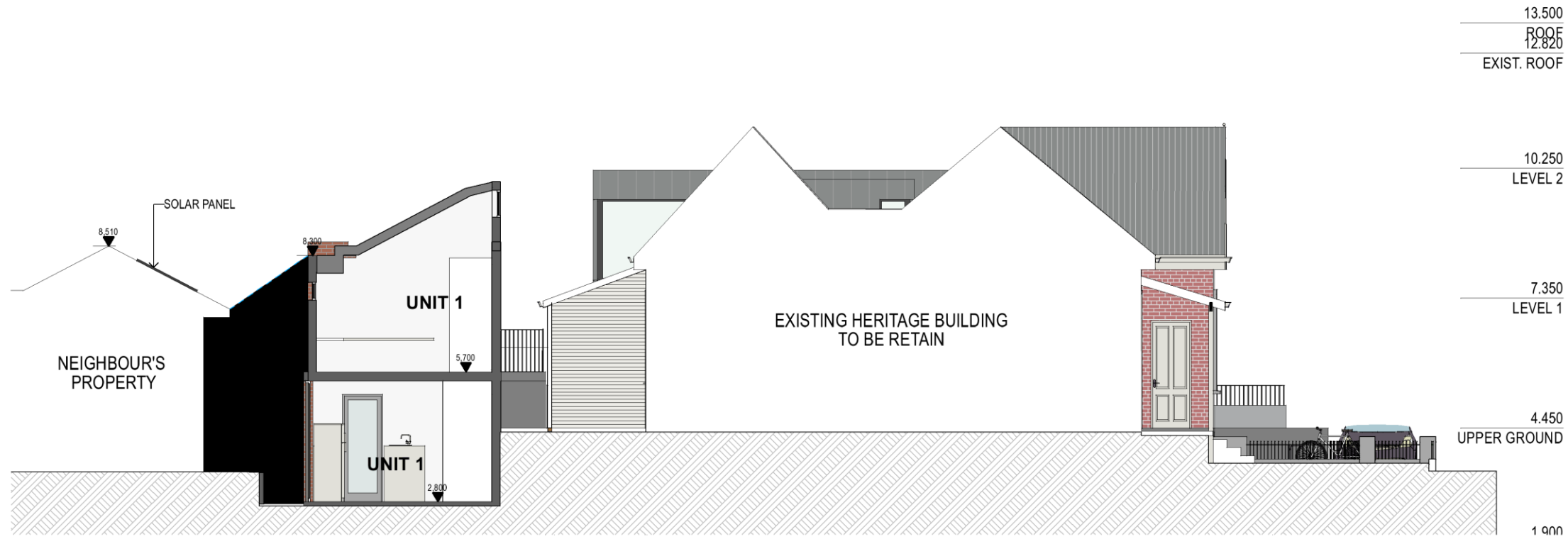
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2 SECTION 2

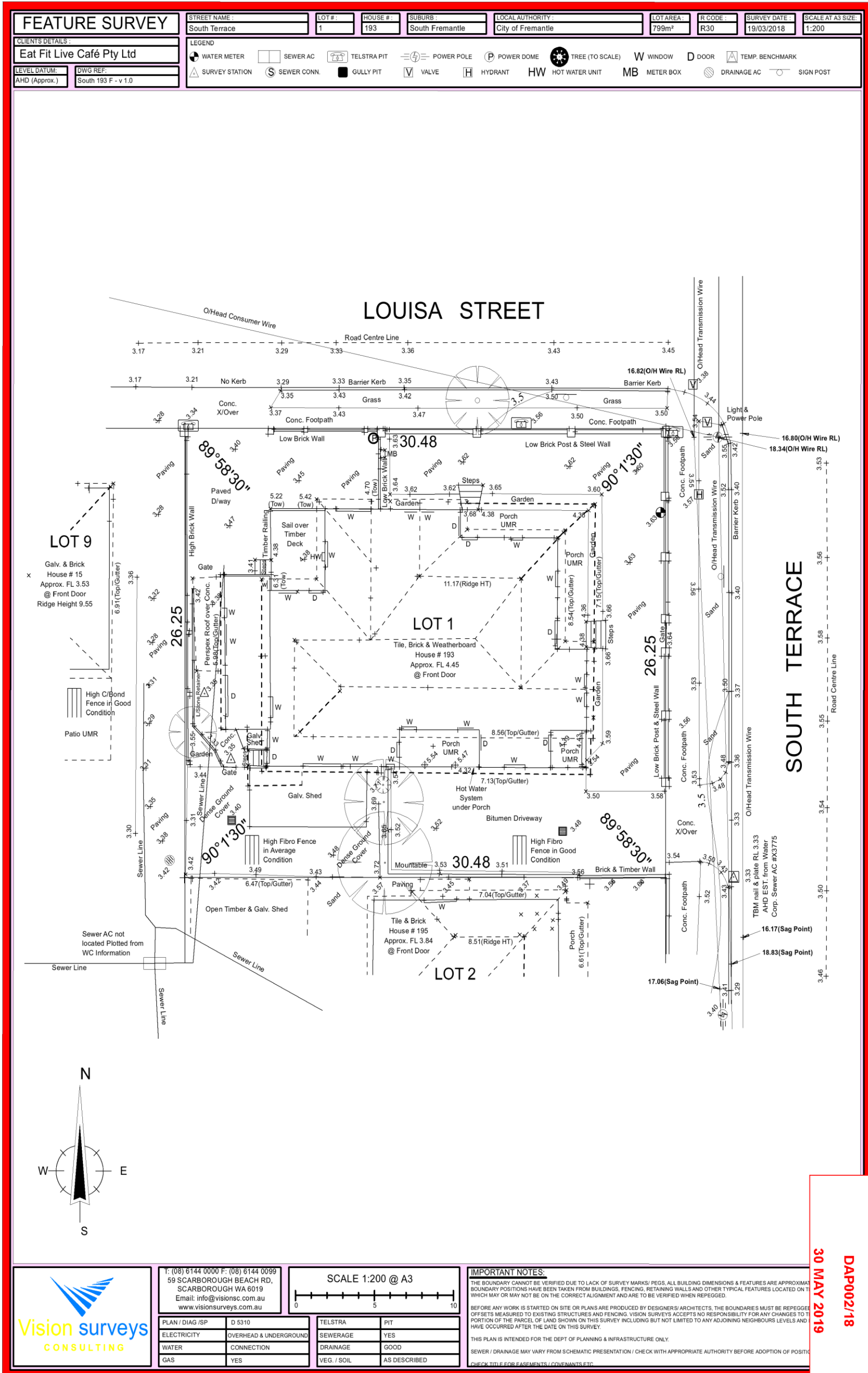
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		<small>ADDRESS</small> 193 South Terrace, South Fremantle			<small>CLIENT</small> John Mocijac			

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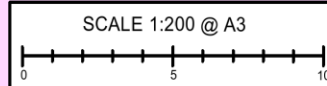


3 SECTION 3

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		193 SOUTH TERRACE	DEVELOPMENT APPLICATION	SECTION 3	A18
ADDRESS 193 South Terrace, South Fremantle		CLIENT John Mocilac	DRAWN JM/MA	PROJECT NO. 18005	REV A



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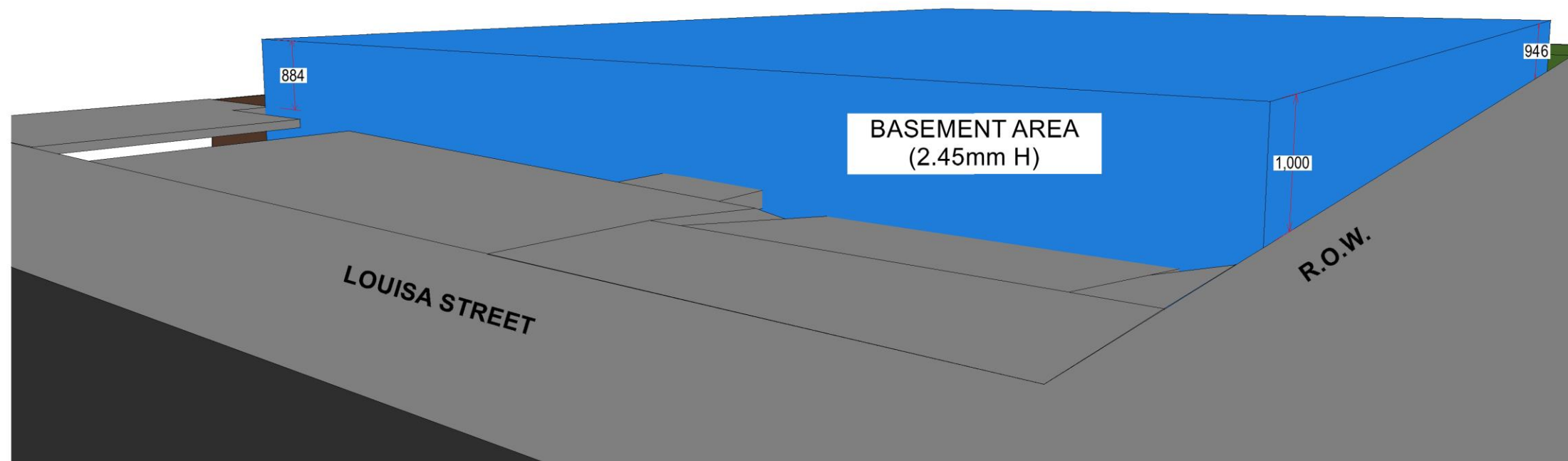
PLAN / DIAG / SP	D 5310
ELECTRICITY	OVERHEAD & UNDERGROUND
WATER	CONNECTION
GAS	YES

TELSTRA	PIT
SEWERAGE	YES
DRAINAGE	GOOD
VEG. / SOIL	AS DESCRIBED

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**MAXIMUM HEIGHT OVER STREET LEVEL 1M
40% OF BASEMENT OVER STREET LEVEL**



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	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocolac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A	

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	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A	

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		<small>ADDRESS</small> 193 South Terrace, South Fremantle			<small>CLIENT</small> John Mocolac		

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	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A	

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	<small>ADDRESS</small> 193 South Terrace, South Fremantle	<small>CLIENT</small> John Mocilac	<small>DRAWN</small> JM/MA	<small>PROJECT NO.</small> 18005	<small>REV</small> A

ATTACHMENT 3: Schedule of Submissions

Schedule of Submissions – 193 South Terrace

No.	Comment	Officer Response
1	<ul style="list-style-type: none"> • Even though the developer has changed his plans he still is disregarding council regulations that are put in place for the good of the community in regards to all the discretion sought. • I live in Louisa Street which is a lovely short street, however parking in my street is a major issue for me and this development will increase this problem. • The south boundary wall will overshadow the solar panels of the dwelling next door which is wrong, we need to protect home owners who choose to use solar panels and care about their environment. I see this development as a huge carbon footprint on this small area. 	<ul style="list-style-type: none"> • Noted • Should JDAP resolve to approve the development, a condition is recommended requiring three of the onsite bays be for the exclusive use of the educational establishment. • The sectional confirms the maximum shadow will only hit the eaves of the roof and not the solar panels.
2	<ul style="list-style-type: none"> • I just don't think the character of the proposed structure, fits or works in unison with heritage building. • None of the roof lines match, or work in unison with the other streetscape, as well. • The overshadowing to the neighbouring property on South Terrace is way too much. Besides no light to windows, it raises concerns of air flow, and damp. • The amount of building to land ratio seems over excessive. I would rather see a Single story proposal on the South Terrace side, and an extra level added to Louisa Street, above Unit 2. 	<ul style="list-style-type: none"> • Noted • Noted • The sectional confirms the maximum shadow at mid-winter will only hit the eaves of the roof and not the solar panels. • Additional density not supported – see report
3	<ul style="list-style-type: none"> • It is a serious concern that certain developers seem to display an attitude that they are entitled to make their own rules under the pretext of activation, conservation of a heritage site and densification by submitting proposals that seek discretionary assessment of a magnitude that is not supported by policies and codes (Eg. The claim by the developer that 	<ul style="list-style-type: none"> • Additional density not supported – see report

	<p>they are justified to impose maximum impacts on the neighbouring amenity, because the neighbour does not currently reside at the property.)</p> <ul style="list-style-type: none"> • New inappropriate developments presented out of context such as for 284 South Terrace do not justify more of the same. • It appears that this proposal has nothing to do with making a positive contribution to the neighbourhood through an appropriate development for the site and local area, but everything with maximising financial returns at the expense of the community's interest. 	<ul style="list-style-type: none"> • Noted • Noted
4	<ul style="list-style-type: none"> • The revisions do not go far enough to address the detrimental impacts to our residential amenity as the southern boundary neighbours. • The proposal still exceeds its R30 zoning and requires a change in land use without appropriate processes for rezoning/change in use being undertaken. • There remain a number of variation requests that are inconsistent with residential design codes and that greatly impact us, in the form of a southern boundary wall, a reduced lot boundary setback on the southern side, and of course density and land use changes. • It is completely false for the applicant to claim "the abutting owners are no longer impacted by the built form, or the development, and that the density variation sought has no impact on the surrounding owners." • Likewise, we are greatly concerned by the applicant's claims that "the respondent is comfortable with the built form, including design, and bulk and scale, given the proposal now includes a modest, and completely subservient insertion of new built form to the site." • Even if minimum density requirements were to be used as the basis for assessment, the site would contain four substantial buildings, despite being zoned R30 and is not simply a 0.4 variation increase in density as the applicant 	<ul style="list-style-type: none"> • Variations are generally not supported as they are a result of the density increase – see report • Additional density not supported – see report • Noted – see report • Noted • Noted • Noted – see report • Noted

	<p>claims.</p> <ul style="list-style-type: none"> • Application fails to recognise the additional factors that come with increased density, such as number of residents, noise, parking issues etc. • Access to sunlight would be restricted by the boundary wall and reduced lot boundary setbacks. • The “shed” on our property is actually used as an outdoor living space. • Overshadowing would impact our solar panels. • The “Educational Establishment” could become a new use in the future, or even revert to a residence. • Any development of the proposed subject site would require a sewer upgrade and removal of the sewer line from beneath our property, as indicated by the Water Corporation. • Parking continues to be a problem and the new development would make it worse. • Many issues could be resolved if the applicant were to completely remove unit 1 (southern boundary unit) from the proposal and only develop the two dwellings facing Louisa Street, as per the current design. The space along the southern boundary (our northern boundary) could be landscaped and utilised as the communal open space - meeting the R30 density and open space requirements and, at the same time, alleviating our concerns around the impacts on our amenity. In this scenario, we would not have a problem with the proposal. 	<ul style="list-style-type: none"> • Variations are generally not supported as they are a result of the density increase – see report • Noted • The sectional confirms the maximum shadow at mid-winter will only hit the eaves of the roof and not the solar panels. • Noted –see report • Noted • Should JDAP resolve to approve the development, a condition is recommended requiring three of the onsite bays be for the exclusive use of the educational establishment. • Noted
5	<ul style="list-style-type: none"> • The Educational Establishment (precise purpose not defined) in the heritage building is 	<p>An educational establishment is an ‘A’ use</p>

	<p>probably intended as a commercial venue (as currently being operated under the guise of home business). This is not consistent with Residential zoning.</p> <ul style="list-style-type: none"> • Three residential units does not comply with the Residential Coding of R30 on this area of 799m2. • However, if the original heritage house building was to be used for its current residential purpose (i.e. as one of the residential units), an alternative proposal with a discretionary allowance to approve a total of three residential units could be achieved. • The construction of only two NEW residential units may allow for a more compliant proposal relative to existing building codes. 	<p>and can be considered in a residential zone.</p> <ul style="list-style-type: none"> • See report • Noted • Noted
6	<ul style="list-style-type: none"> • As previously stated we are very much against any development which involves demolishing an existing character home. Trying to retain the value of the area should be the council's duty. • I do not believe the proposed townhouses and "educational" whatever will do anything to improve the area but devalue the streetscape and increase parking problems. 	<ul style="list-style-type: none"> • Proposed demolition is to the later add-ons that do not form part of the heritage significance of the place • Noted
7	<ul style="list-style-type: none"> • I do not support the revised development application in its current form. The immediate southern neighbour is the one most affected by the increased density and the reduced southern setback as well as the application for change of use to "educational". • The arguments for variation given by the applicant may possibly support the two proposed developments on Louisa St but are definitely not applicable to a third development along the southern border, including permanently altering the streetscape. • The density is still much too high. • Even though "Unit 1" has a proposed lower floor height, this is still not enough to ameliorate the impact of bulk on amenity as the southern neighbours' house is squat and already diminutive in nature compared to 193 South 	<ul style="list-style-type: none"> • Noted • Noted • Density not supported – see report • Noted as it relates to the upper floor front setback. See report.

	<p>Terrace. There is a huge variation in the height and build form which is contrary to good and proper panning as contained in the R Codes.</p> <ul style="list-style-type: none"> • The southern neighbour would still be faced with an intimidating edifice that removes access to natural light and northern sun to habitable rooms and gives a feeling of imprisonment and is contrary to the R-Codes. • What is being claimed as community open space in front of the existing building is in fact landscaping and the need to provide for open space has still not addressed. The units themselves will have no open space. • The reality of the proposal is a site completely filled with buildings and with the only strip of public landscaping at the front corner where no building would be permitted anyway as it would detract from the heritage value of the homestead. • Once the footprint of the substantial homestead is taken into account then there is not the capacity or remaining land mass to accommodate three more buildings. There is only capacity for two additional dwellings even with a generous lot size discretion permitted. If the southern component of the proposal was deleted and only the two dwellings facing Louisa Street pursued then there would be multiple wins. • Development still blocks sunlight to the solar panels of the southern site. • Adequate parking should be provided on-site for the business. 	<ul style="list-style-type: none"> • See report • No communal open space is required for Grouped dwellings of this nature. Outdoor living area does not meet R30 requirements. • Noted – see report • See report • The sectional confirms the maximum shadow at mid-winter will only hit the eaves of the roof and not the solar panels. • To be conditioned should JDAP resolve to approve the development.
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ATTACHMENT 4: Applicant's Justification

31 May 2019

State Administrative Tribunal
GPO BOX U1991
PERTH WA 6845



Attention: Development and Resources Stream

Dear Sir/Madam

**Mocilac v Presiding Member Metro South West JDAP
Section 31 Reconsideration
Proposed Mixed Use Development – 193 South Terrace, South Fremantle**

Pinnacle Planning acts on behalf of the owners of the subject land with respect to the above matter.

Following a range of Mediation Conferences, meetings with the City of Fremantle (City) Planning and Heritage staff, and substantive collaboration with the project team, we present, as part of this package, a much revised, conservative development proposal for the subject site.

To allow the Respondent to reconsider their position on the matter, we provide the following:

- Amended set of plans and elevations;
- Package of 3-D renders demonstrating streetscape outcome of the proposal;
- Heritage Advice;
- Waste Report; and
- Design WA Statement of Compliance.

We also provide below a description of the modifications to the proposal as a result of the mediation process, and why we ultimately believe the matter is now appropriate for a favourable consideration by the Respondent.

Description of Changes

With respect to the modified proposal, we confirm the following modifications:

- Removal of third floor;
- Inclusion of basement parking;
- Setback matching to existing heritage building on site to both facades;
- Reduction in dwellings from 7 dwellings within the decision, to a proposed 3;
- Substantive land use proposal (education) for the front building.

The changes made are of a significant nature, and are for the purpose of reducing the scope of variations, and removal of other variations entirely, to the extent that the proposal is capable of support.

Reduction/Removal of Variations

The changes made to the proposal throughout the mediation process have in turn meant that some variations to the prevailing planning framework have been removed entirely, and others have been reduced in their level of variation.

We confirm the following changes to the nature and scope of variations relevant to the proposal:

- Compliant with building height;
- Compliant with visual privacy;
- Compliant with overshadowing;
- Compliant with car parking provision;
- Compliant with front setback;
- Increase to side setback to match existing building on site;
- Reduction in dwelling yield from 7 to 3 (2.6 dwellings is compliant) to now propose a 0.4 dwelling variation.

From a planning perspective, now that the building no longer proposes a height variation, and has removed overshadow and overlooking issues, there is no longer a concern that the development, from a built form perspective represents over-development.

We understand the Respondent is comfortable with the built form, including design, and bulk and scale, given the proposal now includes a modest, and completely subservient insertion of new built form to the site, which is lower in height and scale in all extents as compared with the existing building on site.

With respect to the functionality of the proposal, as the site is zoned Residential, the eventual design submitted has been conceived to be viewed from the street as a more modest town house style, as opposed to a small apartment insertion. This is important, particularly with respect to the interface with the western and southern neighbours, who now effectively have view sheds to a building that reads as a two-storey single dwelling from the abutting properties.

This is particularly responsive to the concerns raised by the abutting neighbour to the south, in that they were concerned about the level of development on the subject site, over numerous floor of the development, and having multiple landowners with balconies, etc with an interface with their property.

The resulting outcome for the abutting owner is a two storey building, used for residential purposes, that complies with height, contains a single occupant, does not include any overlooking, and does not include excessive shadow impacts.

The careful attention paid to this portion of the development interface means that the abutting owners are no longer impacted by the built form, or the development, and that the density variation sought has no impact on the surrounding owners.

Proposed Land Use

The omission of a land use proposal for the front building was led by the City in their previous RAR. A land use proposal was included in the original application, however, the City originally questioned the nature of this proposal, and subsequently omitted a use consideration for the front building.

We consider this a communal error, and something we have sought to address in this re-submission. Again, consistent with other aspects of this re-submission, a conservative approach to the land use proposal was the focus. We again collaborated with the City staff, to eliminate any land uses that would be considered too intense for both the site, and locality. Specifically, due to the inclusion of additional built form, it was conveyed a use would need to be considered both on an individual basis for its level of appropriateness, but also a part of the total consideration for the site.

We have presented to the City the concept of an Educational Establishment on the property, which would consist of using the space for tutoring for matters such as English Language, Primary and High School Tutoring, and Special/High needs tutoring. The basis for selecting this land use, is that it is capable of being operated largely within the same floor space and plate as the current building, it will revolve around a tranquil, docile operation, will not generate parking demand due to school students and internationals who largely will be dropped off or will utilise public transport, and that the use benefits the residential catchment.

The City have advised in our discussions that a patron cap of 20 would be desirable, to which we agree to, and would require the submission of further details of the use, and a management plan. The basic spatial parameters of the use have been set out in the attached drawings, including several tutoring/facilitation rooms, administration, breakout spaces, and amenity areas.

As part of the use, there will need to be upgrades to all rooms, including kitchen, bathroom (end of trip grade facilities) and commercial fit out for other spaces.

Context Surrounding Density Variation

During discussions with staff at the City following the various Mediation Conferences, the view was expressed that there was no basis for seeking the density variation, as to why it is required, but also that the density variation had up until this point no demonstrated correlation to anything in the planning framework.

Whilst there have been a range of correlations with respect to floorspace comparisons between various apartment and compliant dwelling examples, the City has not accepted any of these comparisons, given the density has been, in the City's opinion, over and above anything offered in any other part of the planning framework.

The modified proposal incorporates three (3) dwellings. As instructed by the Presiding Member, we have used the R30 density coding applicable to the site as the start point for a reconsidered proposal, and found that within the State Planning Framework, there is an ability strictly concerning density, to conceive three (3) dwellings at the subject site

Development Control Policy 2.2 (DC 2.2) contains circumstances, and criteria whereby the average lot size requirement for residential density consideration can be waived, and only the minimum lot size requirement applicable. Whilst this proposal relates to multiple dwellings, the resulting density consideration is relevant.

If a lot is located on a corner, does not propose a battle-axe lot, provides lots with separate frontages that are compliant, the resulting lot yield, under this criteria is three (3) meaning the residential dwelling density at this location, under the prevailing planning framework, is three (3) dwellings.

We consider that the proposal, in its modified form, provides a density outcome that is consistent with density outcomes afforded to the site through the prevailing state planning framework.

Of course, in context, the subject site includes a heritage building, therefore, a conventional demolition and subdivision to achieve a dwelling density is not the outcome being sought through this proposal.

In the proposal's modified format, it is now evident that the outcome being sought with respect to Clause 12, is to seek a dwelling density outcome available through a conventional R30 subdivision of the property (where three (3) dwellings can be achieved). However, we are utilising the ability to

vary density through Clause 12 of the Regulations, for the purpose of retaining a heritage building, and obtaining a comparable dwelling yield available elsewhere the planning framework.

We say that the density variation is the minimum required, given it is used now to match the density outcome available to landowners through the state planning framework. This is an important distinction with the now compromised proposal, particularly given all previous iterations have proposed a density outcome, by the City's advice, that was in excess of what is available.

Taking this point further, Element, in their Clause 12 targeted heritage advice, have reviewed the modified proposal, and consider there to be proportionality between the now minor variation to density, and that the now modified proposal will both preserve and enhance heritage outcomes with respect to the subject site.

We consider therefore the modified proposal has a clearer positioning as to why and how a density variation is sought, and why it is appropriate.

Reduction in Operative Function Sought for Clause 12 Variation

The original iterations of this proposal have placed a significant emphasis of the use of Clause 12 of the Regulations for the purpose of inserting substantial built form additions to the subject site. Whilst the built form initially sought was consistent with examples in the immediate locality, primarily three storey apartment buildings, the determination of the JDAP in December 2018, and views expressed at both Mediation Conferences have given clear direction to the Applicant that seeking both a height variation, and substantial density variation is considered unacceptable.

The Applicant has obtained a range of legal advices on this matter, and have been advised that the Respondent has the ability to exercise their discretion to vary height and density. The City have confirmed that largely there is no legal question with respect to the operation of Clause 12, rather, whether in the context of a conservative decision making environment (i.e. the City of Fremantle) it is appropriate to recommend that the JDAP vary development standards, in the context of what is being proposed.

We believe there are two components to this, being the number of standards sought to be varied, and the extent to which development standards are to be varied.

In the first instance, we have removed the number of variations sought for the development by five (1) of most importance is the removal of the building height variation. In addition, the density variation sought is now minimal, and is demonstrated as consistent with the outcomes that can be achieved on an R30 coded property through subdivision.

As outlined above, the use of Clause 12 is now devoid of offsite impacts such as overlooking and overshadowing, and doesn't incorporate a significant variation to height, that would otherwise be unavailable in the planning framework.

As we have established, the dwelling yield being sought now is available through conventional subdivision, so is not in excess of the eventual density outcome designated to the property. The use of Clause 12, for the revised proposal is now to achieve a density outcome consistent with that available through subdivision, but does so by seeking multiple dwellings, to ensure maximum preservation of the existing building fabric onsite.

Element, in their Clause 12 targeted heritage advice have researched other similar projects, where the use of Clause 12 has been sought, and conservation outcomes have been provided in turn.

This research highlights that substantial variations to development standards such as additional floors of buildings, and a combination of other variations are all possible, and appropriate to be considered as part of a conservation and enhancement project.

Element have also further solidified the Applicant's position in confirming that in all the examples listed in their research, a conservation outcome was achieved, including the preservation and enhancement of a heritage listed building.

The varying levels of proportionality are shown in the examples referred to, and demonstrate that for a greater level of conservation in terms of works, outcome, etc, that more substantial use of Clause 12 has been considered appropriate.

This is important, as the conservation components of the proposal, including both the final physical works, and the adaptive re-use of the heritage building onsite, are considered proportionate to the minor density variation sought through the operation of Clause 12.

Based on the above, we believe the Respondent is now provided with a more restrained, conservative application, that reduces the scope of planning variation, and demonstrates proportionality between variations sought, and heritage outcomes achieved.

We seek therefore, based on all of the supporting information provided, that the matter is favourably considered.

Should you wish to discuss the above in further detail, please do not hesitate to contact the undersigned.

Yours Faithfully,

PINNACLE PLANNING



BEN CARTER

Encl.

CC: SSO/City of Fremantle

ATTACHMENT 5: Applicant's Heritage Report



Our Ref: 18-474

29 May 2019

Ben Carter
Pinnacle Planning
158 Railway Parade
West Leederville
WA 6007

Dear Ben

No.193 (Lot 1) South Terrace, South Fremantle.

This letter has been prepared in relation to the proposed conservation and adaptive reuse of a heritage listed building and the addition of three multiple dwellings at No.193 (Lot 1) South Terrace, South Fremantle (Subject Site) located within the South Fremantle Precinct, a heritage area.

I have previously provided heritage advice in relation the originally proposed development which was subsequently refused by the South West Joint Development Assessment Panel (JDAP) in December 2018. Further to several rounds of Mediation, a Section 31 Reconsideration Request order has been issued. This letter is to support that reconsideration.

Specifically, this letter is an analysis of how the amended proposal addresses Clause 12 of Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015 Deemed provisions for local planning schemes Schedule 2* (Regulations). Additionally, how the proposal addresses the criteria given due consideration by City of Fremantle under Local Planning Policy (LPP) 2.20 to vary development requirements.

It is my informed opinion that the amended proposal undoubtedly exhibits sufficient heritage conservation benefits proportionate with a minor density variation as permitted by the Regulations and should be approved.

I have formed my view following a review of the revised perspectives and plans of the proposal (Maarch*, dated 24-05-19), as well as a viewing of the South Terrace and Louisa Street streetscape in October 2018. I have also reviewed the heritage listing documentation relevant to the Subject Site and the Precinct.

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Pinnacle Planning

No.193 (Lot 1) South Terrace, South Fremantle

element.

Matter for Consideration

It is understood that the current lot size is able to accommodate 2.6 dwelling/ lots under the WAPC DC Policy 2.2 'Residential Subdivision'. The amended plans propose the development of three multiple dwellings, this therefore requires some variation of the density at the equivalent of 0.4 dwellings/lots.

It was raised at the first meditation whether the proposal had sufficient heritage conservation merit to allow the JDAP to grant a variation to density as permitted in the Regulations. This statement has been designed to explore the heritage conservation merits of the amended proposal.

Clause 12 of the Regulations states:

12. Variations to local planning scheme provisions for heritage purposes

(1) The local government may vary any site or development requirement specified in this Scheme to –

(a) facilitate the built heritage conservation of a place entered in the Register of Places under the Heritage of Western Australia Act 1990 or listed in 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 –

(a) consult the affected parties by following one or more of the provisions for advertising uses under clause 64; and

(b) have regard to any views expressed prior to making its determination to vary the site or development requirements under this clause.

In respect of clause 12(1)(a), one must understand the meaning of **conservation** in the Heritage of Western Australia Act 1990, which states –

conservation means, in relation to any place, the management of that place in a manner that will –

(a) enable the cultural heritage significance of that place to be retained; and

(b) yield the greatest sustainable benefit for the present community without diminishing the cultural heritage significance of that place, and may include the preservation, stabilization, protection, restoration, reconstruction, adaptation, and maintenance of that place in accordance with relevant professional standards, and the provision of an appropriate visual setting;

The Australia ICOMOS Burra Charter, 2013 (Burra Charter), the principle guiding document for heritage best practice in Australia, defines as:

Conservation means all the processes of looking after a place so as to retain its cultural significance.

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element.

The new Heritage Act 2018, pending proclamation, refines the current statutory definition of conservation to align with the Burra Charter definition:

***conservation**, in relation to a place of cultural heritage significance, means the conservation of the place so as to retain its cultural heritage significance, including –*
(a) maintenance, preservation, restoration, reconstruction, adaptation and interpretation of the place; and
(b) retention of the associations and meanings of the place; and
(c) retention or reintroduction of a use of the place;

The City also has its own Local Planning Policy 2.20 'DISCRETION TO VARY LOCAL PLANNING SCHEME SITE OR DEVELOPMENT REQUIREMENTS FOR HERITAGE PURPOSES', which addresses the way in which the City should exercise its discretion in respect of this power of variation. Relevantly, LPP2.20 provides that –

- a. Any development must satisfy the objectives in clause 12(1) of the Deemed Provisions (LPP cl.1)
- b. Variations cannot be solely justified on the basis that the financial benefit derived from the development will be used to fund heritage works (LPP cl.5)
- c. There is a requirement to illustrate the proportionality between the nature and extent of the variation sought and the heritage values and level of the heritage significance of the place.

LPP2.20 sets out a series of criteria which form a 'Statement of Justification' for applicant, these criteria will be explored in the body of this statement. However, it should be noted that there is no statutory requirement for the proposal to comply with these criteria and, as far as I'm aware no other local government applies such criteria.

Based on the aforementioned definitions, and for the reasons which follow, it is my view that the amended proposal achieves the intended objectives of both facilitating the conservation of a heritage listed place and preserves the heritage values of the heritage area. Accordingly, the JDAP have sufficient grounds to approve a minor variation to the development standards in order to facilitate this positive heritage outcome and support sustainable increase in urban density.

Heritage Listing

The City of Fremantle (City) contains a significant collection of heritage assets which have, in accordance with the Heritage of Western Australia Act 1990, been identified in the City's Local Government Inventory (LGI). The City also lists places of heritage significance within its Heritage List prepared in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 and attached to the City's Local Planning Scheme No. 4 (LPS4).

The Management Category Given to the Subject Site under the LGI is Category 3. Which, under the City's definition means:

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

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Pinnacle Planning

No.193 (Lot 1) South Terrace, South Fremantle

element.

the streetscape, local area and Fremantle. Its contribution to the urban context should be maintained and enhanced.

The Statement of Significance attributed to the Subject Site has been prepared by the City to articulate the reasons why it is of heritage value and worthy of being protected. These are:

- *House, 193 South Terrace, is a typical rendered masonry and tile single storey house dating from c1892.*
- *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.*

Heritage Area

The South Fremantle Precinct (Precinct) is a Heritage Area protected under the heritage provisions of LPS 4 and development is guided by Schedule 8 of LPS4. The Precinct comprises the majority of the South Fremantle area and, importantly to this statement, includes all the properties on Louisa Street and South Terrace. The statement of significance attributed to the Precinct by the City states that it is of heritage significance for the following reasons:

- its concentration of mainly modest workers accommodation dating from the Victorian and Federation periods;*
- its cultural diversity resulting from successive periods of migrant settlement in the area;*
- its industrial focus on the industries relating to seafaring including fishing and boat-building along Marine Terrace;*
- its former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and*
- its expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working-class residential development of these areas.*

The Subject Site sits prominently on its corner location and due to its individual heritage listing, its aesthetic characteristics and its historic value, it is considered to contribute to the heritage value of the Precinct.

As recognised in the Statement of Significance, the Precinct has a diversity in both the land uses and physical characteristics of the buildings within it. The Subject Site sits in a transitional area between the quiet residential character of Louisa Street and the bustling main street character of South Terrace. As a result, the built form surrounding the subject site is not the cultural diversity of the precinct.

Amended Proposal

The amended proposal comprises the conservation and retention of the heritage listed building with the development of three new multiple dwellings. The heritage building is proposed to be used for community education uses but the minimal level of change means that it could be returned to its original residential use in future.

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element.

The preservation of the heritage building with an active use is in itself considered to be a good conservation outcome but there are additional restorative works proposed that will enhance the heritage values of the building. While the majority of the existing heritage building was conserved and partially restored in 2005-2006 there remains some work to do and this includes:

- a. Remove the clay roof tiles and restore the original short sheet galvanised iron cladding
- b. Remove the cement render to the exterior which has potential to damage the historic brick substrate and restore the tuck pointing using a lime mortar. This will greatly improve the presentation of the building to both South Terrace and Louisa Street.

Some demolition is proposed of those elements which are considered not to contribute to the heritage significance of the subject site, either because they are not original elements or because they do not contribute to the streetscape value, which is the primary consideration in accordance with the definition of Category 3 under the LGI. It is my opinion that given the building has of the property further demlition could be considered without impacting the heriateg values

The design of the three multiple dwellings is contemporaneous but draws on a palette of materials seen on the existing heritage building and typical within the Precinct. The use of red brick, corrugated metal and render being readily visible and a clear interpretation of the traditional materials but applied in contemporary form.

The form of the new multiple dwellings draws on the existing heritage building in terms of its angular roof form and steep pitch. The scale of the three new forms is deferential to the heritage building both in terms of mass (i.e. dominance in the streetscape) and height. The height of the new form is notably less than the existing heritage building ranging between 0.9 and 1.2 meters less than the existing.

The interface between old and new has clear separation and the dominance of the existing heritage building will remain readily apparent in the streetscape. The street set back of the new form will conform with the building line further emphasising the corner prominence of the heritage building.

The landscape around the north and eastern side of the heritage building is being upgraded. A new path with low shrubs and plantings ensures the continued visibly to the heritage building on its corner location.

Assessment against Clause 12 of Part 3 of the Regulations

The amended proposal facilitates the built heritage conservation of the subject site in the following ways, these definitions of conservation are informed by the Act and the Burra Charter:

- a. **Preservation** – The retention of the heritage building preserves the majority of the significant heritage fabric and the building in its setting.
- b. **Restoration** – Restoring the exterior of the heritage building means that there is an enhancement of the aesthetic value and a better understanding of its original design intent as Federation Bungalow style of architecture.
- c. **Protection** – By incorporating the heritage building within a new boutique development ensures its ongoing protection.

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element.

- d. **Adaptation** – providing new community access to the heritage building by adapting it into a community education facility improves the benefit to the community in addition to giving the building a sustainable new use. The reversibility of the adaptation means that it could be returned back into a house if necessary, in future.
- e. **Maintenance** – maintenance of the heritage building has been undertaken to a high standard to date and there is no reason to believe that this would not continue. It is arguably more likely given the proximity to the new town houses. Should the City be concerned about ongoing maintenance this can be ensured by the City entering into a heritage agreement with the owner.

The amended proposal enhances and preserves the heritage values of the South Fremantle Precinct heritage area in the following ways.

- a. *its concentration of mainly modest workers accommodation dating from the Victorian and Federation periods;*

The retention and restoration of the heritage building retains the Federation era bungalow in a manner which enhances its significance. It also retains its visual prominence in the Precinct.

- b. *its cultural diversity resulting from successive periods of migrant settlement in the area;*

The layering of historical development in South Fremantle is notable and recognised as significant. In close proximity to the subject site there are buildings from a variety of eras and functions. The development of new contemporary residences adds a new layer to that cultural diversity. The proposed development achieves a 21st century approach to urban infill without diminishing the significance of the heritage building, which retains its visual dominance in its corner location.

- c. *its industrial focus on the industries relating to seafaring including fishing and boat-building along Marine Terrace;*

The subject site is in a residentially zoned area and has been traditionally. This value therefore does not strictly apply however the historical connection of the heritage building as part of the residential area supporting the seafaring industries remain and could be interpreted.

- d. *its former industrial character resulting from industries such as the former Mills and Wares Factory and the Robbs Jetty meatworks; and*

Similar to point 31(d), The subject site is in a residentially zoned area and its character reflects that. This value therefore does not apply.

- e. *its expansion into Beaconsfield and Chesterfield in the 1930s and the subsequent working-class residential development of these areas.*

The subject site was developed in the 1890s and is within South Terrace which does not relate to this value. This value therefore does not apply.

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Pinnacle Planning

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element.

In summary, the proposed development facilitates the conservation of the heritage building for the reasons listed in accordance with the definition of conservation under the Heritage of Western Australia Act, 1990, the Burra Charter and the Heritage Act 2018. It also enhances and preserves the values of the South Fremantle Precinct Heritage Area by adding new diverse housing typologies to the area which provides sustainable urban infill in manner that does not detract from the primacy of the heritage building in the streetscape. However, there may be an opportunity to further enhance the proposed development by incorporating some interpretation of the history of this building in the future use of the heritage building or its landscaping.

Assessment against City of Fremantle LPP2.20

The City also has its own Local Planning Policy 2.20, which addresses the way in which the City should exercise its discretion in respect of this power of variation, which, although not a statutory requirement under the Regulations, is worthy of some consideration in the assessment of the heritage outcome.

The criteria requested by the City of justify the use of Clause 12 of the Regulations are addressed below:

- a. *the physical relationship (including the nature and extent of the relationship) between the elements of the proposed development which require the variation and one of the heritage outcomes*

As previously mentioned, the proposed multiple dwellings have been designed in manner that they allow the heritage building to retain primacy on the lot. This is achieved by setbacks, subservient bulk and scale, separation between the old and new and the use of a traditional materials palette.

- b. *whether and, if so, how the heritage outcomes achieved through the variations make a contribution to the public realm (e.g. streetscape);*

The proposed multiple dwellings require the removal of the insignificant accretions to the rear and sides of the heritage building and will produce new active street frontages which are an overall improvement on the public realm.

The conservation works will enhance the contribution of the existing building to the heritage area and retain its corner prominence.

- c. *whether the extent of the variation (e.g. additional building height) is the minimum necessary to achieve the heritage outcome;*

The increase in density being sought is not disproportionate for an inner-city suburb and building more homes on the lot is considered a sustainable approach to inner city development. Particularly considering the minimal heritage impact of the proposal.

- d. *the proportionality between the nature and extent of the variation sought and the heritage values and level of the heritage significance of the place or area;*

There a very small increase in the densification of the lot which the heritage conservation works more than justify based on the aforementioned reasons.

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element.

- e. *the spatial relationship (including degree of proximity) between the place or heritage area (as the case may be) and the development in respect of which a variation is sought.*

The manner in which the proposal is configured allows a generous amount of space to be left around the two main frontages and sufficient space between the development and the neighbours. One of the benefits of the amended proposal is that it reduces the height of the new dwellings and achieves a balanced outcome between conservation and redevelopment while providing a sensitive addition to the heritage area.

Examples of where Clause 12 has been successfully applied

It's understood that there may some uncertainty on how the application of Clause 12 works in practice in relation to the retention of heritage buildings. In order to address this, I have highlighted three examples approved by DAP's in the last 12 months. Each of these examples have varied one or more development requirements on the basis that there has been some positive heritage outcome combined with a densification of development on the site.

Address/ reference	DAP	Heritage Status	Conservation Benefits	Variations received
67 (Lot 9) Cleaver Street, West Perth/ MWJDAP/ 155		Local Heritage List	Conservation and adaptive re-use of Category A Federation Era residence	<ul style="list-style-type: none"> • Building height (1 storey) • Side Set Back (reduction of 950cm)
939 -947 (Lots 2-6) Beaufort Street, Inglewood (MNWJDAP/233)		Heritage Area	Retention of four-character shops and building new corner element on vacant lots.	<ul style="list-style-type: none"> • Building Height (1 storey) • Side Set Backs (height and length of wall) • Lane way setback • Location of car park • Lane access • Outdoor living areas
Nos. 31-41 (Lot 2073) and No. 45 (Lot 535) Henderson Street, Fremantle (MSWJDAP/154)		Heritage List (Local, State and World) Heritage Area	Conservation and adaptive re-use of three heritage listed places	<ul style="list-style-type: none"> • Height (1 storey)

Based on these examples it is considered that the conservation of the subject site is more than proportionate to the level of variation being sought to enable development to occur.

Ben Carter
Pinnacle Planning

No.193 (Lot 1) South Terrace, South Fremantle

element.

Conclusion

The amended proposal for 193 South Terrace, South Fremantle will result in the conservation of the heritage building with an ongoing use that encourages activation. The restoration works will and enhance the building's aesthetic values. The design of the three new dwellings are deferential to and respectful of the existing heritage building and support the continued diversification of the heritage area.

Based on the above, the requested variation to lot density is considered to be highly worthy and proportionate to the positive heritage outcomes being achieved when the measures set out in Clause 12 of the Regulations and assessed against the definition of conservation.

The amended proposal is considered an example of contemporary infill considerably designed to respect the existing heritage building. It is a proposal that seeks variation and pushes parameters to allow the conservation and retention of the heritage building and to accommodate sustainable residential infill within a popular inner metropolitan suburb.

Yours sincerely
element



Marc Beattie
Associate – Heritage

ATTACHMENT 6: Site Photos



Photo 1: South Terrace streetscape of subject site and adjoining southern property.



Photo 2: Close up of South Terrace streetscape from driveway.



Photo 3: View along northern boundary of site from South Terrace.

PC1907 -5 HIGH STREET, NO. 33-37 (LOT ZERO) - TWO STOREY ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (TG DA0589/18)
ATTACHMENT 1 – Development Plans



PROPOSED ADDITIONS AND ALTERATIONS
33-37 HIGH STREET
DEVELOPMENT APPROVAL DRAWINGS

DRAWING SCHEDULE

- A.01 SITE PLAN
- A.02 DEMOLITION PLAN
- A.03 GROUND FLOOR PLAN
- A.04 FIRST FLOOR PLAN
- A.05 SECOND FLOOR PLAN
- A.06 THIRD FLOOR PLAN
- A.07 ROOF PLAN
- A.08 EAST ELEVATION
- A.09 WEST ELEVATION
- A.10 NORTH ELEVATION
- A.11 SOUTH ELEVATION
- A.12 HIGH STREET ELEVATION
- A.13 SECTION
- A.14 SECTIONS
- A.15 STREET PERSPECTIVE
- A.16 SHADOW ANALYSIS
- A.17 APPENDIX - PLANNING VARIATIONS
- A.18 APPENDIX
- A.19 APPENDIX
- A.20 DETAILS
- A.21 DETAILS

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PLANNING

Project:
LIGHT HOUSE

35 High Street
Fremantle WA 6160
for: Shane Braddock and Julie Morgan

Drawing Title:
DRAWING SCHEDULE

Job No: 2017_10 Date: 22/03/2019
High Street

Revision: 01

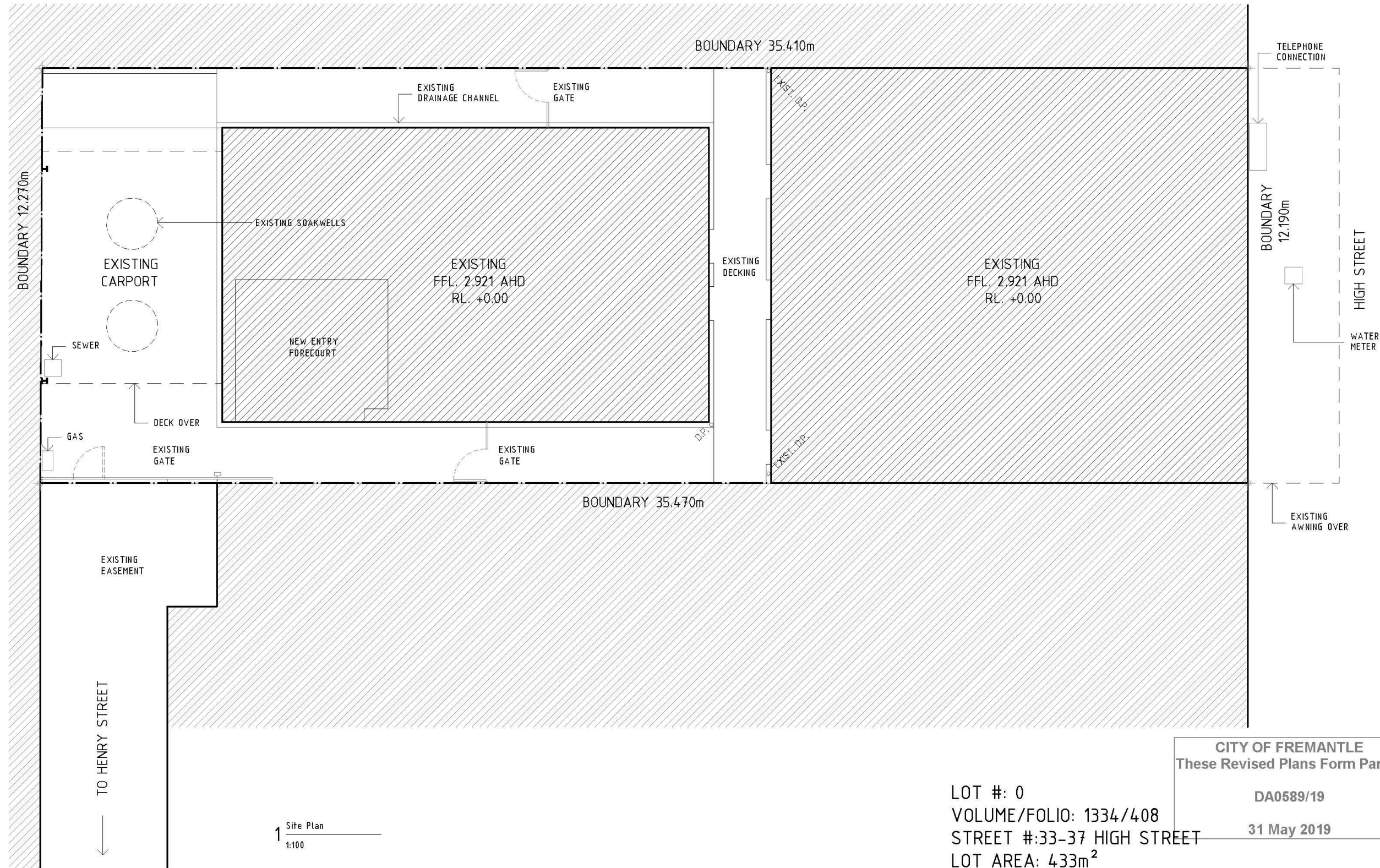
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LOT #: 0
VOLUME/FOLIO: 1334/408
STREET #: 33-37 HIGH STREET
LOT AREA: 433m²

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Drawing Title:
SITE PLAN

Job No: 2017_10
High Street
Date: 13/12/2018
Scale: 1:100

Revision: 00

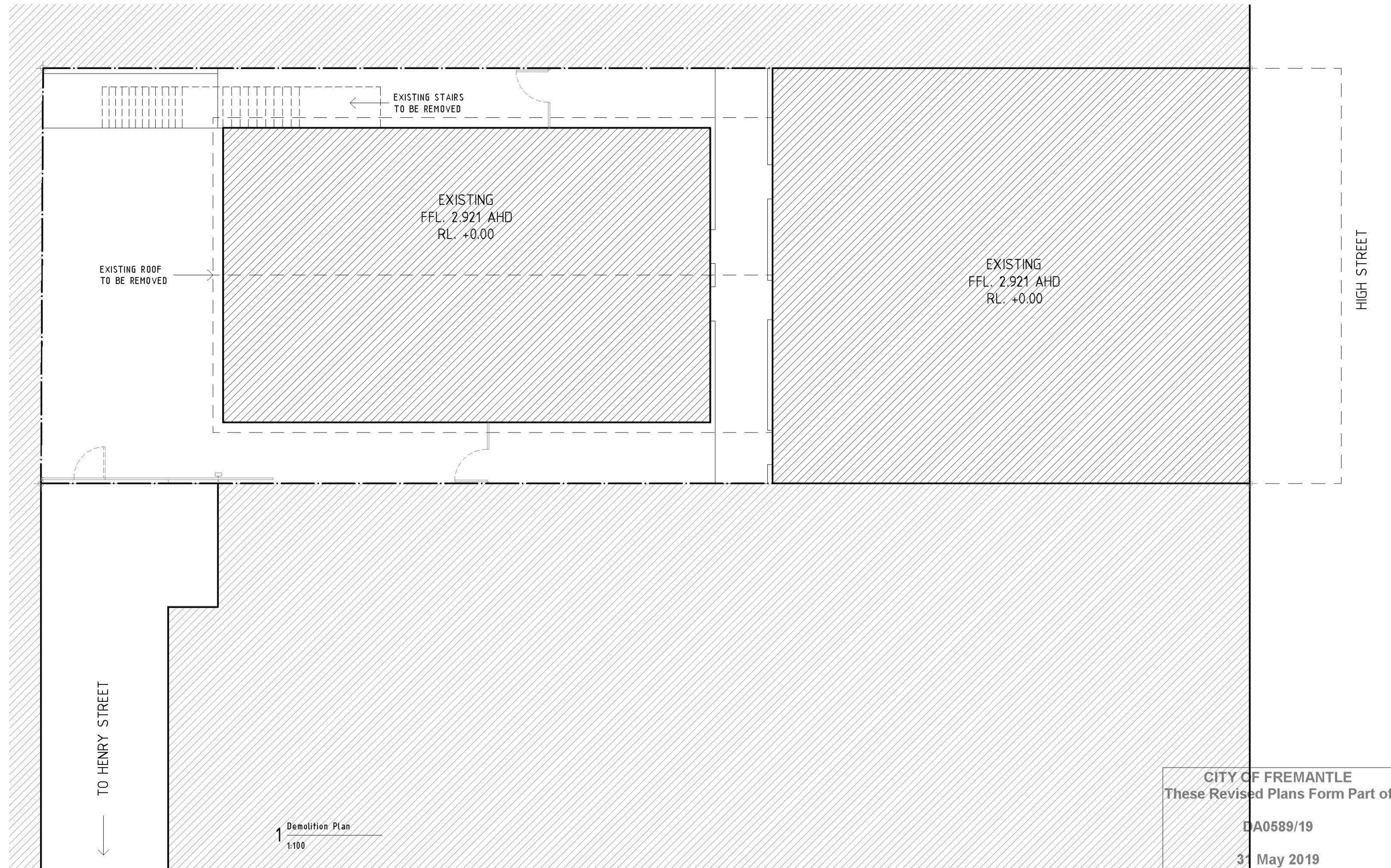
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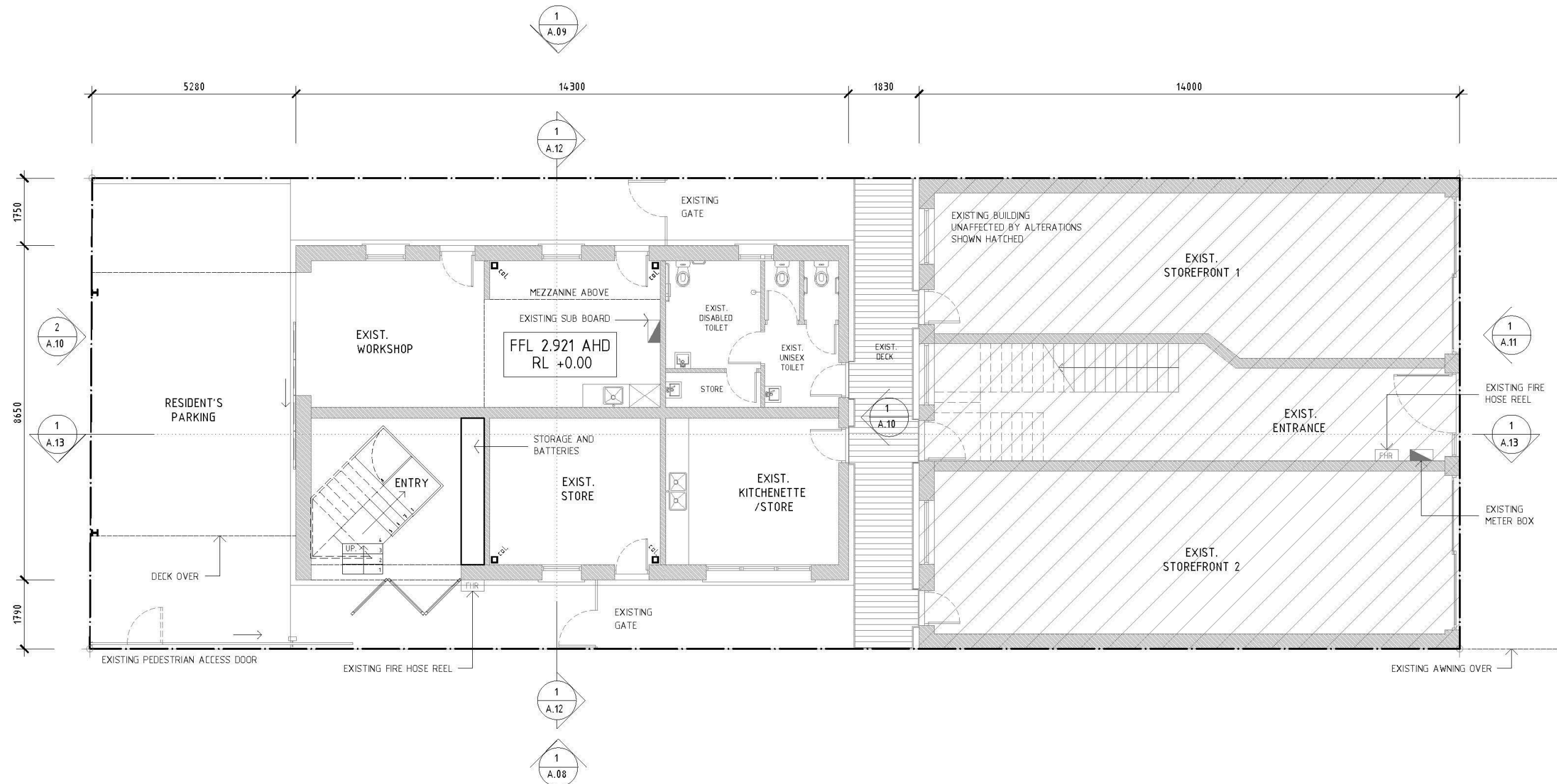
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DEMOLITION PLAN
Job No: 2017_10
High Street
Date: 13/12/2018
Scale: 1:100

Revision: 00
Drawing No.: **A.02**



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LEGEND

- THERMO-CLICK WALL SHEETING
- BONDOR WALL + ROOF PANELS
- EXISTING BUILDING
- NEW WORKS

1 Ground Floor Plan
1:100

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Project:
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35 High Street
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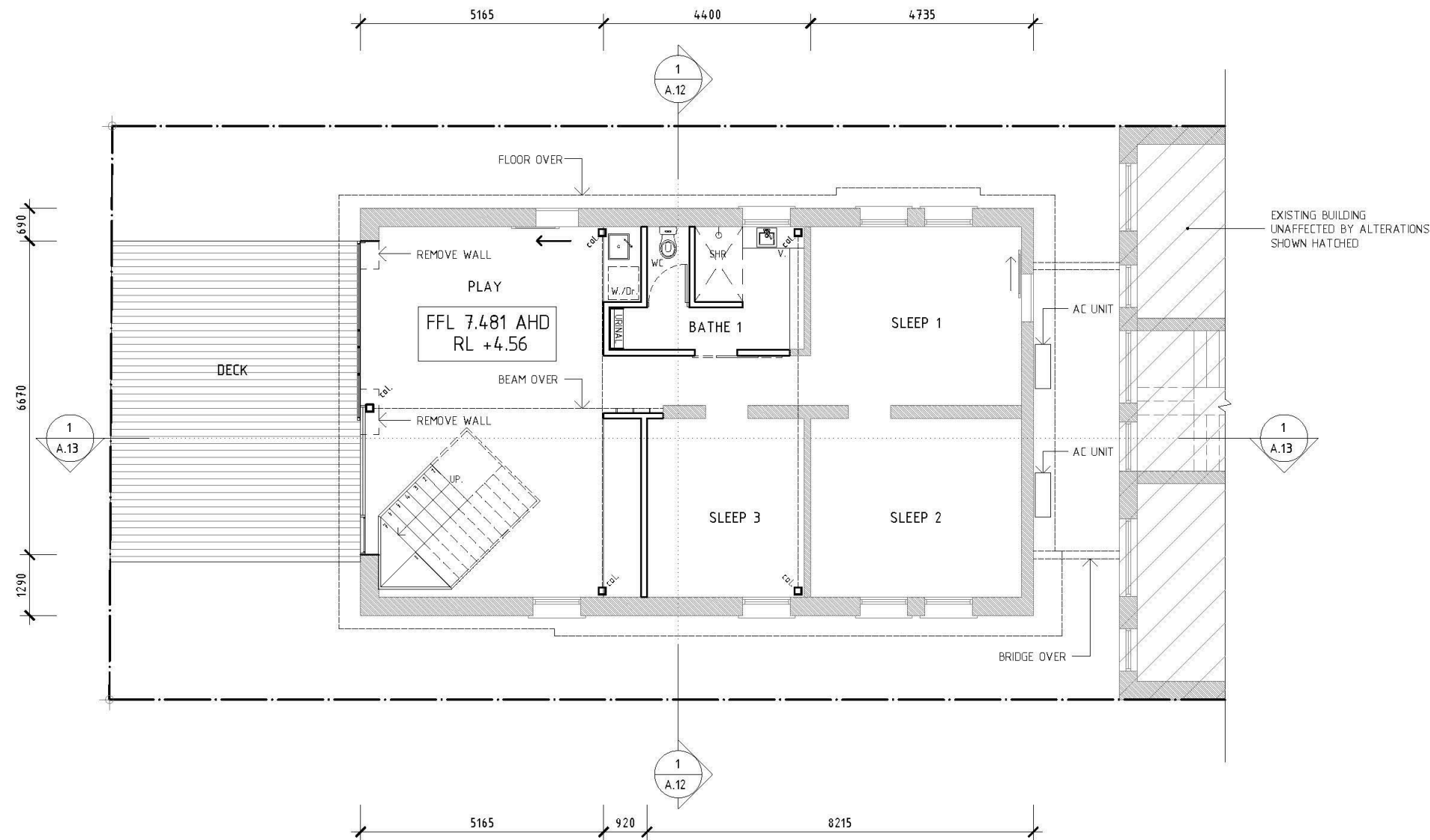
Drawing Title:
GROUND FLOOR PLAN
Job No: 2017_10 High Street Date: 13/12/2018 Scale: 1:100

Drawing No.:
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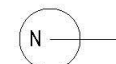
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LEGEND

- THERMO-CLICK WALL SHEETING
- BONDOR WALL + ROOF PANELS
- EXISTING BUILDING
- NEW WORKS

1 First Floor Plan
1:100



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Project:
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Drawing Title:
FIRST FLOOR PLAN

Job No: 2017_10 Date: 22/03/2019
High Street Scale: 1:100

Revision: **01**

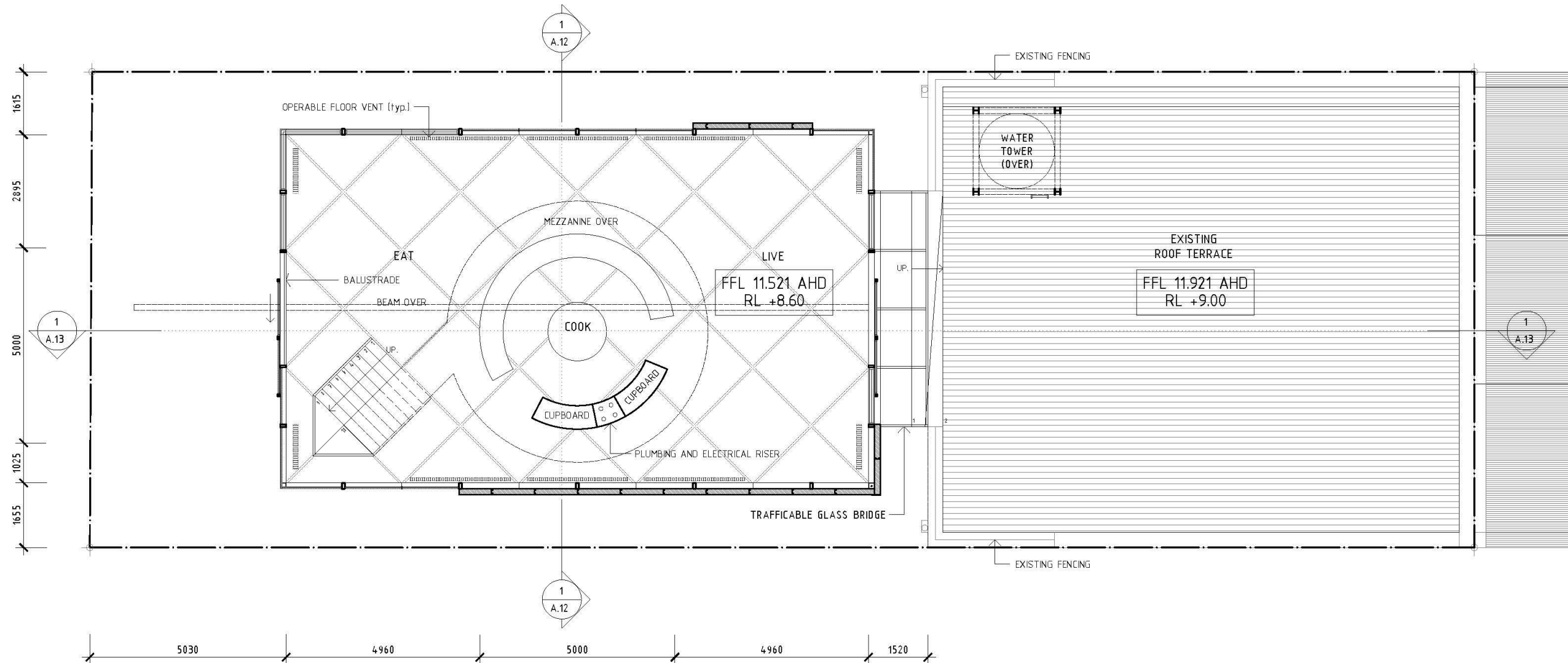
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LEGEND

-
 THERMO-CLICK WALL SHEETING
 BONDOR WALL + ROOF PANELS
 EXISTING BUILDING
 NEW WORKS

1 Second Floor Plan
1:100

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Drawing Title:
SECOND FLOOR PLAN
Job No: 2017_10 High Street Date: 22/03/2019 Scale: 1:100

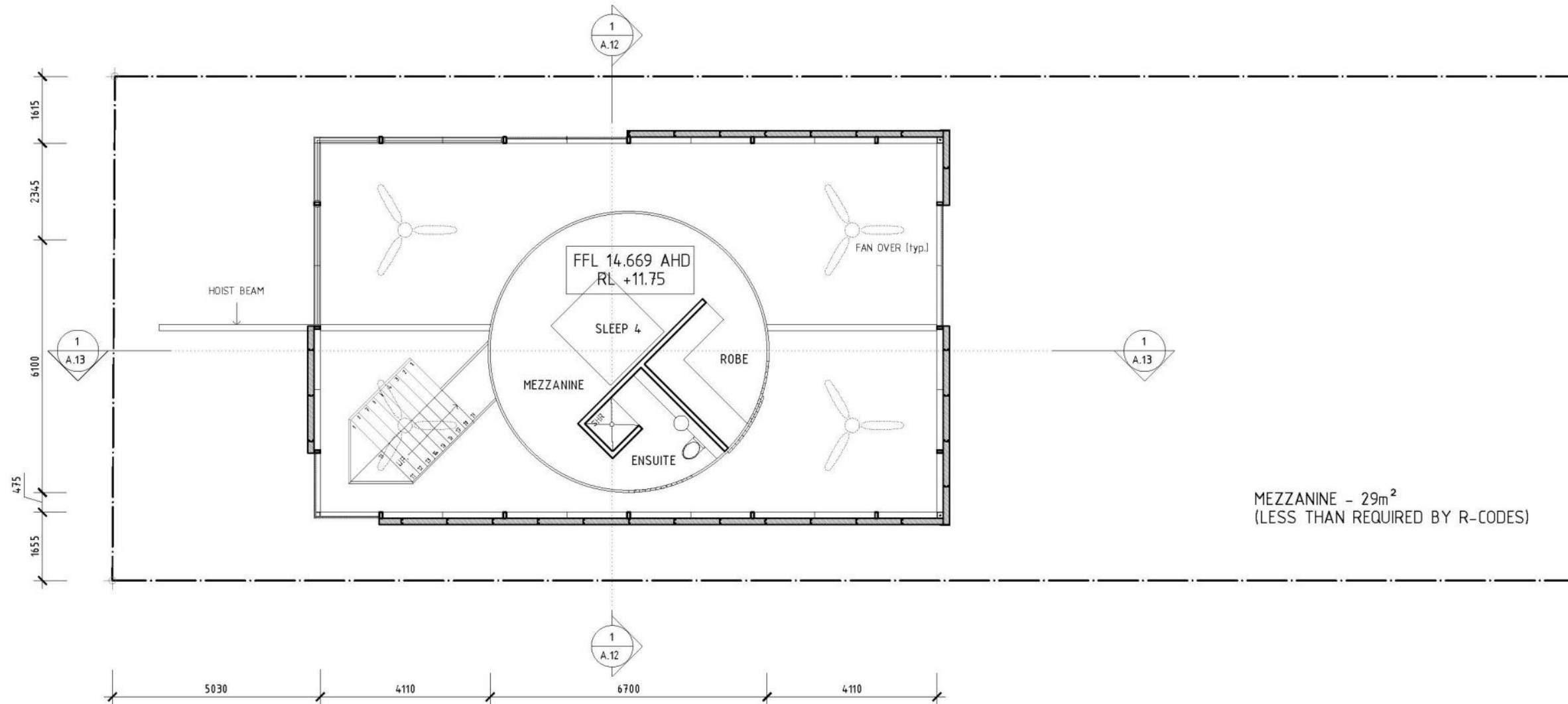
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Drawing No.: **A.05**



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LEGEND

- THERMO-CLICK WALL SHEETING
- BONDOR WALL + ROOF PANELS
- EXISTING BUILDING
- NEW WORKS

1 Mezzanine Level Plan
1:100



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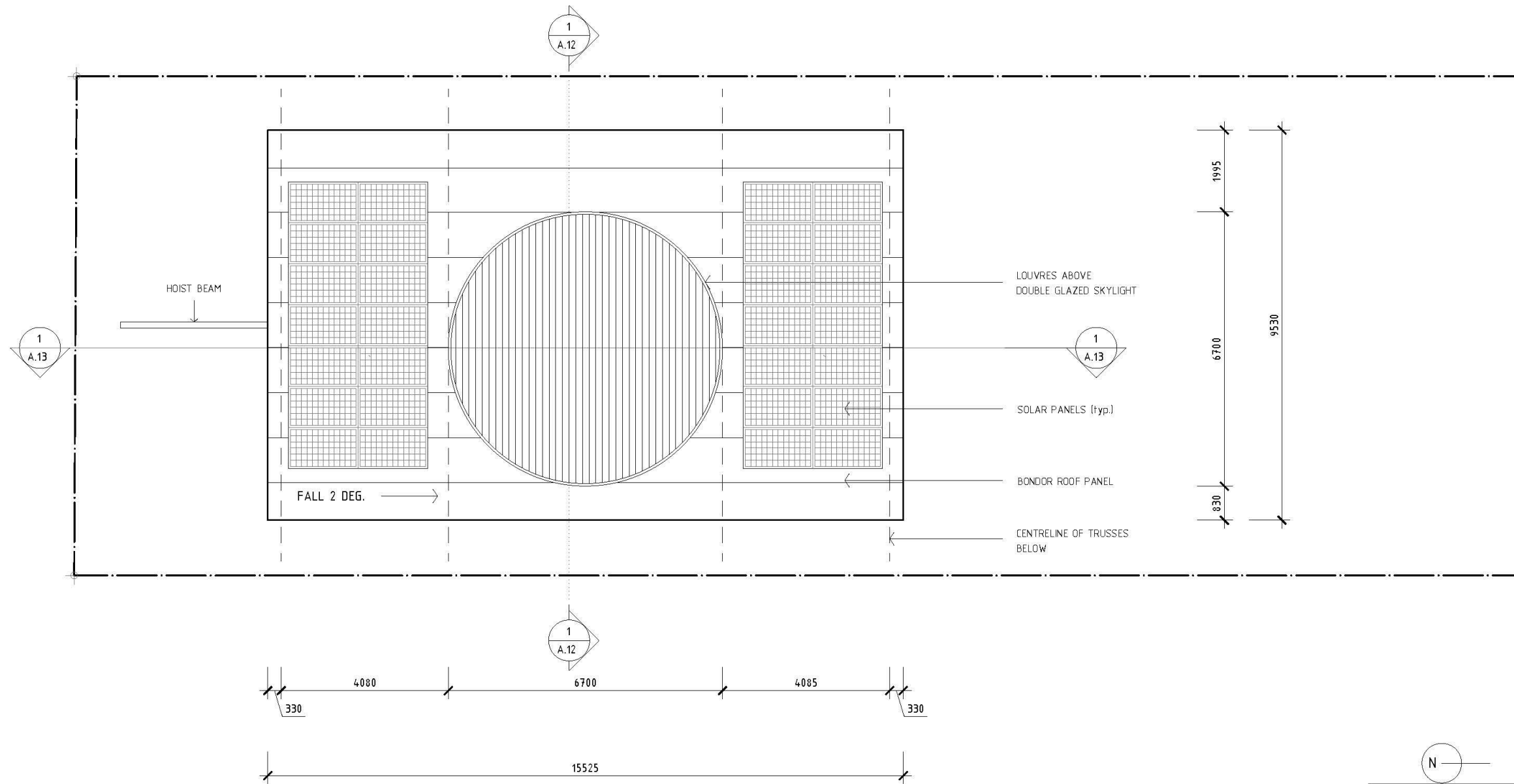
Drawing Title:
MEZZANINE LEVEL
Job No: 2017_10 High Street Date: 22/03/2019 Scale: 1:100

Revision: **01**
Drawing No.: **A.06**



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1 Roof Plan
1:100

N

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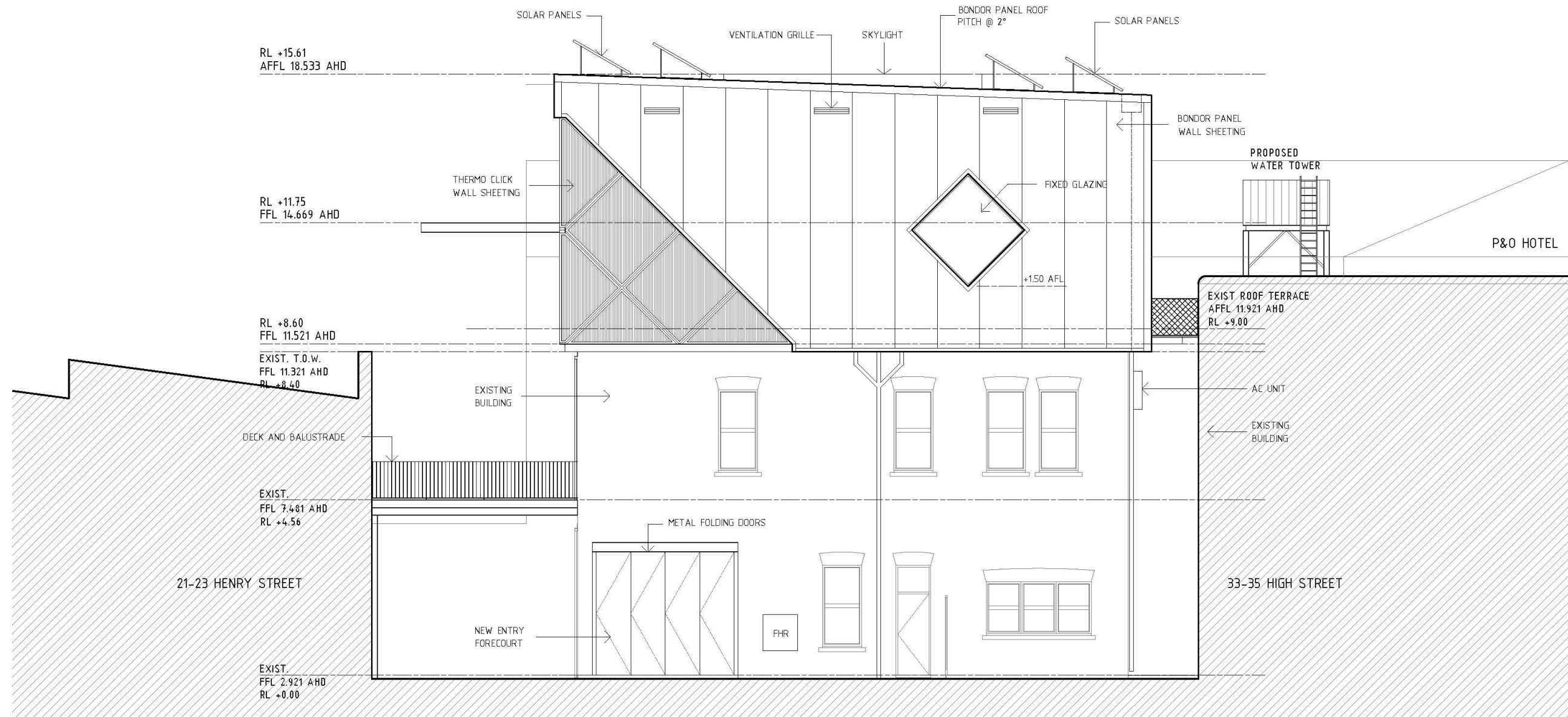
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ROOF PLAN
Job No: 2017_10 High Street
Date: 22/03/2019
Scale: 1:100

Revision: **01**
Drawing No.: **A.07**

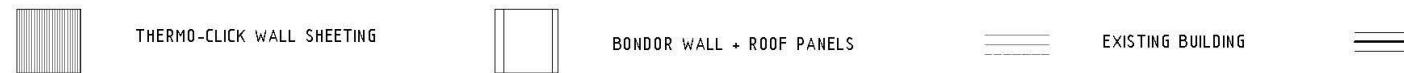


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LEGEND



1 East Elevation
1:100

NEW WORKS
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LIGHT HOUSE

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Drawing Title:
EAST ELEVATION

Job No: 2017_10 Date: 22/03/2019
High Street Scale: 1:100

Revision: 01

Drawing No.:

A.08



SoBE Design & Construction

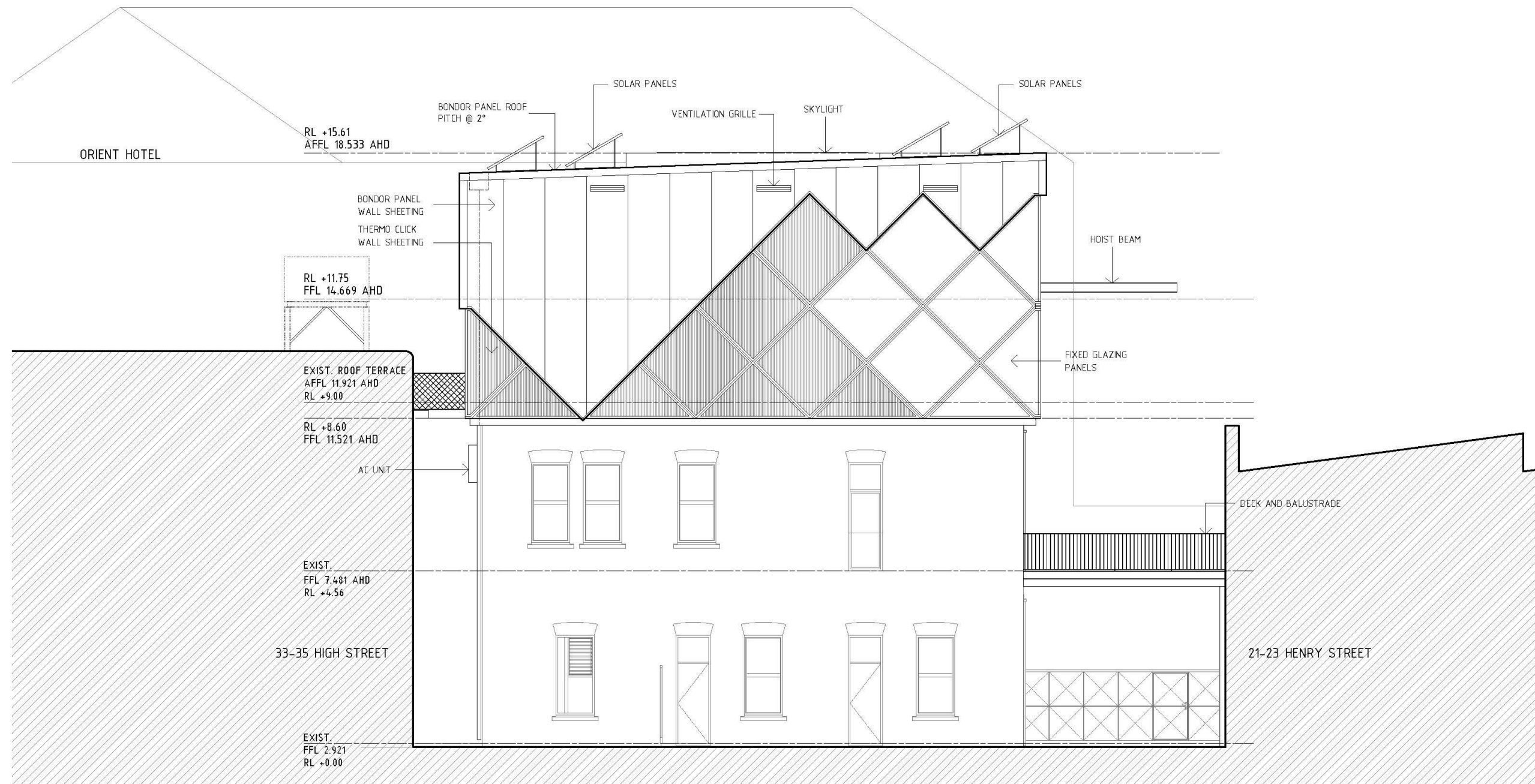
35 High Street
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LEGEND

- THERMO-CLICK WALL SHEETING
- BONDOR WALL + ROOF PANELS
- EXISTING BUILDING
- NEW WORKS

1 West Elevation
1:100

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Project:
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Drawing Title:
WEST ELEVATION
Job No: 2017_10 High Street Date: 22/03/2019 Scale: 1:100

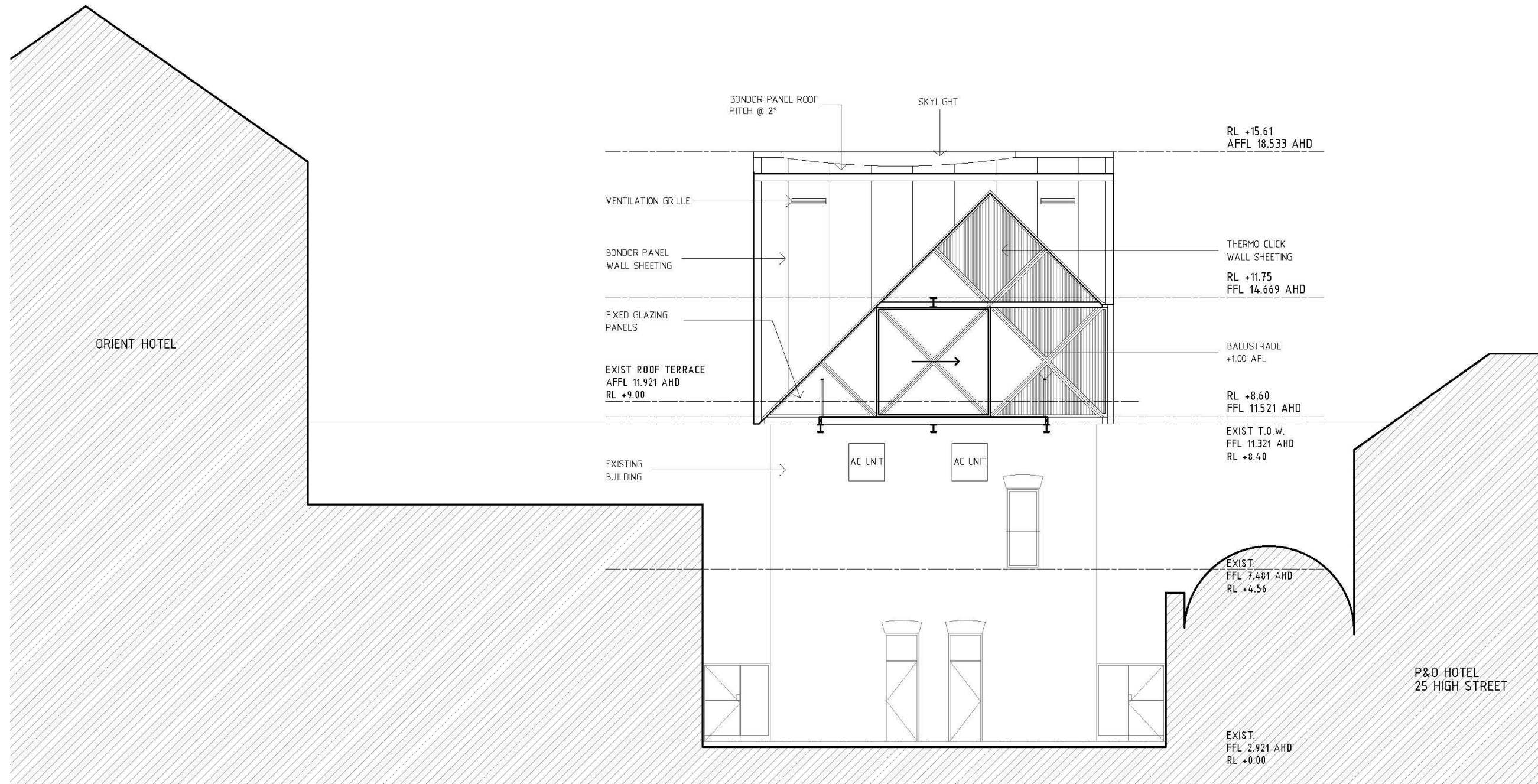
Revision: **01**

Drawing No.: **A.09**



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1 North Elevation
1:100

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Project:
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for: Shane Braddock and Julie Morgan

Drawing Title:
NORTH ELEVATION
Job No: 2017_10 High Street Date: 22/03/2019 Scale: 1:100

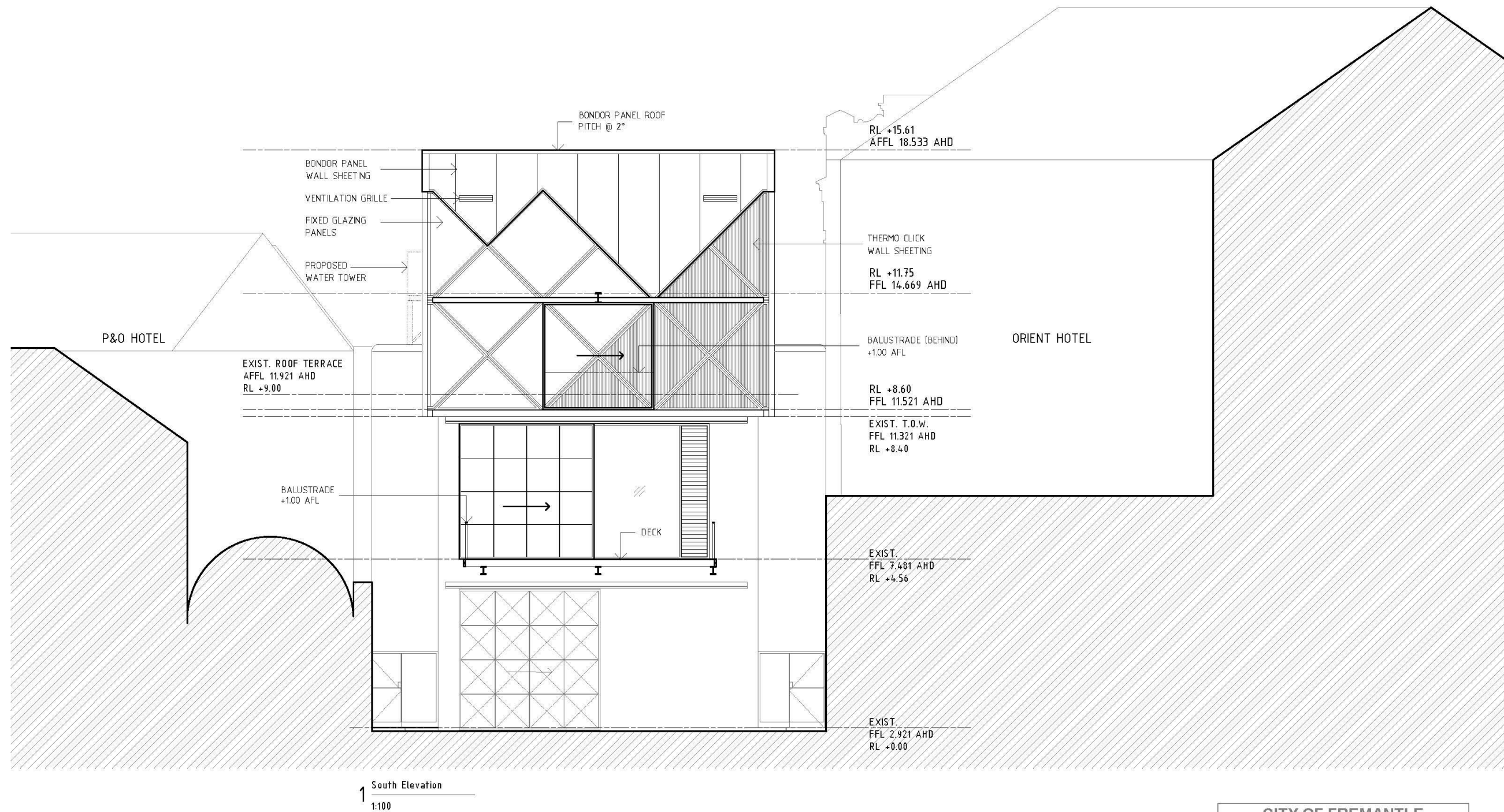
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Drawing No.: **A.10**



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Drawing Title:
SOUTH ELEVATION
Job No: 2017_10 Date: 22/03/2019
High Street Scale: 1:100

Drawing No.:
01 A.11
Revision:



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1 High Street Elevation
1:100

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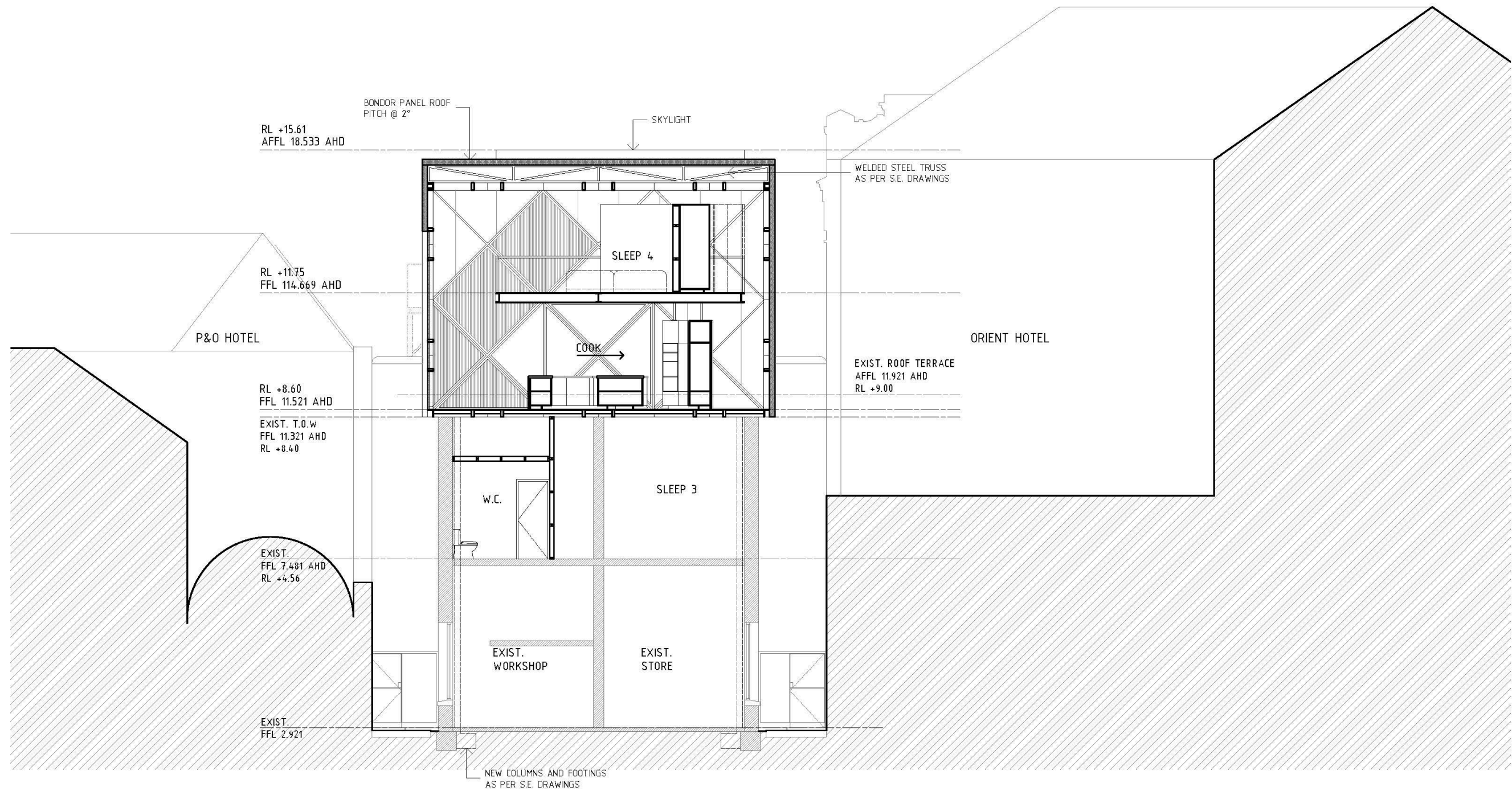
Drawing Title:
HIGH STREET ELEVATION
Job No: 2017_10 Date: 22/03/2019
High Street Scale: 1:100 Revision: 01

Drawing No.:
A.12



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LEGEND

-  THERMO-CLICK WALL SHEETING
-  BONDOR WALL + ROOF PANELS
-  EXISTING BUILDING
-  NEW WORKS

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for: Shane Braddock and Julie Morgan

Drawing Title:
SECTION
Job No: 2017_10
High Street

Date: 22/03/2019
Scale: 1:100

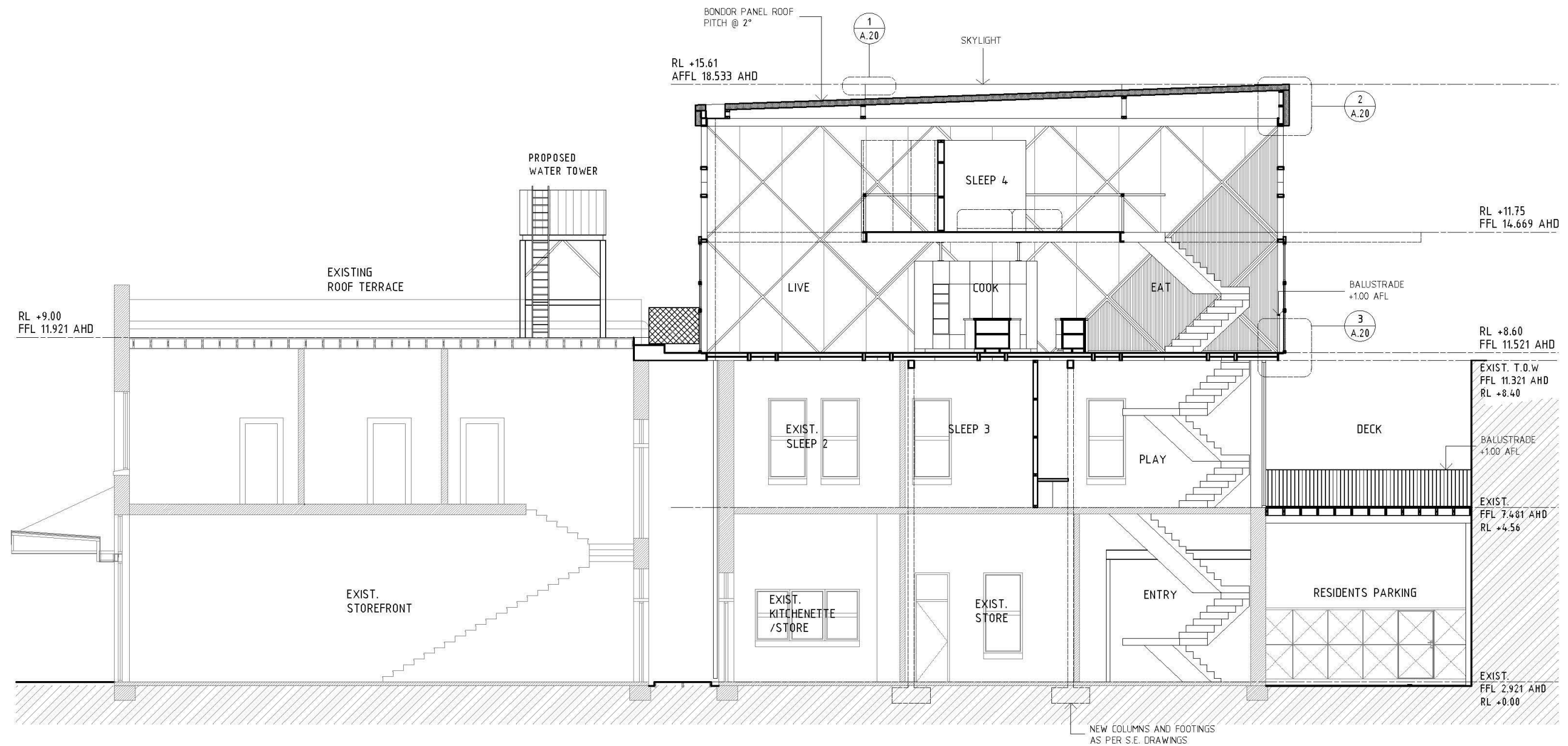
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Drawing No.: **A.13**



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LEGEND

- THERMO-CLICK WALL SHEETING
- BONDOR WALL + ROOF PANELS
- EXISTING BUILDING
- NEW WORKS

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Project:
LIGHT HOUSE

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Drawing Title:
SECTION

Job No: 2017_10
High Street

Date: 22/03/2019
Scale: 1:100

Revision: **01**

Drawing No.:

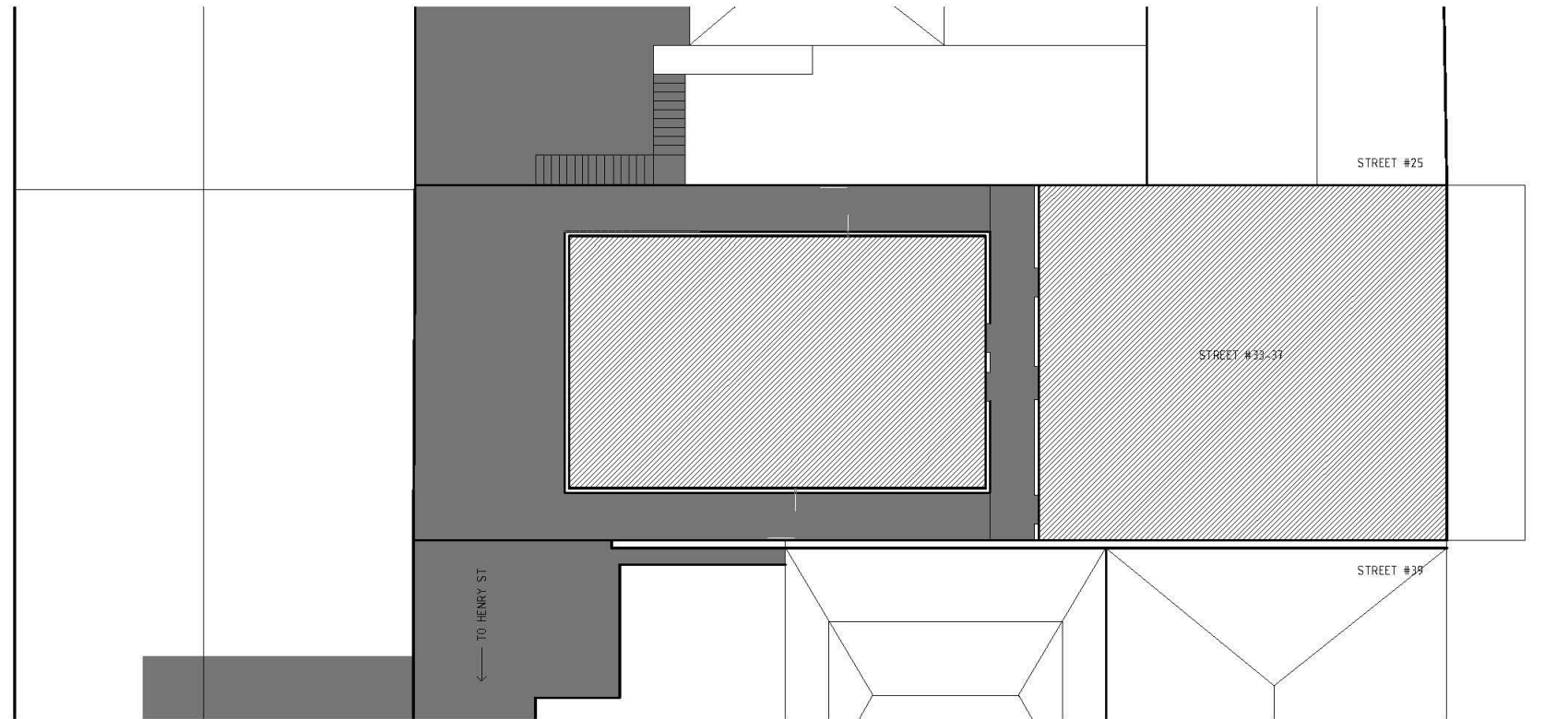
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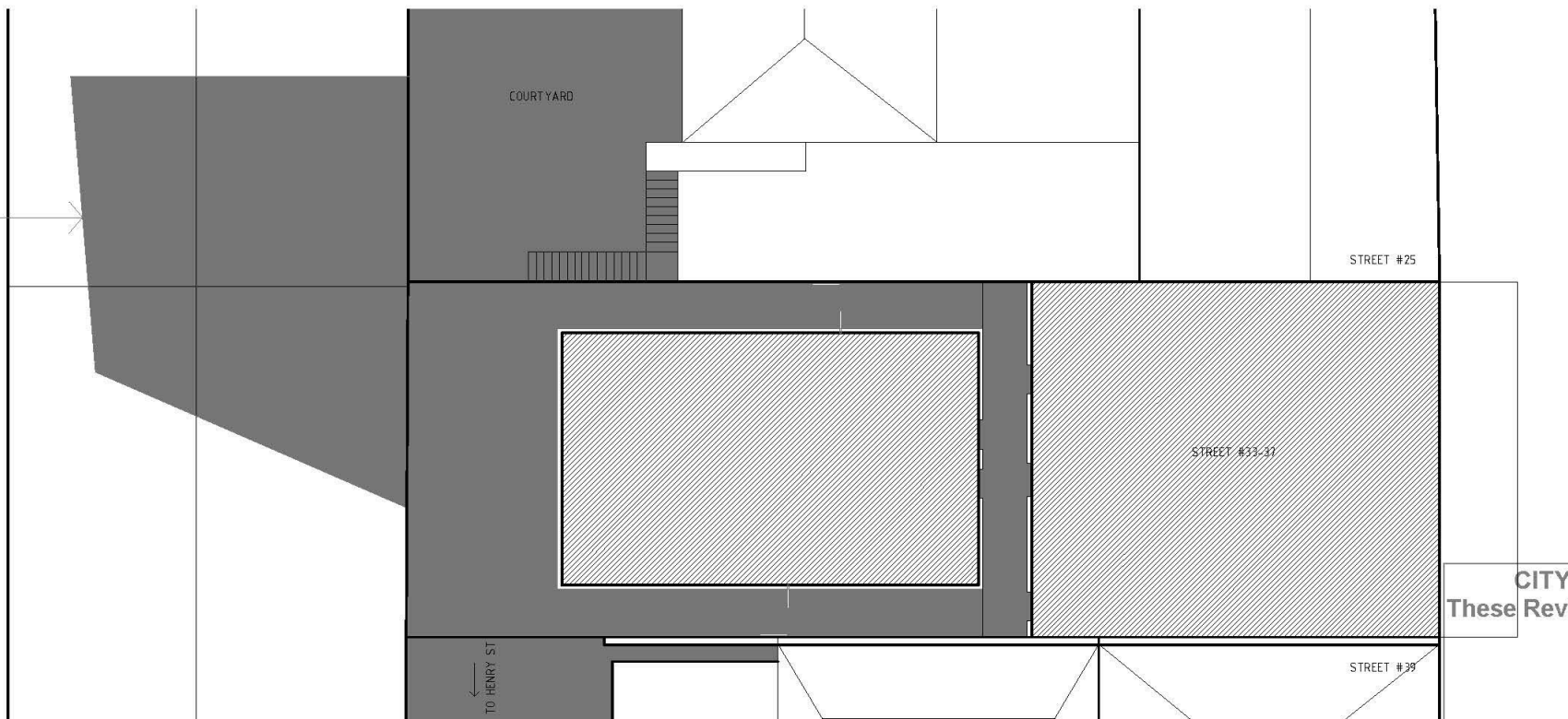
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1 Existing Overshadowing
1:200



SHADOW CAST ONTO
NEIGHBOURING ROOF, LESS THAN 25%
OF PROPERTY AREA AND
NOT AFFECTING ANY OUT DOOR LIVING AREA

2 Proposed Overshadowing
1:200



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Drawing Title:
SHADOW ANALYSIS

Job No: 2017_10
High Street Date: 13/12/2018
Scale: 1:200

Revision: 00

Drawing No.:
A.16



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DEVELOPMENT APPLICATION

PROPERTY ADDRESS DETAILS

33-37 High Street, Fremantle, 6160

OWNER AND APPLICANT CONTACT DETAILS

Shane Braddock

33-37 High Street, Fremantle WA 6160

0439 845 423

VARIATION

The variation required for 33-37 High Street is in relation to the Local Planning Scheme No. 4, Section 1.3 Sub Area 1.3.1 West End (b)

“Despite the general height requirements outlined in 1.1 above, building height shall be limited to a maximum height of three storeys (maximum external wall height of 11* metres as measured from ground level with a maximum roof plain pitch of 33 degrees).

Council may consent to an additional storey subject to –

- (a) the upper level being sufficiently setback from the street so as to not be visible from the street(s) adjoining the subject site,
- (b) maximum external wall height of 14* metres, and
- (c) compliance with clause 1.2. above.”

Listed below are rationale that support the request for a variation of Clause B to satisfy the proposal’s boundary wall height of 14 metres.

- The adjacent Street #39 (known as the Orient Hotel) roof parapet is 17.1m in height. Refer to drawing A.10.
- Extra shadow created by the extension at 12:00 June 30 is cast on the roof of the Medical School of Notre Dame, hence not affecting occupiable courtyards or current solar panels. Refer to drawing A.14, Figure 01 and Figure 02.
- The proposed extension satisfies part (a) above as it is sufficiently setback from the street so as to not be visible from the streets adjoining the subject site. Refer to drawing A.11.
- Inclusion of a water tower to satisfy the intention Town Planning Scheme in regards to water re-use.



Existing perspective from Mouat streetfront.

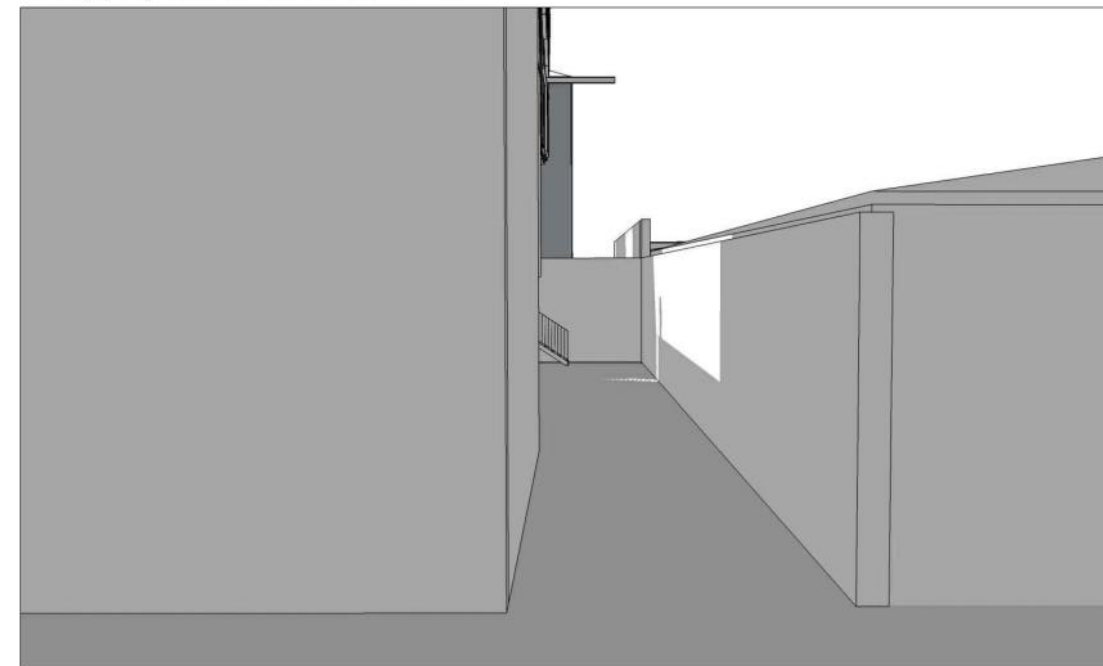


Figure 01
Proposed perspective from Mouat streetfront.

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<p>Issued for: PLANNING</p>	<p>Project: LIGHT HOUSE <small>35 High Street Fremantle WA 6160 for: Shane Braddock and Julie Morgan</small></p>	<p>Drawing Title: APPENDIX <small>Job No: 2017_10 Date: 13/12/2018 High Street</small></p>	<p>Drawing No.: A.17 Revision: 00</p>		<p>SoBE Design & Construction 35 High Street Fremantle WA 6160 M (Julie) - 0439 945 435 M (Shane) - 0439 945 423 E (Julie) - julie@SoBE.design E (Shane) - shane@SoBE.construction</p>
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Existing perspective from Henry streetfront

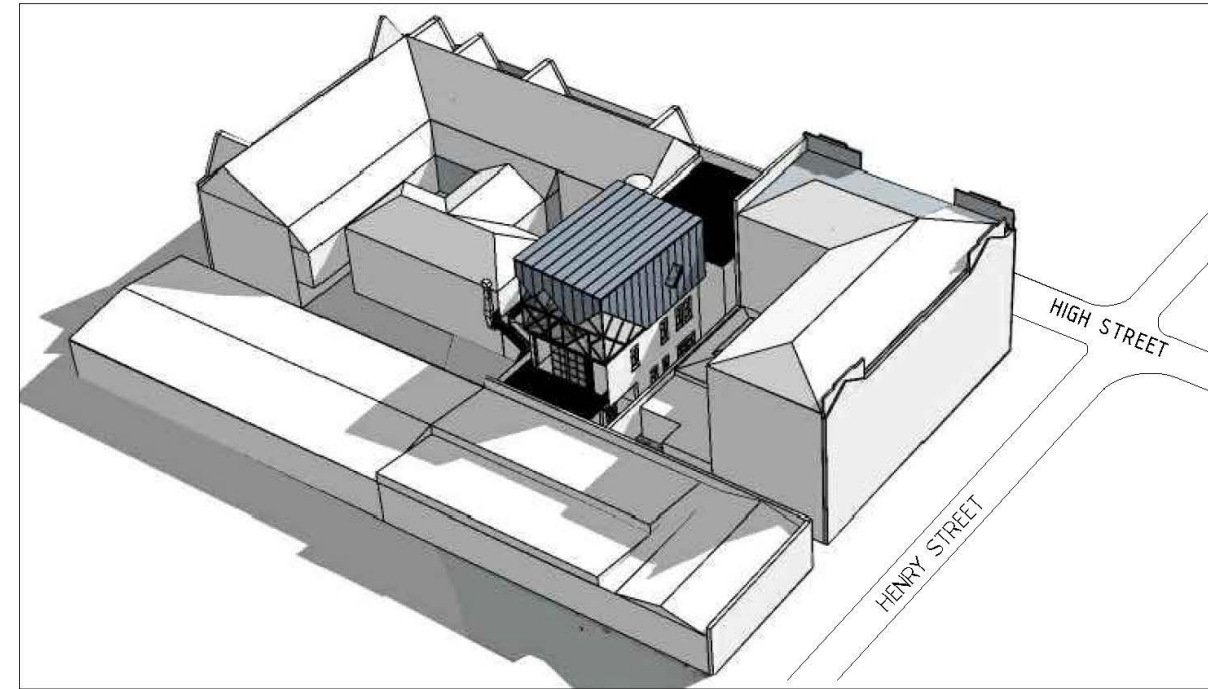


Figure 03

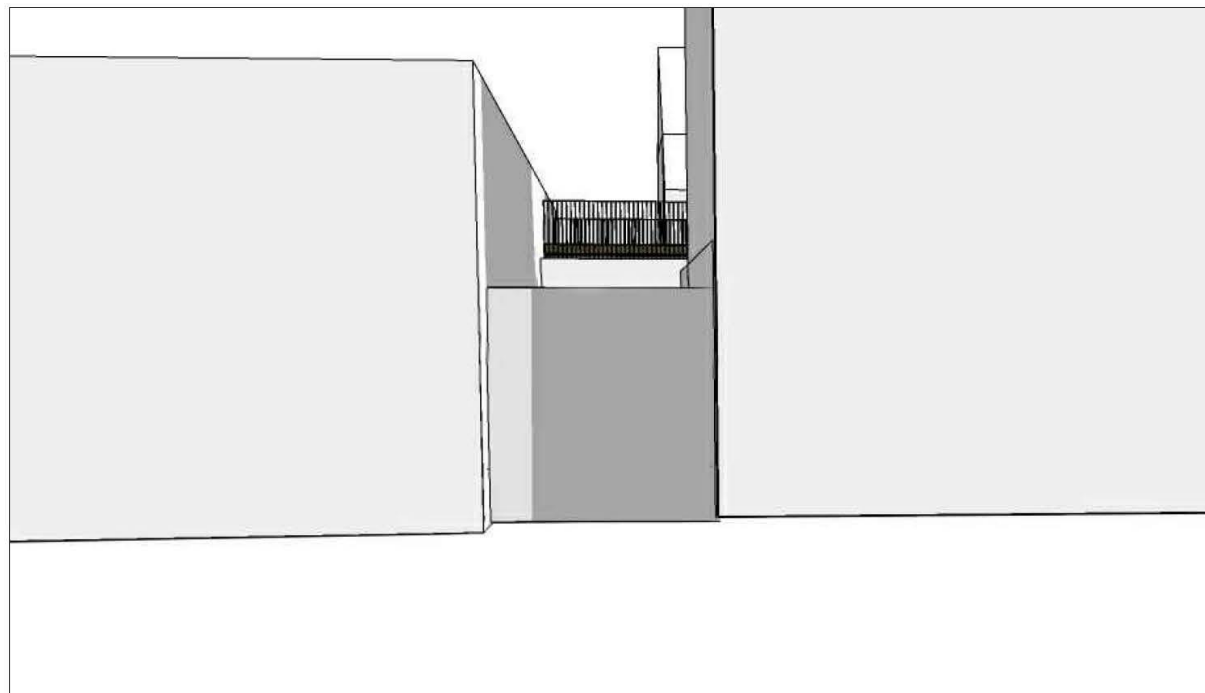
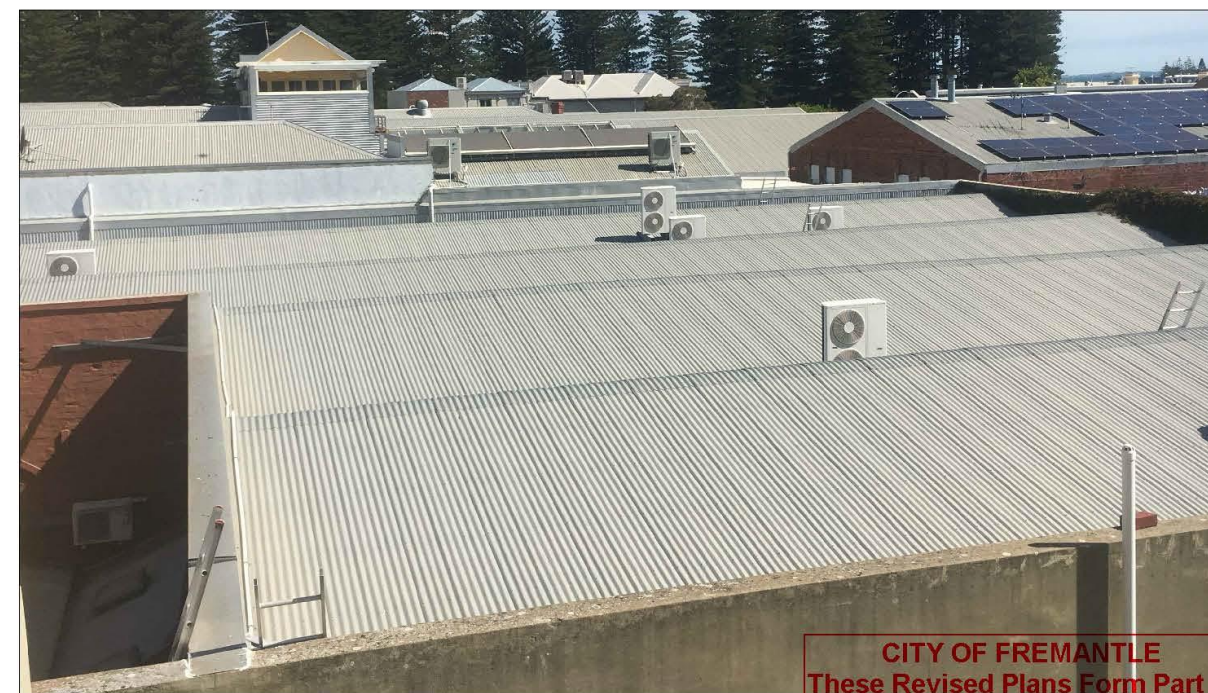


Figure 02 - Proposed perspective from Henry streetfront.



Existing view south of roof tops

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35 High Street
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Drawing Title:
APPENDIX
Job No: 2017_10 Date: 13/12/2018
High Street

Revision: **00**
Drawing No.: **A.18**



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Existing view south of roof tops

DISCRETIONARY CRITERIA IN SUPPORT OF VARIATION

In support of the height variation described on page A17, we put forward that the discretionary criteria of Clause 4.8.1.1 of the Town Planning Scheme has been met as described in the following.

4.8.1 Variations to height requirements.

4.8.1.1 "Where sites contain or are adjacent to buildings that depict a height greater than that specified in the general or specific requirements in schedule 8, Council, may vary the maximum height requirements subject to being satisfied in relation to the following -

a) the variation would not be detrimental to the amenity of adjoining properties or the locality generally."

As stated previously and evident in the drawings provided, the proposed addition only overshadows the roof of the Medical School of Notre Dame and does not affect courtyard or solar panels. The addition is also not visible at street view.

"b) degree to which the proposed height of external walls effectively graduates the scale between buildings of varying heights within the locality."

As shown on pages A11 and A12 of the South Elevation and the Street Elevation, the addition does graduate the heights between the Orient Hotel and the P&O Hotel.

"c) conservation of the cultural heritage values of the building on-site and adjoining,"

The proposed addition is setback from the side boundaries and will not affect adjoining properties. The existing buildings at 33-37 High Street are to be preserved and the proposed addition will read clearly as new on top of the existing rear building. However, it will reference the existing building in some aspects of the materiality.

"d)" any other relevant matter outlined in C

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LIGHT HOUSE

35 High Street
Fremantle WA 6160
for: Shane Braddock and Julie Morgan

Drawing Title:
APPENDIX

Job No: 2017_10 Date: 22/03/2019
High Street

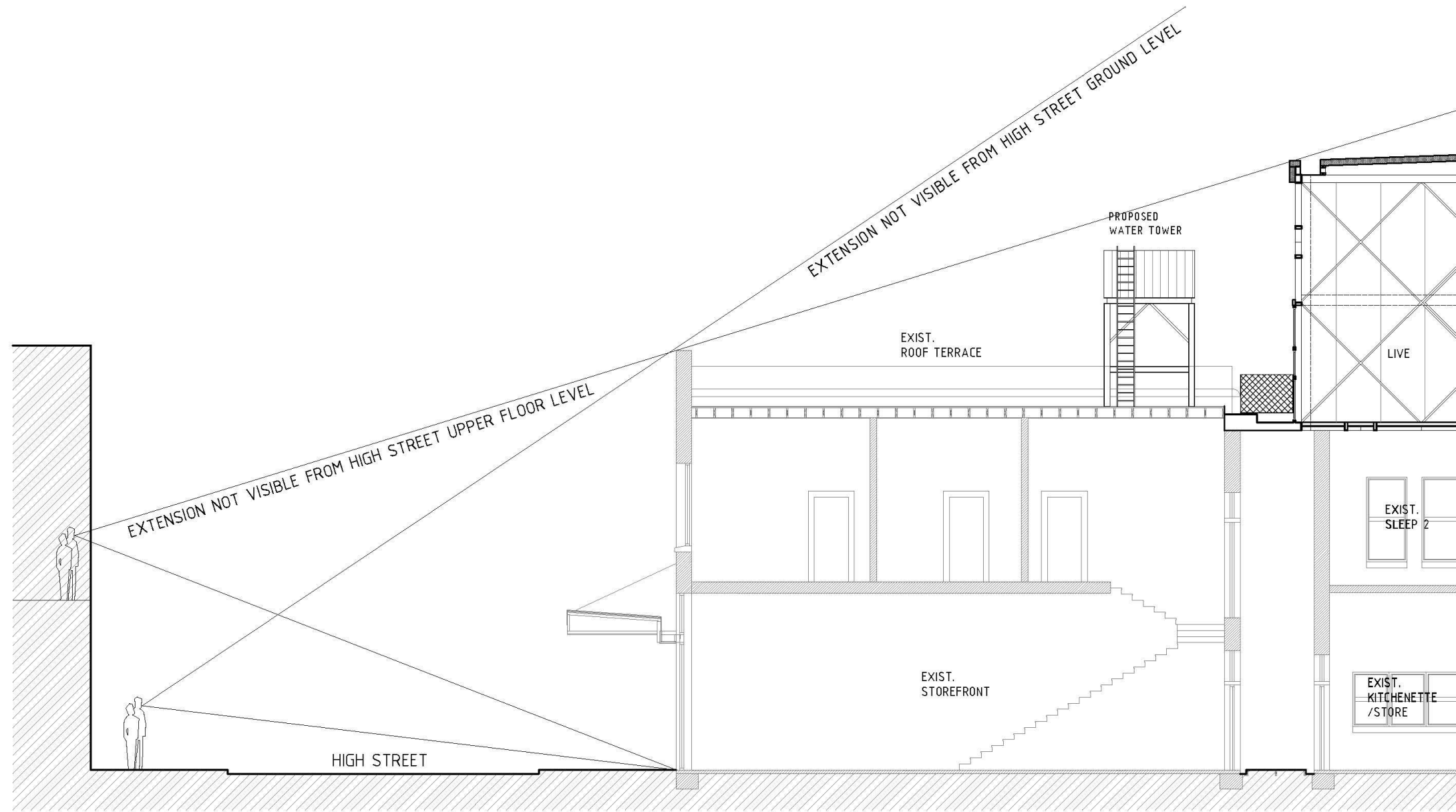
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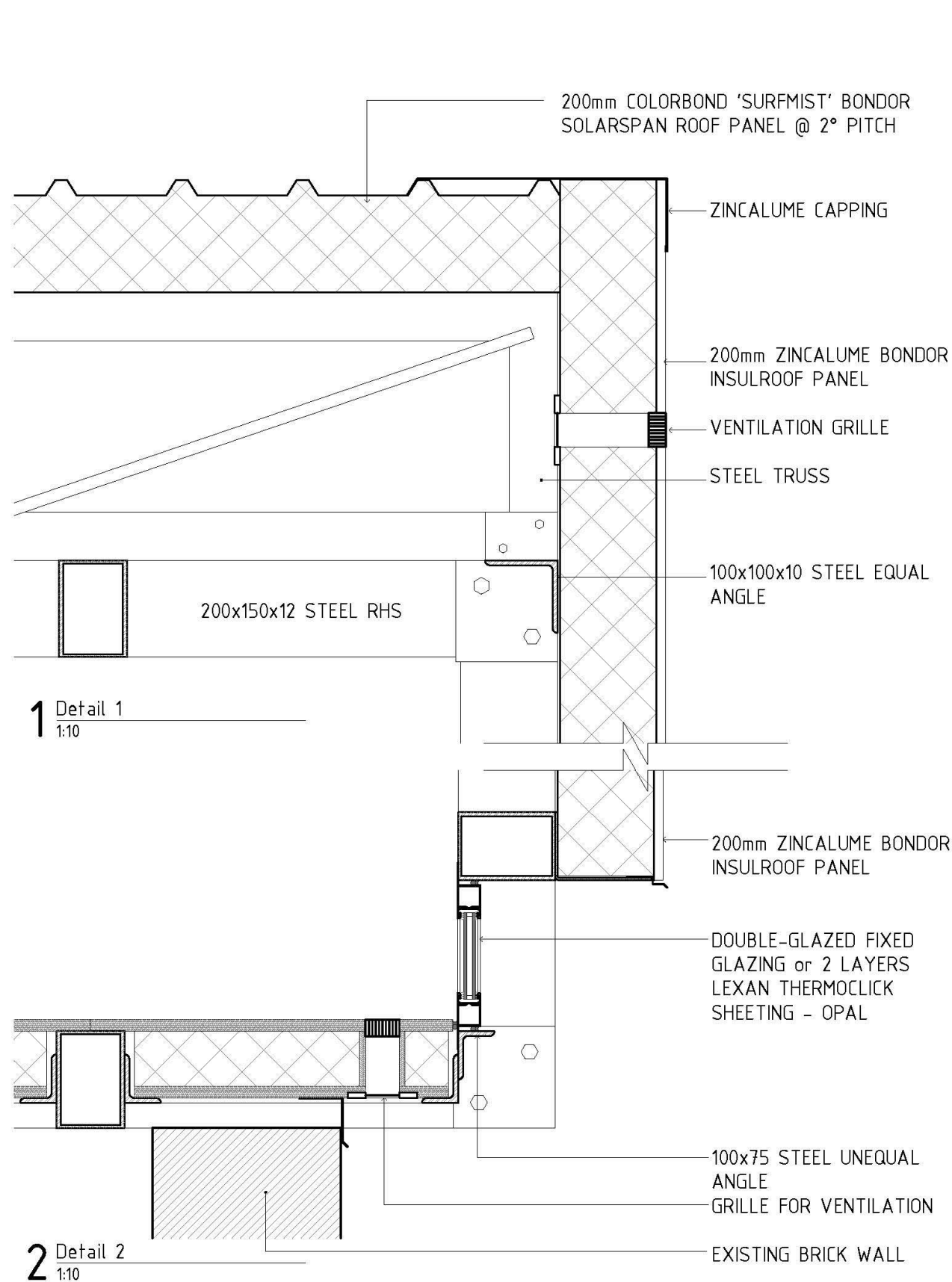
1 Street Perspective
1:100

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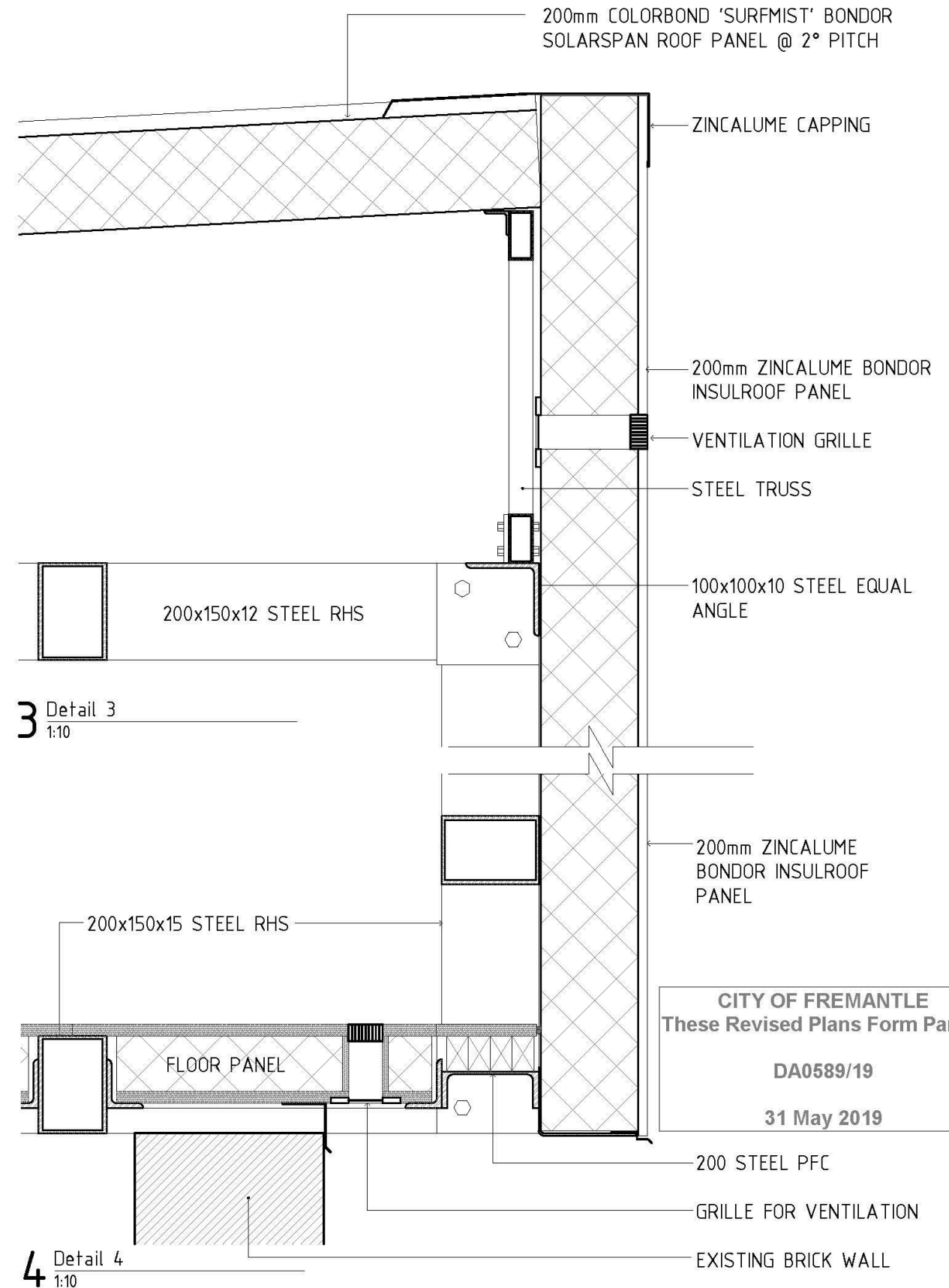
31 May 2019

<p>Issued for: PLANNING</p>	<p>Project: LIGHT HOUSE <small>33-27 High Street Fremantle WA 6160 for: Shane Braddock and Julie Morgan</small></p>	<p>Drawing Title: STREET PERSPECTIVE <small>Job No: 2017_10 High Street Date: 22/03/2019 Scale: 1:100</small></p>	<p>Drawing No.: 01 A.15</p>		<p>SoBE Design & Construction <small>35 High Street Fremantle WA 6160</small> M (Julie) - 0439 945 435 M (Shane) - 0439 945 423 E (Julie) - julie@soBE.design E (Shane) - shane@soBE.construction</p>
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1 Detail 1
1:10

2 Detail 2
1:10



3 Detail 3
1:10

4 Detail 4
1:10

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31 May 2019

Issued for:
PLANNING

Project:
LIGHT HOUSE
35 High Street
Fremantle WA 6160
for: Shane Braddock and Julie Morgan

Drawing Title:
DETAILS
Job No: 2017_10
High Street

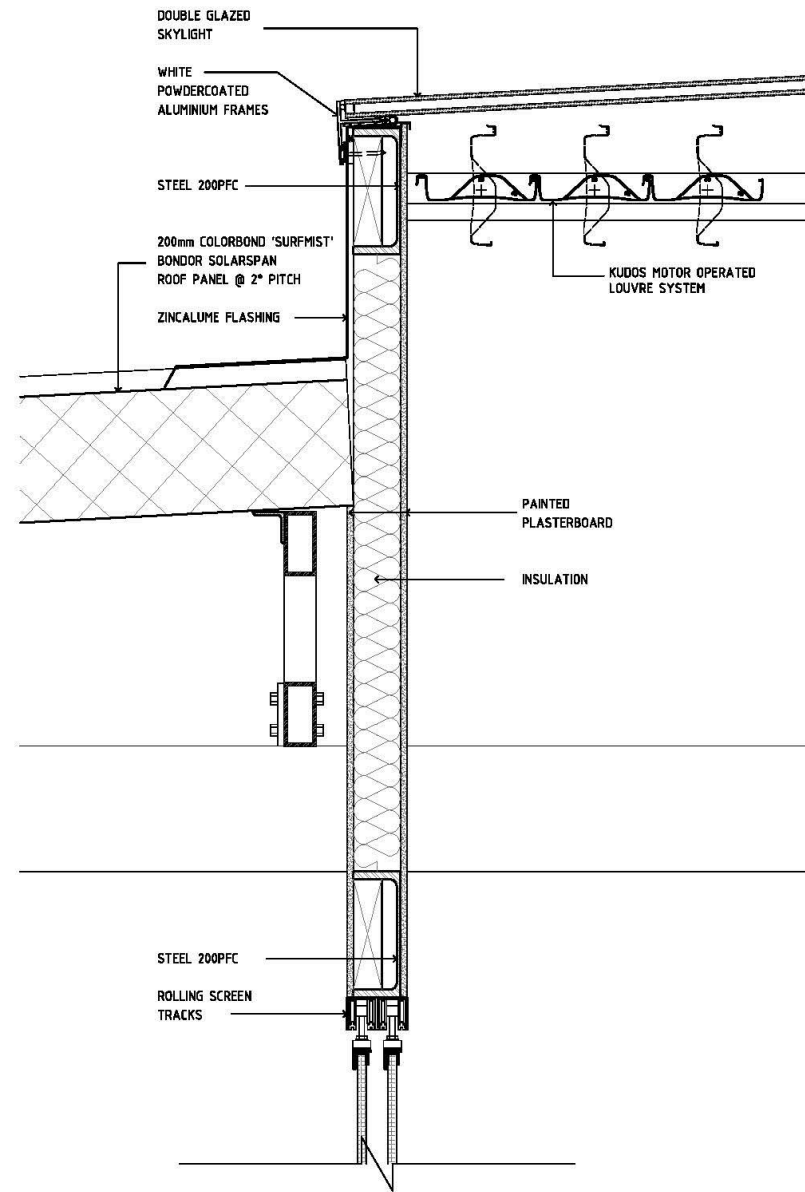
Date: 22/03/2019
Scale: as noted

Revision: 00
Drawing No.: **A.20**



SoBE Design & Construction
35 High Street
Fremantle WA 6160

M (Julie) - 0439 945 435
M (Shane) - 0439 945 423
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E (Shane) - shane@SoBE.construction



1 Detail 5
1:10

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31 May 2019

Issued for:
PLANNING

Project:
LIGHT HOUSE
35 High Street
Fremantle WA 6160
For: Shane Braddock and Julie Morgan

Drawing Title:
DETAILS
Job No: 2017_10
High Street

Date: 22/03/2019
Scale: as noted

Revision: 00

Drawing No.:
A.21



SoBE Design & Construction
35 High Street
Fremantle WA 6160

M (Julie) - 0439 945 435
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ATTACHMENT 2 – Site Photos
Site Photos – 33-37 High Street, Fremantle and Surrounds



Photo 1: View of site from High Street



Photo 2: View of site from High Street



Photo 3: View of existing rear dwelling



Photo 4: View of rear of subject site – to be covered with carport/deck



Photo 5: View over subject site facing south west



Photo 6: View over subject site facing south

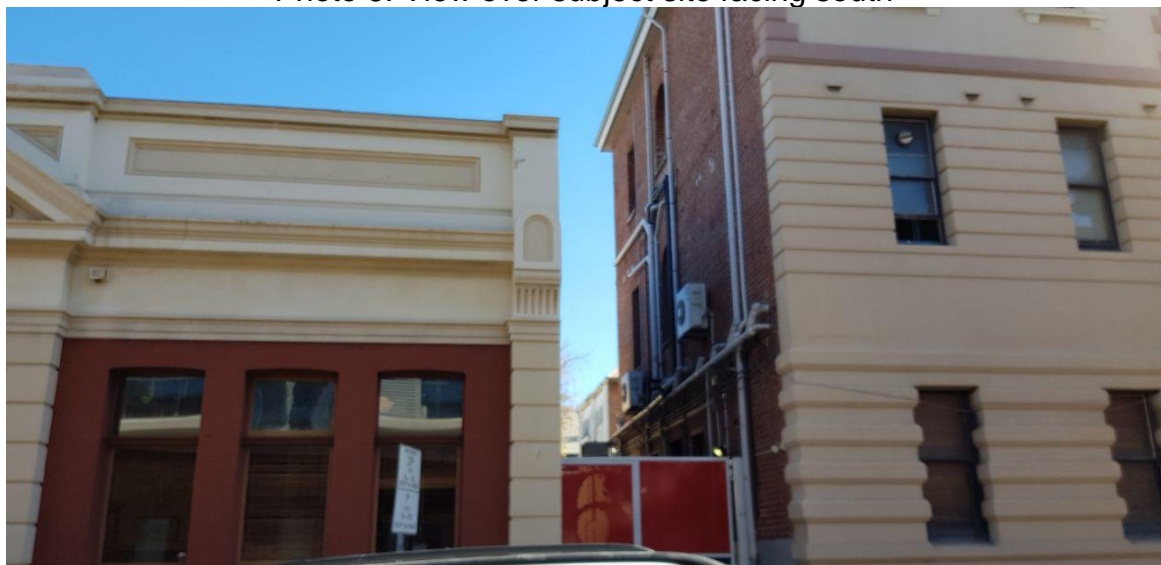


Photo 7: View of rear of site from Henry Street



Photo: 8 View of subject site from Mouat Street

ATTACHMENT 3 – DAC minutes

CITY OF FREMANTLE
DESIGN ADVISORY COMMITTEE MEETING HELD IN THE
GARDEN ROOM, FREMANTLE OVAL
DATE 14 January 2019 2-3pm

DAC MINUTES

COMMITTEE MEMBERS

Geoffrey London
Dominic Snellgrove
Jennie Officer
Patrick Kosky
Melinda Payne

CITY OF FREMANTLE

Julia Kingsbury Manager Development Approvals
Tom Geddes Planning Officer

APPLICANTS

Mr Shane Braddock
Ms Julie Morgan

APOLOGIES

Eamon Broderick
Sam Klopper

1. ACTION ITEMS

1	<p>33-37 High Street, Fremantle – Additions and Alterations to Existing Building</p> <ul style="list-style-type: none"> • The Planning Officer made a presentation to the Committee. • The Applicant made a presentation to the Committee.
	<p><u>CABE DESIGN PRINCIPLES</u></p> <p>CHARACTER (A place with its own identity)</p> <ul style="list-style-type: none"> • Encouraging to see residential uses being proposed in the West End. • Acknowledges the response to part of the industrial character of Fremantle. • Supports the scale and siting of the addition having regard for its immediate context. • Would encourage further investigation into the visibility of the addition especially from elevated points in the West End including

the Round House.

- Encourage careful consideration of the colour of the external finish to ensure that the addition is compatible with the immediate context.
- Encourage careful consideration of the location of any future air conditioning units and/or other services as to not distract from the appearance of the addition or the functional aspects of it.

EASE OF MOVEMENT (A place that is easy to get to and move through)

- The internal planning and room layout does not maximise the efficiency and functionality of a four bedroom dwelling

OVERALL DESIGN QUALITY AND FUNCTIONALITY

- Raise a concern in regard to the amount of west facing inoperable glazing;
- It is unclear how the addition will be adequately ventilated.
- The impact of the proposed removal of two courses of brick from the existing building to reduce the height of the addition is considered to be detrimental to the reading of the wall around the existing window arches and results in an unsympathetic detail.
- The internal planning and room layout does not maximise the efficiency and functionality of a four bedroom dwelling over multiple levels including (but not limited to) the inclusion of only one bathroom and its distance from the Master Bedroom, the irregular location of the stairs (which limits the use of the space around them), the functionality of the triangular stair landings, and the functionality of the curved kitchen.

The Committee also noted that there are numerous inconsistencies in the plans and proposed nature of construction which should be clarified prior to any determination of the application.

RECOMMENDATION

The Design Advisory Committee, having considered the proposal for the additions and alterations at 33-37 High Street, Fremantle, supports the proposal subject to:

- Additional details being provided demonstrating the visibility of the addition from key locations in the West End including the Round House;
- Final details of the external finishes, including materials and colours being submitted;
- The positioning of the addition being reconsidered to be more sympathetic to the features of the existing building including the upper floor windows.
- Improvements being made to the internal planning and room layout of the dwelling in order to maximise its functionality and efficiency;
- Details being submitted that demonstrate how the dwelling will maximise its access to adequate light and ventilation;

	<ul style="list-style-type: none">• The floor plans, elevations and sections are to be amended so that they are consistent and contain adequate details to demonstrate the construction of the dwelling.
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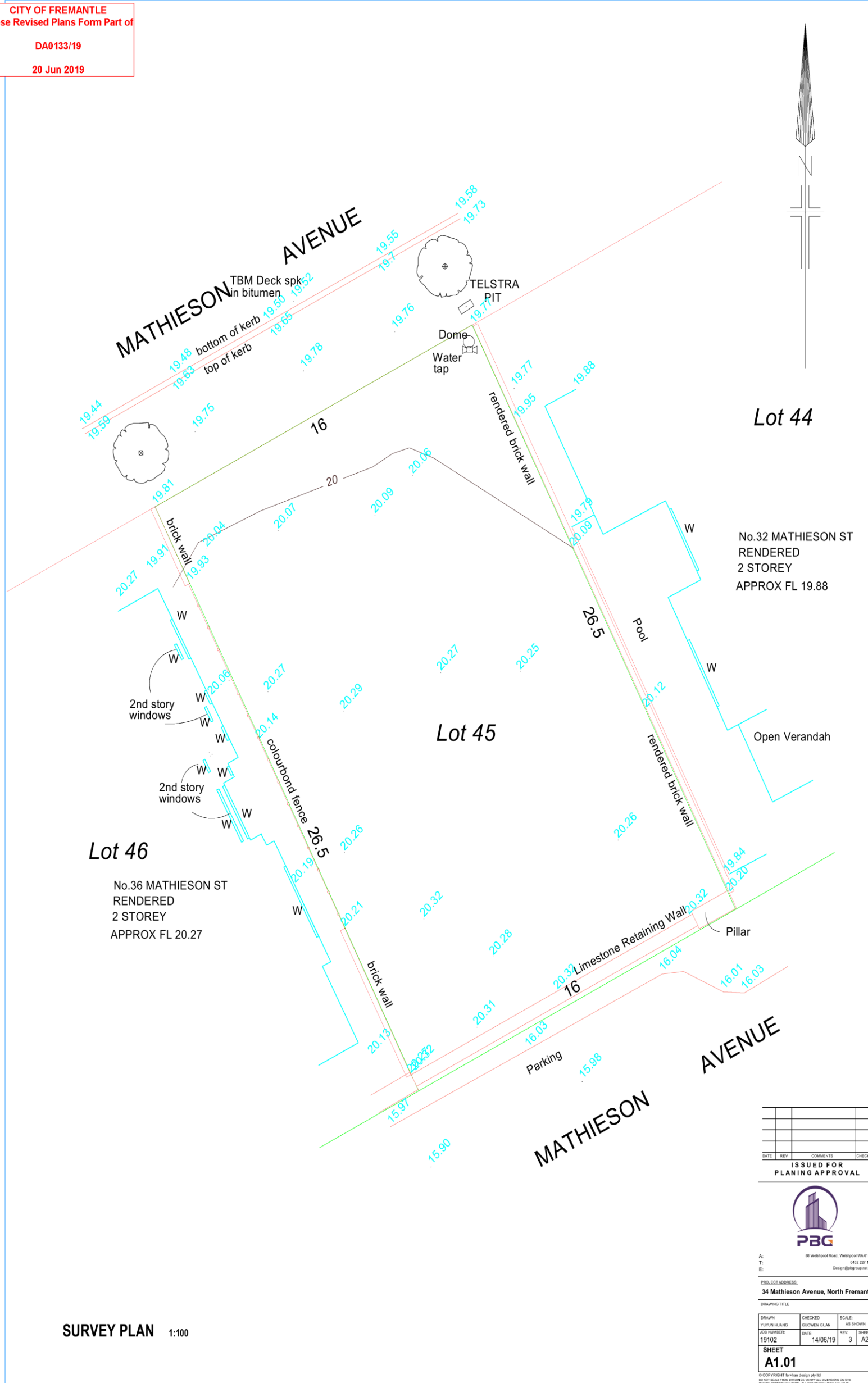
2. NEXT MEETING

11 February 2018

PC1907 -6 MATHIESON AVENUE, NO. 34 (LOT 45), NORTH FREMANTLE- TWO STOREY SINGLE HOUSE - (CJ DA0133/19)

ATTACHMENT 1 – Development plans

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20 Jun 2019



SURVEY PLAN 1:100

DATE	REV	COMMENTS	CHECKED

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E: Design@pbg.com.au

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34 Mathieson Avenue, North Fremantle

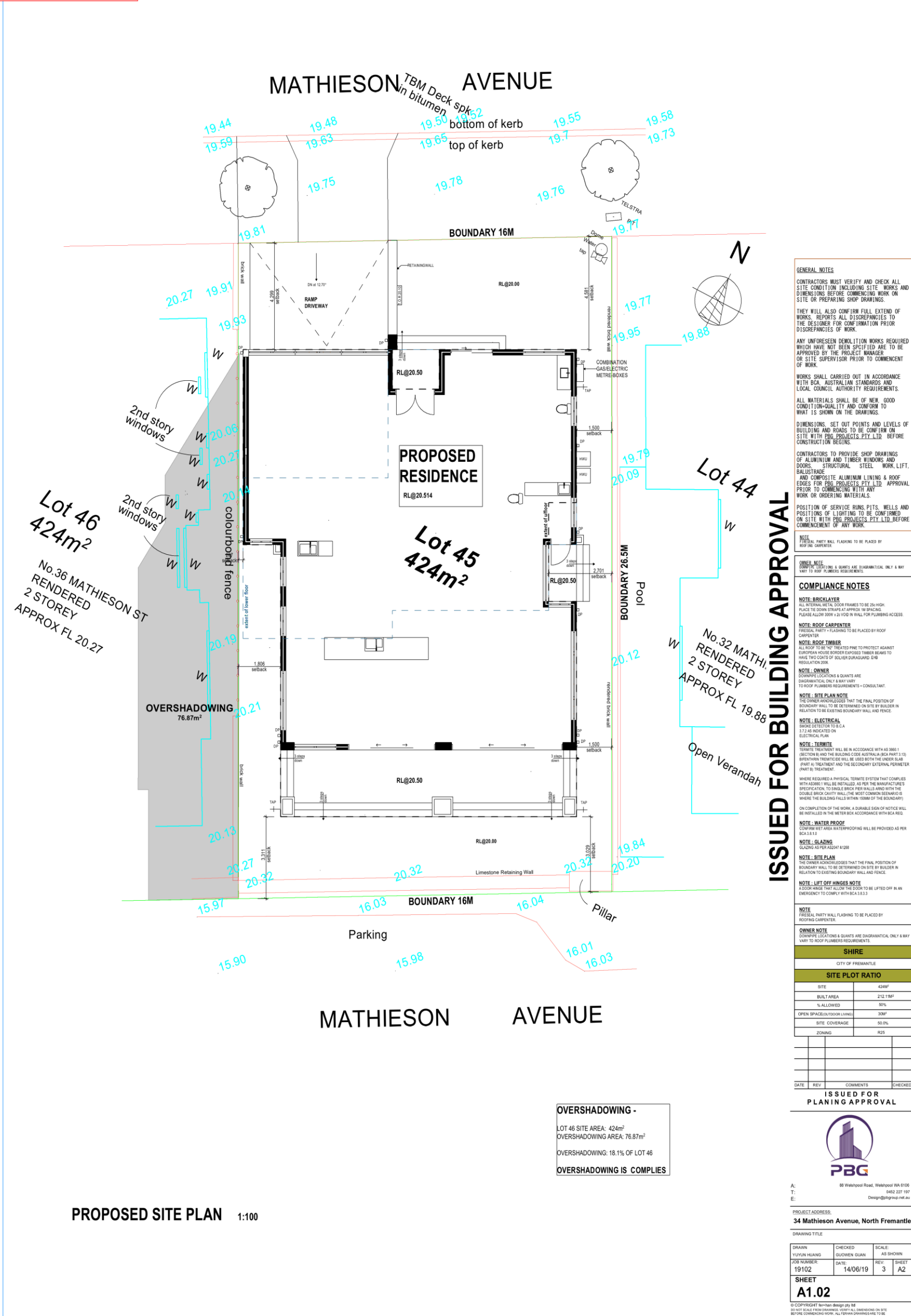
DRAWING TITLE

DRAWN	CHECKED	SCALE
YUNON HSIANG	GUOWEN GUAN	AS SHOWN
JOB NUMBER:	DATE:	REV. SHEET
19102	14/06/19	3 A2

SHEET
A1.01

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20 Jun 2019



GENERAL NOTES

CONTRACTORS MUST VERIFY AND CHECK ALL SITE CONDITIONS INCLUDING SITE WORKS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS.

THEY WILL ALSO CONFIRM FULL EXTENT OF WORKS. REPORTS ALL DISCREPANCIES TO THE DESIGNER FOR CONFIRMATION PRIOR TO COMMENCEMENT OF WORK.

ANY UNFORESEEN DEMOLITION WORKS REQUIRED WHICH HAVE NOT BEEN SPECIFIED ARE TO BE APPROVED BY THE PROJECT MANAGER OR SITE SUPERVISOR PRIOR TO COMMENCEMENT OF WORK.

WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH BCA AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS.

ALL MATERIALS SHALL BE OF NEW GOOD CONDITION-QUALITY AND CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.

DIMENSIONS, SET OUT POINTS AND LEVELS OF BUILDING AND ROADS TO BE CONFIRMED ON SITE WITH PROJ. PROJECTS, PTY LTD. BEFORE CONSTRUCTION BEGINS.

CONTRACTORS TO PROVIDE SHOP DRAWINGS OF ALUMINIUM AND TIMBER WINDOWS AND DOORS, STRUCTURAL STEEL WORK, LIFT, BALUSTRADE AND COMPOSITE ALUMINIUM LINING & ROOF EDGES FOR PROJ. PROJECTS, PTY LTD. APPROVAL PRIOR TO COMMENCING WITH ANY WORK OR ORDERING MATERIALS.

POSITION OF SERVICE RUNS, PITS, WELLS AND POSITIONS OF LIGHTING TO BE CONFIRMED ON SITE WITH PROJ. PROJECTS, PTY LTD. BEFORE COMMENCEMENT OF ANY WORK.

COMPLIANCE NOTES

NOTE - BRICKLAYER
ALL EXTERNAL BRICK DOOR FRAMES TO BE 200MM PLACE THE DOWN STRAPS AT APPROX 18 SPACING. PLEASE ALLOW 300M x 200 Voids IN WALL FOR PLUMBING ACCESS.

NOTE - ROOF CARPENTER
FRONTAL FINISHES TO BE PLACED BY ROOF CARPENTER.

NOTE - ROOF TIMBER
ALL ROOF TO BE TREATED PINE TO PROTECT AGAINST EUROPEAN HOUSE BORER EXPOSED TIMBER BEAMS TO HAVE TWO COATS OF SOLVER SUPERGRANDS ENE REGULATION 2006.

NOTE - OWNER
CONDUIT LOCATIONS & QUANTS ARE DIAGMATICAL ONLY & MAY VARY TO ROOF PLUMBERS REQUIREMENTS - CONSULTANT.

NOTE - SITE PLAN NOTE
THE OWNER KNOWLEDGES THAT THE FINAL POSITION OF BOUNDARY WALL TO BE DETERMINED ON SITE BY BUILDER IN RELATION TO EXISTING BOUNDARY WALL AND FENCE.

NOTE - ELECTRICAL
BRIEF SPECIFICATION TO BE A 3.1.2 AS INDICATED ON ELECTRICAL PLAN.

NOTE - TERNITE
TERNITE TREATMENT WILL BE IN ACCORDANCE WITH AS 3686.1 DIRECTION AND THE BUILDING CODE AUSTRALIA BCA PART 3.1.3 BREATHING TREATMENTS WILL BE USED BOTH THE UNDER SLAB (IF ANY) TREATMENT AND THE SECONDARY EXTERNAL PERIMETER (PART 3) TREATMENT.

WHERE REQUIRED A PHYSICAL TERNITE SYSTEM THAT COMPLIES WITH AS 3686.1 WILL BE INSTALLED AS PER THE MANUFACTURER'S SPECIFICATION TO SINGLE BRICK PER WALL AND WITH THE DOUBLE BRICK CAVITY WALL THE MOST COMMON SCENARIO IS WHERE THE BUILDING FALLS WITHIN 100MM OF THE BOUNDARY.

ON COMPLETION OF THE WORK A DURABLE SIGN OF NOTICE WILL BE INSTALLED IN THE METER BOX ACCORDANCE WITH BCA REG.

NOTE - WATER PROOF
CONFIRM REE AREA WATERPROOFING WILL BE PROVIDED AS PER BCA 3.8.1.3.

NOTE - GLAZING
GLAZING AS PER AS 4108.

NOTE - SITE PLAN
THE OWNER KNOWLEDGES THAT THE FINAL POSITION OF BOUNDARY WALL TO BE DETERMINED ON SITE BY BUILDER IN RELATION TO EXISTING BOUNDARY WALL AND FENCE.

NOTE - LIFT OFF HINGERS NOTE
A DOOR HINGE THAT ALLOW THE DOOR TO BE LIFTED OFF IN AN EMERGENCY TO COMPLY WITH BCA 3.8.3.3.

NOTE
FREELAND PARTY WALL FLASHING TO BE PLACED BY ROOFING CARPENTER.

OWNER NOTE
CONDUIT LOCATIONS & QUANTS ARE DIAGMATICAL ONLY & MAY VARY TO ROOF PLUMBERS REQUIREMENTS.

SHIRE	
CITY OF FREMANTLE	
SITE PLOT RATIO	
SITE	424M ²
BUILT AREA	212.18M ²
% ALLOWED	50%
OPEN SPACE/OUTDOOR LIVING	20M ²
SITE COVERAGE	50.0%
ZONING	R25

OVERSHADOWING -
LOT 46 SITE AREA: 424m²
OVERSHADOWING AREA: 76.87m²
OVERSHADOWING: 18.1% OF LOT 46
OVERSHADOWING IS COMPLIES

ISSUED FOR PLANNING APPROVAL

PBG

A: 88 Westpool Road, Westpool WA 6100
T: 9422 227 887
E: Design@pbggroup.net.au

PROJECT ADDRESS:
34 Mathieson Avenue, North Fremantle

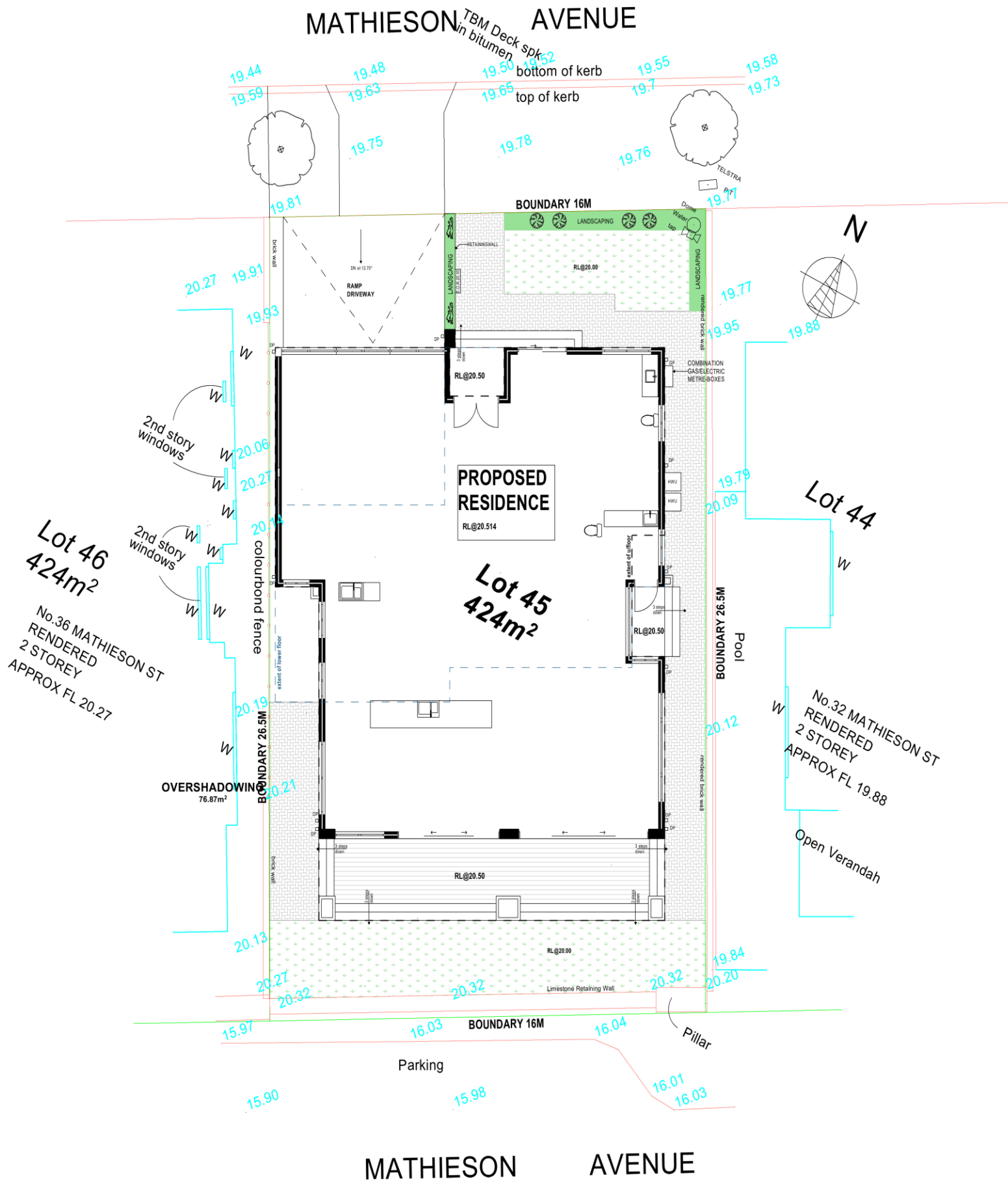
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YUYUN HUANG	SILOUEN GUN	AS SHOWN
JOB NUMBER:	DATE:	REV:
19102	14/06/19	3
SHEET		A2

SHEET A1.02

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		Botanic name: Doryanthes excelsa Common name: Australian lily		Botanic name: Grass Common name: Nature Grass
		Botanic name: Anigozanthos Common name: Kangaroo paw		

LANDSCAPE PLAN 1:100

DATE	REV	COMMENTS	CHECKED

ISSUED FOR
PLANNING APPROVAL

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T: 0452 227 197
E: Design@pbg.net.au

PROJECT ADDRESS:
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SHEET A1.03		

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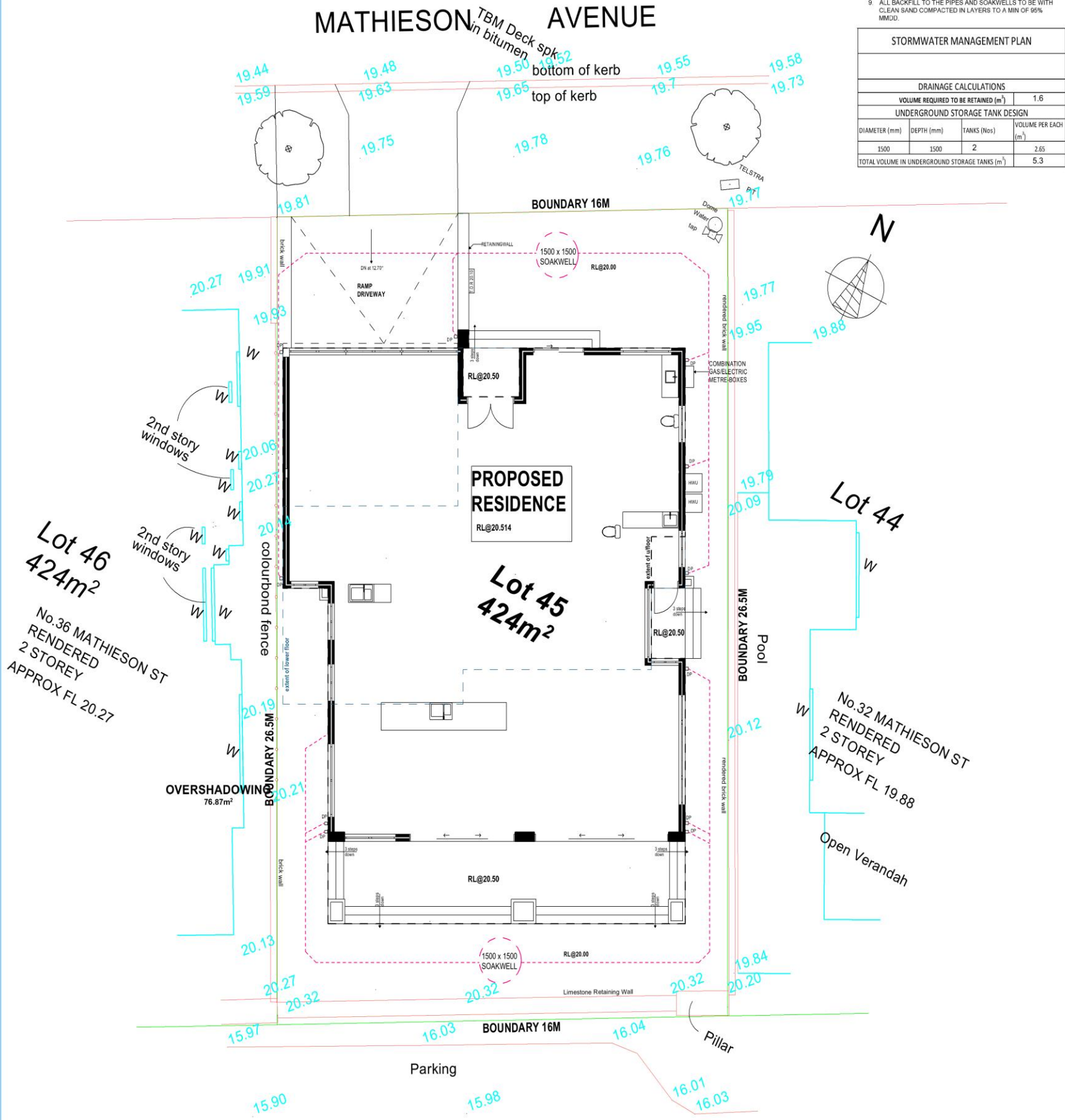
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INTERCONNECTED SOAKWELL

NOTES

1. ALL CONSTRUCTION TO BE ACCORDANCE WITH THE SPECIFICATION AND REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY.
2. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL THE EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORK WHERE EXISTING AND PROPOSED WORKS INTERSECT.
3. THE CONTRACTOR SHALL LOCATE ALL LEVELS FROM ESTABLISHED BENCHMARK.
4. ALL BENCH MARKS ARE TO BE PROTECTED AND PRESERVED.
5. THE CONTRACTOR SHALL INSTALL ALL DUCTS FOR SERVICE PROVIDERS ROAD CROSSING.
6. ALL CONSTRUCTIONS SHALL MAKE SMOOTH CONNECTION TO EXISTING WORK.
7. JUNCTION AND ENTRY PTS ARE TO BE LOCATED IN POSITIONS SHOWN, IRRESPECTIVE OF THE INDICATED PIPE LENGTHS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF ALL EXISTING SERVICES. ALL SEWER CROSSINGS SHALL BE PROVIDED WITH EITHER TIMBER BEARERS OR KEEL WITH TIMBER PILES AS REQUIRED.
9. ALL BACKFILL TO THE PIPES AND SOAKWELLS TO BE WITH CLEAN SAND COMPACTED IN LAYERS TO A MIN OF 95% MMD.

STORMWATER MANAGEMENT PLAN			
DRAINAGE CALCULATIONS			
VOLUME REQUIRED TO BE RETAINED (m ³)			1.6
UNDERGROUND STORAGE TANK DESIGN			
DIAMETER (mm)	DEPTH (mm)	TANKS (Nos)	VOLUME PER EACH (m ³)
1500	1500	2	2.65
TOTAL VOLUME IN UNDERGROUND STORAGE TANKS (m ³)			5.3



STORMWATER DRAINAGE PLAN 1:100

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0452 227 197
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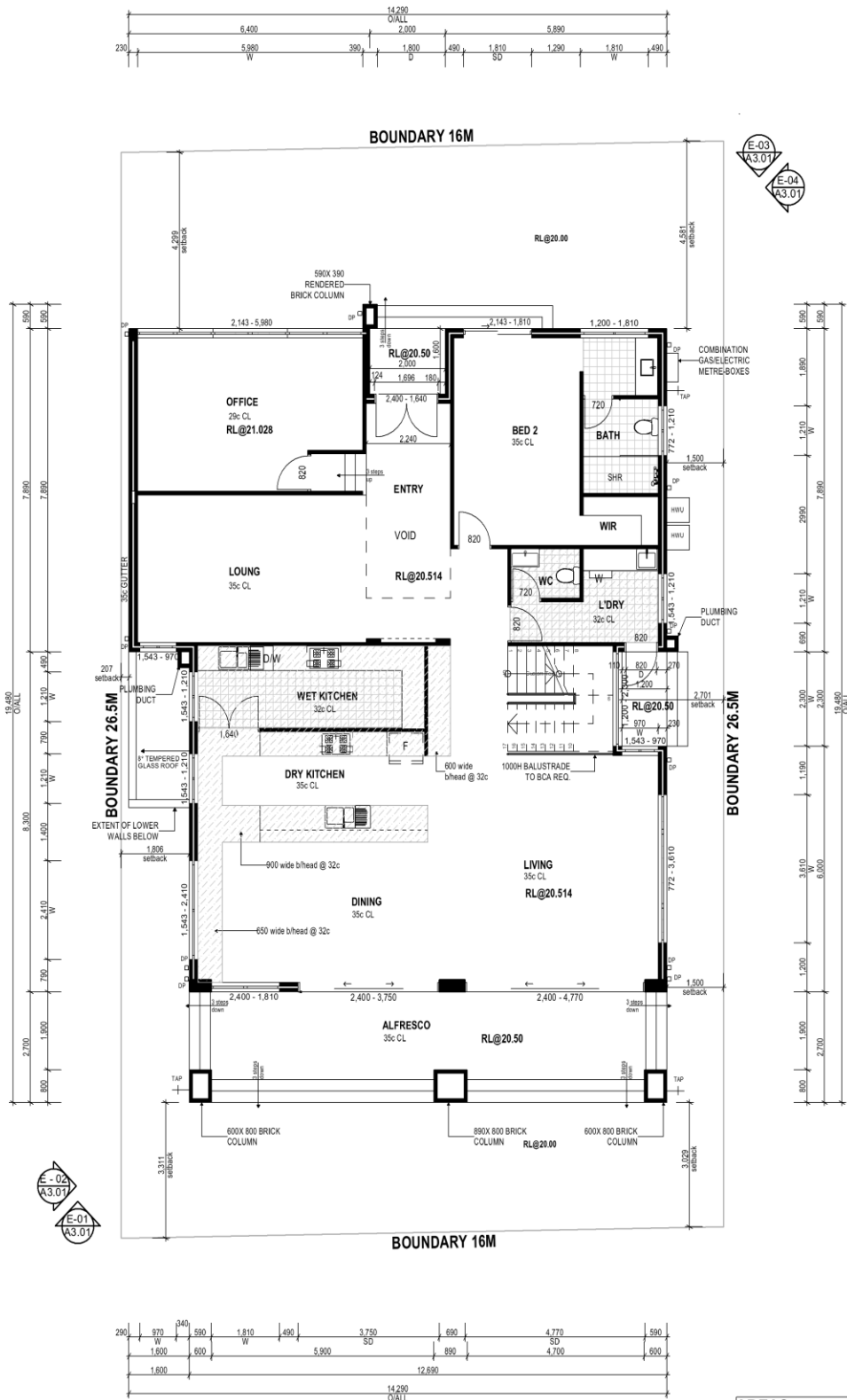
PROJECT ADDRESS:
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AREAS:

GROUND FLOOR	-212.11m ²
ALFRESCO	-34.26 m ²
PORCH AREA	-3.20m ²
TOTAL AREA	-249.57m²

GENERAL NOTES

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ALL MATERIALS SHALL BE OF NEW, GOOD CONDITION, QUALITY AND CONFORM TO WHAT IS SHOWN ON THE DRAWINGS.

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POSITION OF SERVICE RING PITS, WELLS AND POSITIONS OF LIGHTING TO BE CONFIRMED ON SITE WITH PBG PROJECTS PTY LTD BEFORE COMMENCEMENT OF ANY WORK.

COMPLIANCE NOTES

NOTE: BRICKLAYER
ALL EXTERNAL METAL DOOR FRAMES TO BE 26-HIGH. PLACE THE DOOR STRIKER AT APPROX 1500mm. PLEASE ALLOW 200mm ± TO VOID WALL FOR PLUMBING ACCESS.

NOTE: ROOF CARPENTER
FREEFALL PARTY WALL FLASHING TO BE PLACED BY ROOF CARPENTER.

NOTE: ROOF TIMBER
ALL ROOF TO BE "H" TREATED PINE TO PROTECT AGAINST EUROPEAN ROSS BROTHER EXPOSED THREE BEAMS TO HAVE TWO COATS OF SOLVER DURAGUARD EMB REGULATORY 2009.

NOTE: OWNER
DOWNPIPE LOCATIONS & QUANTS ARE DIAGNOSTICALLY ONLY & MAY VARY TO ROOF PLUMBERS REQUIREMENTS - CONSULTANT.

NOTE: SITE PLAN NOTE
THE OWNER ACKNOWLEDGES THAT THE FINAL POSITION OF BOUNDARY WALL TO BE DETERMINED ON SITE BY BUILDER IN RELATION TO EXISTING BOUNDARY WALL AND FENCE.

NOTE: ELECTRICAL
SMOK DETECTOR TO B.C.A. 3.7 AS INDICATED ON ELECTRICAL PLAN.

NOTE: TERMITE
TERMITE TREATMENT WILL BE IN ACCORDANCE WITH AS 3601.1 SECTION 8B AND THE BUILDING CODE SYSTEM IN B.C.A PART 3.10. BREATHING TREATMENT WILL BE USED BOTH UNDER SLAB (PART A) TREATMENT AND THE SECONDARY EXTERNAL PERIMETER (PART B) TREATMENT.

WHERE REQUIRED A PHYSICAL TERMITE SYSTEM THAT COMPLEYS WITH AS 3601.1 WILL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATION, TO SINGLE BRICK PIER WALLS AND WITH THE DOUBLE BRICK CAVITY WALL (THE MOST COMMON SCENARIO) IS WHERE THE BUILDING FALLS WITHIN 500mm OF THE BOUNDARY.

ON COMPLETION OF THE WORK A DURABLE SIGN OF NOTICE WILL BE INSTALLED IN THE METER BOX ACCORDANCE WITH B.C.A REG.

NOTE: WATER PROOF
CONCRETE WET AREA WATERPROOFING WILL BE PROVIDED AS PER B.C.A 3.8.1.3.

NOTE: GLAZING
GLAZING AS PER AS 2047 & 2048.

NOTE: SITE PLAN
THE OWNER ACKNOWLEDGES THAT THE FINAL POSITION OF BOUNDARY WALL TO BE DETERMINED ON SITE BY BUILDER IN RELATION TO EXISTING BOUNDARY WALL AND FENCE.

NOTE: LIFT OFF HINGES NOTE
A DOOR HINGE THAT ALLOW THE DOORS TO BE LIFTED OFF IN AN EMERGENCY TO COMPLY WITH B.C.A 3.8.3.3.

ISSUED FOR BUILDING APPROVAL

DATE	REV	COMMENTS	CHECKED

ISSUED FOR PLANNING APPROVAL

SHIRE
CITY OF FREMANTLE

PBG

88 Waltham Road, Waltham WA 6106
0832 227 197
Design@pbggroup.net.au

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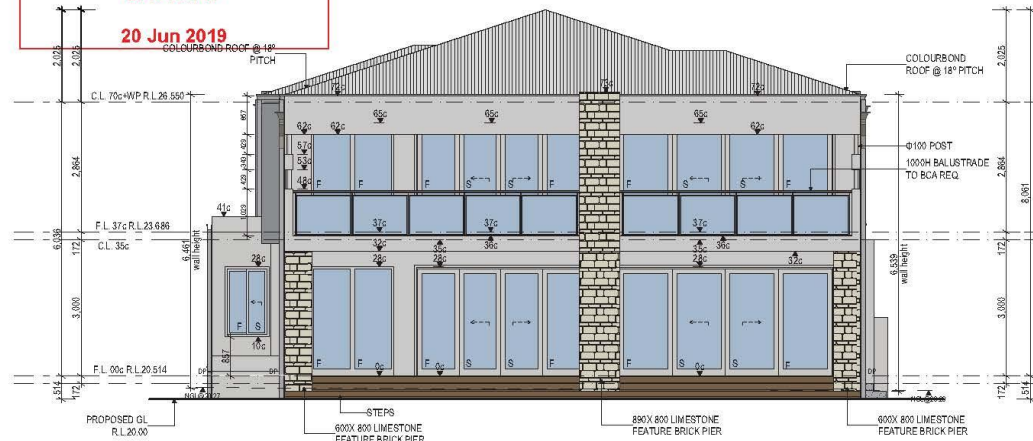
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YUYUN HUANG	GUOWEN GUAN	AS SHOWN
JOB NUMBER	DATE	REV
19102	14/06/19	3
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GROUND FLOOR PLAN 1:100

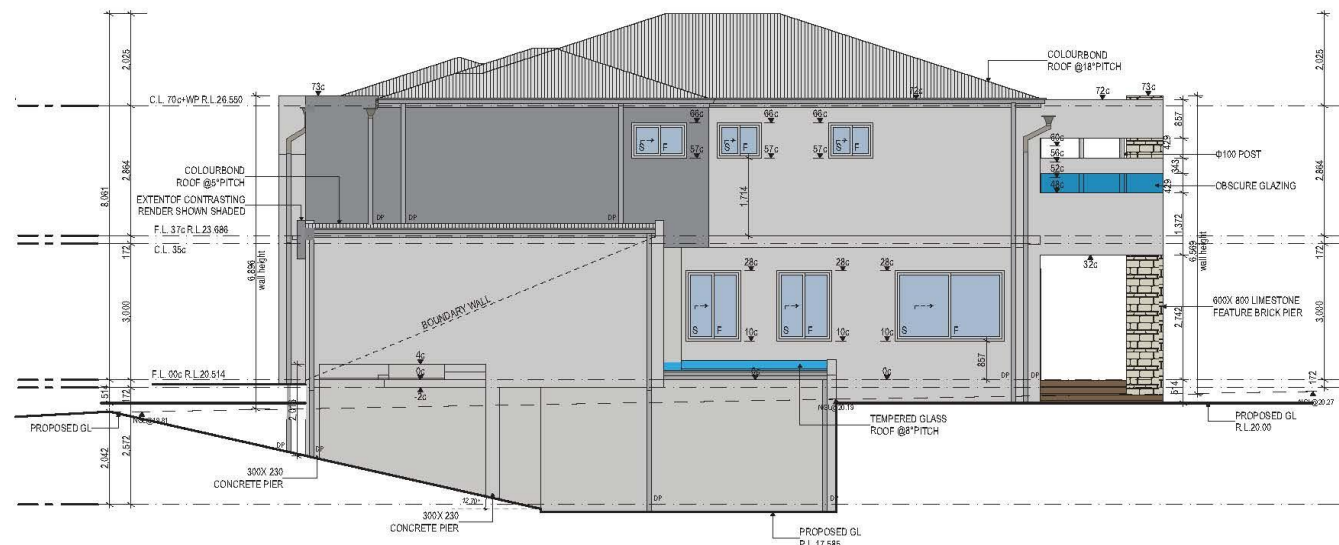
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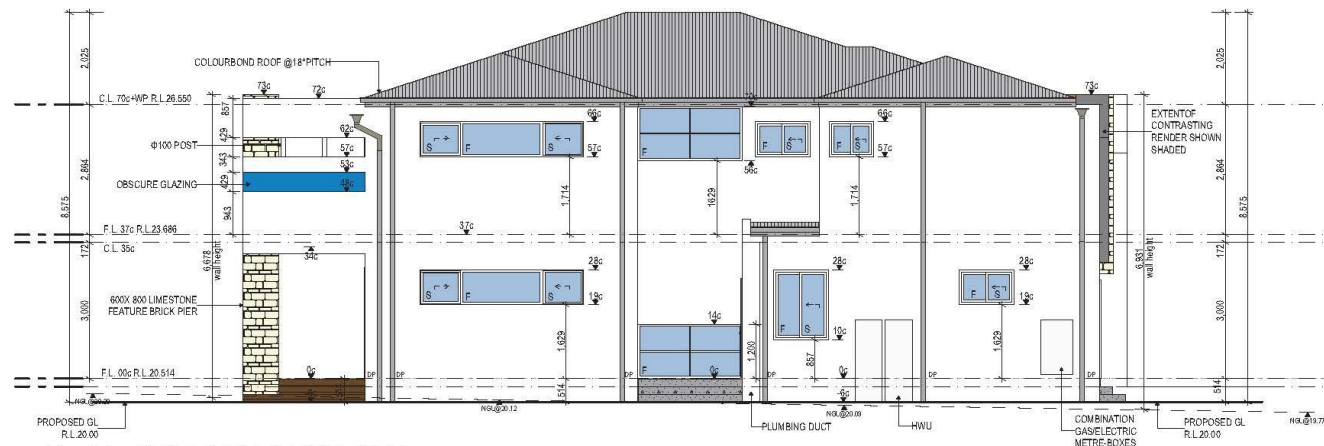
E - 01 SOUTHERN ELEVATION
SCALE: 1:100



E - 03 NORTHERN ELEVATION
SCALE: 1:100



E - 02 WESTERN ELEVATION
SCALE: 1:100



E - 04 EASTERN ELEVATION
SCALE: 1:100

- COMPLIANCE NOTES**
- NOTE BRICKLAYER**
ALL INTERIOR METRE DOOR FRAMES TO BE 50mm HIGH PLASTER DOWN STRAPS AT APPROX 1M SPACING. PLEASE ALLOW 300mm x 20mm VOID IN WALL FOR PLUMBING ACCESS.
 - NOTE ROOF CARPENTER**
FRESHLY PARTY FLASHING TO BE PLACED BY ROOF CARPENTER.
 - NOTE ROOF TIMBER**
ALL ROOF TIMBER TREATED PINE TO PROTECT AGAINST EUROPEAN HOUSE BORER EXPOSED TIMBER BEAMS TO HAVE TWO JOISTS TO JOIN VENE ENHANCED. BIR REGULATION 2006.
 - NOTE OWNER**
CONFORM WITH CONDITIONS & QUANTS ARE DISCREPANCIAL ONLY MAY VARY TO ROOF PLUMBERS REQUIREMENTS & CONSULTANT.
 - NOTE SITE PLAN NOTE**
THE OWNER APPROVES EXCEPT THE FINAL POSITION OF BOUNDARY WALL TO BE DETERMINED ON SITE BY BUILDER IN RELATION TO EXISTING BOUNDARY WALL AND FENCE.
 - NOTE ELECTRICAL**
SMOKE DETECTOR TO B.O.A. 1.7.2 AS PER ELECTRICAL PLAN.
 - NOTE THERMITS**
THERMITS TREATMENT WILL BE IN ACCORDANCE WITH AS 3600.1 (SECTION B) AND THE BUILDING CODE AUSTRALIA (BCA PART 3.1) IF BERTHUM TREATMENT WILL BE USED FROM THE BERTHUM 3.0.4 (PART A) TREATMENT AND THE SECONDARY EXTERNAL PERMETER (PART B) TREATMENT.
 - WHERE REQUIRED A PHYSICAL THERMITS SYSTEM THAT COMPLIES WITH AS 6060.1 WILL BE INSTALLED AS PER THE MANUFACTURERS SPECIFICATION TO GIVE 4000mm HIGH WALLS WITH THE DOUBLE PINK OXFORD WALL. THE MOST COMMON DEMAND IS, WHILE THE BUILDING FALLS WITHIN 1500mm OF THE BOUNDARY ON COMPLETION OF THE WORK, A DURA-E SIGN OF NOTICE WILL BE INSTALLED IN THE METER BOX ACCORDING WITH B.O.A. REG.**
 - NOTE WATER PROOF**
CONFORM WITH AREA WATERPROOFING WILL BE PROVIDED AS PER B.O.A. 3.1.9
 - NOTE GLAZING**
GLAZING AS PER AS 2204.6:2006
 - NOTE SITE PLAN**
THE OWNER APPROVES EXCEPT THE FINAL POSITION OF BOUNDARY WALL TO BE DETERMINED ON SITE BY BUILDER IN RELATION TO EXISTING BOUNDARY WALL AND FENCE.
 - NOTE LIFT OFF HINGES NOTE**
A DOOR HINGE THAT ALLOWS THE DOOR TO BELT OFF IN AN EMERGENCY TO COMPLY WITH B.O.A. 3.3.3

ISSUED FOR BUILDING APPROVAL

NOTE
FRESHLY PARTY WALL FLASHING TO BE PLACED BY ROOFING CARPENTER.

OWNER NOTE
CONFORM WITH CONDITIONS & QUANTS ARE DISCREPANCIAL ONLY MAY VARY TO ROOF PLUMBERS REQUIREMENTS.

SHIRE			
CITY OF FREMANTLE			
DATE	REV	COMMENT	CHECKED

ISSUED FOR PLANNING APPROVAL



PROJECT ADDRESS:
34 Mathieson Avenue, North Fremantle

DRAWN	CHECKED	SCALE
YUYUN HUANG	GUICHEN GUAN	AS SHOWN
JOB NUMBER:	DATE:	REV:
19102	14/06/19	3
SHEET		A2
A3.01		

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DO NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS ON SITE.
NOTICE: CONSULTANT'S WORK IS FOR INFORMATION ONLY AND IS NOT TO BE USED IN CONSTRUCTION WITHOUT CONSULTANT'S APPROVAL.

ATTACHMENT 2- Site photos

Site photographs – No. 34 Mathieson Avenue, North Fremantle – DA0133/19



Photo1 – No. 36 Mathieson Avenue



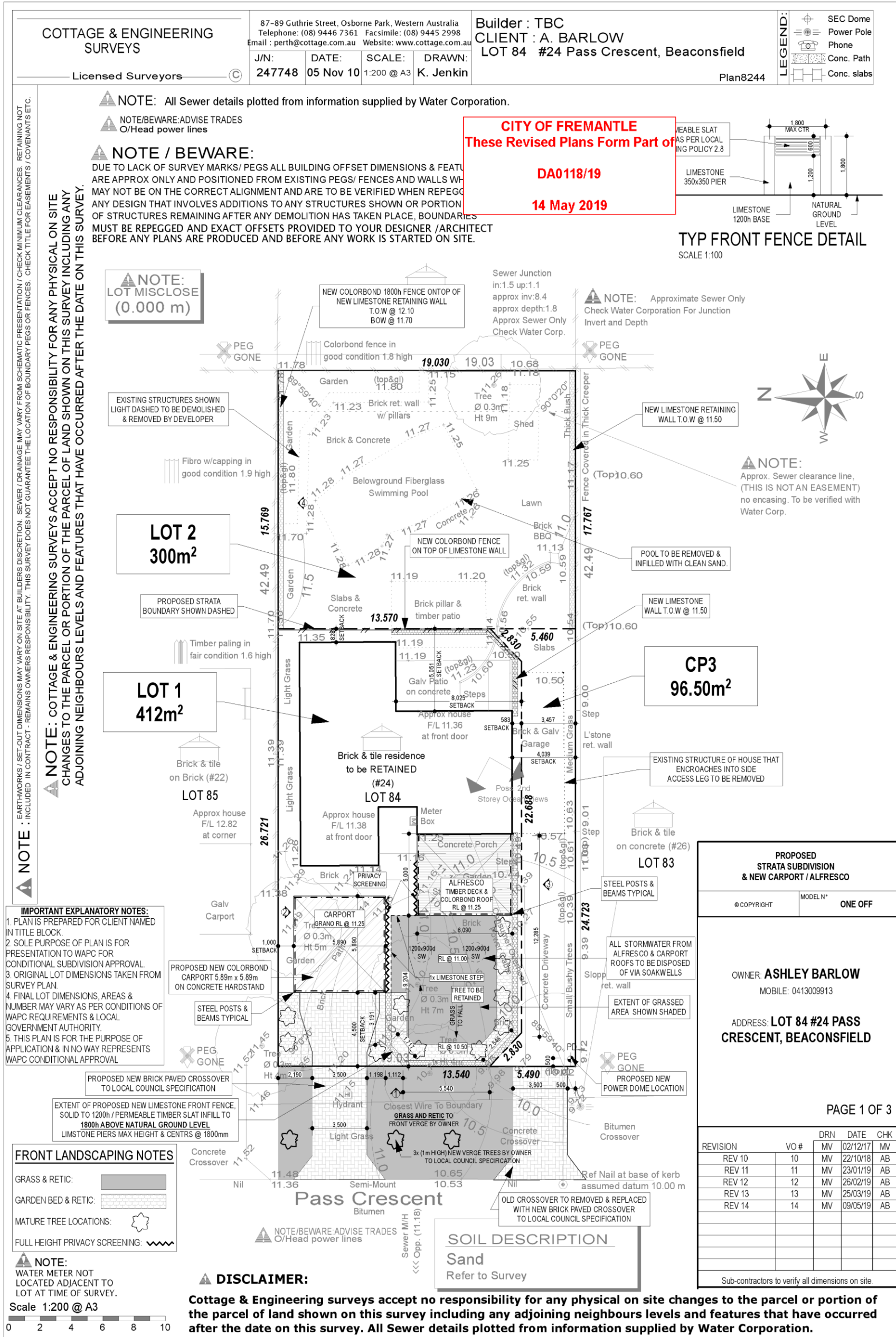
Photo 2- No. 32 Mathieson Avenue

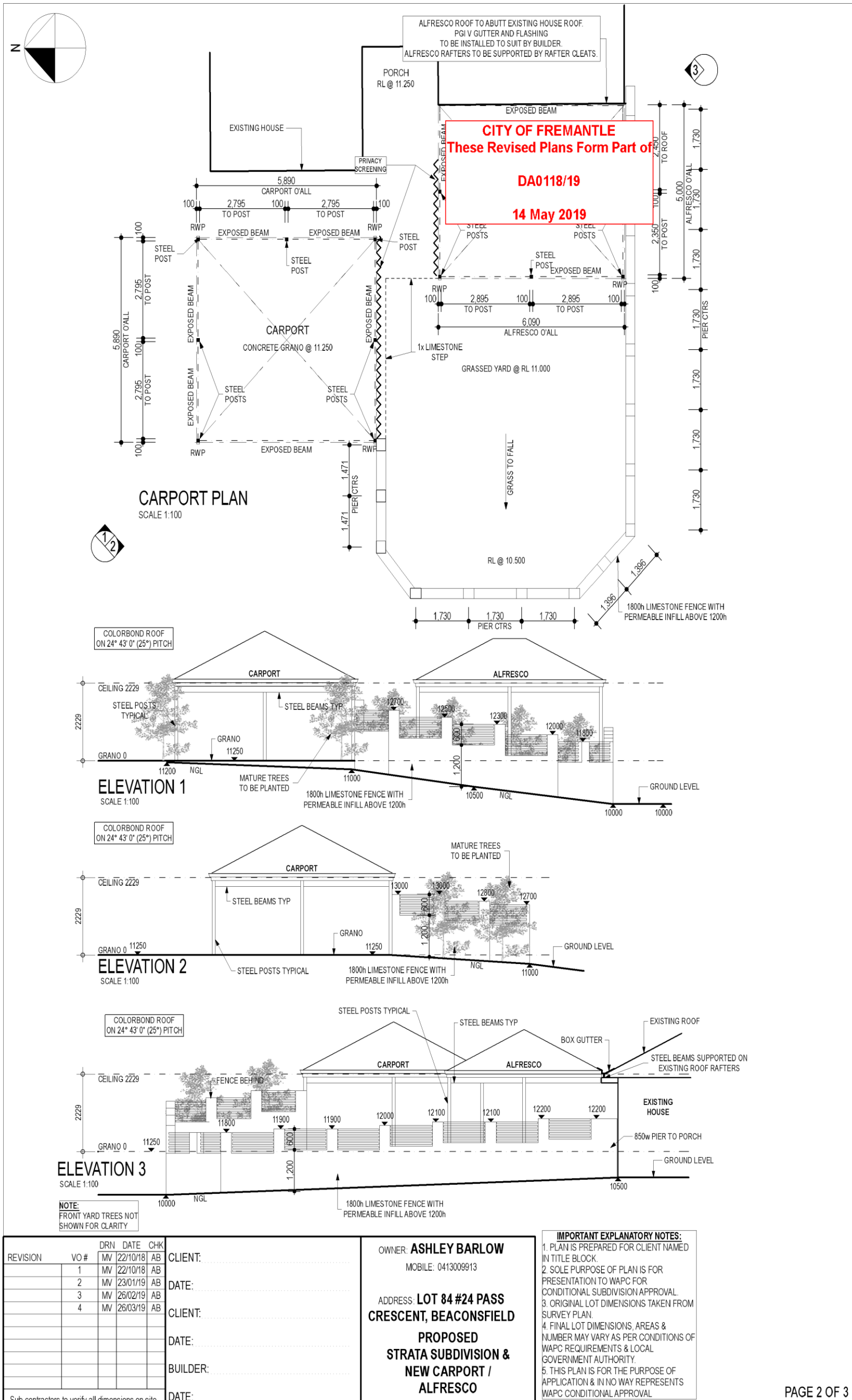


Photo 3 – Subject site (No. 34 Mathieson Avenue)

PC1907 -7 PASS CRESCENT, NO.24 (LOT 84), BEACONSFIELD- ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (JL DA0118/19)

ATTACHMENT 1 – Development Plans





REVISION	VO #	DRN	DATE	CHK
1	MV	22/10/18	AB	
2	MV	23/01/19	AB	
3	MV	26/02/19	AB	
4	MV	26/03/19	AB	

CLIENT:
 DATE:
 CLIENT:
 DATE:
 BUILDER:
 DATE:

OWNER: **ASHLEY BARLOW**
 MOBILE: 0413009913
 ADDRESS: **LOT 84 #24 PASS CRESCENT, BEACONSFIELD**
PROPOSED STRATA SUBDIVISION & NEW CARPORT / ALFRESCO

IMPORTANT EXPLANATORY NOTES:
 1. PLAN IS PREPARED FOR CLIENT NAMED IN TITLE BLOCK.
 2. SOLE PURPOSE OF PLAN IS FOR PRESENTATION TO WAPC FOR CONDITIONAL SUBDIVISION APPROVAL.
 3. ORIGINAL LOT DIMENSIONS TAKEN FROM SURVEY PLAN.
 4. FINAL LOT DIMENSIONS, AREAS & NUMBER MAY VARY AS PER CONDITIONS OF WAPC REQUIREMENTS & LOCAL GOVERNMENT AUTHORITY.
 5. THIS PLAN IS FOR THE PURPOSE OF APPLICATION & IN NO WAY REPRESENTS WAPC CONDITIONAL APPROVAL.

REVISION	VO #	DRN	DATE	CHK
1		MV	22/10/18	AB
2		MV	29/01/19	AB
3		MV	28/02/19	AB
4		MV	28/03/19	AB

Sub-contractors to verify all dimensions on site.

CLIENT:

DATE:

CLIENT:

DATE:

BUILDER:

DATE:

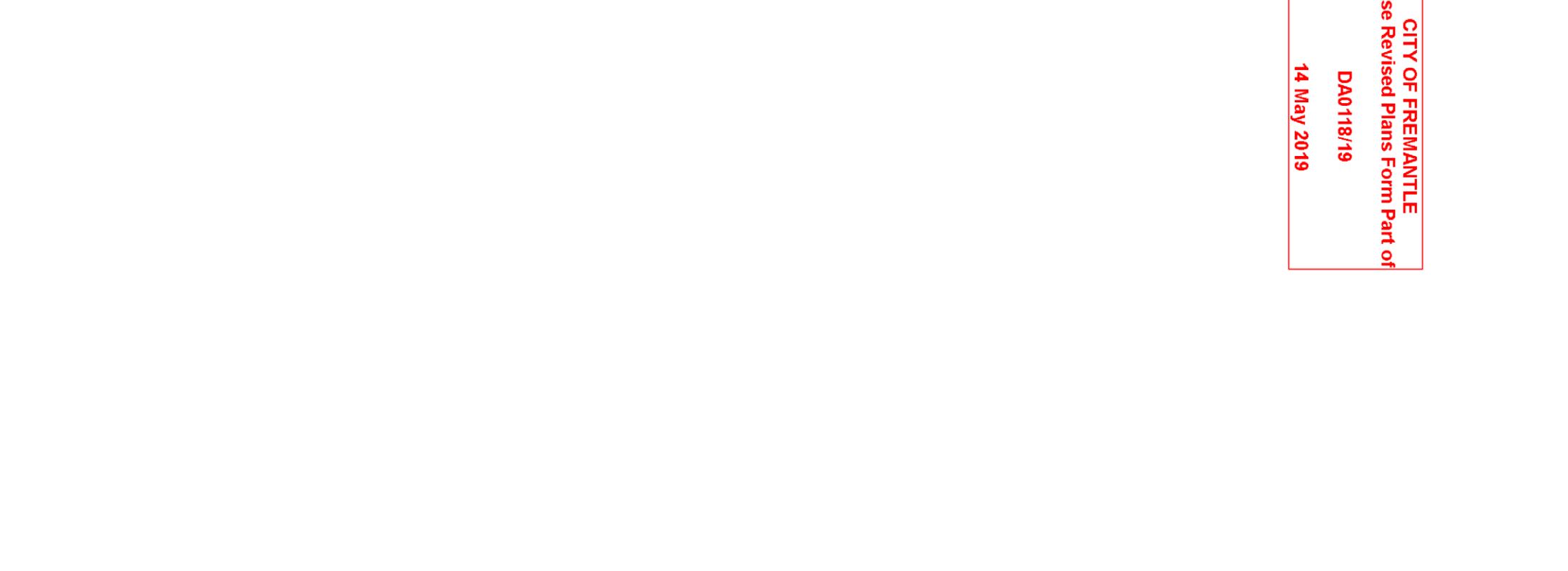
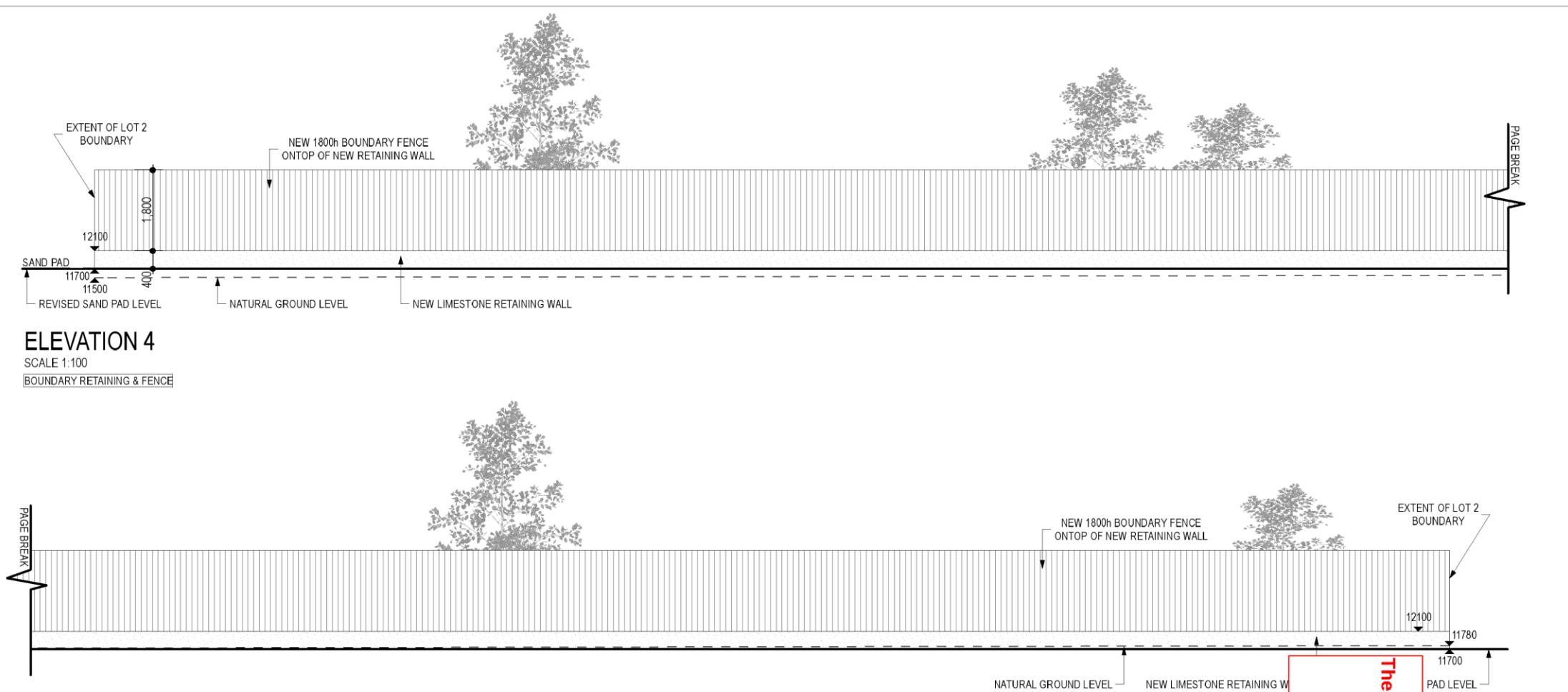
OWNER: **ASHLEY BARLOW**
MOBILE: 0413009913

ADDRESS: **LOT 84 #24 PASS
CRESCENT, BEACONSFIELD**

**PROPOSED
STRATA SUBDIVISION &
NEW CARPORT /
ALFRESCO**

IMPORTANT EXPLANATORY NOTES:

1. PLAN IS PREPARED FOR CLIENT NAMED IN TITLE BLOCK
2. SOLE PURPOSE OF PLANS FOR PRESENTATION TO WAPC FOR CONDITIONAL SUBDIVISION APPROVAL
3. ORIGINAL LOT DIMENSIONS TAKEN FROM SURVEY PLAN
4. FINAL LOT DIMENSIONS, AREAS & NUMBER MAY VARY AS PER CONDITIONS OF WAPC REQUIREMENTS & LOCAL GOVERNMENT AUTHORITY
5. THIS PLAN IS FOR THE PURPOSE OF APPLICATION & IN NO WAY REPRESENTS WAPC CONDITIONAL APPROVAL



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ATTACHMENT 2 – Site Photos



Photo 1: No.24 Pass Crescent, Beaconsfield, and tree within front setback area



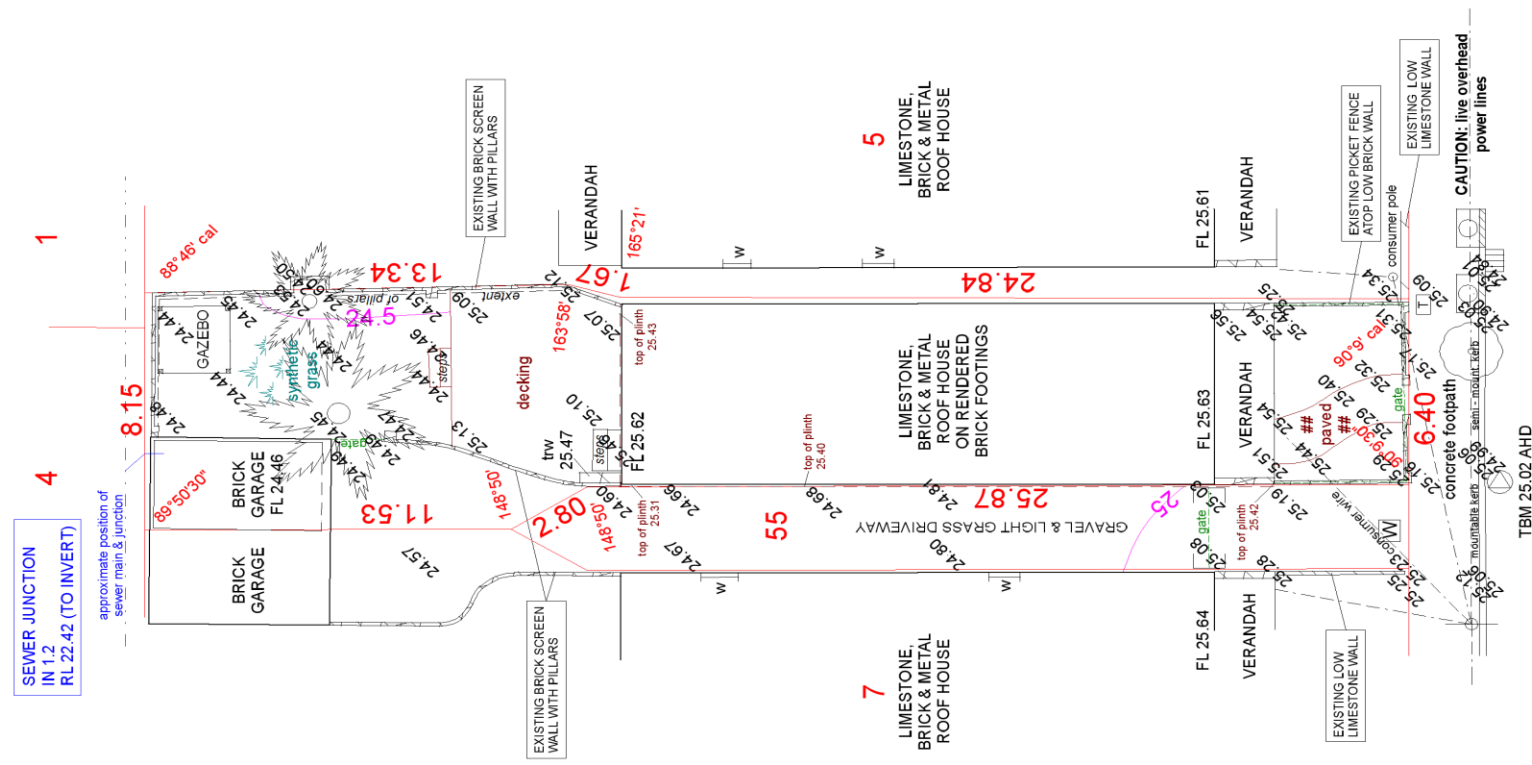
Photo 2: Southern proposed access way of subject site

PC1907 -8 SWANBOURNE STREET, NO. 51 (LOT 6), FREMANTLE - TWO STOREY ADDITIONS TO EXISTING SINGLE HOUSE - (NB DA0083/19)
ATTACHMENT 1: Amended Development Plans

LOT No: 6
AREA : 283m²



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24 May 2019



SWANBOURNE STREET

POSITION OF FEATURES HAVE BEEN SURVEYED
IN RELATION TO BOUNDARIES.
REPEGE RECOMMENDED PRIOR TO CONSTRUCTION.

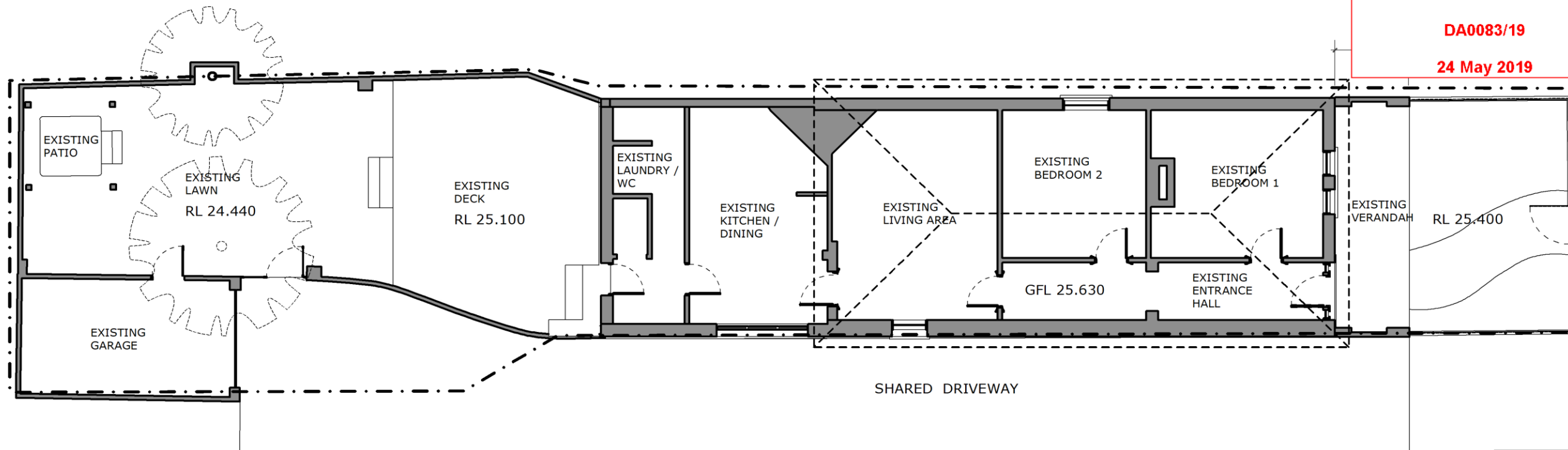
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A-03 REV 01
22 / 05 / 2019

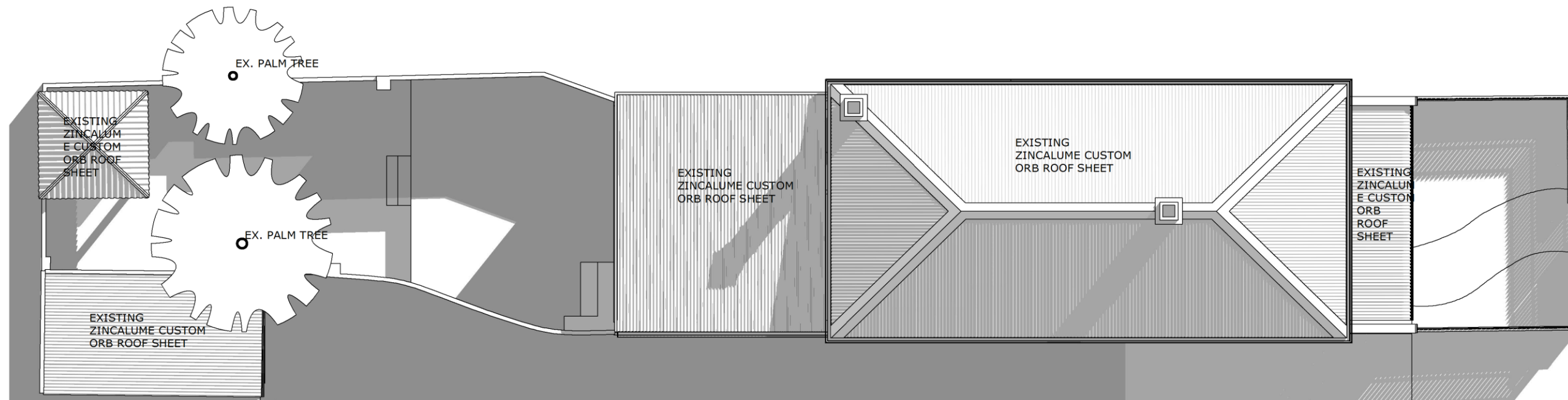
Survey
Existing 1:125

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designagent86@gmail.com
Simon Vanyal 0408 434 608

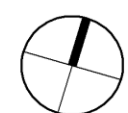
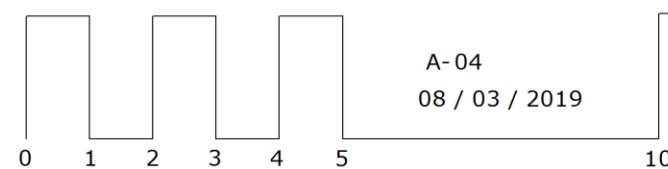
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Ground Floor Plan
Existing 1:100



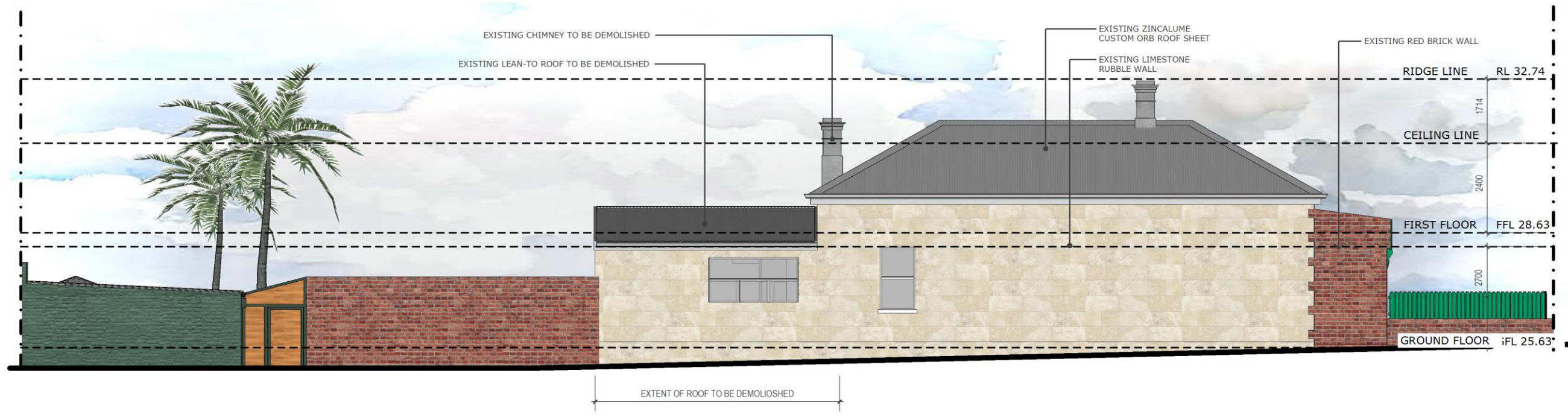
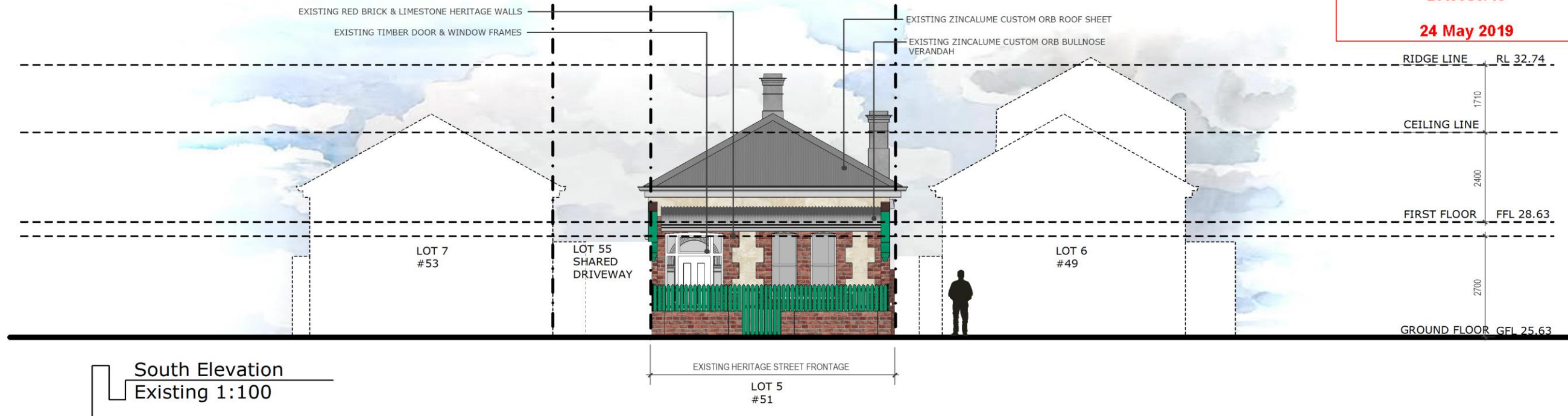
Roof Plan
Existing 1:100



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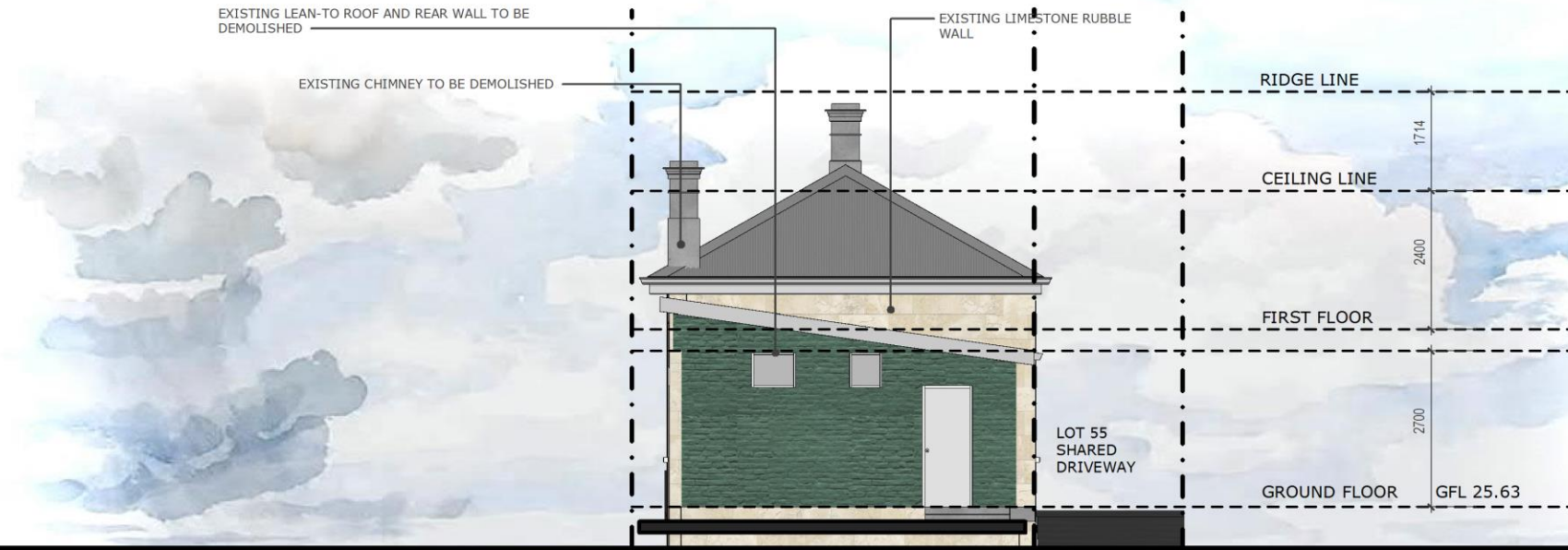


A-05
08 / 03 / 2019

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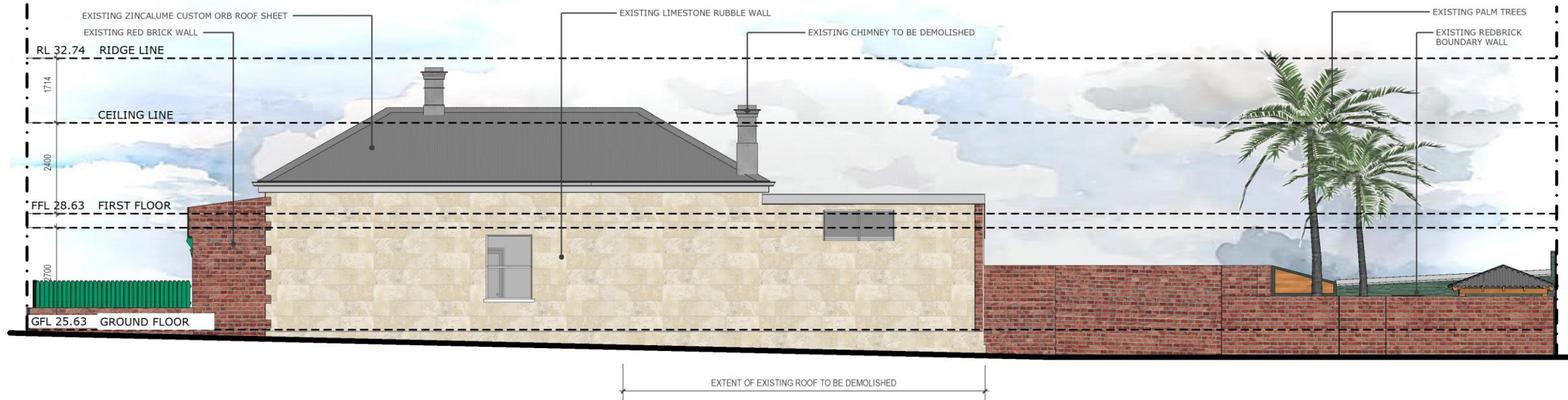


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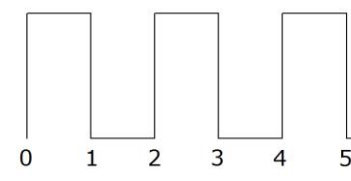
North Elevation
Existing 1:100

LOT 5
#51

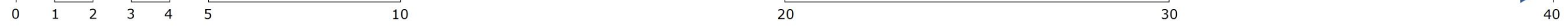


West Elevation
Existing 1:100

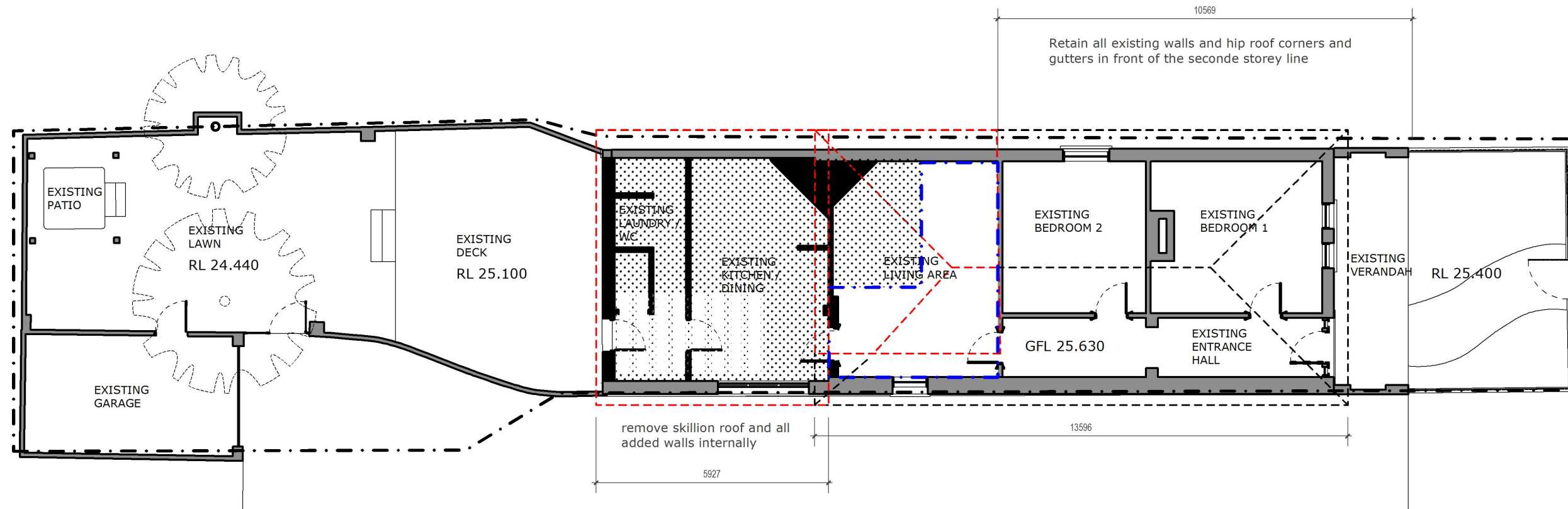
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designagent86@gmail.com
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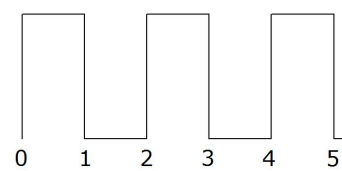
A-06
08 / 03 / 2019



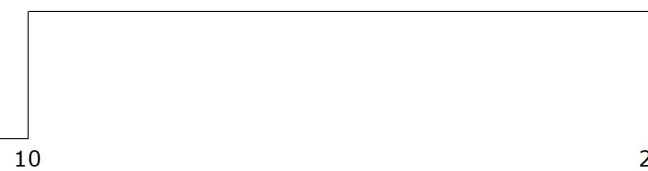
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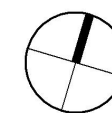
-  Existing Walls
-  Demolished Walls
-  Extent of existing roof to be demolished
-  Extent of existing floor to be demolished
-  Existing floor and supporting structure to be retained and supported where adjacent footings are altered



A-07
08 / 03 / 2019



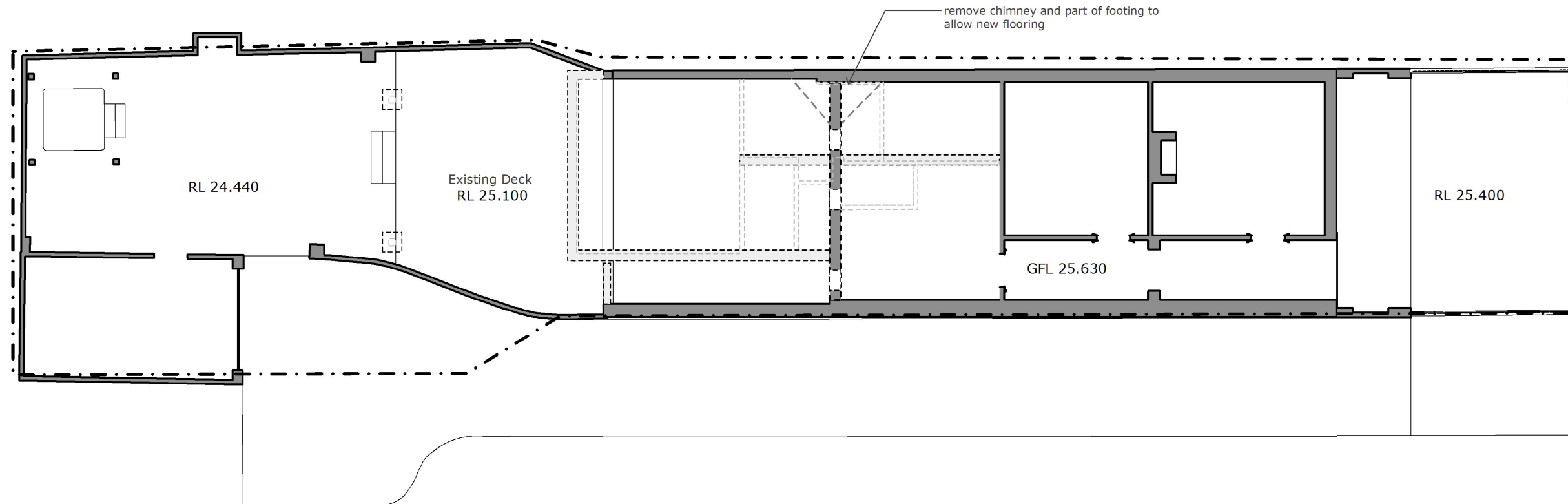
Demolition
Existing 1:100







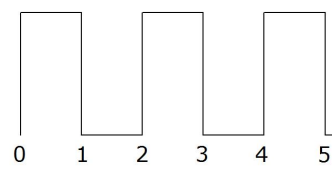
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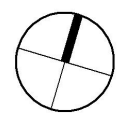


-  Existing Footings and Walls above with adequate openings for cross ventilation
-  Existing Footings to be reused with existing ventilation openings
-  New Walls above supported by stumps and bearers
-  New Footings with manhole access and permanent ventilation or Stump and bearers under wall line

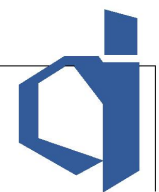


A-08
08 / 03 / 2019

Proposed Footings Plan
Existing 1:100



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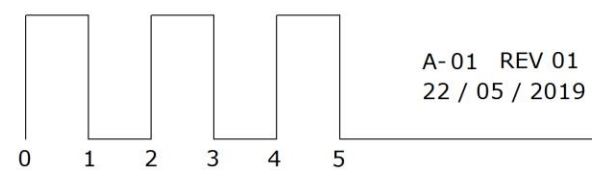
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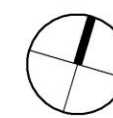
--- SITE BOUNDARY

--- EXTENT OF EXISTING ROOF TO BE DEMOLISHED

RECENT TWO-STOREY DEVELOPMENTS



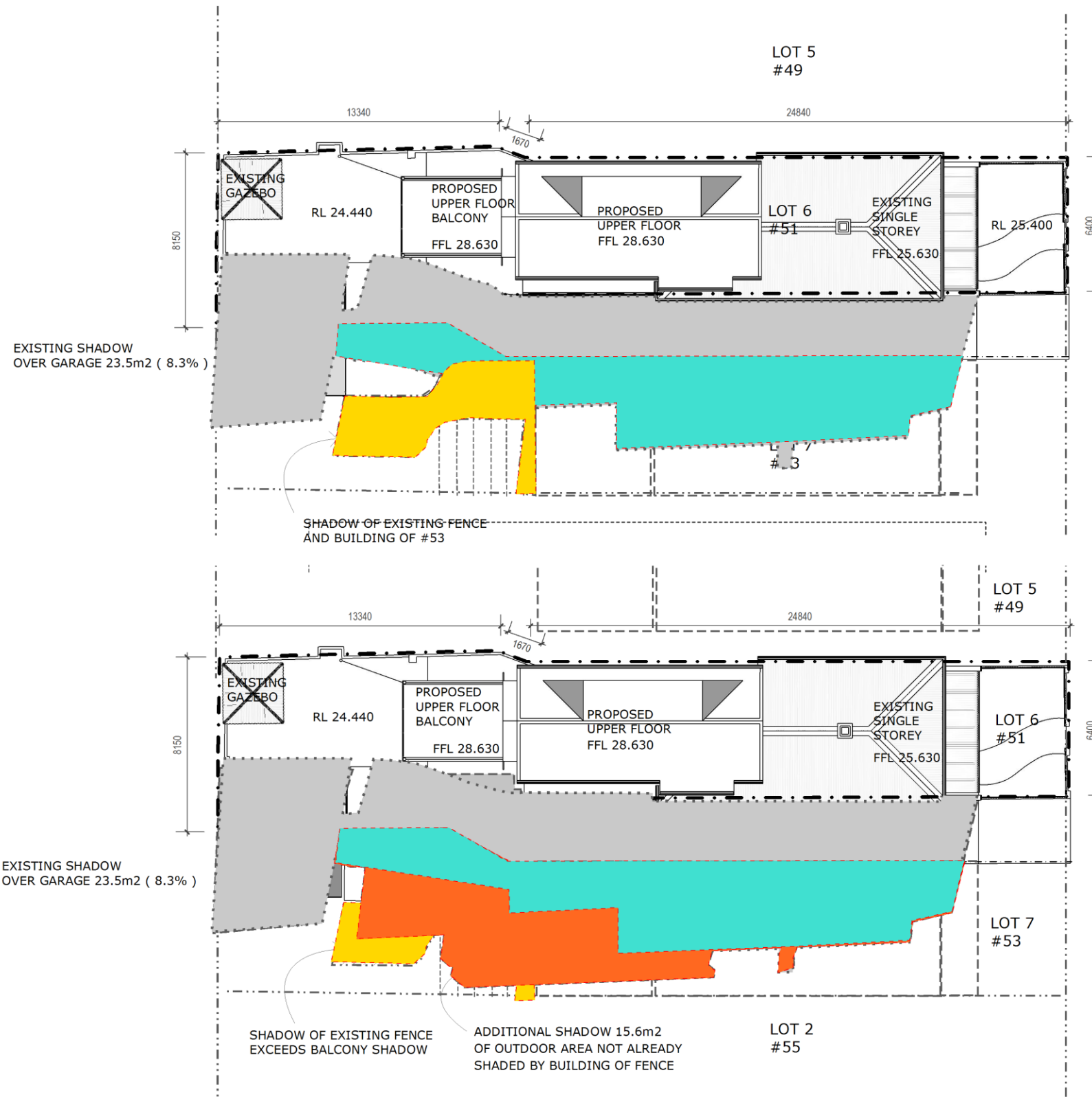
Site Plan
Proposed 1:200



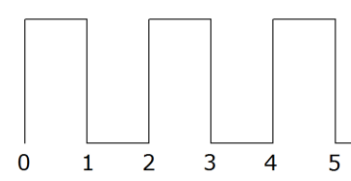
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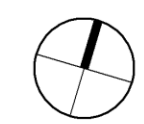


SWANBOURNE STREET



A-02: REV 01
22 / 05 / 2019

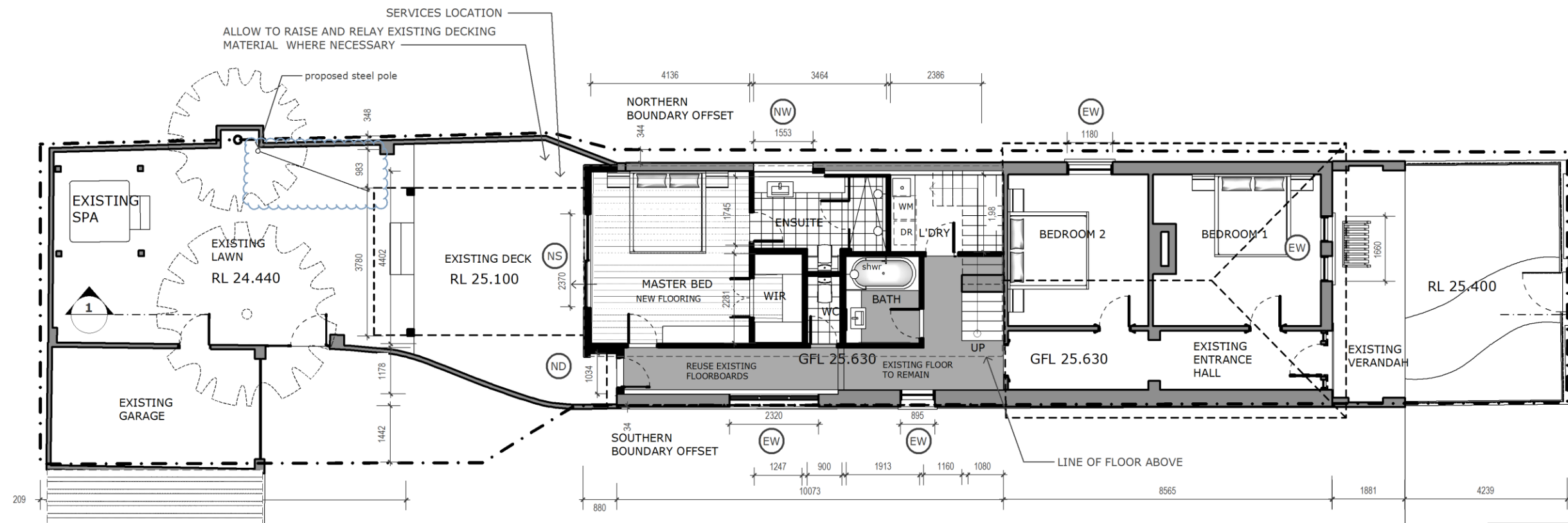
Shadow Plan
Proposed 1:200



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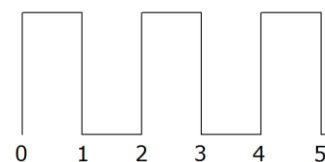
INTERNAL

NEW WALLS:
 FULL HEIGHT TILE ON FC SHEET OVER STUD FRAME + INSULATION (WET AREA);
 FLUSHED AND PAINTED PLASTERBOARD OVER STUD FRAME + INSULATION (STANDARD)
EXISTING WALLS:
 MAKE GOOD AND PAINT
NEW DOORS/WINDOWS:
 PAINTED TIMBER DOORS & FRAMES
EXISTING DOORS/WINDOWS:
 MAKE GOOD AND PAINT
NEW CEILINGS:
 FLUSHED AND PAINTED PLASTERBOARD + INSULATION
FLOOR:
 TILE ON FC SHEET OVER TIMBER FRAME + INSULATION (WET AREA);
 TIMBER/ LAMINATE FLOORBOARD OVER TIMBER FRAME + INSULATION (STANDARD)

EXTERNAL

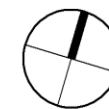
NEW WALLS:
 TEXTURE-COAT RENDER ON FC SHEET OVER STUD FRAME + INSULATION
EXISTING WALLS:
 MAKE GOOD, ENSURE VENTILATED
NEW DOORS/WINDOWS:
 POWDERCOATED ALUMINIUM GLAZING SUITES; PAINTED SOLID CORE TIMBER DOORS & FRAMES
EXISTING DOORS/WINDOWS:
 MAKE GOOD AND PAINT
FLASHINGS/CAPPINGS ETC.:
 COLORBOND
SOFFITS:
 FLUSHED AND PAINTED FC SHEET

- Existing Walls
- New Walls
- EW Existing window
- ND New door
- NW New window
- NS New sliding door



A-09 REV 01
22 / 05 / 2019

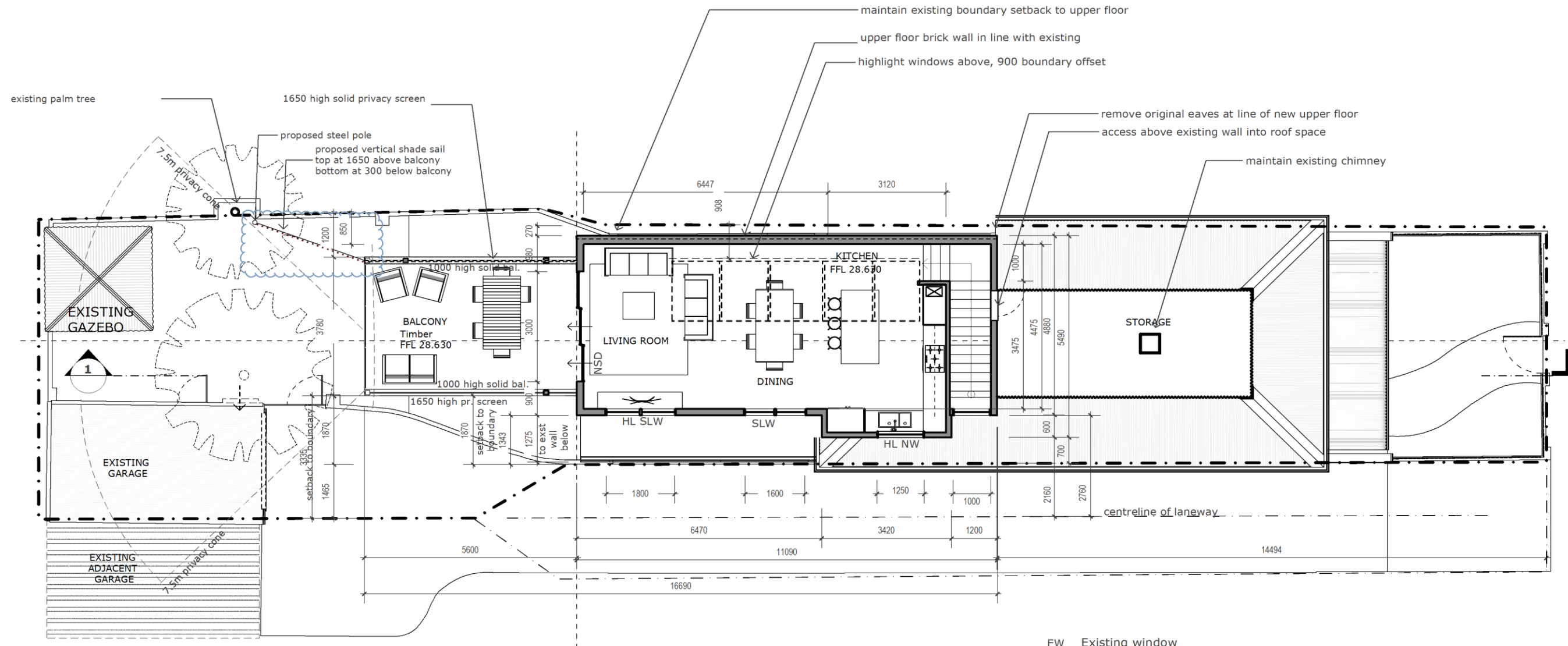
Ground Floor
Proposed 1:100



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- EW Existing window
- ND New door
- NSW New window
- NW New sliding window
- NSD New sliding door

INTERNAL
 WALLS: FLUSHED AND PAINTED PLASTERBOARD OVER STUD FRAME + INSULATION
 GLAZING: POWDERCOATED ALUMINIUM FRAMES AND GLAZING WHERE NEW
 CEILINGS: FLUSHED AND PAINTED PLASTERBOARD + INSULATION
 FLOOR: TIMBER/LAMINATE FLOOR BOARDS OVER TIMBER / STRUCTURAL FRAME

EXTERNAL
 WALLS: WEATHERBOARD FC SHEET OVER STUD FRAME + INSULATION
 FLASHINGS, CAPPINGS ETC.: COLORBOND
 SOFFITS: FLUSHED AND PAINTED FC SHEET
 FLOOR: TIMBERS STYLE DECKING ON TIMBER FRAME

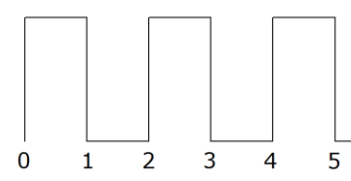
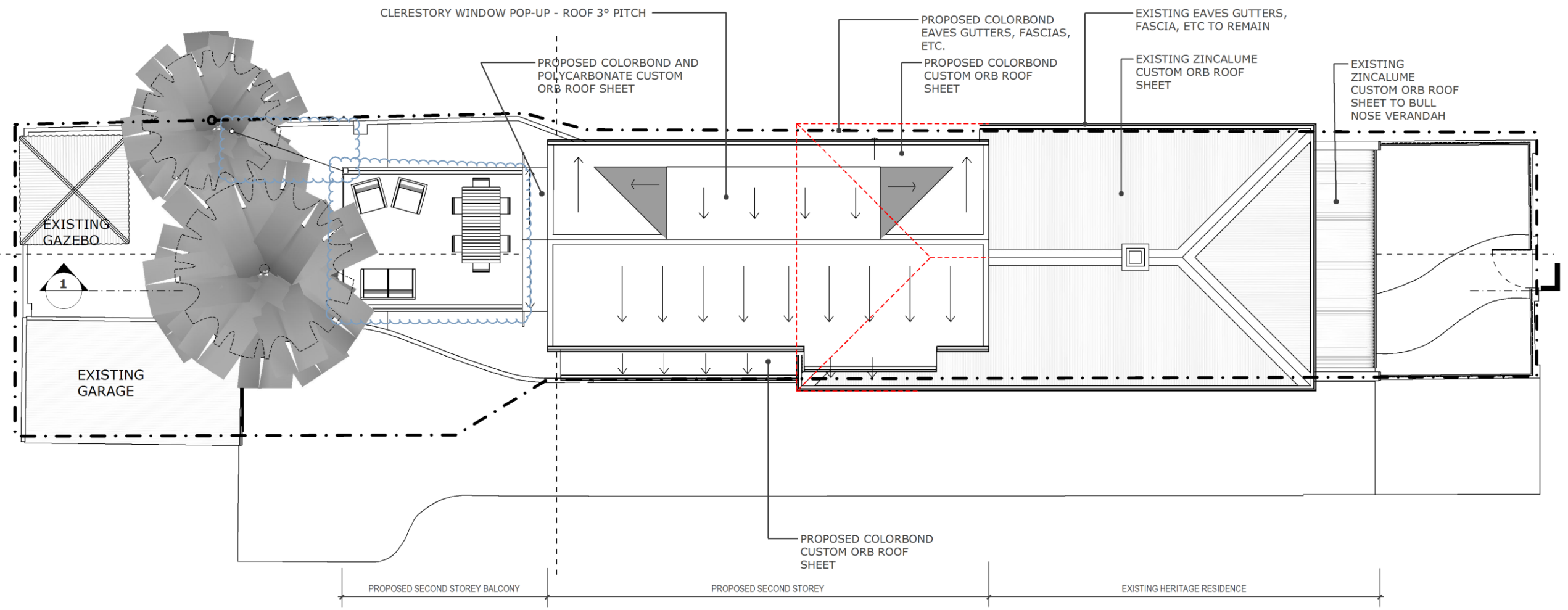
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A-10 REV 01
22 / 05 / 2019

Upper Floor
Proposed 1:100

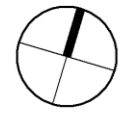
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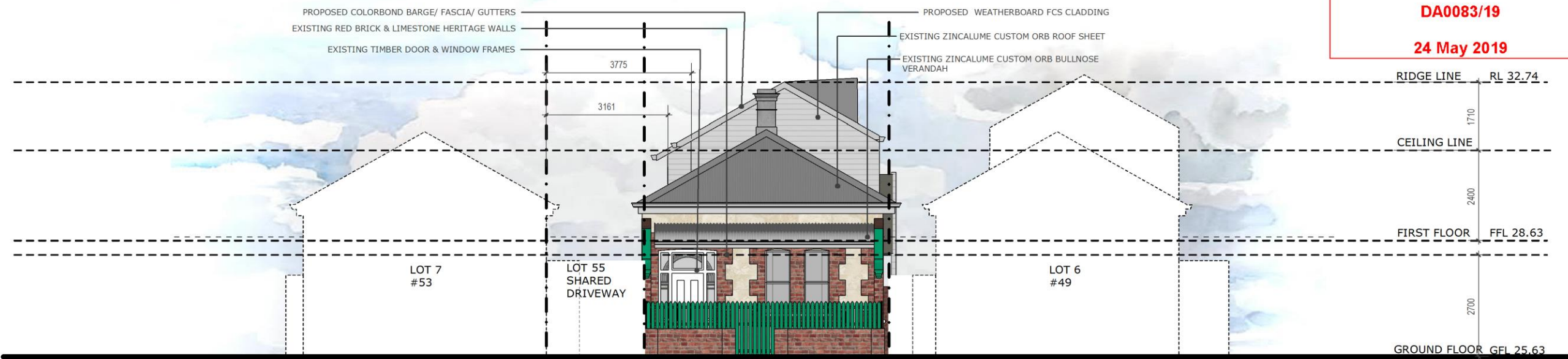
Roof Plan
Proposed 1:100



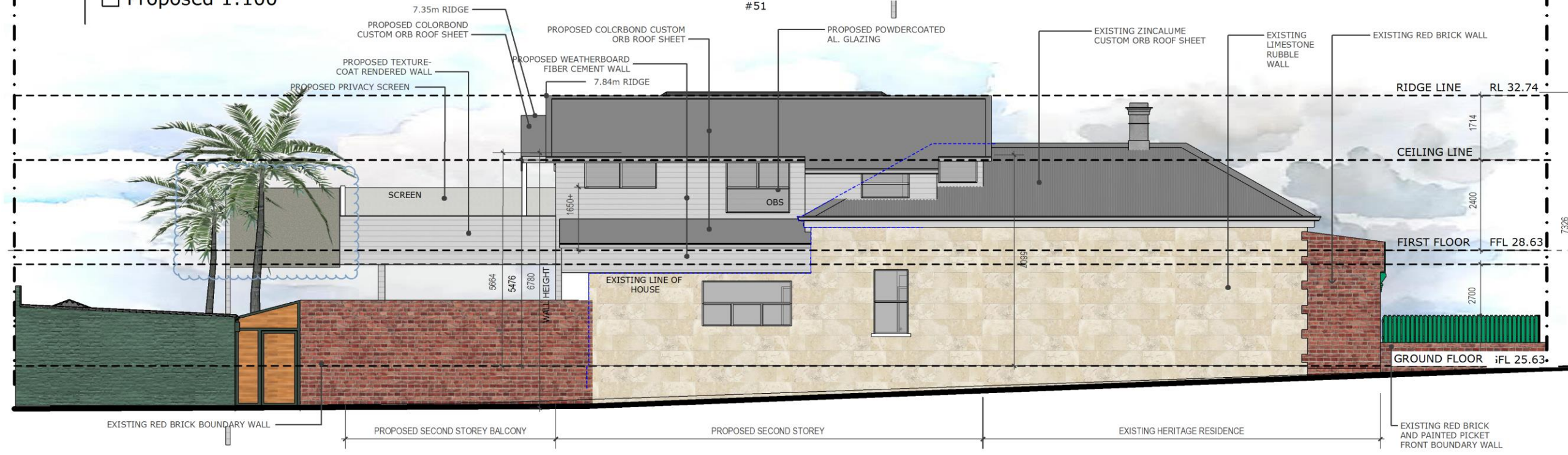
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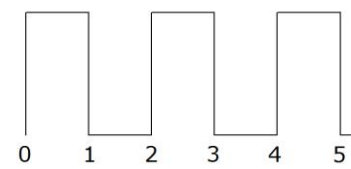
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South Elevation
Proposed 1:100



East Elevation
Proposed 1:100

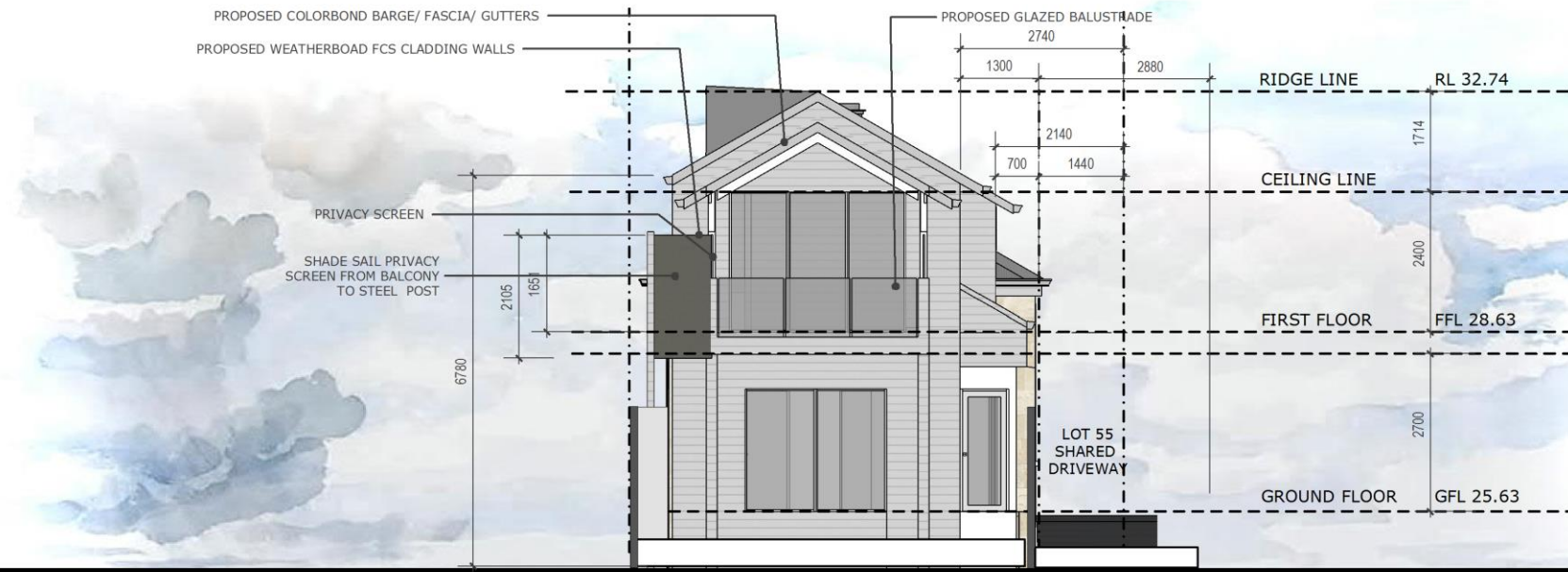


A-12 REV 01
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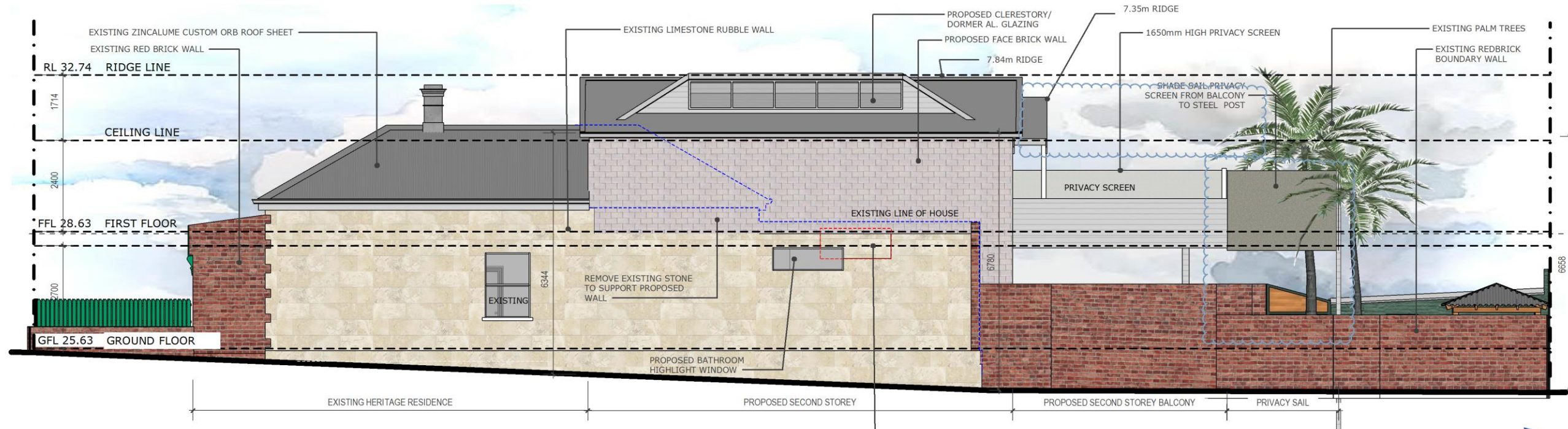


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North Elevation
Proposed 1:100

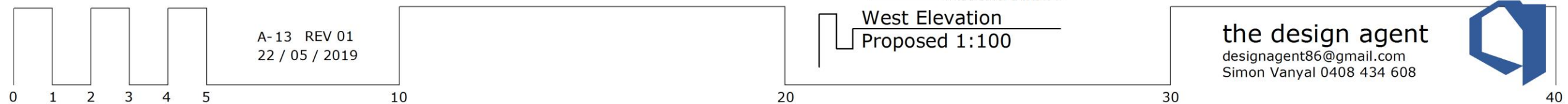
PROPOSED SECOND STOREY
LOT 5 #51



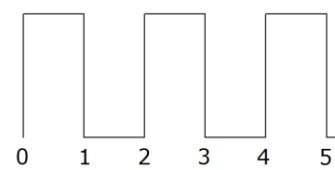
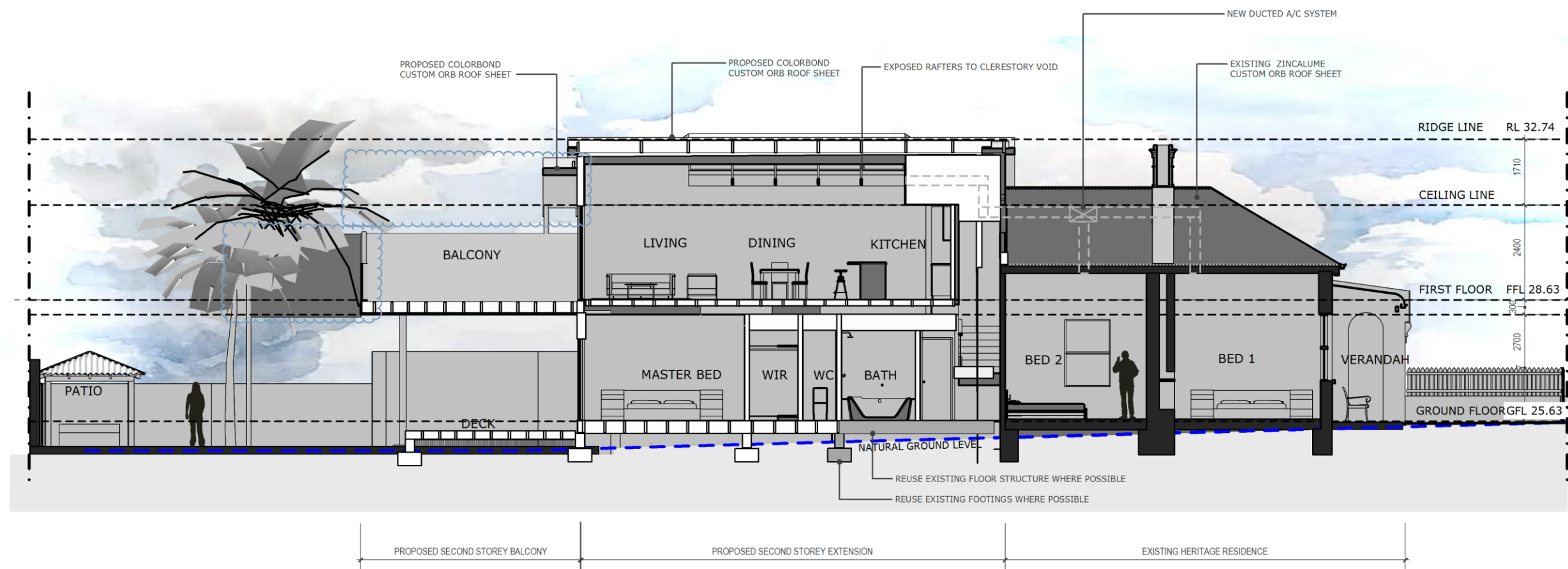
West Elevation
Proposed 1:100

A-13 REV 01
22 / 05 / 2019

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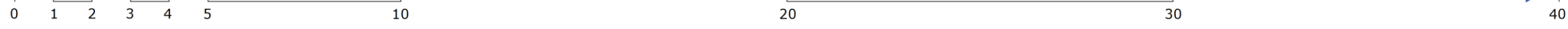
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A-14 REV 01
22 / 05 / 2019

Section 1
Proposed 1:100

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Simon Vanyal 0408 434 608



ATTACHMENT 2: Site Photos



Photo 1: Streetscape of No. 51 Swanbourne Street



Photo 2: View down existing driveway between No. 53 and No. 51



Photo 3: View of existing access-way on southern side of the northern lot (No. 49 Swanbourne Street)

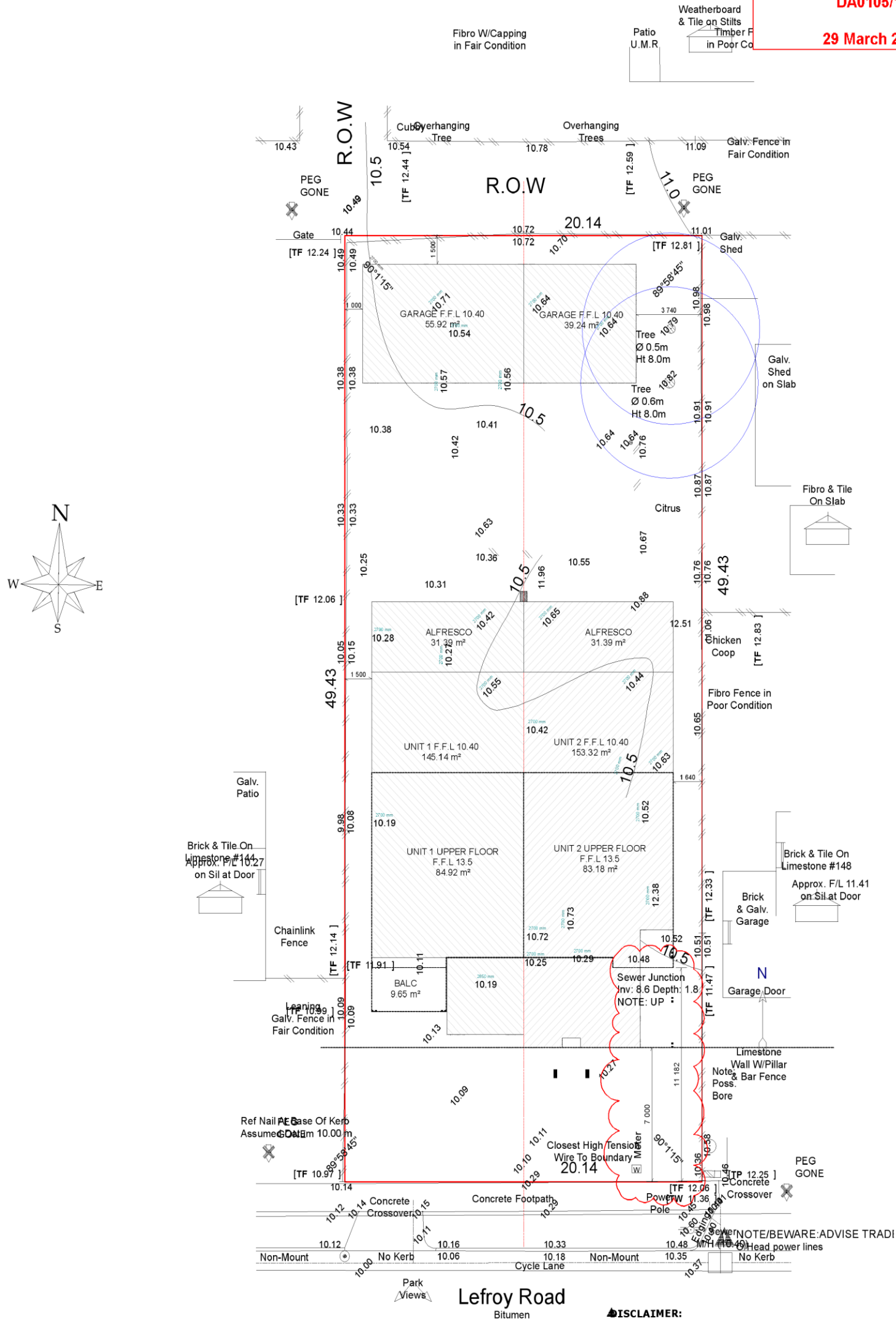


Photo 4: View from corner of the adjoining northern lot towards the rear of the subject site (green building)

PC1907 -9 LEFROY ROAD, NO. 146 (LOT 20), BEACONSFIELD - TWO, TWO STOREY GROUPED DWELLINGS AND HOME BUSINESS (BEAUTY THERAPY) - (NB DA0105/19)

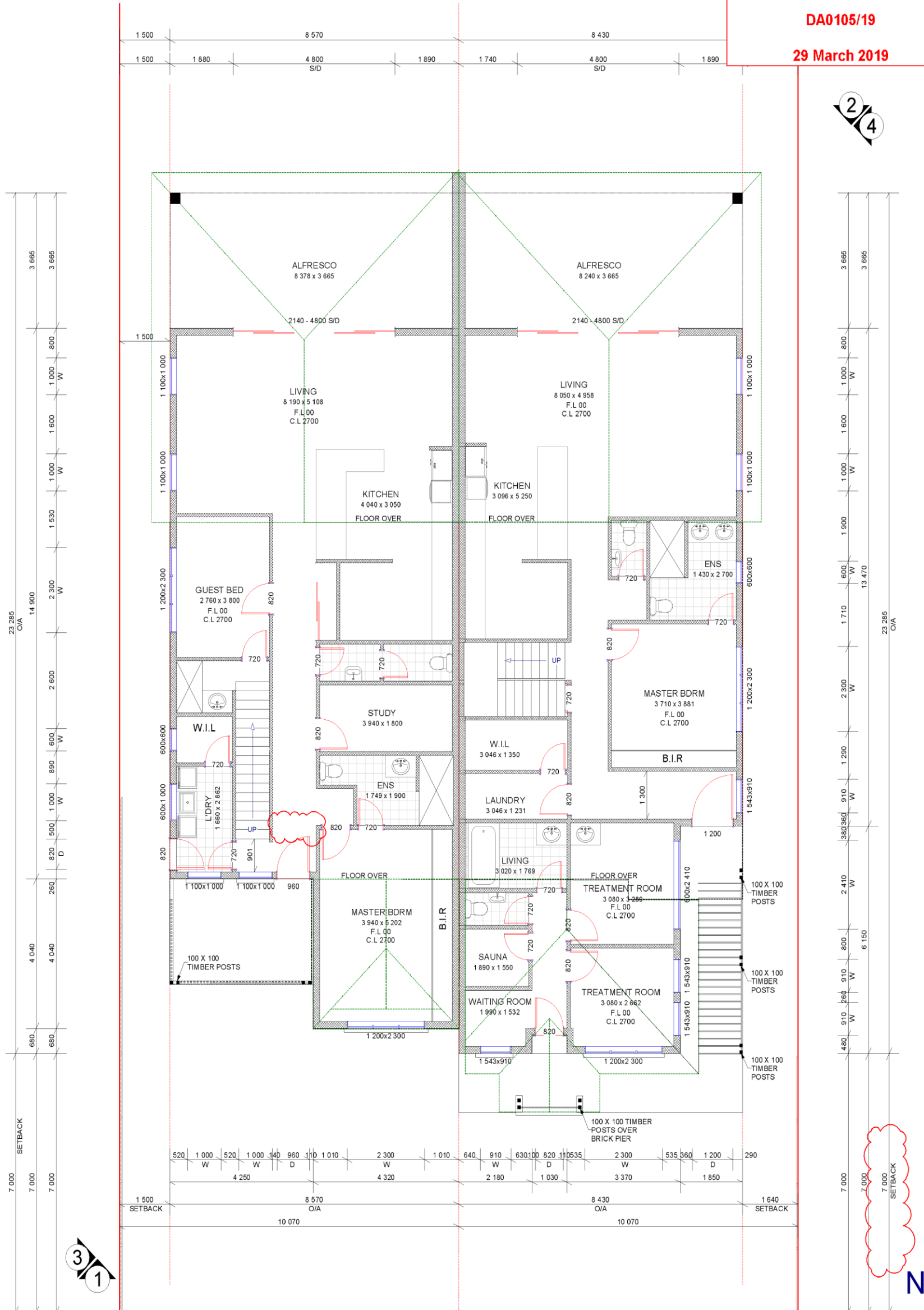
ATTACHMENT 1: Development Plans

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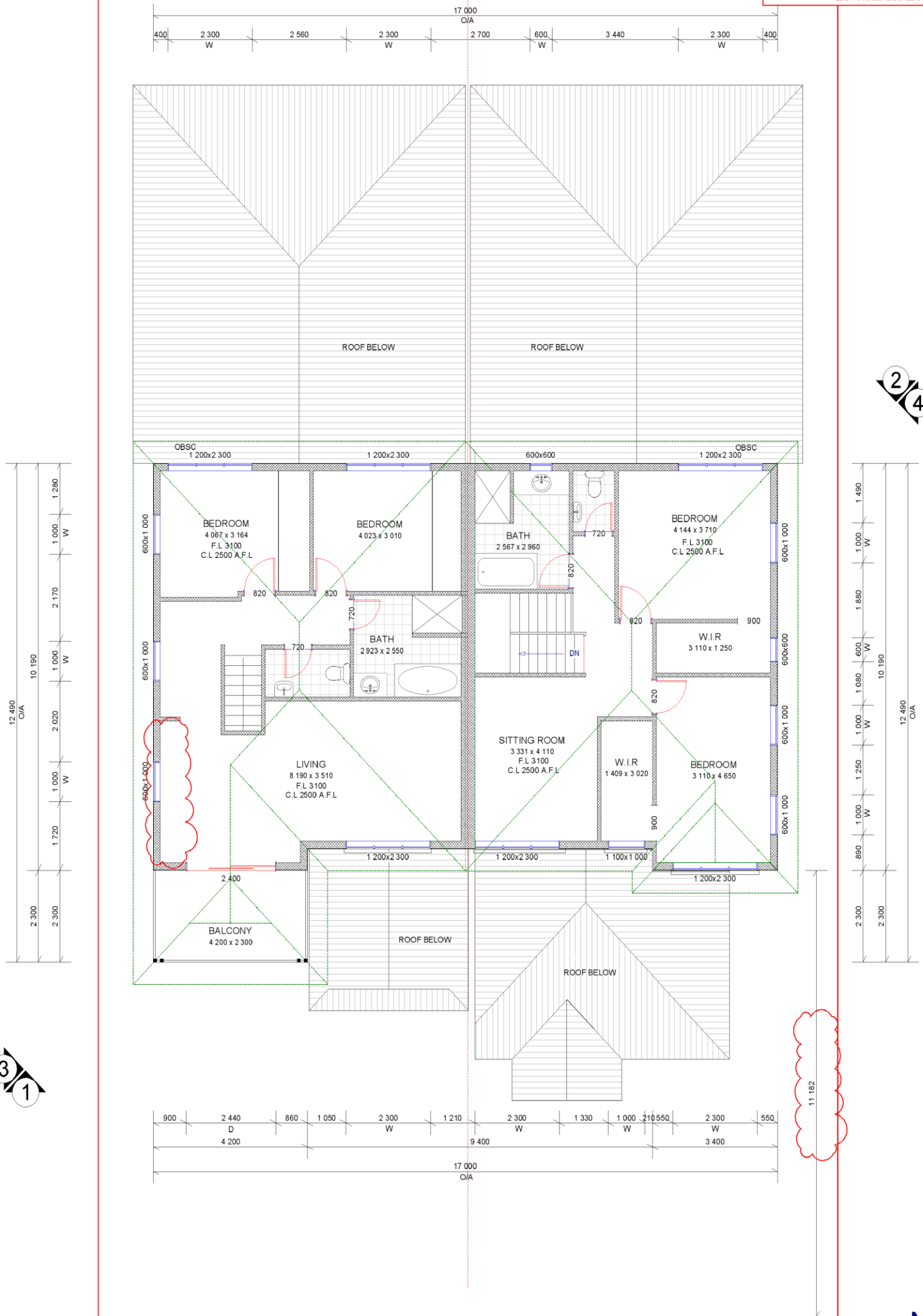
BUILDER MUST CHECK ALL DIMENSIONS ON THE SITE BEFORE COMMENCING ANY WORK				SITE PLAN	
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	PLANNING DRAWINGS		28/03/2019	RS	
	REV 1				

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29 March 2019



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	PLANNING DRAWINGS				JOB No:	1905	
	REV 1				PAGE No:	2 of 6	

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29 March 2019



3/1

2/4



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	PLANNING DRAWINGS		28/03/2019	RS	ADDRESS: 146 Lefroy Road, Beaconsfield	PAGE No.	3 of 6
	REV 1						

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29 March 2019

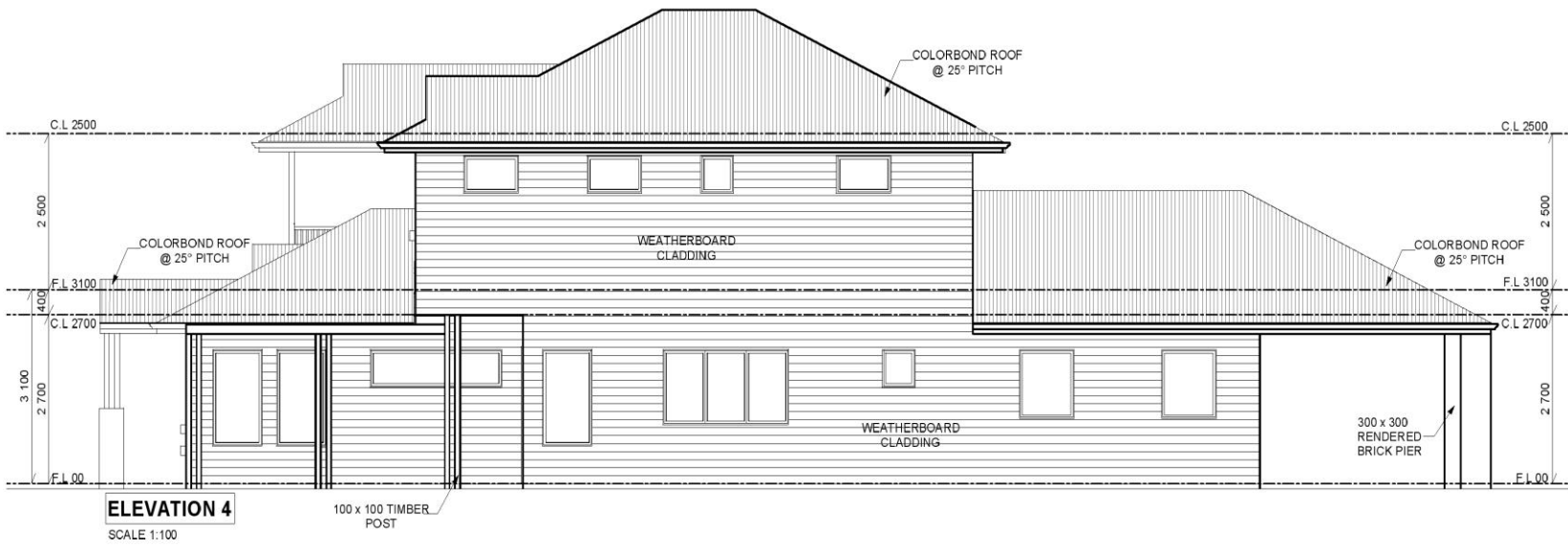
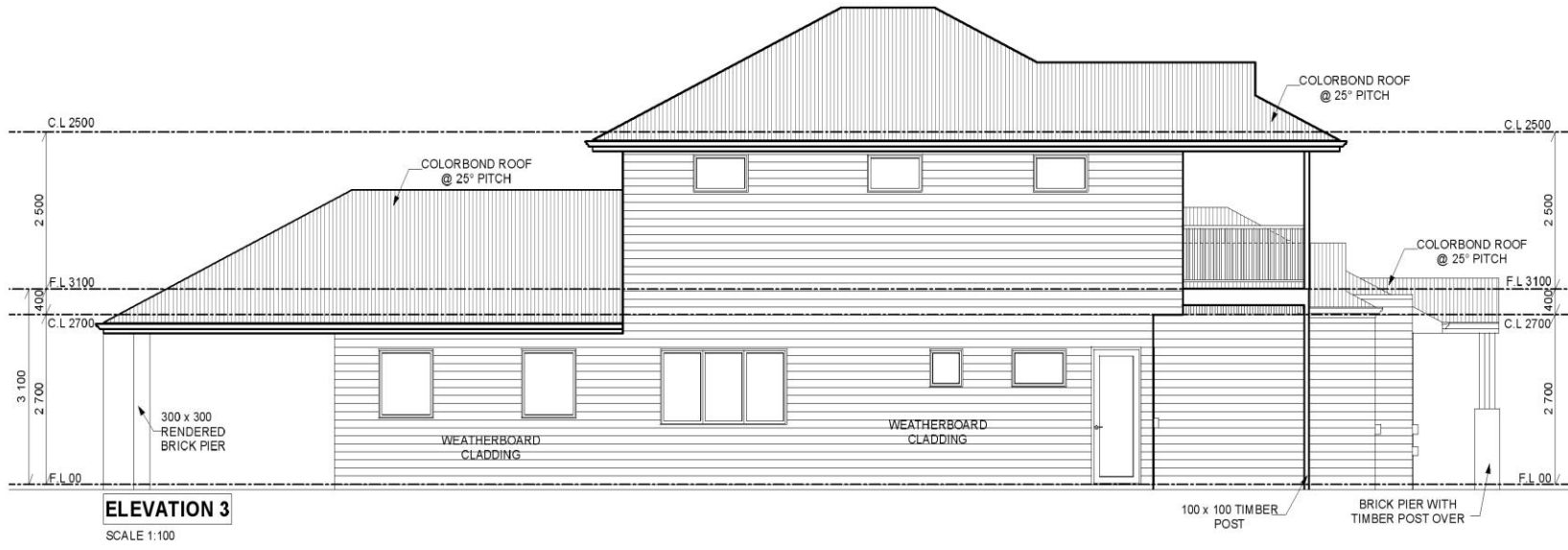


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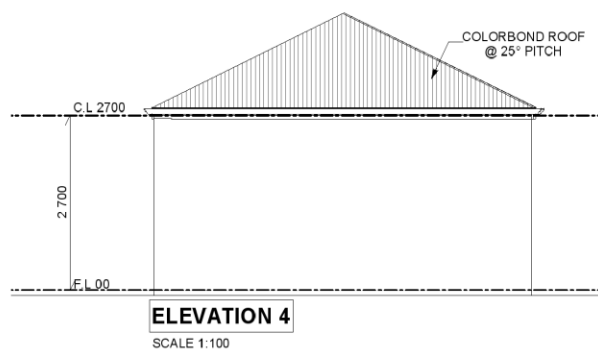
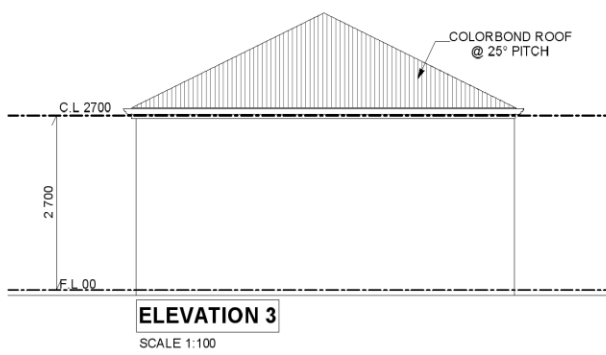
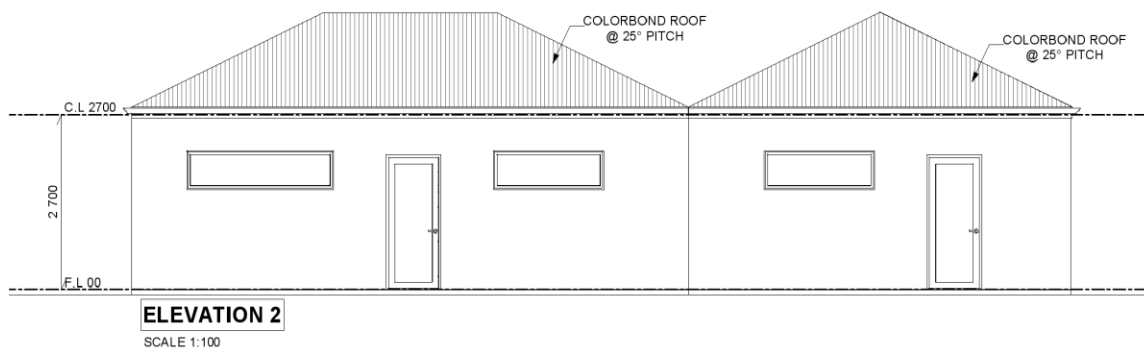
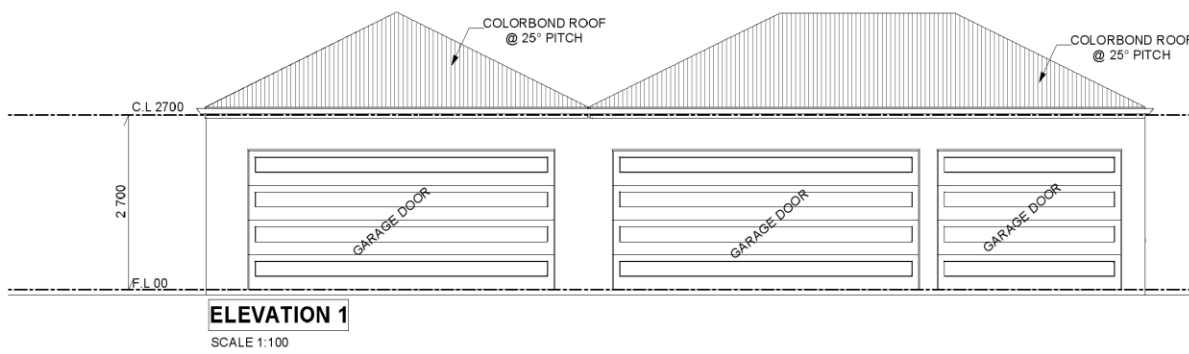
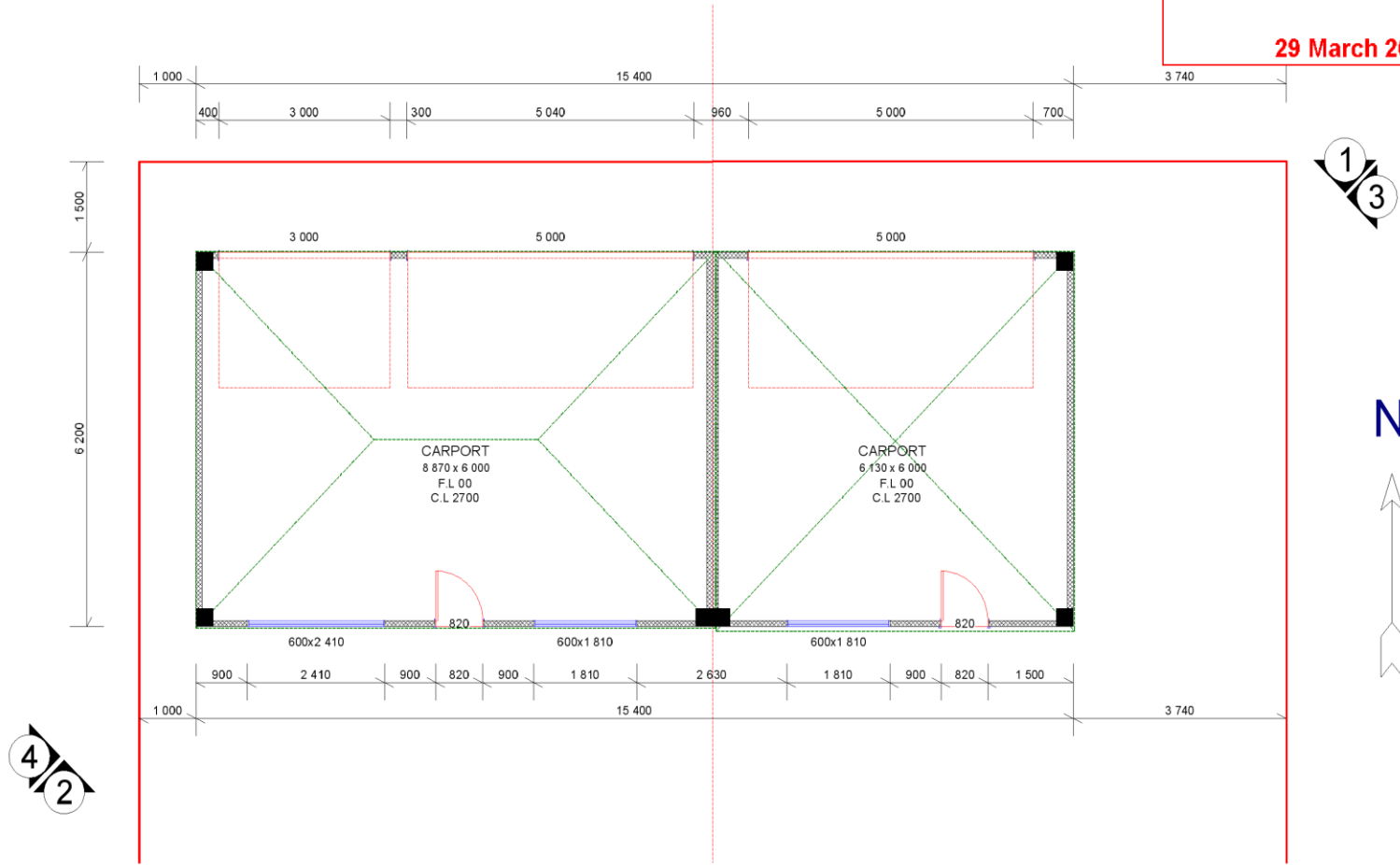
DA0105/19

29 March 2019



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	PLANNING DRAWINGS		28/03/2019	RS	ADDRESS: 146 Lefroy Road, Beaconsfield	PAGE No:	6 of 6
	REV 1						

ATTACHMENT 2: Site photos



Photo 1: Existing Lefroy Road elevation



Photo 2: Right of Way at rear of lot

**PC1907 -10 UPDATE ON METRO SOUTH-WEST JDAP DETERMINATIONS
AND RELEVANT STATE ADMINISTRATIVE TRIBUNAL
APPLICATIONS FOR REVIEW**

ATTACHMENT 1

1. Application Reference
DA0560/17
Site Address and Proposal
137 South Terrace, Fremantle – Proposed two storey Grouped dwelling and conversion of existing Ancillary dwelling to Outbuilding
Planning Committee Consideration/Decision
<ul style="list-style-type: none"> • Council refused the application at its meeting held 7 November 2018.
Current Status
<ul style="list-style-type: none"> • Currently subject of an Application for Review by the State Administrative Tribunal. • A mediation session was held in February 2019. • In accordance with a SAT direction issued on 13 February 2019, the applicant submitted revised plans for Council’s reconsideration. • A Section 31 Reconsideration was considered by the Planning Committee on 1 May 2019 and OCM on 22 May 2019, where it was resolved to refuse the amended plans. • A Directions Hearing was held at the end of May where the SAT scheduled the Matter for a full hearing. • A one day hearing has been scheduled for August 2019.

2. Application Reference
DAP002/18
Site Address and Proposal
193 South Terrace, South Fremantle – Proposed three storey mixed use development
Planning Committee Consideration/Decision
<ul style="list-style-type: none"> • At its meeting held on 5 December 2018, Council resolved to support the officer’s recommendation to refuse the application.
JDAP Decision
<ul style="list-style-type: none"> • At its meeting held on 14 December 2018, the Metro South-West Joint Development Assessment Panel refused the application in accordance with the officer’s recommendation. • Currently subject of an Application for Review by the State Administrative Tribunal. • A mediation session was held in February 2019. • A second mediation session was held in April 2019. • In accordance with a SAT direction, the applicant submitted revised plans for

reconsideration by the JDAP.

- The report dealing with the revised plans, for Planning Committee's comment forms part of this agenda.

**PC1907 -11 SCHEDULE OF APPLICATIONS DETERMINED UNDER
DELEGATED AUTHORITY**

ATTACHMENT 1

1. HARVEST ROAD, NO. 35 (LOT 110), NORTH FREMANTLE - FIVE LOT SURVEY STRATA SUBDIVISION - (TG WAPC411-19)
2. HARWOOD STREET NO.29 (LOT 1656), HILTON – SUBDIVISION CLEARANCE REPORT – (JL WAPC995-18)
3. NICHOLAS CRESCENT NO.74 (LOT 1104), HILTON – SUBDIVISION CLEARANCE REPORT – (JL WAPC157093)
4. MCCLEERY STREET, NO. 42 (LOT 7), BEACONSFIELD - UNAUTHORISED ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE HOUSE - (NB DA0171/19)
5. JEFFERY STREET, NO. 26 (LOT 839), BEACONSFIELD INSTALLATION OF SOLAR PANELS TO EXISTING CLUBROOMS - (TG DA0199/19)
6. SWANBOURNE STREET, NO. 50 (LOT 1532), FREMANTLE INSTALLATION OF SOLAR PANELS TO EXISTING CLUBROOMS - (TG DA0197/19)
7. STEVENS STREET, 91 (LOT 11), WHITE GUM VALLEY - ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (JCL DA 0115/19)
8. MICHAEL STREET, 4 (LOT 16), BEACONSFIELD - VARIATION TO PREVIOUS PLANNING APPROVAL FOR DA0401-18 (TWO STOREY GROUPED DWELLING) - AMENDED OUTBUILDING - (JCL VA0009/19)
9. CHARLES STREET, NO. 13 (LOT 23), SOUTH FREMANTLE ADDITIONS AND ALTERATIONS (TWO STOREY) TO EXISTING SINGLE HOUSE - (TG DA0160/19)
10. FORMER RESERVE 23558 MONTREAL STREET, (LOT 1819), FREMANTLE - INCIDENTAL ADDITION (TEMPORARY DISPLAY BUILDING AND SIGNAGE) TO OFFICE - (NB DA0026/19)
11. ELIZABETH STREET, NO.10 (LOT 29), WHITE GUM VALLEY – ADDITIONS TO EXISTING SINGLE HOUSE - (JL DA0137/19)
12. THOMPSON ROAD, NO. 1 (LOT 2), NORTH FREMANTLE - TWO STOREY ADDITION AND ALTERATIONS TO EXISTING SINGLE HOUSE - (CJ DA0032/19)
13. FLINDELL STREET, 1 (LOT 98), O CONNOR SOLAR PANEL ADDITION TO EXISTING BUILDING - (JCL DA0192-19)

14. MONTREAL STREET, NO. 33 (LOT 1), FREMANTLE ADDITIONS AND ALTERATIONS (SINGLE STOREY) AND CARPORT TO EXISTING SINGLE HOUSE - (TG DA0155/19)
15. BURNS STREET, NO. 26 (STRATA LOT 1), NORTH FREMANTLE ADDITIONS AND ALTERATIONS TO EXISTING GROUPED DWELLING - (TG DA0134/19)
16. BENNEWITH STREET, NO. 1 (LOT 79), HILTON SECONDARY STREET FENCE TO EXISTING SINGLE HOUSE - (TG DA0166/19)
17. TAYLOR STREET, NO. 6 (LOT 91), WHITE GUM VALLEY – DEMOLITION AND CONSTRUCTION OF SINGLE STOREY SINGLE HOUSE - (NB DA0109/19)
18. CANTONMENT STREET, NO. 13 (STRATA PLAN 33068), FREMANTLE - DEMOLITION AND REPLACEMENT OF TIMBER BEAMS - (CJ DA0188/19)
19. NICHOLAS CRESCENT, NO. 52 (LOT 2 SSP 48873), HILTON - VARIATION TO DA0466/18 (ANCILLARY DWELLING ADDITION TO AN EXISTING SINGLE HOUSE) - (NB VA0011/19)
20. WONGAN AVENUE NO.12B (STRATA LOT 2), WHITE GUM VALLEY – PRIMARY STREET FENCE ADDITION- (JL DA0202/19)
21. FERRES STREET, NO. 4 (LOT 16), WHITE GUM VALLEY - VARIATION TO PREVIOUS PLANNING DA0624/16 (ADDITION OF DECK TO EXISTING SINGLE HOUSE) - (NB VA0017/19)
22. SCOTT STREET, NO. 29 (LOT 28), SOUTH FREMANTLE - TWO (2) LOT AND COMMON PROPERTY SURVEY STRATA SUBDIVISION - (CJ WAPC400-19)
23. SOLOMON STREET, NO.145 (LOT 5), BEACONSFIELD – TWO LOT GREEN TITLE SUBDIVISION– (TG WAPC158102)
24. MAXWELL STREET, NO. 20 (LOT 102), BEACONSFIELD - CARPORT ADDITION TO EXISTING SINGLE HOUSE - (CJ DA0172/19)
25. CHESTER STREET, 5 (LOT 28), SOUTH FREMANTLE - VARIATION TO DA0055-19 ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (JCL VA0012/19)
26. BURNS STREET, NO. 21 (LOT 44), NORTH FREMANTLE - VARIATION TO DA0019/19 (ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE HOUSE) - (NB VA0010/19)
27. HOLLAND STREET, NO. 155 (LOT 914), FREMANTLE – VARIATIONS TO PREVIOUS PLANNING APPROVAL FOR DA0611/13 (SEVEN MULTIPLE DWELLING) - (JL VA0015/19)

28. **SOUTH STREET, 17 (LOT 34), SOUTH FREMANTLE - ADDITION TO EXISTING SINGLE HOUSE - (JCL DA0163/19)**
29. **RULE STREET, NO 2/47 (STRATA LOT 2), NORTH FREMANTLE - ADDITIONS (PATIO) TO EXISTING GROUPED DWELLING - (TG DA0175/19)**
30. **TERRENE LANE, NO. 9 (LOT 136), O'CONNOR – SINGLE STOREY SINGLE HOUSE - (NB DA0165/19)**
31. **BELLEVUE TERRACE, NO. 41 (LOT 57), FREMANTLE - ALTERATIONS AND UPPER FLOOR ADDITION TO AN EXISTING SINGLE HOUSE - (NB DA0065/19)**
32. **DEERING STREET, 7 (LOT 118), BEACONSFIELD - ANCILLARY DWELLING AND ADDITIONS AND ALTERATIONS TO EXISTING SINGLE HOUSE - (JCL DA0094/19)**
33. **CHADWICK STREET, NO. 64C (STRATA LOT 2), HILTON – ADDITION TO EXISTING GROUPED DWELLING – (JL DA0184/19)**
34. **JENKIN STREET, NO. 44 (LOT 96), SOUTH FREMANTLE ADDITIONS AND ALTERATIONS (SINGLE STOREY) TO EXISTING SINGLE HOUSE - (TG DA0187/19)**
35. **MARINE TERRACE, NO. 56 (LOT 12), FREMANTLE - PARTIAL CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT - (CJ DA0162/19)**
36. **BLINCO STREET, 5-20 (LOT 5), FREMANTLE PATIO ADDITION TO GROUPED DWELLING - (JCL DA0174/19)**
37. **RULE STREET, NO. 9 (LOT 19), NORTH FREMANTLE – ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE HOUSE - (NB DA0181/19)**
38. **CENTRAL AVENUE, NO. 18A (LOT 2), BEACONSFIELD - UNAUTHORISED PRIMARY STREET FENCE- (CJ DA0178/19)**
39. **FIELD STREET, NO.16 (STRATA LOT 1), BEACONSFIELD – SHADE SAIL ADDITION TO EXISTING GROUPED DWELLING – (JL DA0207/19)**
40. **ATTFIELD STREET, NO. 35 (STRATA LOT 2), FREMANTLE – EXTENSION OF TERM OF PLANNING APPROVAL FOR DA0415/14 (THREE STOREY GROUPED DWELLING) – (JL ET03/19)**
41. **HOWARD STREET, NO. 18 (LOT 2), FREMANTLE - VARIATION TO DA0015/18 (ADDITIONS AND ALTERATIONS TO AN EXISTING SINGLE HOUSE) - (NB VA0018/19)**

- 42. COLLICK STREET, 56A (LOT 2), HILTON SINGLE STOREY GROUPED DWELLING - (JCL DA0154/19)**